

**66 Isabella Street – Rezoning Application - Preliminary Report**

<b>Date:</b>	November 15, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	10-268121 STE 27 OZ

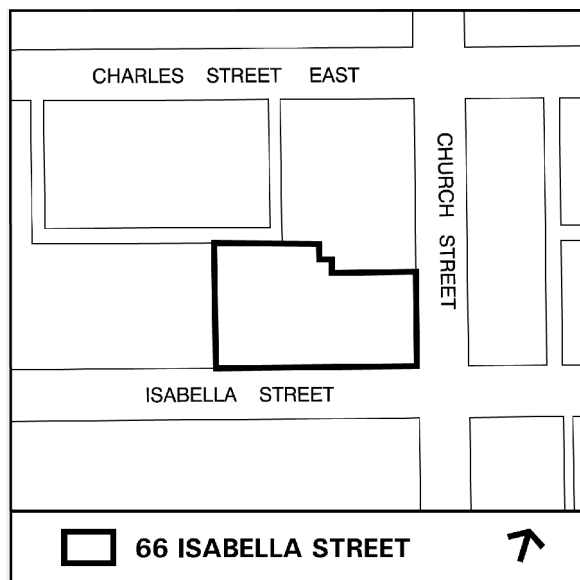
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 32-storey addition to the existing 26-storey residential rental unit building at 66 Isabella Street. The addition consists of a 4-storey podium and a 28-storey tower element. In total, 212 dwelling units are proposed including 196 rental units, four townhouse condominium units on the first two floors facing Isabella Street and 12 condominium units on the top two floors. The proposal also includes 481 m<sup>2</sup> (5,177 ft<sup>2</sup>) of retail space at grade fronting onto Church Street.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback. This meeting is expected to take place early in 2011.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 66 Isabella Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

There were three pre-application meetings to determine application requirements and to review preliminary plans. From the outset staff raised concerns with respect to the height, length, massing and density of the building, shadow, loading and parking, adequacy of proposed amenity space and heritage adjacencies.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing a 32-storey addition to the existing 26-storey, 200-unit residential rental unit apartment building. The addition consists of a 4-storey podium facing Isabella Street and a 28-storey tower. The apartment units on the east side of the existing building will be altered to accommodate the extension of the existing corridor into the addition. The existing parking garage currently extends under the eastern portion of the property below the proposed addition and will remain. A new elevator and stair core will be added to the eastern portion of the parking garage below the addition.

The height of the building addition is 89.2 m (95.7 m to the mechanical penthouse). At 5 storeys, the roof of the podium, the building steps back 9 m from the Church Street frontage and 6.5 m from Isabella Street. The building steps back from Church Street another 3 m at 17 storeys and 2.5 m at 27 storeys. The proposed addition is approximately 36.5 m long in its east/west orientation. When combined with the existing building, the total length of the building in its east/west orientation would be approximately 51.5 m.

The addition contains 212 dwelling units including 196 rental units, 4 townhouse condominium units on the first two floors facing Isabella Street and 12 condominium units on the top two floors of the tower element. When combined with the existing

apartment building which contains 200 rental units there will be a total of 412 units in the building. The proposal also includes 481 m<sup>2</sup> (5,177 ft<sup>2</sup>) of at grade retail space fronting on Church Street.

There are currently 183 parking below grade parking spaces in two levels of underground parking. The applicant is proposing to remove 17 parking spaces to accommodate new bicycle parking and the new elevator and stair core. There are 215 bicycle parking spaces proposed (189 spaces located indoors for residents and 26 spaces located outdoors for visitors). The proposed bicycle parking spaces for residents are weather protected while the visitor bicycle parking spaces are not. There are currently 7 existing bicycle parking spaces on the site, none of which are weather protected.

The proposal involves removing the 1,778 m<sup>2</sup> (19,138 ft<sup>2</sup>) of existing outdoor amenity space on the eastern portion of the site along Church Street. The applicant is proposing to replace approximately 1,378 m<sup>2</sup> (14,833 ft<sup>2</sup>) of this on the private roof of the 4-storey podium and at the rear of the building at grade level. The applicant is also proposing to add 156 m<sup>2</sup> (1,679 ft<sup>2</sup>) of indoor amenity space in the existing building and 433 m<sup>2</sup> (4,661 ft<sup>2</sup>) in the addition. There is currently no indoor amenity space in the existing building.

Pedestrian access to both the existing building and the addition is proposed through a new lobby situated on Isabella Street. The circular driveway is proposed to be eliminated and replaced by a pedestrian only walkway and amenity area. The underground parking will continue to be accessed by the two-way driveway from Isabella Street on the western edge of the site. All loading and garbage pick-up will be from the rear lane.

