

90 to 94 Isabella Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 2026

To: Toronto and East York Community Council

From: Acting Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 26 141806 STE 13 OZ

SUMMARY

This report recommends approval of an application to amend the Zoning By-law to permit a 69-storey (220.5 metres, plus 8-metre mechanical penthouse) residential building containing 818 dwelling units at 90-94 Isabella Street, with permissions for small-scale non-residential uses in 94 Isabella Street.

On December 13, 2023, City Council approved a previous application to amend the Zoning By-law for the properties at 90-94 Isabella Street to permit a 69-storey residential building. This application reconfigures the previous approval by reducing the size of the tower floor plate, and reorienting the tower from an east-west direction to a north-south direction. The reorientation of the tower form and redistribution of the massing allows for the removal of the previously approved tower massing over 94 Isabella Street and facilitates the full retention of that heritage building. At the same December 13, 2023 City Council meeting, Council approved alterations to the heritage designated properties at 90-94 Isabella Street and authorized the entry into a Heritage Easement Agreement.

The site contains two properties designated under Part IV of the Ontario Heritage Act: 90-92 Isabella Street and 94 Isabella Street. The proposal includes the in situ retention of the front (south) projecting façade of 90-92 Isabella Street, while portions of the east and west return walls are proposed to be dismantled and reconstructed. This reworked proposal facilitates the retention of the heritage building at 94 Isabella Street in its entirety.

RECOMMENDATIONS

The Acting Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 90-94 Isabella Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to:
 - a. provide a detailed Conservation Plan, prepared by a qualified heritage consultant for 90, 90A, 92 and 94 Isabella Street to the satisfaction of the Senior Manager, Heritage Planning substantially in accordance with the approval granted by City Council pursuant to the Ontario Heritage Act through Decision Item 2023.TE9.29; and
 - b. enter into and register on title to the lands a Heritage Easement Agreement pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Chief Planner and Executive Director, City Planning, Senior Manager, Heritage Planning and the City Solicitor.
4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 90-94 Isabella Street from Permit Parking.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On December 13, 2023, City Council approved a previous application to amend the Zoning By-law for the properties at 90-94 Isabella Street to permit a 69-storey residential building (File No. 22 153992 STE 13 OZ). The decision of City Council is available here: [Previous City Council Decision](#).

At the same meeting of City Council, alterations to the on-site designated heritage resources were approved. The decision of City Council is available here: [Previous City Council Decision](#).

THE SITE

Description

The site is located on the north side of Isabella Street between Church Street and Jarvis Street. The site is L-shaped and has an approximate area of 2,285 square metres, with a frontage of approximately 43 metres along Isabella Street and a depth of 63 metres. See Attachment 2 for the Location Map.

Existing Use

The portion of the site fronting onto Isabella Street is currently occupied by two 3-storey semi-detached buildings at 90-92 Isabella Street and a 3-storey detached building at 94 Isabella Street. There is also a row of townhouses at the rear of 90 Isabella Street.

Heritage

The site includes three heritage properties, consisting of 90-92 Isabella Street which were designated under Part IV of the Ontario Heritage Act in 1974 through by-law 25-78, and a 3-storey detached building at 94 Isabella Street, which was designated under Part IV of the Ontario Heritage Act on March 29, 2023, through by-law 276-2003.

THE APPLICATION

Description

A 69-storey (220.5 metre, plus 8-metre mechanical penthouse) residential building.

Density

The proposal has a density of 21.91 times the area of the lot, a reduction from the previously approved density of 23.19 times the area of the lot.

Heritage

The proposal includes the in-situ retention of the front portion of the heritage building at 90-92 Isabella Street. Portions of the east- and west-facing walls are proposed to be dismantled and reconstructed. Interior heritage features of 90-92 Isabella Street, including stairs, fireplaces, and woodwork, are proposed to be incorporated into the new residential lobby.

As part of the reworked proposal, the heritage building at 94 Isabella Street is proposed to be retained in its entirety. The reconfigured tower massing allows for the full conservation of this designated heritage property while maintaining the approved tower height.

Residential Component

The proposal includes approximately 818 dwelling units, consisting of 265 studio (32%), 203 one-bedroom (25%), 268 two-bedroom (33%), and 82 three-bedroom units (10%).

Non-Residential Component

The proposal includes permissions for small-scale non-residential uses in 94 Isabella Street.

Amenity Space

The proposal includes 1,664 square metres of residential amenity (2.0 square metres per unit), consisting of 1229.6 square metres (1.5 square metres per unit) of indoor amenity space and 434.6 square metres (0.5 square metres per unit) of outdoor amenity space.

Access, Parking and Loading

The proposal includes 41 vehicular parking spaces (31 residential and 10 visitor), 902 bike parking spaces (164 short-term and 738 long-term), and 2 loading spaces (one Type 'C' and one Type 'G'). The primary access is proposed from Al Sparrow Lane through the adjacent property at 88 Isabella Street.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/90IsabellaSt>

Reasons for Application

A Zoning By-law Amendment is required to amend the previously approved site-specific performance standards including building height, density, setbacks and amenity space to implement the development.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement, (PPS 2024).

Official Plan

The site is in the Downtown and Central Waterfront and is designated Apartment Neighbourhoods. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Downtown Secondary Plan

The Downtown Plan reinforces that policies applicable to lands designated Apartment Neighbourhoods continue to apply.

Protected/Major Transit Station Areas (PMTSA)

The site is within four delineated Protected Major Transit Station Areas. It is within 500 metres of the centrepoint of the delineated PMTSAs for Bloor-Yonge, Bay, Sherbourne, and Wellesley subway stations associated with Site and Area Specific Policies (SASPs) 600, 601, 602, and 599, respectively, in Chapter 8 of the Official Plan. Map 2 of the SASPs identify the site as having a minimum Floor Space Index (FSI) of 1.5.

The area is planned for a minimum population and employment target of 1000 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Apartment Neighbourhoods located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a final report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Downtown Tall Buildings (SASP 517)

SASP 517 provides development criteria for tall building development proposals within the downtown, identifies that proposals shall have regard for a comfortable pedestrian realm, and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers, and wind conditions on and around the site.

