BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT

Appendix A

Housing Issues Report

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Job Number

23223

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1 Introduction

This Housing Issues Report has been prepared in support of applications by Land's Edge Properties Ltd. (the "Owner") to amend the City of Toronto Official Plan (specifically, Site and Area Specific Policy 382) and City-wide Zoning By-law 569-2013, as amended, with respect to a 1,666.7 square metre (0.16 hectare) property located on the north side of Isabella Street mid-block between Yonge Street and Church Street, known municipally as 48 Isabella Street (the "subject site") (see **Figure 1** – Aerial Photo).

The requested Applications would permit the redevelopment of the subject site with a 69-storey (225.7-metre) residential apartment building, comprised of a 2-storey podium element and a 67-storey tower element, containing a total of 814 rental dwelling units, including 84 rental replacement units (the "proposal"). The proposal will have a gross floor area of approximately 50,558 square metres, resulting in a density equivalent to 30.33 times the gross area of the subject site.

The subject site is currently occupied by a 10-storey rental apartment building containing 84 rental dwelling units. Given its location within the *Downtown* and its proximity to numerous higher-order transit stations, as well as other municipal infrastructure, restaurants, shops, jobs and community services and facilities, the subject site offers an excellent opportunity to create a transit-supportive development which optimizes existing infrastructure, while also helping to support the achievement of a "complete community".

Section 111 of the *City of Toronto Act* provides the City of Toronto with the authority to protect rental housing in the City. In accordance with the provisions of Section 111, the City of Toronto prohibits the demolition and conversion of any rental housing (on properties that contain six or more rental units) unless a permit has been issued under Chapter 667 of the Municipal Code.

The City of Toronto Official Plan (the "Official Plan") also contains relevant housing policies which apply to the proposal. In particular, Policy 3.2.1(6) applies when six or more rental units are proposed to be removed as part of a new development.

On behalf of the Owner, we are pleased to submit this Housing Issues Report which addresses Section 111 of the *City of Toronto Act* and the Toronto Official Plan housing policies as they apply to the proposal for the subject site. In our opinion, the proposal, and the replacement of rental housing on the subject site, conforms with the relevant Provincial and Municipal policies governing housing in the City of Toronto. The proposal will improve and secure the existing rental housing units on the subject site and add more housing units to the local market. Accordingly, it is our opinion that the ZBA application should be approved.