Attachments 1 and 2 show the proposed site plan and building elevations. For a summary of the application details please refer to the Application Data Sheet in Attachment 4.

## **Site and Surrounding Area**

### **Site**

The subject property is flat and irregularly shaped becoming wider toward at the western half of the site. It is located at the northwest corner of Church Street and Isabella Street with approximate dimensions of 36 m along Church Street and 79 m along Isabella Street.

The western portion of the property is occupied by a 26-storey, 200-unit residential apartment building. There are five trees on the western half of the property. Four are located on the city owned right-of-way on Isabella Street and one is located at the northwest corner of the site. The eastern portion of the property contains a private green space with eight trees. There are two levels of below-grade parking under the entire site.

### **Surrounding Area**

North: a 27-storey hotel (Town Inn Suites – 620 Church Street)

South: three residential apartment buildings on the south side of Isabella Street that are 12, 14 and 3 storeys tall from west to east respectively

East: two residential apartment buildings on the east side of Church Street that are 2 and 4 storeys tall from north to south respectively

West: a 10-storey residential apartment building

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject property is located within the "Downtown and Central Waterfront" area on Map 2 – Urban Structure in the Official Plan and is designated "Apartment Neighbourhoods" on Map 18 – Land Use Plan. Apartment neighbourhoods are stable areas of the City where significant growth is not anticipated. There may, however, be opportunities for additional apartments or townhouses on underutilized sites. The Official Plan sets out criteria to evaluate these situations.

The Official Plan requires development in Apartment Neighbourhoods to contribute to the quality of life in the area by: framing the edge of streets with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; including sufficient off-street motor vehicle and bicycle parking for residents and visitors; providing indoor and outdoor recreation space for building residents; providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and, providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible and adaptable for persons with physical disabilities.

Housing policies (Chapter 3) in the Official Plan encourage the development of a full range of housing including purpose-built rental housing. Policies in this section require significant new development on sites containing 6 or more rental units, where existing rental units will be kept to secure the existing rental housing units which have affordable and mid-range rents. It also allows the City to secure needed improvements and renovations to the existing rental housing without passing the costs along to the tenants. Should the application be approved, it will be on condition of compliance with these policies.

The application will also be reviewed for compliance with other relevant policies in the Official Plan including Downtown Living and Healthy Neighbourhoods (Chapter 2) and Built Form policies (Chapter 3).

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

The site is zoned R (d2.5) (x658) under Zoning By-law 1159-2010 (currently under appeal). This zoning designation permits a variety of residential uses from detached houses to apartment buildings and a maximum residential density of 2.5 times the lot area. The maximum height permission for the site is 30 m. Site specific amendment No. 658 establishes that no portion of the building may penetrate the height limit created by an angular plane projected at a 44 degree angular over the lot, at an elevation of 16 m along the entire length of a lot line that abuts Church Street.

The site is zoned R3 Z2.5 under Zoning By-law 438-86. This zoning designation also permits a variety of residential uses including apartment buildings. The maximum permitted density is 2.5 times the lot area and the maximum height permitted is 30 m.

## **Tall Building Guidelines**

Toronto City Council approved the use of the document, "Design Criteria for Review of Tall Building Proposals" in June, 2006 and in April, 2010 extended authorization of its use. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. In this case, the right-of way for Church Street between Isabella Street and Charles Street is 20 m and as such, the proposed building at 89.2 m in height is considered a tall building. The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations and sustainable design. This document will be used to assess the proposed building.

The City's Design Criteria for Review of Tall Building Proposals study is also available on the City's website at: [www.toronto.ca/planning/urbdesign/index.htm](http://www.toronto.ca/planning/urbdesign/index.htm)

## **Site Plan Control**

The proposed development is subject to site plan control. An application for site plan control has not yet been submitted, but will be required.

## **Tree Preservation**

There are a total of 13 trees on this site subject to the City's Private Tree By-law or Public Street Tree By-law. Eleven of these trees must be removed in order to accommodate the proposed development. The applicant has submitted an arborist report and a tree preservation plan which will be reviewed by Urban Forestry staff.

## **Reasons for the Application**

A zoning by-law amendment application is required to increase the permitted height from 30 m to 89.2 m (95.7 m to the top of the mechanical the penthouse) and to increase the permitted density from 2.5 times the site area to 9.80 times the site area.