Zoning

The subject site is zoned Residential (R (d1.0) (x874)) with a height limit of 30.0 metres and a maximum permitted density is 1.0 times the area of the lot under Zoning By-law 569-2013. The Residential zoning category permits a range of residential building types, including apartment buildings. See Attachment 6 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines; and
- Growing Up: Planning for Children in New Vertical Communities.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

An in-person community consultation meeting was hosted by City staff on May 25, 2026. Approximately 20 people participated, as well as the Ward Councillor and the applicant team. At the meeting, City staff and the applicant's team gave presentations and answered questions from participants.

Issues raised at the meeting and through other correspondence include:

- Increases to traffic, congestion, and related safety issues, particularly on Al Sparrow Lane;
- Preservation of trees on Isabella Street;
- Desire for preservation of the interior and use as an event venue at 92 Isabella Street;
- Desire for improved heritage conservation;
- Loss of privacy and sky view;
- Desire for community benefits to serve local residents such as a community space or daycare;

- Construction management, including noise, safety, damage to sidewalks, and dirt and debris; and
- Questions about property management for the proposed building.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

Land Use

The proposed residential use along with permissions for small-scale non-residential uses that serve the needs of area residents, is acceptable within the Apartment Neighbourhoods land use designation.

Density, Height, Massing

The proposed revisions to the built form are acceptable within the existing and planned context of the area and are consistent with the intent of the Tall Building Guidelines with respect to height, massing, and fit within the surrounding area. The proposal maintains the previously approved building height while reducing the gross floor area and density through refinements to the base building and tower massing.

The tower floor plate has been reduced in size and reconfigured from an east-west direction to a rectangular form oriented in a north-south direction. The reorientation of the form and redistribution of the massing allows for the removal of the previously approved tower massing over 94 Isabella Street and facilitates the full retention of that heritage building.

Base Building

The base building has been reworked in conjunction with the reconfigured tower massing. The proposal retains the front portion of the heritage building at 90-92 Isabella Street to a depth of approximately 10 metres and provides for the full retention of the heritage building at 94 Isabella Street. Portions of the east and west walls of 90-92 Isabella Street are proposed to be dismantled and reconstructed. The proposed front

yard setback of approximately 5.8 metres maintains the landscaped setback along Isabella Street and preserves the existing relationship of the heritage buildings to the public realm.

To provide visual relief from the tower massing above the heritage building at 90-92 Isabella Street, the tower provides a 7.5 metre stepback from the heritage building, with levels 4 to 7 further recessed to provide a 10.0 metre stepback, giving prominence to the conserved properties and establishing a defined base building.

Tower

The tower component has been refined since the previous approval for the site in 2023. The tower is set back approximately 13.0 metres from the south property lot line, 10.5 metres from the north lot line, and 6.6 metres from the west lot line. The north and south tower setbacks are generally consistent with the intent of the Tall Building Guidelines.

The tower has been repositioned further north on the site and reconfigured to increase separation from adjacent properties to the east. Under the previous approval, the tower was setback approximately 2.6 metres from the east property line and relied on a limiting distance agreement with the adjacent property to achieve appropriate tower separation. The revised proposal increases the setback along the majority of the east and secures a minimum separation distance of approximately 13.7 metres within the southeast portion of the L-shaped site, eliminating the need for a limiting distance agreement.

A portion of the tower remains aligned with the east property line at the northeast corner of the site, consistent with the previous approval. This condition is limited to the narrow rear portion of the L-shaped site where the property narrows toward the north. The affected portion of the tower is located behind the Isabella Street frontage and does not form part of the street-facing condition. As noted in the previous approval, the adjacent parcel to the east is constrained by its size and configuration. The applicant's block context analysis indicates that these constraints limit opportunities for future redevelopment of the parcel while achieving typical tower separation distances. Appropriate zoning provisions will prohibit windows and other openings along the portion of the tower located at the east property line.

From the previous approval, the tower has shifted to the rear of the site (north), the applicant has provided a block context plan, which illustrates that the narrow parcel immediately adjacent to the site, currently used as a surface parking lot, is too narrow to accommodate a tall building and achieve acceptable tower separation. Staff are satisfied that the reduced tower separation at the northeast corner of the site is acceptable in this context.

The west tower setback has been reduced from the previously approved setback of 8.0 metres to 6.6 metres. Notwithstanding this reduction, a tower separation distance of approximately 19.5 metres is maintained from the approved development at 88 Isabella Street. In addition, projecting balconies are not proposed along the west elevation of the building.

The tower massing maintains appropriate separation distances and is compatible with the existing and planned context.

Housing

The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures. The unit mix secured in the site-specific Zoning By-law conforms with the policy direction of the Downtown Plan.

Heritage Conservation

Heritage Planning staff have reviewed the new proposal and determined that it is substantially in accordance with the heritage conservation approach approved by Council in 2023. Accordingly, the proposal does not require further consideration by the Toronto Preservation Board. No appeal was ever filed for the heritage designation of 94 Isabella Street.

The applicant will be required to satisfy the heritage-related conditions of Council's 2023 approval and submit an updated Conservation Plan reflecting the proposal. The updated Conservation Plan will form the basis of the Heritage Easement Agreement for the property. The enactment of the Zoning By-law will be withheld pending the satisfaction of these requirements.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and Downtown Plan.

The public realm is proposed to be defined by an approximately 13.9-metre distance between the curb and the building face on the Isabella Street frontage, corresponding to the existing setback to the designated heritage building at 90 Isabella Street.

Vehicular access and loading is proposed at the rear, removing the need for the existing driveway on Isabella Street. The existing vehicular access will be redesigned as a dedicated pedestrian access, improving the safety and quality of the public realm. A pedestrian clearway of 2.1 metres will be maintained along the Isabella Street frontage.

Shadow Impact

The shadow impact resulting from the proposal remains similar to the impact of the previous approval, with minor changes due to the reduced floor plate and reoriented tower and remains acceptable. The proposal continues to conform with the policy direction of the Official Plan by ensuring that the development limits shadow impacts on the public realm, particularly during the spring and fall equinoxes.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that all areas in the public realm and outdoor amenity areas will be suitable for their intended uses throughout the year and no ground level pedestrian areas surrounding the subject site will experience unsafe or uncomfortable wind conditions. Staff are satisfied with the assessment, conclusions and recommendations of the study.