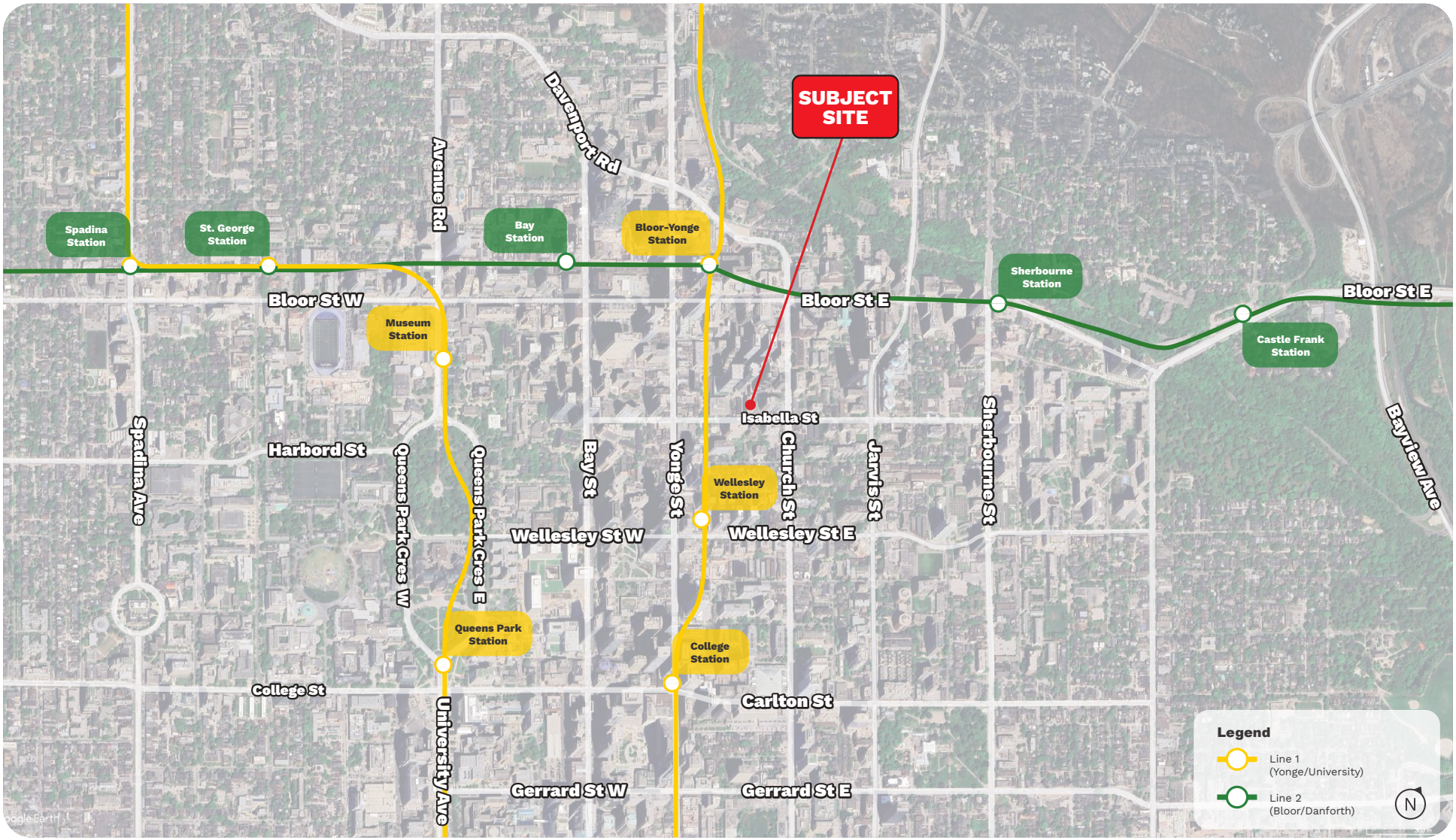


Figure 1 - Aerial Photo

2 Site & Surroundings

2.1 Subject Site and Existing Building

The subject site is located on the north side of Isabella Street, approximately 170 metres east of Yonge Street and approximately 80 metres west of Church Street. It is municipally known as 48 Isabella Street. The subject site is rectangular in shape, with a frontage of approximately 34.5 metres on Isabella Street and a depth of approximately 48.8 metres, resulting in a site area of approximately 1,666 square metres (0.17 hectares). The subject site also has frontage on Macy Dubois Lane which is oriented east-west and located to the immediate north (**Figure 2**, Subject Site).

As previously noted, the subject site is currently occupied by a 10-storey slab-style building containing 84 rental apartment units, comprised of 27 bachelor units (32.1%), 48 one-bedroom units (57.1%), and 9 two-bedroom units (10.7%). The existing building will be demolished to allow for the redevelopment of the subject site.

A summary of the existing rental housing units and their typology is provided in **Table 1** below, while **Table 2** illustrates the existing rental areas by unit, and average unit sizes.

Table 1 - 48 Isabella Street, Unit Typology

Unit Type	Bachelor	1-bedroom	2-bedroom	Total
Occupied	26	45	9	80
Vacant	1	3	0	4
Total	27	48	9	84

Table 2 - 48 Isabella Street, Average Unit Size

Unit Type	Bachelor	1-bedroom	2-bedroom
Unit Size (sq. m)	44.4	69.8	97.5
Unit Size (sq. f)	477.7	735.2	1,049.5