In addition, a zoning by-law amendment is required to: permit the proposed commercial uses; reduce front yard, side yard and flanking street setbacks; increase building depth; reduce the requirements for resident and visitor bicycle parking spaces, reduce the requirement for resident and visitor vehicle parking spaces; reduce the amount of required landscaped open space; and, reduce the amount of required soft landscaping.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: planning rationale report, transportation assessment study, environmental site assessment, functional servicing report, pedestrian level wind preliminary assessment, shadow study, Toronto green standard checklist, tree inventory and tree protection plan.

A Notification of Incomplete Application issued on October 27, 2010 identifies the outstanding material required for a complete application submission as follows: housing issues report.

The outstanding material was submitted on November 3, 2010 and a Notification of Complete Application was subsequently issued on November 4, 2010.

### **Issues to be Resolved**

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

1. built form and massing particularly with respect to the length of the proposed building;
2. height and density of proposal;
3. conformity with the Design Criteria for Review of Tall Building Proposals, namely the sections on transition in scale, massing, pedestrian realm and sustainable design;

4. other built form and massing issues including, but not limited to: setbacks, stepbacks, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
5. shadow impacts on the surrounding apartment neighbourhood and on Church Street;
6. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
7. conformity with Official Plan Policies, particularly with respect to the sections on apartment neighbourhoods, built form, housing and height and/or density incentives;
8. tenant relocation and assistance plan;
9. adequacy of the proposed amenity space;
10. the impact this development may have on the adjacent heritage buildings on Church Street;
11. preservation of trees on and adjacent to the site;
12. replacement of trees to be removed;
13. assessment of landscaping treatments and the provision of adequate soft-surface areas;
14. location and quantity of resident and visitor automobile parking;
15. location and quantity of resident and visitor bicycle parking;
16. location and access to the proposed loading area;
17. traffic and neighbourhood parking impacts;
18. conformity with the Toronto Green Standards and Green Roof by-law; and
19. identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative

impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.



Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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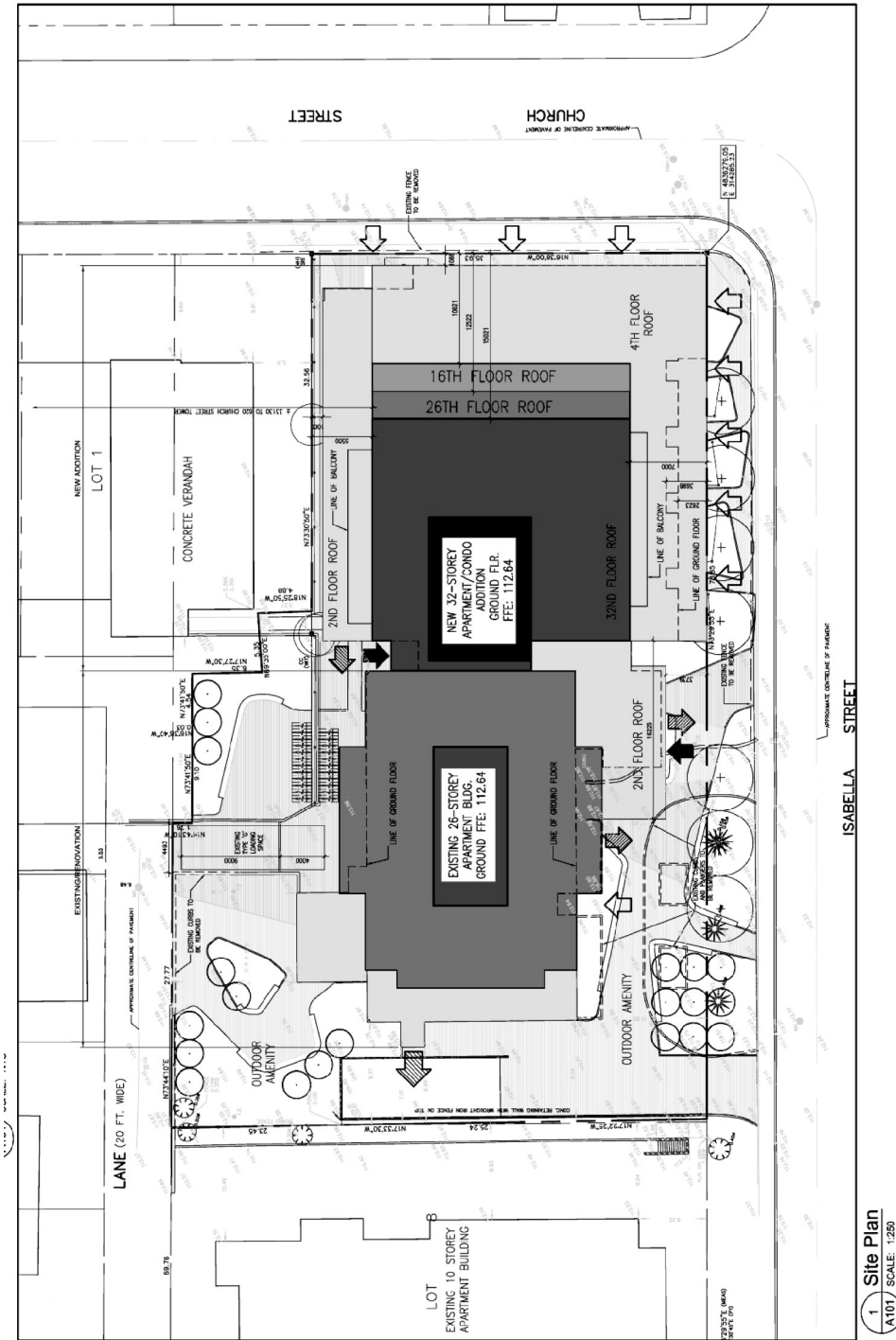
Raymond David, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3a: Zoning Under By-law 436-86  
Attachment 3b: Zoning Under By-law 1156-2010  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



