

164-168 Isabella Street – Official Plan and Zoning By-law Amendment Application – Supplementary Report

Date: July 7, 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: 25 210128 STE 13 OZ

SUMMARY

This report recommends that Recommendation 2 in the report from the Acting Director, Community Planning, Toronto and East York District, titled 164-168 Isabella Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval, dated June 18, 2026 be amended to adopt a revised draft Zoning By-law Amendment for 164-168 Isabella Street that does not include a holding provision ("H").

A revised Functional Servicing and Stormwater Management Report has been submitted. Engineering Review staff have reviewed the report and accepted its conclusion and determined that a Holding provision ("H") is no longer required.

RECOMMENDATIONS

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

1. City Council delete Recommendation 2 in the report from the Acting Director, Community Planning, Toronto and East York District titled 164-168 Isabella Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval, dated June 18, 2026 and replace with the following:

"City Council amend Zoning By-law 569-2013 for the lands municipally known as 164-168 Isabella Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to this report".

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.

COMMENTS

Through the review of the application, Engineering Review staff requested a revised Functional Servicing and Stormwater Management report be provided to demonstrate that the proposal can be adequately serviced from existing storm, water, and sanitary infrastructure. At the time of writing the Decision Report - Approval, the applicant had not confirmed that either sufficient capacity existed, or that it could be updated to support the proposed development. As such, a Holding provision was included in the recommended draft Zoning By-law Amendment, which could be removed upon the review and acceptance of a revised Functional Servicing and Stormwater Management report, to the satisfaction of the Director, Engineering Review, Development Review.

Since the writing of the Decision Report - Approval, the applicant provided a revised Functional Servicing and Stormwater Management Report. Engineering Review staff have reviewed the report and accepted its conclusions and determined the Holding provision is no longer required. This is reflected in the revised draft Zoning By-law Amendment attached to this report, which is being recommended for approval.

CONTACT

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SIGNATURE

David Driedger
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Toronto and East York District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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The Draft Zoning By-law Amendment is attached to this report under separate cover.