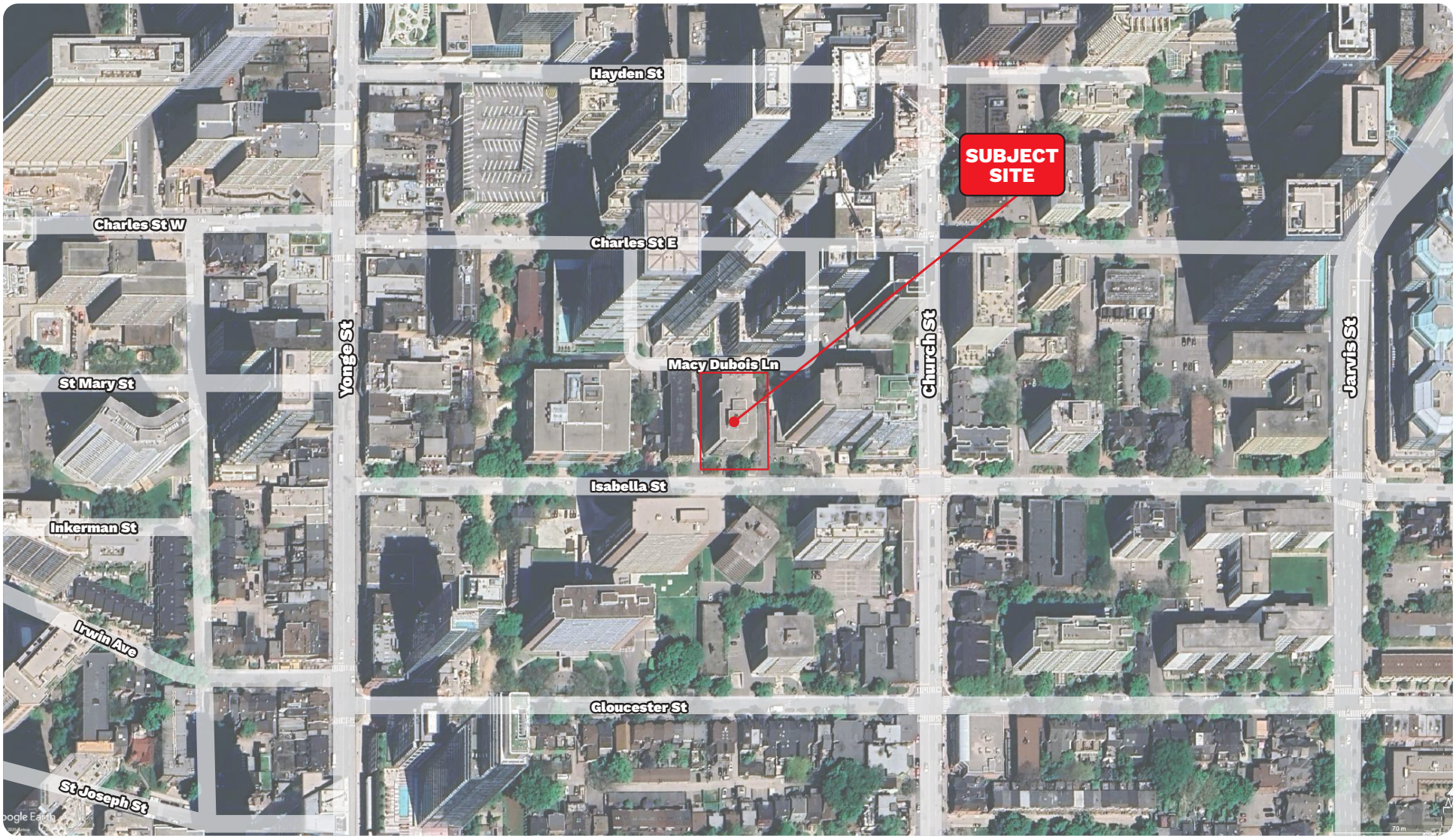


Figure 2 - Subject Site

The subject site currently includes both surface parking spaces located around the perimeter of the existing building and parking spaces located in a single level below-grade parking garage.

In terms of access, there is an existing pedestrian walkway connecting the front entrance of the existing building along the south building facade to the existing sidewalk to on Isabella Street. Access is also provided at the northwest corner of the subject site via a stairwell from Macy Dubois Lane. Vehicular access is provided via two existing curb cuts with driveways from Isabella Street. Access to the parking garage is provided along the west portion of the subject site, via a ramp that is built flush to the existing building. A second ingress and egress driveway is located adjacent to the east lot line, immediately east of the landscaped area, providing access to the existing surface parking spaces.

2.2 Area Context

Surrounding Area

The subject site is located within Downtown Toronto, approximately 250 metres south of Bloor Street and midblock between Yonge Street and Church Street.

The section of Yonge Street to the west of the subject site, known as North Downtown Yonge, is one of the most celebrated and iconic areas in Toronto. The redevelopment of Yonge Street in recent years has transformed the primarily commercial main street into a vibrant mixed-use area, structured around the TTC Subway Line 1 (Yonge-University), with higher density notes located at key subway stations.