1 Site Plan  
A101 SCALE: 1:250

## Site Plan

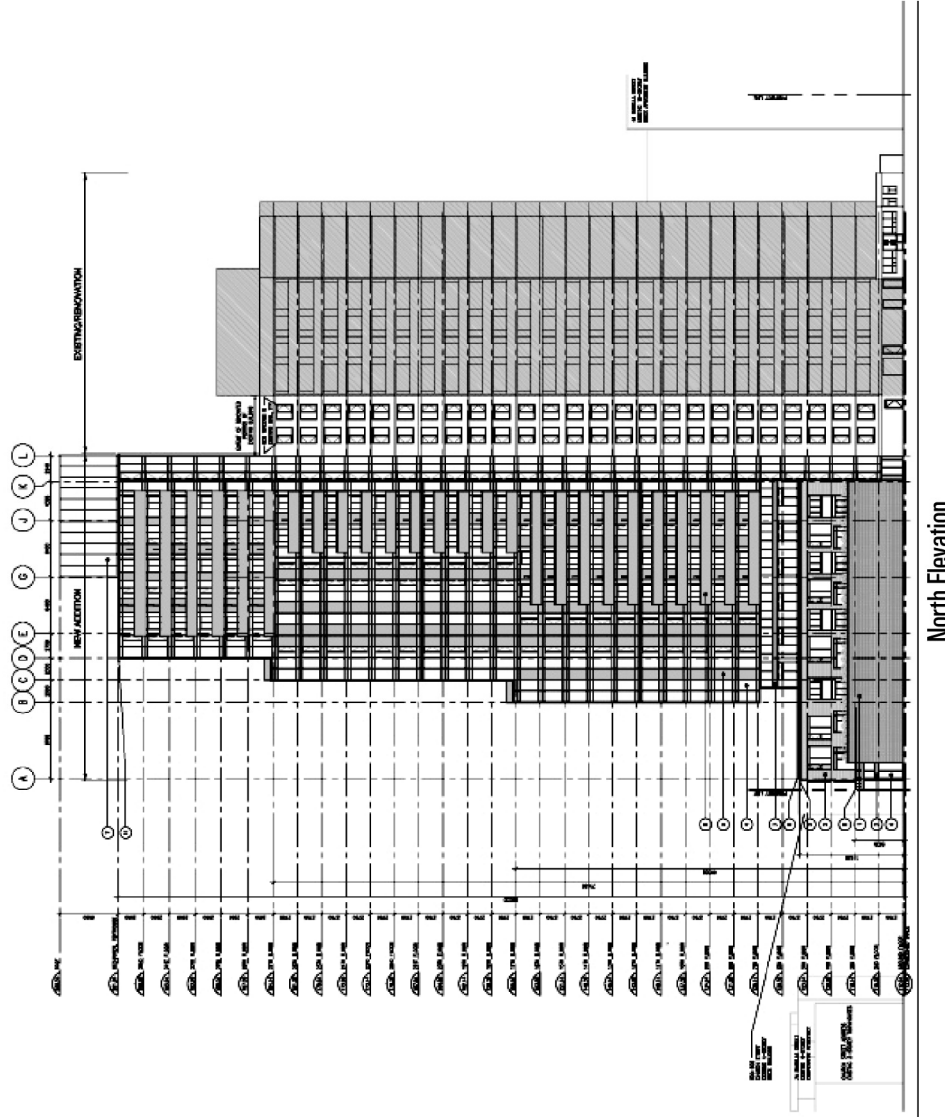
Applicant's Submitted Drawing

Not to Scale  
10/26/10

File # 10\_268121

## 66 Isabella Street

# Attachment 2a: North Elevation



North Elevation

66 Isabella Street