Servicing Capacity

Development Engineering staff have reviewed the submitted materials and accept the analysis in support of the application. The proposed servicing strategy includes an off-site drainage solution involving the disconnection of an existing catch basin from the combined sewer system and its reconnection to the storm sewer system to comply with the Province's Procedure F-5-5 relating to reducing the frequency of dry-weather sewage overflows. The capacity created through the catch basin disconnection is proposed to be shared between the proposed development and the approved development at 88 Isabella Street.

Prior to construction, the owner of the development that proceeds first will be required to enter into a financially secured agreement with the City to undertake the catch basin disconnection works. Should the proposed catch basin disconnection be no longer available as a servicing solution at the time of construction, the owner will be required to identify and implement an alternative solution that achieves compliance with the Province's Procedure F-5-5, to the satisfaction of Director, Engineering Review, Development Review, at no cost to the City.

Traffic, Access, Vehicular and Bicycle Parking and Loading

Transportation Review staff reviewed the addendum transportation letter provided and accept its conclusions with respect to traffic, parking, and loading. Vehicular parking and loading are proposed to be accessed from the rear of the property from Al Sparrow Lane, through the adjacent property at 88 Isabella Street.

The Planning Act prohibits minimum parking requirements in PMTSAs. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

At City Council's direction, staff recommend the subject development be reviewed for the exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of the application indicate that there are six street trees in the public right-of-way and 10 trees on private property that are to be removed to accommodate the proposed development. Three replacement street trees are proposed to be located in the Isabella Street right-of-way. Urban Forestry will require the payment of cash-in-lieu for any required replacement

trees not being replaced. The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Downtown Plan - Mixed Use Areas Map

Attachment 5: Existing Zoning By-law Map

Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8: Elevations

Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 90-94 Isabella Street Date Received: April 10, 2026

Application Number: 26 141806 STE 13 OZ

Application Type: Zoning By-law Amendment

Project Description: 69-storey residential building (220.5 metres, plus 8-metre mechanical penthouse), reflecting changes to the built form from the original application (File No. 22 153992 STE 13 OZ).

Applicant	Agent	Architect	Owner
Brown Dryer Barristers and Solicitors	Jessica Smuskowitz	Diamond Schmitt Architects	90 Isabella Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	SASP 517, 600, 599, 602
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Zoning:	R (d1.0) (x874)	Heritage Designation:	Y
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Height Limit (m):	30	Site Plan Control Area:	Y
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PROJECT INFORMATION

Site Area (sq m):	2,285	Frontage (m):	43	Depth (m):	64
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	941		1,265	1,265
Residential GFA (sq m):	2,353		50,066	50,066
Non-Residential GFA (sq m):				
Total GFA (sq m):	2,353		50,066	50,066
Height - Storeys:	3		69	69
Height - Metres:			220	220

Lot Coverage Ratio (%):	0.55	Floor Space Index:	21.91
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	50,066	
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			818	818
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Other:

Total Units:			818	818
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		265	203	268	82
Total Units:		265	203	268	82

Parking and Loading

Parking Spaces:	41	Bicycle Parking Spaces:	902	Loading Docks:	2
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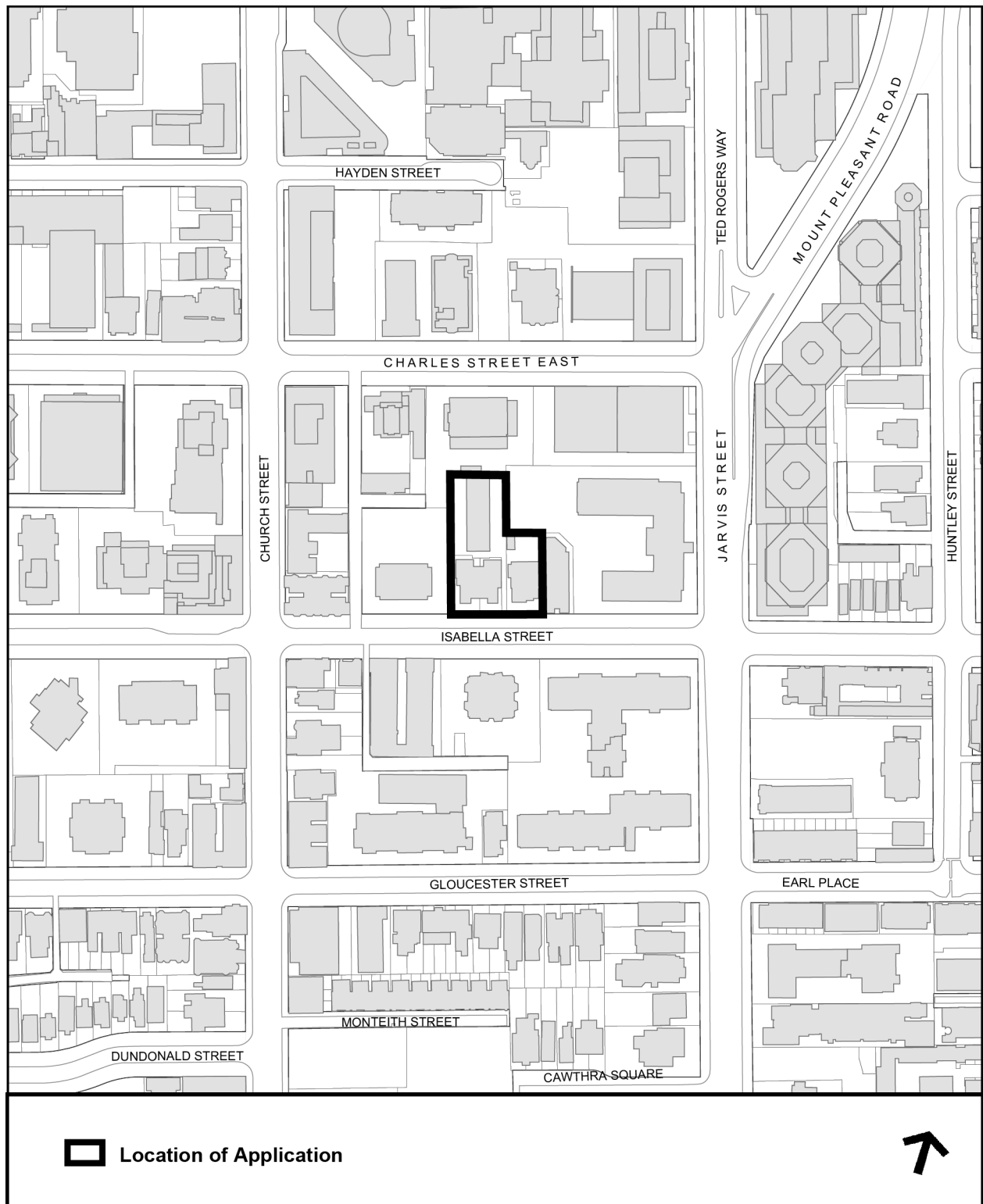
CONTACT:

Tiffany Ly, Planner, Community Planning

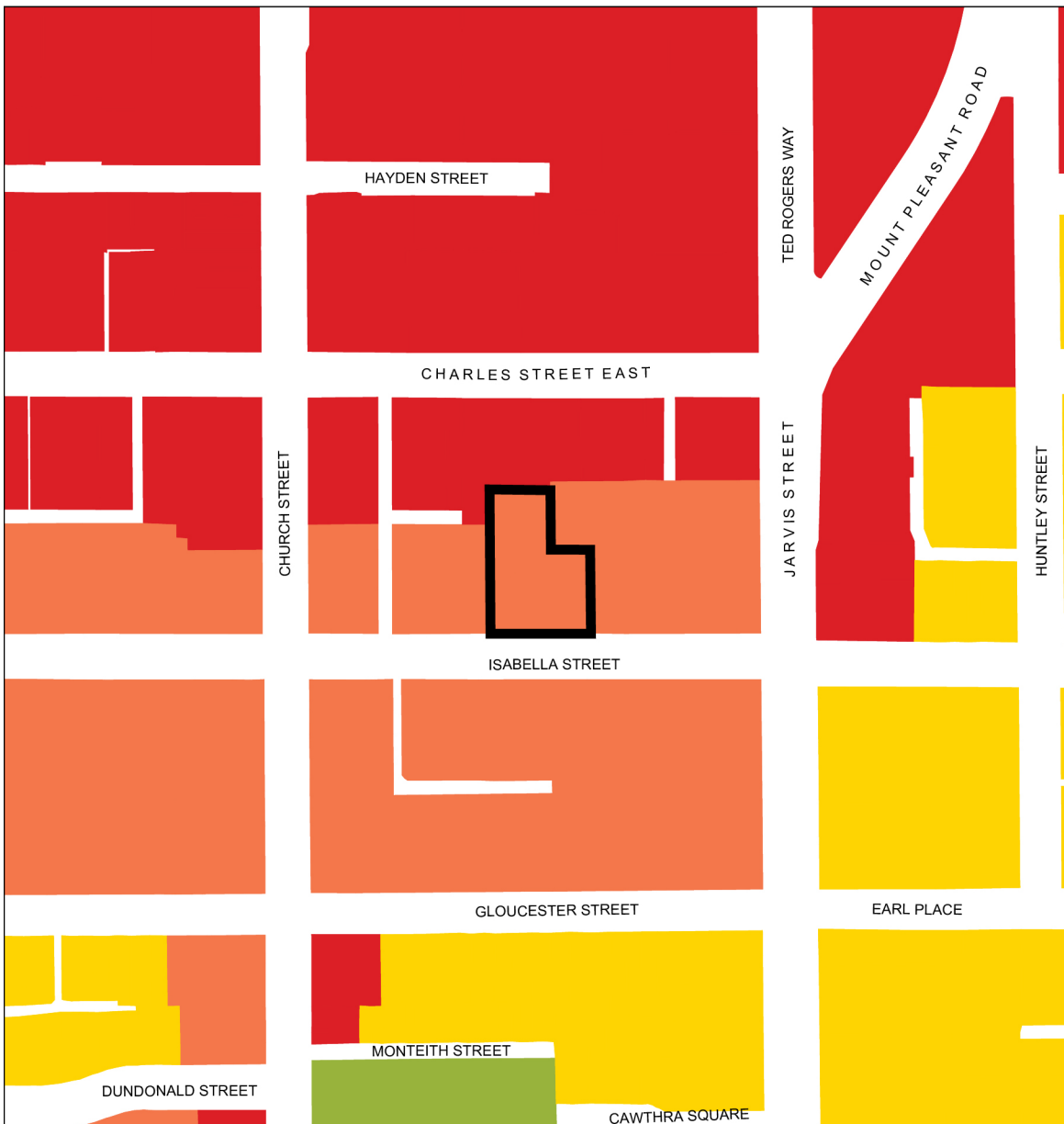
416-338-4788

Tiffany.Ly@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

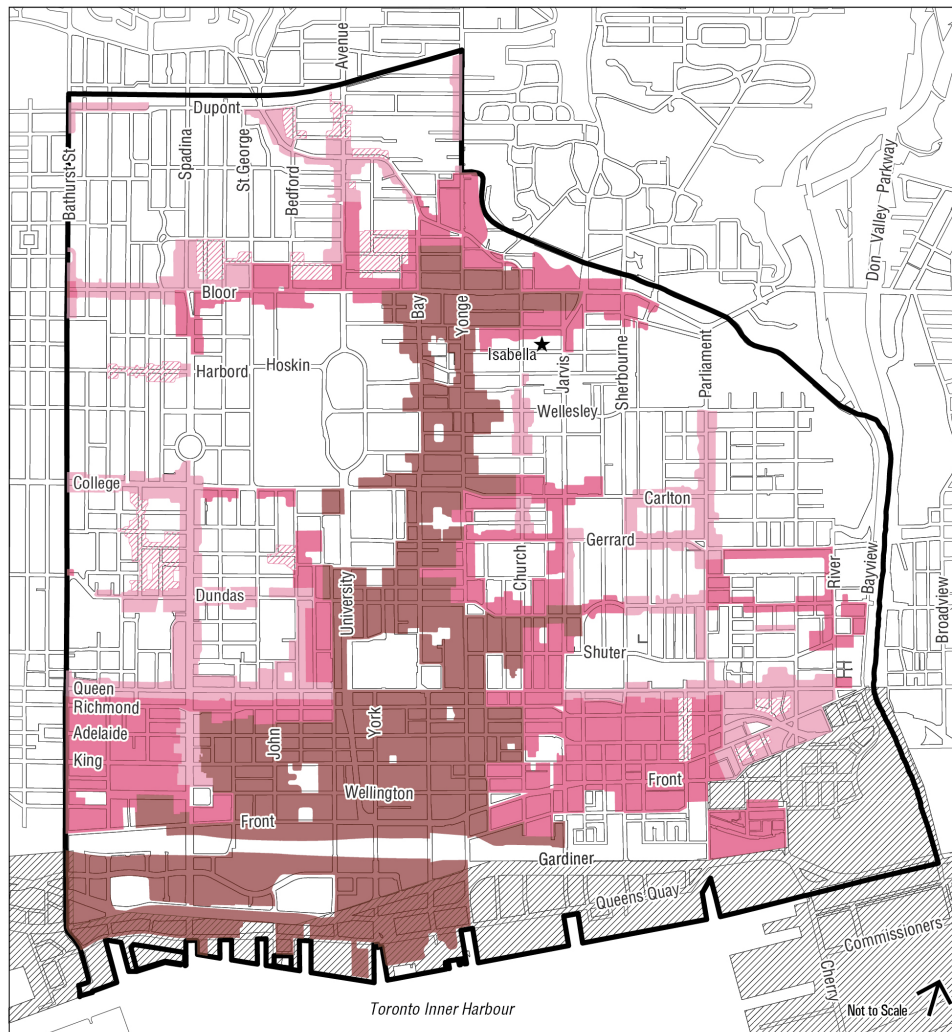
90-94 Isabella Street

File # 26 141806 STE 13 0Z