The subject site is also located northwest of the intersection of Church Street and Wellesley Street East, an important landmark for Toronto's LGBTQ2S+ community. The nearby portion of Church Street is home to community centres, parks, bars, restaurants and small-scale stores where redevelopment continues to take place, particularly on nearby sections of Wellesley Street East and Church Street.

Along the Yonge Street Corridor and within the immediate area context, there has been significant development activity in recent years, including several proposed, approved, under construction, or recently constructed buildings with heights ranging up to 85-storeys. A list of these developments can be found in the Planning and Urban Design Rationale Report.

The subject site is located within the Isabella *Apartment Neighbourhood* in the North Downtown Yonge area and is characterized by primarily residential buildings, with a mix of low-rise, mid-rise and high-rise buildings. The high-rise buildings predominantly date from the 1950s and 1960s and were developed with a "tower in the park" typology, predominantly with slab-style floorplates. The low-rise buildings in the surrounding area generally date from the late 1800s and early 1900s, a number of which are designated or listed under the *Ontario Heritage Act*. The public realm within the Isabella *Apartment Neighbourhood* is supported by generous landscaped areas provided within building setbacks as well as within the lower floors of buildings fronting onto streetscapes.

Immediate Context

To the immediate **north** of the subject site is Macy Dubois Lane which runs east-west with two north-south oriented extensions that connect the lane to Charles Street East.

North of Macy Dubois Lane, there are two tall buildings fronting onto Charles Street East. "Chaz Condominiums", located at 45 Charles Street East, is a 47-storey residential building that is set back a minimum of approximately 4.0 metres from its south lot line abutting Macy Dubois Lane. At 55 Charles Street East is a 50-storey residential/mixed-use building that is set back a minimum of approximately 3.0 metres from its south lot line abutting Macy Dubois Lane. The tower elements of the two buildings provide a separation distance of approximately 19.5 metres to one another.

Further north, there are three residential towers fronting onto the north side of Charles Street East, including a 32-storey building at 35 Charles Street East as well as the recently constructed 57-storey "Casa II" residential building (42 Charles Street East), and the 55-storey "Casa III" residential building (50-64 Charles Street East).

To the northeast of the subject site, at the intersection of Charles Street East and Church Street, there has recently been significant development activity, including a 50-storey condominium which is currently under construction at the northwest corner (628 Church Street) and an OLT-approved 56-storey mixed-use building at the northeast corner (625 Church Street).

To the immediate **east** of the subject site are two interconnected residential mixed-use buildings (66 Isabella Street), including a 26-storey building adjacent to the subject site fronting onto Isabella Street, and a 23-storey building with four retail uses at-grade at the northwest corner of Isabella Street and Church Street. The 26-storey element includes a setback from Isabella Street of approximately 9.1 metres and is set back approximately 11.7 metres, including the projecting balconies, from its west lot line abutting the subject site. An existing driveway and ramp leading to a parking garage is located within the west setback.

Further east, at the northeast corner of Isabella Street and Church Street, are four 2-storey residential townhouses (589-595 Church Street) and a 3½-storey walk-up rental apartment building (72 Isabella Street), both of which are listed on the City of Toronto Heritage Register.

Further east is a 14-storey rental apartment building (88 Isabella Street) fronting onto the north side of Isabella Street that is subject to an approval for a 62-storey residential building (Site-Specific By-law 985-2023). East of that building are two 3-storey heritage-designated buildings at 90-94 Isabella Street. City Council approved a rezoning application in November 2023 which permits a 69-storey residential building with approximately 831 dwelling units that would retain an approximately 10-metre deep front portion of the heritage buildings and provide for 20 metres of separation to the previously noted 62-storey building to its west.

To the immediate **south** of the subject site, there are three "tower in the park" style apartment buildings that are greatly set back from Isabella Street, including a 27-storey building (33 Isabella Street), a 12-storey building (55 Isabella Street), and a 14-storey building (59 Isabella Street). At the southeast corner of Isabella Street and Church Street is a converted house with retail uses at grade (585 Church Street). At the southwest corner of Isabella Street and Church Street, is a 4-storey rental apartment building (608 Church Street). Further south along the west side of Church Street, there are low-rise buildings with residential and retail uses.