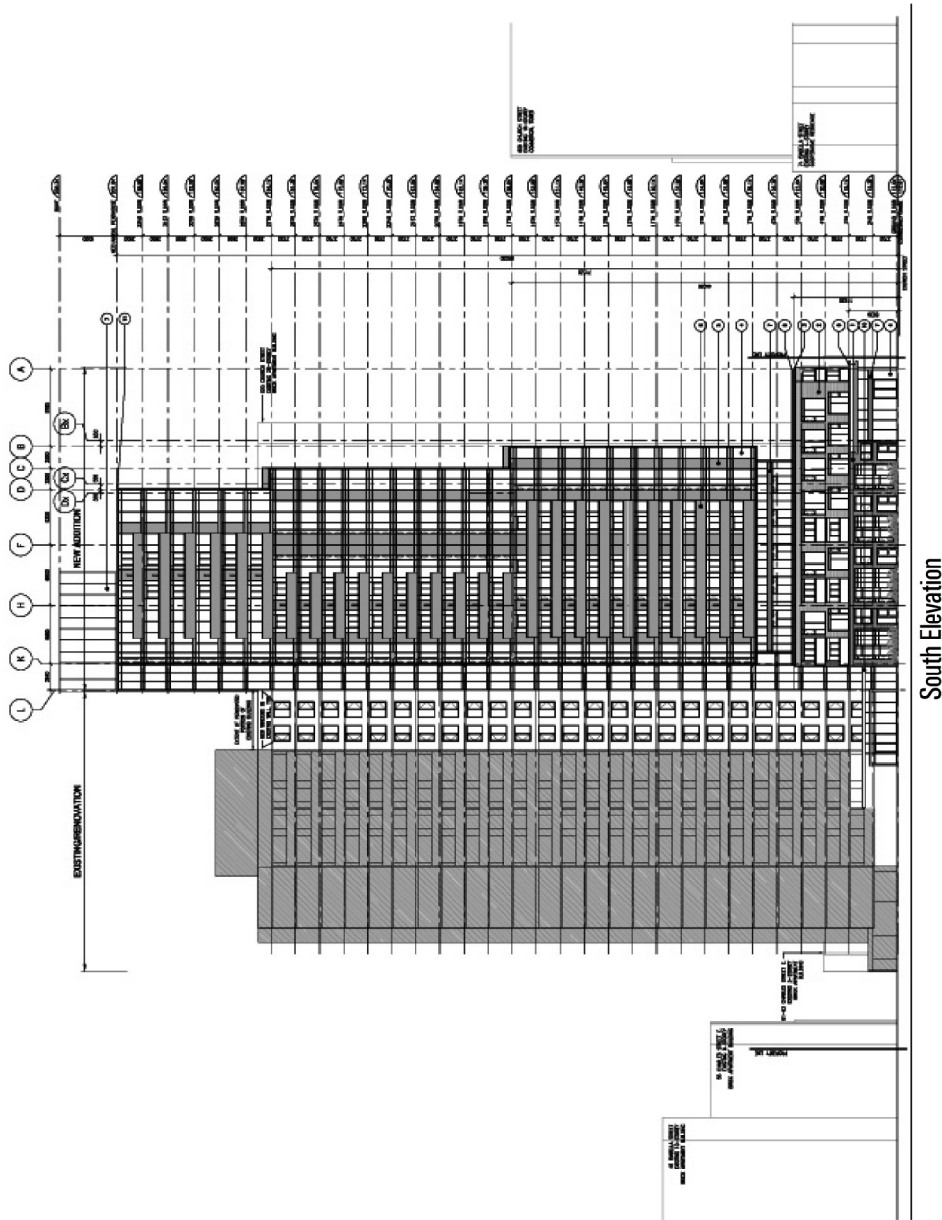
North Elevation

Applicant's Submitted Drawing

Not to Scale  
10/26/10

File # 10\_268121

Attachment 2b: South Elevation



South Elevation

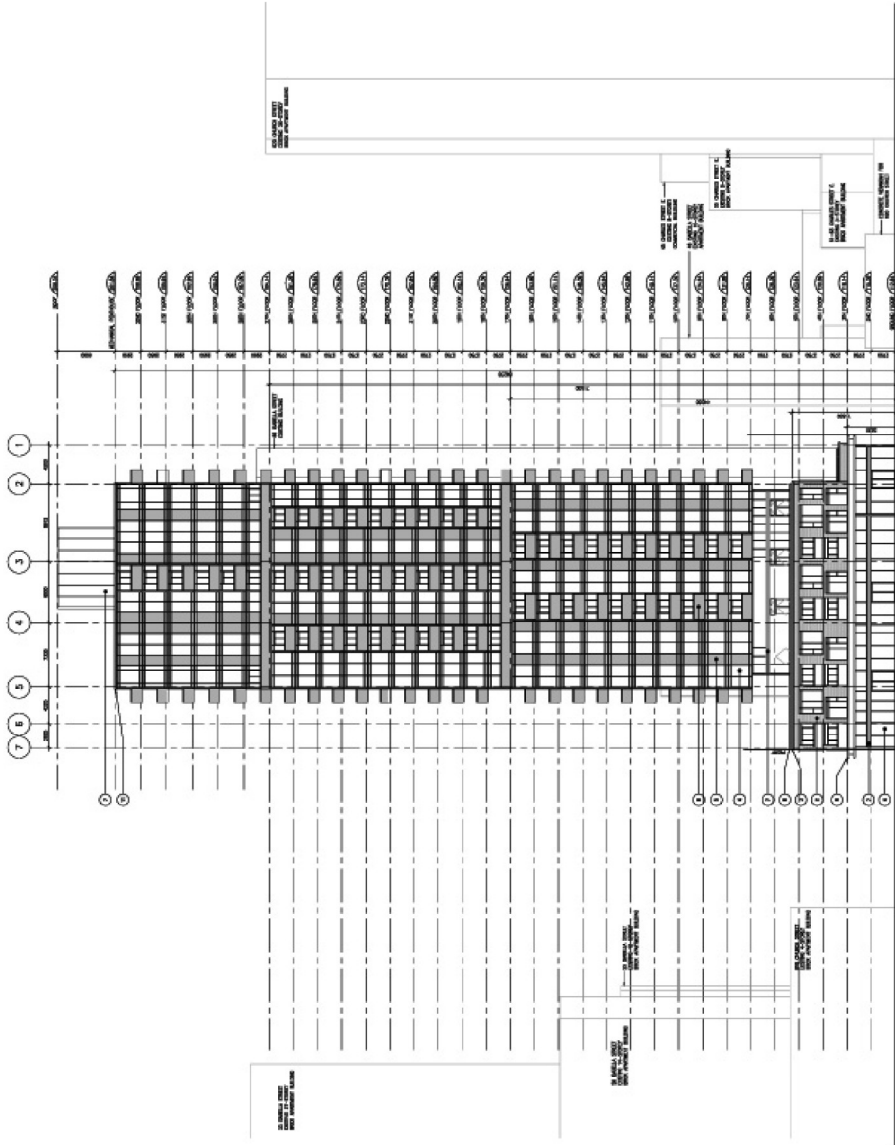
Applicant's Submitted Drawing

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10/26/10