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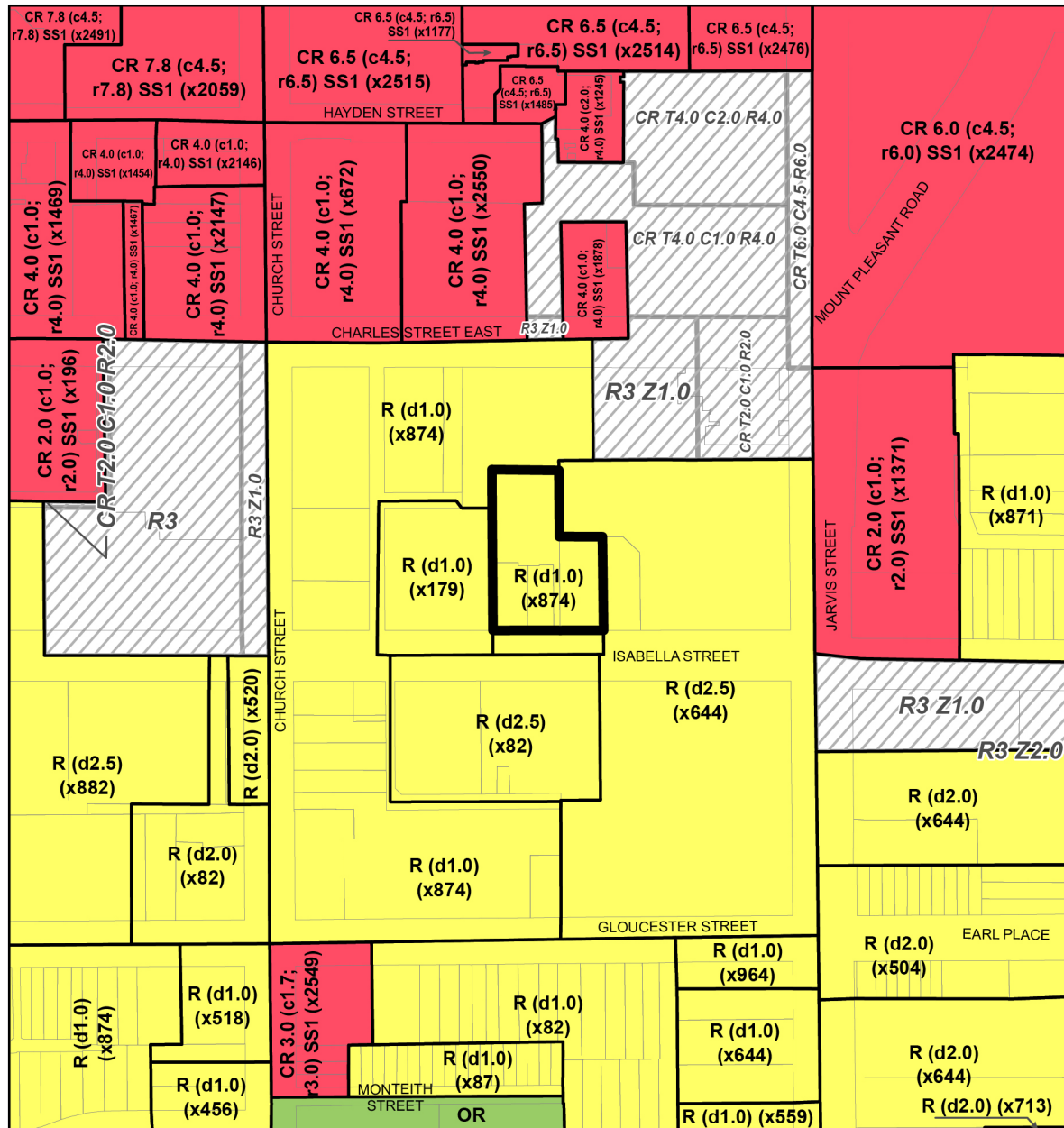
Attachment 4: Downtown Plan - Mixed Use Areas



Downtown Plan MAP 41-3 Mixed Use Areas

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- ★ 90 - 94 Isabella Street
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