Further south are additional rental apartment buildings fronting onto the north side of Gloucester Street, including a 22-storey building (30 Gloucester Street), an 11-storey building (60 Gloucester Street), and a 3-storey building (50 Gloucester Street).

To the **west** of the subject site are three narrow parcels fronting onto the north side of Isabella Street occupied by existing low-rise buildings. Immediately west of the subject site is a 3½-storey apartment building (40-42 Isabella Street) known as the "Brownley Apartments" that is set back a minimum of approximately 1.5 metres from its east lot line abutting the subject site and 4.5 metres from Isabella Street. The building is currently listed on the City of Toronto Heritage Register and it is our understanding that the City is seeking a heritage designation under Part IV of the *Ontario Heritage Act*.

Further west are two converted heritage houses occupied by institutional uses (38 and 34 Isabella Street), the former of which is listed on the City of Toronto Heritage Register and the latter of which is designated under Part IV of the *Ontario Heritage Act*. To the west of this building is a 7-storey building (30 Isabella Street) occupied by the Children's Aid Society of Toronto ("CAS"). Abutting the CAS building to the west is George Hislop Park, an approximate 0.2 hectare linear park that extends north to Charles Street. George Hislop Park is part of the Yonge Street Linear Park network, which provides vital green space and a popular pedestrian route parallel to Yonge Street that extends south to Dundonald Street where the northern entrance for Wellesley Station is located.

To the west of George Hislop Park is a 2-storey house-form building occupied by commercial uses (14 and 16 Isabella Street) and a 3-storey house-form building occupied by a restaurant use (10-12 Isabella Street).

The site at the northeast corner of Isabella Street and Yonge Street (639-653 Yonge Street and 12A Isabella Street) is a City Council approved 76-storey mixed-use building which retains the building facades along Yonge Street that are designated under Part IV of the *Ontario Heritage Act*. To the south of that building, at the southeast corner of Isabella Street and Yonge Street, is and OLT-approved 70-storey mixed-use residential building which retains the building façade at 625 Yonge Street that is designated under Part IV of the *Ontario Heritage Act*.

3 Proposal

3.1 Description of the Proposal

The proposal is comprised of a 69-storey residential building (219.7 metres to the roof plus a 6.0 metre mechanical penthouse) containing a total gross floor area ("GFA") of 50,558 square metres, resulting in a density of 30.33 floor space index.

The proposal includes a total of 814 residential units, comprised of 84 rental replacement units and 730 new residential units in a mix of unit types. Of the proposed 730 new residential units, there are 506 one-bedroom and one-bedroom plus den units (69.3%), 143 two-bedroom units (19.6%), and 81 three-bedroom units (11.1%). **Table 3** below provides a breakdown of the new proposed and replacement residential units.

The proposal includes a total of 825 bicycle parking spaces, comprised of 733 long term spaces and 92 short term spaces.

Table 3 - Proposed Residential Units

Unit Type	#	%
One-bedroom	506	62.2%
Two-bedroom	143	17.6%
Three-bedroom	81	10.0%
Bachelor replacement units	27	3.3%
One-bedroom replacement units	48	5.9%
Two-bedroom replacement units	9	1.1%
Total	814	100%

3.2 Proposed Site Improvements

Improvements to the subject site will be facilitated through the proposal including the following:

Amenity Space

The proposal includes 2,036 square metres of amenity space, comprised of 1,597 square metres of indoor amenity space located at grade and on Levels 3, 11, 12, 60, and 61, as well as 439 square metres of outdoor amenity space located at-grade and on Level 3. This equates to a minimum of 2.50 square metres of amenity space per residential unit, comprised of approximately 1.96 square metres of indoor amenity space per residential unit and 0.54 square metres of outdoor amenity space per residential unit.

Landscaping Improvements

The proposal will include an enhanced public realm and landscape improvements to the subject site. At grade, the proposal will be setback a minimum of 2.1 metres from the south line abutting Isabella Street, providing for a minimum setback from curb to building face of approximately 8.5 metres. High quality landscaping is proposed within the front yard setback which will complement the streetscape and provide for an enhanced public boulevard that will include a 1.45-metre-wide tree-lined pedestrian clearway.

Greater detail regarding the proposed development is provided in the Planning and Urban Design Rationale Report prepared by Bousfields Inc. and submitted in support of the Official Plan and Zoning By-law Amendment applications.