66 Isabella Street

File # 10\_268121

Attachment 2c: East Elevation



East Elevation

East Elevation

Applicant's Submitted Drawing

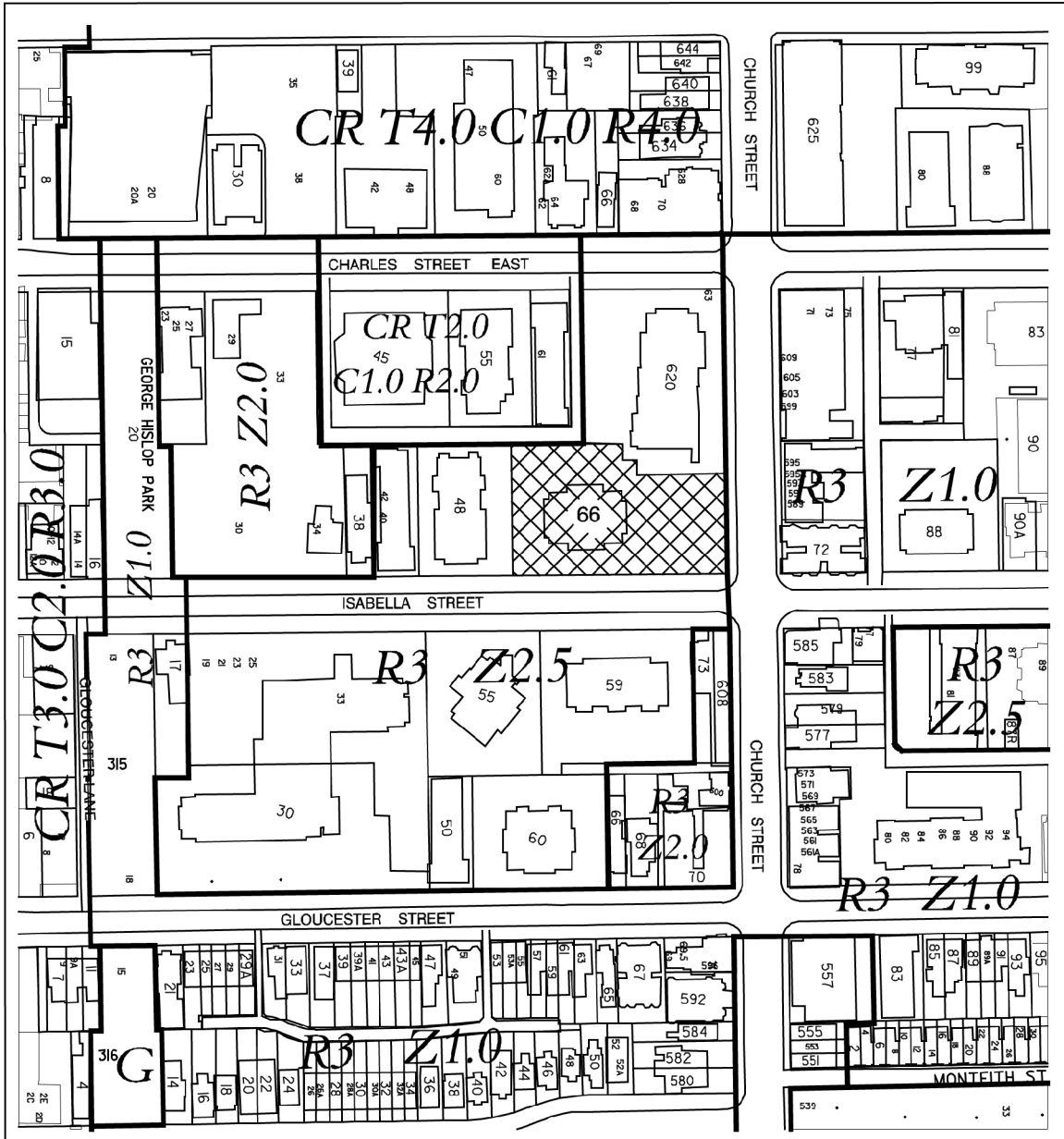
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66 Isabella Street