90-94 Isabella Street

File # 26 141806 STE 13 0Z

Location of Application

R Residential
CR Commercial Residential
OR Open Space Recreation



See Former City of Toronto By-law No. 438-86

R3 Residential District
CR Mixed-Use District

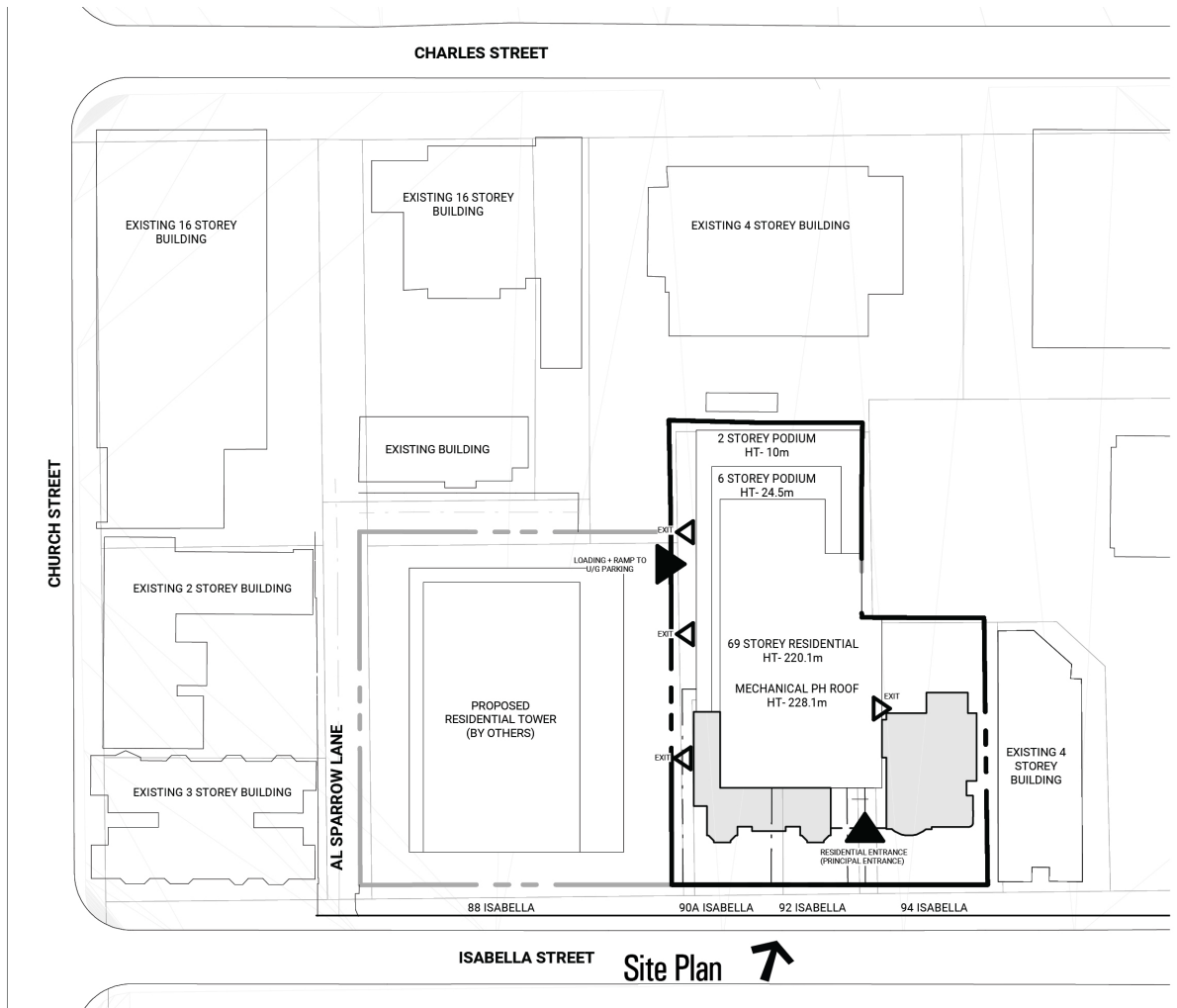


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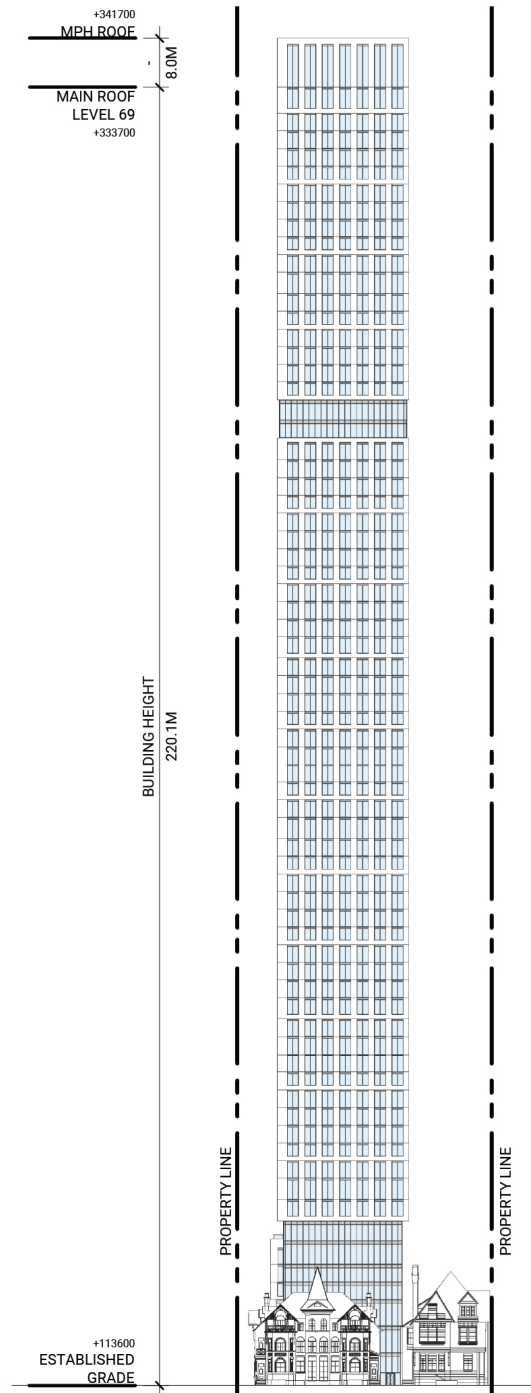
Attachment 6: Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment is available under separate cover.