4 Policy Framework

The redevelopment of the subject site should be consistent with the Provincial Planning Statement ("PPS") and conform to the City of Toronto Official Plan ("The Official Plan"). This Housing Issues report outlines the applicable housing policies that apply to the proposed redevelopment of the subject site. Further policy detail is included in Section 4.0 of our Planning and Urban Design Rationale Report.

4.1 Provincial Planning Statement (2024)

On August 20, 2020, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement ("2024 PPS"), 2024, which came into effect on October 20, 2024. The 2024 PPS replaced the Provincial Policy Statement (2020) as well as the Growth Plan for the Greater Golden Horseshoe (2019).

The 2024 PPS provides policy direction on matters of Provincial interest related to land use planning and development and applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the 2024 PPS.

Chapter 1 of the PPS sets out the Province's current vision for Ontario, emphasizing the importance of building housing to serve a fast-growing province:

> *"More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."*

Key policy directions that continue to be expressed in the PPS are to build complete communities with a mix of housing options and to promote efficient development and land use patterns.

With respect to housing, Policy 1.6 provides that planning authorities should support the achievement of complete communities by, among other things, accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs. Furthermore, Policy 2.2.1(a) provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households.

Policy 2.2.1(b) provides that this should also be done by permitting and facilitating all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, and all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with Policy 2.3.1.3 (see below). Further, Policy 2.2.1(c) and (d) direct that an appropriate range and mix of housing options and densities is provided by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation, and by requiring transit-supportive development and prioritizing intensification in proximity to transit, including corridors and stations.

Policy 2.3.1.3 directs planning authorities to support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

4.2 City of Toronto Official Plan

Land Use Policies

On Map 18, Land Use Plan, designates the subject site as *Apartment Neighbourhoods*, as are lands to the immediate east, south, and west. Adjacent lands to the north are designated *Mixed Use Areas*.

As set out in Policy 4.2(1), *Apartment Neighbourhoods* are areas which are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The *Apartment Neighbourhoods* policies recognize opportunities for redevelopment and infill, subject to the development criteria included in Policy 4.2(2) and 4.2(3).

It is our opinion that the proposal conforms with the overarching policy directions of the Official Plan and represents an appropriate and desirable intensification of an underutilized site within an existing *Apartment Neighbourhoods* site. A detailed review of applicable Official Plan policies is included in Section 4.0 of the Planning and Urban Design Rationale report.

Housing Policies

Section 3.2.1 of the Official Plan sets out Housing policies. The Official Plan recognizes that adequate and affordable housing is a basic requirement for everyone, and that the City's quality of life, economic competitiveness, social cohesion, balance, and diversity depend on it. The introductory text to Section 3.2.1 goes on to provide areas of focus for housing policies, including the preservation the existing stock of rental housing.

The Official Plan policies relevant to the subject site and the proposal are as follows:

Policy 3.2.1(1) provides that "a full range of housing in terms of form, tenure and affordability will be provided to meet the current and future needs of residents. A full range of housing includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock."

Policy 3.2.1(2) states that "the existing housing stock will be maintained, improved and replenished. The City will encourage the renovation and retrofitting of older residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan."

Policy 3.2.1(6) requires that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless:

- all of the rental housing units have rents that exceed mid-range rents at the time of application; or
- in cases where planning approvals other than site plan are sought, the following are secured:
- at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

4.3 Official Plan Amendment 558

Official Plan Amendment 558 was approved by the Ontario Land Tribunal by way of Decision on December 14, 2021, and Order on February 10, 2023. OPA 558 amended Section 3.2.1 (Housing) of the Official Plan by changing the definitions of Affordable Rental Housing and Affordable Rents and Mid-Range Rents and adding the definitions of Mid-Range Rents (Affordable) and Mid-Range Rents (Moderate).