File # 10\_268121



# Attachment 3a: Zoning Under By-law 436-86



**66 Isabella Street**

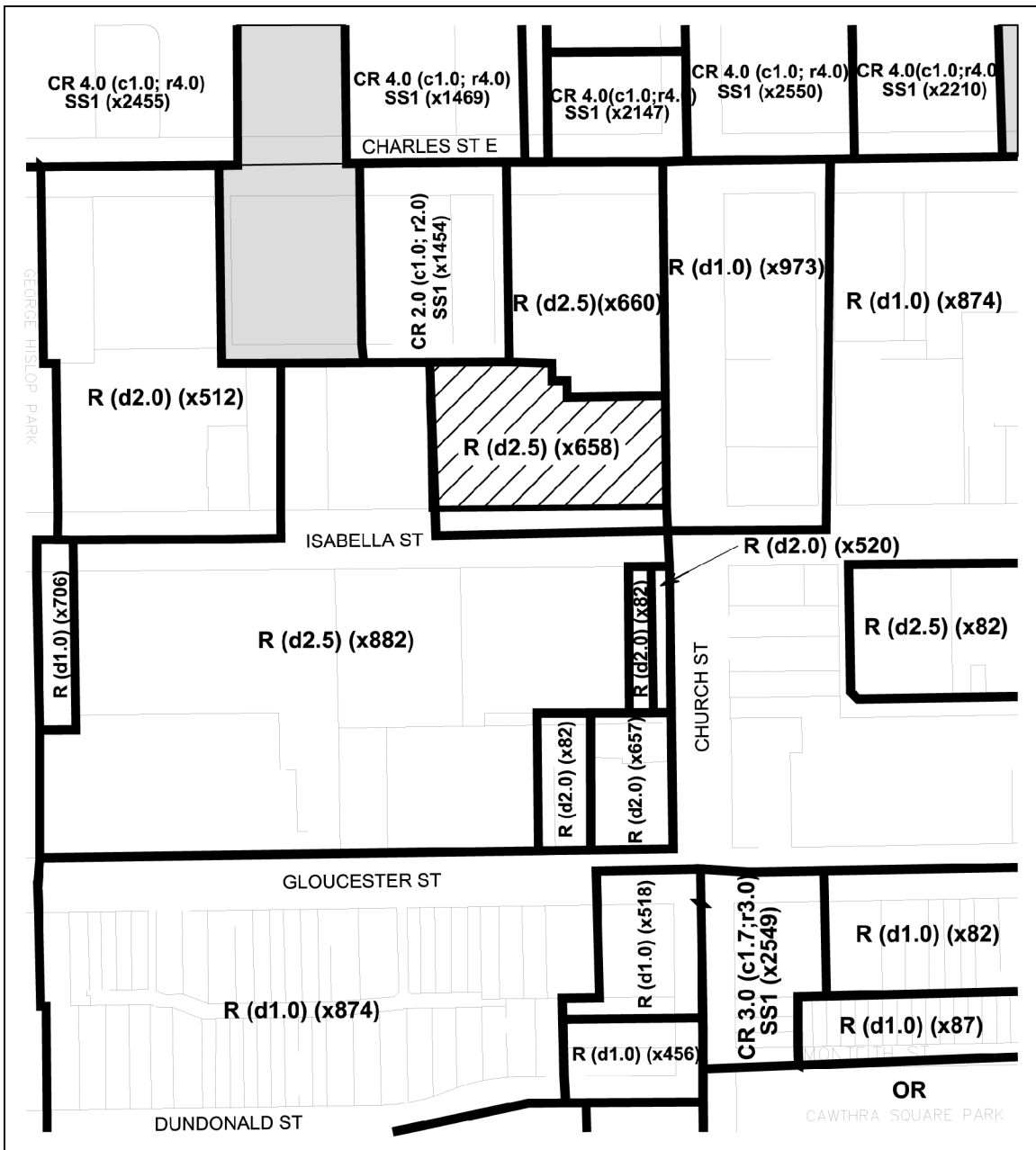
File # 10\_268121

- G Parks District
- R3 Residential District
- CR Mixed-Use District



Not to Scale  
Zoning By-law 436-86 as amended  
Extracted 10/26/2010

Attachment 3b: Zoning Under By-law 1156-2010



**Toronto** City Planning  
**Zoning**

**66 Isabella Street**  
 File # 10 268121

Not Part of By-Law 1156-2010  
 R Residential  
 OR Open Space Recreation  
 CR Commercial Residential

City of Toronto By-Law 1156-2010  
 Not to Scale  
 11/16/10



### Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	10 268121 STE 27 OZ
Details	Rezoning, Standard	Application Date:	September 29, 2010

Municipal Address: 66 ISABELLA ST  
 Location Description: PLAN R4944 PARTS 3 & 5 PLAN R4163 PARTS 1 3 & 4 \*\*GRID S2708  
 Project Description: Rezoning application to construct new mixed use building with retail at grade fronting on Church Street - Building is 32 Stories containing 212 dwellings - having 196 Rental Units, 4 townhouse units on ground floor and 12 condo units on top 2 floors - 166 parking spaces - 2 levels below grade parking.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bousfields Inc., 3 Church St., Toronto ON, M5E 1M2	Bousfields Inc., 3 Church St., Toronto ON, M5E 1M2	Quadrangle Architects Limited, 380 Wellington St. W., Toronto ON M5V 1E3	Mohican Holdings Limited, 16 Esna Park Dr. Suite 200, Markham ON L3R 5X1