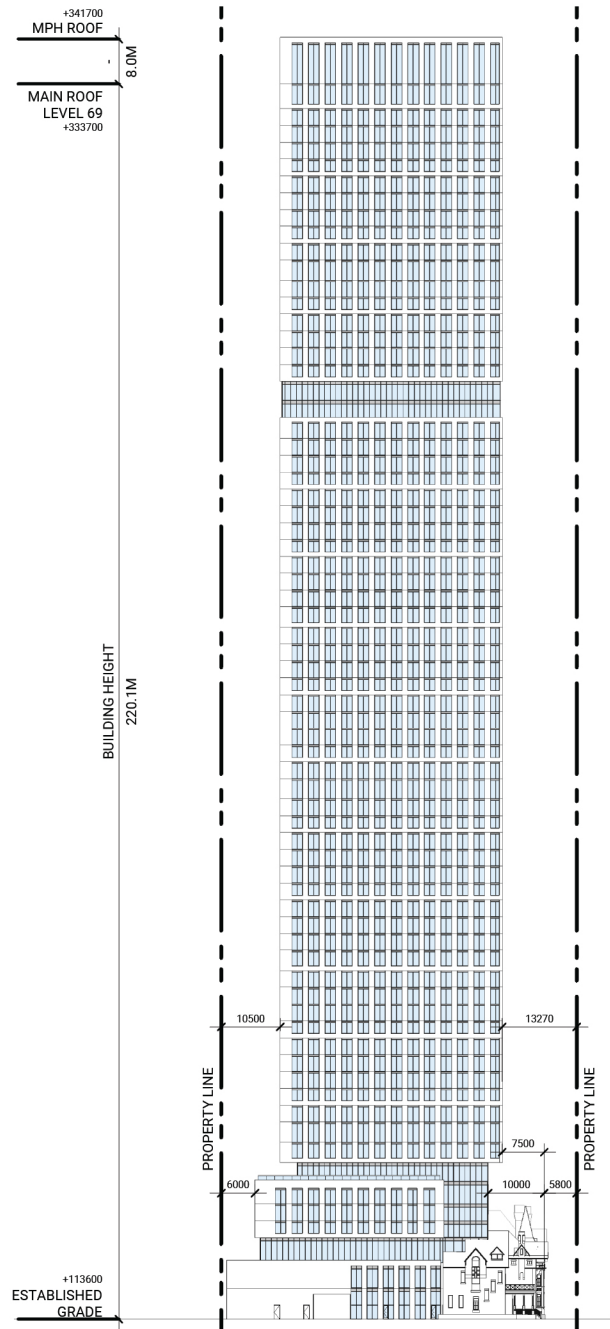
Attachment 7: Site Plan



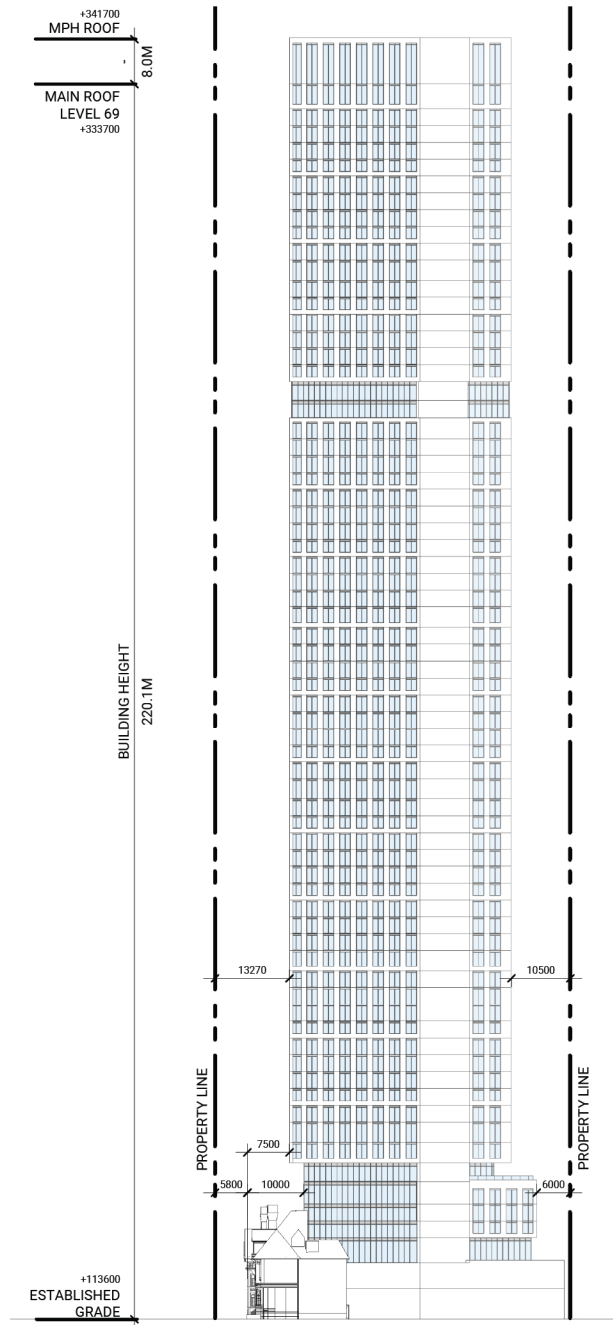
Attachment 8: Elevations



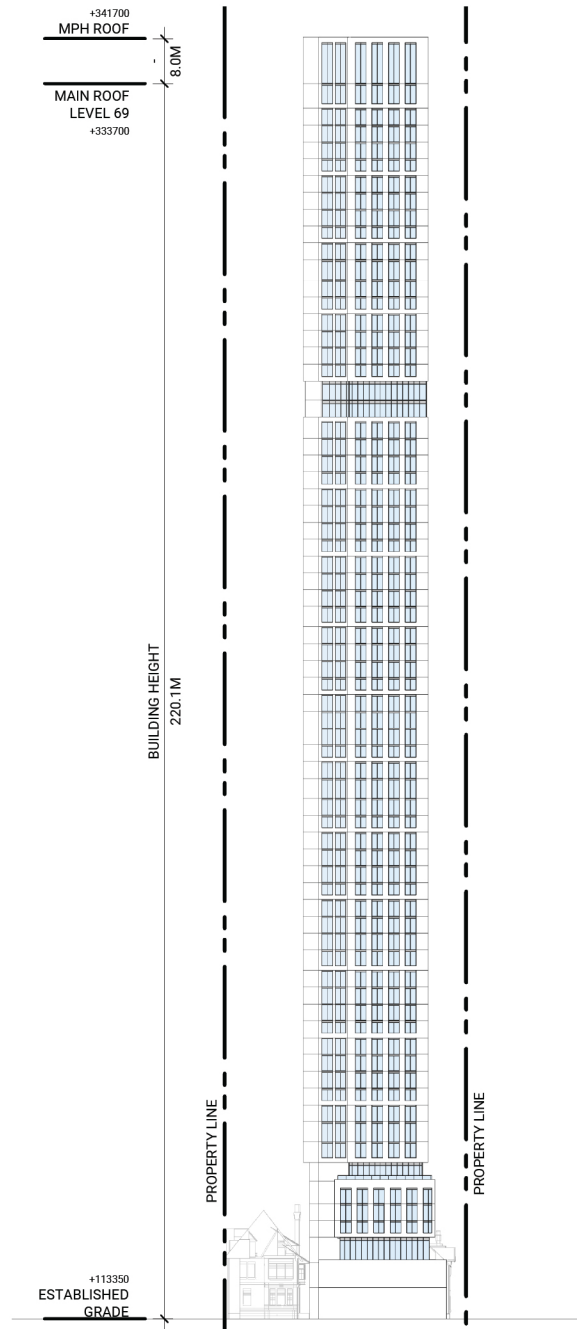
South Elevation