A key change relevant to the proposal is the revision of the definition of affordable rental Housing and Affordable Rents as follows:

> *"**Affordable rental housing and affordable rents** means housing where the total monthly shelter cost (gross monthly rent, inclusive of utilities for heat, hydro, hot water and water) is at or below the lesser of one times the average City of Toronto rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation, or 30 percent of the before-tax monthly income of renter households in the City of Toronto as follows:*
>
> *(1) studio units: one-person households at or below the 50th percentile income;*
>
> *(2) one-bedroom units: one-person households at or below the 60th percentile income;*
>
> *(3) two-bedroom units: two-person households at or below the 60th percentile income; and*
>
> *(4) three-bedroom units: three-person households at or below the 60th percentile income."*

Another key change relevant to the proposal is revising the definition of Mid-range rents to mean "Mid-range rents (affordable) or Mid-range rents (moderate)", and adding definition of Mid-range rents (affordable) and Mid-range rents (moderate), as follows:

> *"**Mid-range rents (affordable)** are the total monthly shelter costs that exceed Affordable rents but are at or below 100 percent of the average City of Toronto rent, by unit type, as reported annually by Canada Mortgage and Housing Corporation.*
>
> ***Mid-range rents (moderate**) are the total monthly shelter costs that exceed Affordable rents and/or Mid-range rents (affordable) but are at or below 150 percent of the average City of Toronto rent, by unit type, as reported annually by Canada Mortgage and Housing Corporation."*

The analysis of affordability as set out in Section 5.0 below has been completed in accordance with the modified definitions as the OPA 588.

4.4 Official Plan Amendment No. 524

Official Plan Amendment No. 524 (OPA 524) was brought forward for consideration by the Planning and Housing Committee on January 12, 2022 and before Council on February 2, 2022, where it was adopted with amendments. The implementing By-law No. 47-2022 was enacted and passed on February 3, 2022. To date, the Minister has not yet approved OPA 570 and, accordingly, it is not yet in force.

OPA 524 introduced Site and Area Specific Policies for 16 PMTSAs corresponding with the existing subway stations in the *Downtown*. As the subject site is situated in proximity to the Bay, Bloor-Yonge, and Wellesley stations, it is captured within Site and Area Specific Policy ("SASP") 599, SASP 600, and SASP 602. SASP 599 is planned for a minimum population and employment target of 900 residents and jobs combined per hectare, with a minimum density of 1.0 FSI specified for the subject site, SASP 600 is planned for a minimum population and employment target of 900 residents and jobs combined per hectare, with a minimum density of 1.0 FSI specified for the subject site and SASP 602 is planned for a minimum population and employment target of 1,000 residents and jobs combined per hectare, with a minimum density of 1.0 FSI specified for the subject site.

4.5 Growing Up Guidelines

In 2015, the City initiated a study entitled *Growing Up: Planning for Children in New Vertical Communities* ("Growing Up Guidelines") and produced draft guidelines to direct how new development can better function for larger households. A staff report summarizing the study process and draft guidelines was adopted by Planning and Growth Management Committee on May 31, 2017, and the report and recommendations were considered by City Council at its meeting on July 4, 2017, and adopted without amendments. On July 28, 2020, a final recommendation report was presented to City Council, and the updated Growing Up Guidelines were adopted.

The intent of the Guidelines is to provide for a better integration of family supportive design into the planning of new multi-unit residential developments. The Guidelines are organized at three scales, based on the recognition that each scale contributes positively to how a family experiences living in a vertical community:

The Neighbourhood Scale: At the neighbourhood scale, the Guidelines focus on children's experience in the city, promoting independent mobility, access to parks, schools and community facilities.

The Building Scale: At the building scale, the Guidelines seek to increase the number larger units, encourage the design of functional and flexible amenity and common spaces, and promoting flexible building design for changing unit layouts.

The Unit Scale: At the unit scale, the Guidelines focus on the size and functionality of spaces to ensure dwelling units can accommodate a family's daily needs. Considerations include ensuring inclusivity for larger and multi-generational households, supporting a range of household types and sizes, providing sufficient room for families to gather and share meals, as well as bedrooms that can comfortably accommodate more than one child.

The use of the term "large units" in the Guidelines refers to two- and three-bedroom units that comply with the design parameters set out in the Guidelines. Large units are intended to meet the needs of households with children, as well as multi-generational families, seniors, and groups of students and/or adults who live together. The guidelines seek to achieve a minimum of 25% two- and three-bedroom units, comprised of 15% two-bedroom units and 10% three-bedroom units.

Section 2.0 of the Guidelines focuses on the design of new buildings. Topics covered in this section include building configuration, typology, design and construction, circulation areas and shared spaces, as well as storage and utility needs. Section 3.0 provides guidelines specific to unit design.