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	No
Zoning:	R3 Z2.5 under Zoning By-law 438-86, R (d2.5)(x658) under Zoning By-law 1159-2010	Historical Status:	No
Height Limit (m):	30	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	3367	Height: Storeys:	32
Frontage (m):	78	Metres:	89.2
Depth (m):	36		
Total Ground Floor Area (sq. m):	1870		<b>Total</b>
Total Residential GFA (sq. m):	25655	Parking Spaces:	166
Total Non-Residential GFA (sq. m):	481	Loading Docks	1
Total GFA (sq. m):	26136		
Lot Coverage Ratio (%):	55.5		
Floor Space Index:	9.80		

**DWELLING UNITS**

Tenure Type: Rooms:	Existing Rental	Proposed Rental	Condo
Bachelor	0	4	0
Jr. 1-Bedroom	125	0	0
1-Bedroom	50	106	6
2-Bedroom	25	88	6 (includes four 2-storey Townhouse units)
3-Bedroom	0	2	0
	200	200	12

**FLOOR AREA BREAKDOWN** (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	25655	0
Retail GFA (sq. m):	481	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:**      **PLANNER NAME:**      **Alex Teixeira, Planner, [ateixei@toronto.ca](mailto:ateixei@toronto.ca)**  
**TELEPHONE:**                              **416-392-0481**