West Elevation

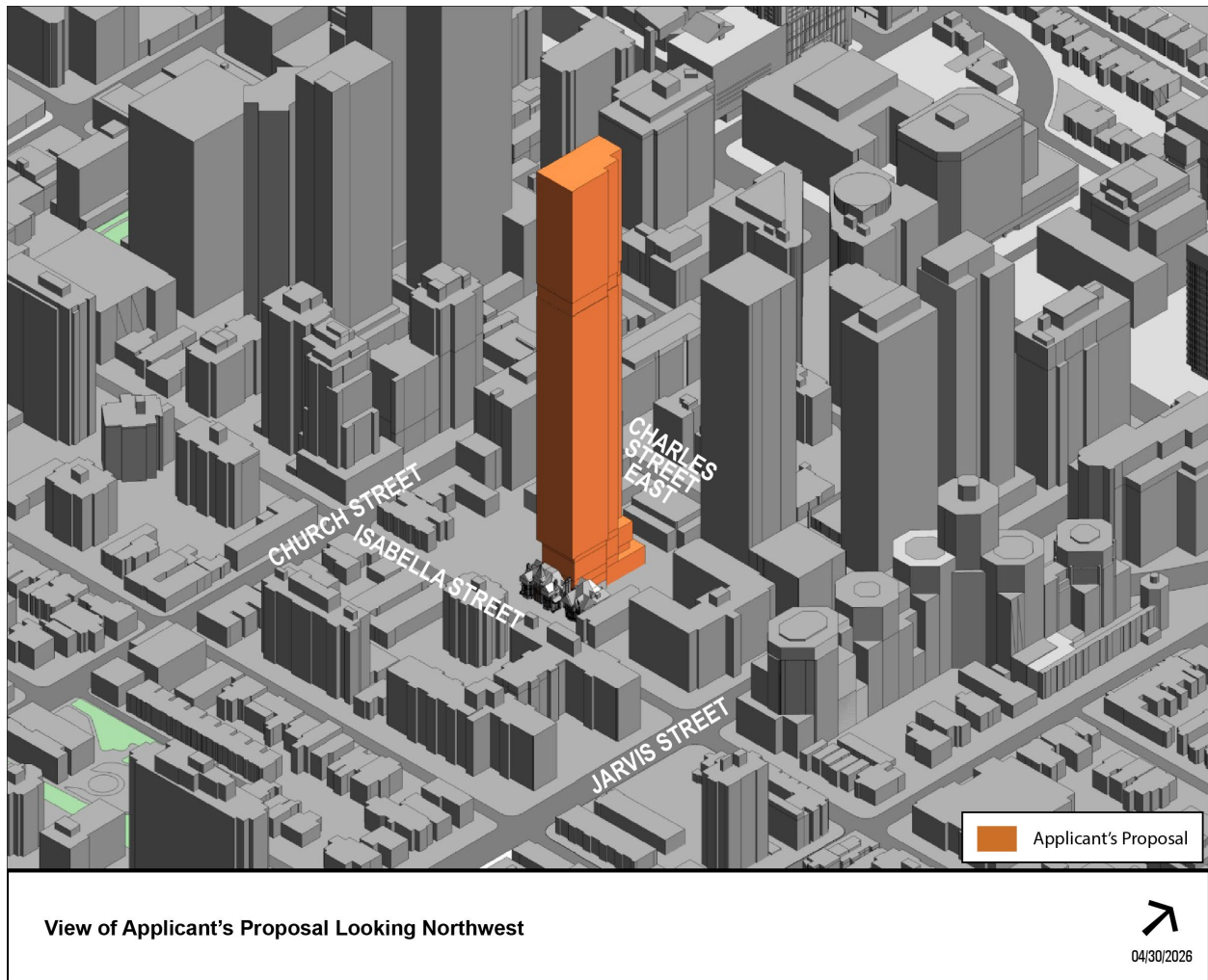


East Elevation



North Elevation

Attachment 9: 3D Massing Model





View of Applicant's Proposal Looking Southeast


 04/30/2026