4.6 Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the Toronto Municipal Code, the Rental Housing Demolition and Conversion Control By-law, implements Section 111. The by-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner and Executive Director, City Planning Division. Accordingly, the proposal to demolish 154 rental dwelling units requires approval under Chapter 667 of the Toronto Municipal Code.

4.7 City-wide Zoning By-law 569-2013

City-wide Zoning By-law 569-2013 zones the property at 48 Isabella Street as Residential R (d2.5) (x882), with a height limit of 30.0 metres as per the City of Toronto Height Overlay Map 615. The d2.5 zoning provision permits a maximum gross floor area equal to 2.5 times the lot area (2.5 FSI).

The R (Residential) zone permits dwelling units in a wide range of residential building types, including apartment buildings as well as detached houses, semi-detached houses, townhouses, duplexes, triplex and fourplex, and a limited range of commercial and institutional uses. Retail stores are permitted in apartment buildings with 100 or more dwelling units, subject to a number of conditions. Office uses are not permitted.

Exception R 882 provides that Section 12(1) 434 of former City of Toronto By-law 438-86 continues to prevail. It also provides that the lands must comply with exception 900.2.10(4).

5 Analysis and Opinion

5.1 General Analysis

From a policy perspective, the proposal is consistent with the 2024 PPS, as it will expand the supply of housing options by providing additional one-, two- and three-bedroom units in an area that contains an array of housing types and tenures and a variety of unit types and sizes.

In addition, the proposal conforms to the housing policies contained within the Official Plan. As per Policy 3.2.1(1) and Policy 3.2.1(2) of the Official Plan, the proposal supports a full range of housing and will ensure that the existing housing stock will be maintained, improved, and replenished. The proposal will secure 84 rental replacement units and provide enhancements to the development site through a variety of improvements, including new indoor and outdoor amenity spaces and an array of public realm improvements.

With respect to the provision of new housing, the proposal provides a total of 814 residential units, comprised of 730 new units and 84 rental replacement units. The range of proposed unit types provides a variety of housing options, including housing suitable for families with children and seniors, in accordance with the unit mix targets specified in the Growing Up Guidelines. In particular, approximately 224 units (30.7%) of the 730 new units are proposed to be larger units consisting of two or more bedrooms, including 143 two-bedroom units (19.6%) and 81 three-bedroom units (11.1%).

5.2 Analysis of Unit Affordability

Policy 3.2.1(6) requires the provision of rental replacement units and a tenant relocation and assistance plan in instances where new development is proposed that would result in the loss of six or more existing rental units unless all the rents at the time of application exceed "mid-range rents".

Section 3.2.1 of the Official Plan defines "affordable rents" as housing where the total monthly shelter cost (gross monthly rent including utilities such as heat, hydro and hot water - but excluding parking and cable television charges) is at or below one time the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation. As amended by OPA 558, the Official Plan defines "Mid-range rents (affordable)" as housing where the total monthly shelter costs exceed Affordable rents but are at or below 100% of the average City of Toronto rent, by unit type. It also now defines "Mid-range rents (moderate)" as housing where the total monthly shelter costs exceed "Affordable rents" and/or "Mid-range rents (affordable)" but are at or below 150% of the average City of Toronto rent, by unit type. "High-end rent" is housing above this threshold. The applicable 2025 rent limits by relevant unit type are included in **Table 4**.

Table 4 - 2025 Average Rent Thresholds

Unit Type	Affordable Rent	Mid-Range (Affordable) Rent	Mid-Range (Moderate) Rent	High-End Rent
Studio	£ $1,109.00	$1,456.00	$2,184.00	>$2,185.00
1-bedroom apartment	£ $1,404.00	$1,715.00	$2,572.00	>$2,573.00
2-bedroom apartment	£ $1,985.00	$1,985.00	$2,977.00	>$2,978.00
3-bedroom apartment	£ $2,257.00	$2,257.00	$3,385.00	>$3,386.00

Gross Monthly Rent

The affordability analysis conducted for the subject site will be provided as a separate, confidential submission. The analysis was based on the May 2025 rent rolls, which will be included in a separate, confidential submission. In accordance with the Official Plan policies, the gross monthly rent analyzed for this report includes utility costs, and excludes extra amenities such as paid parking, storage lockers, etc., that are paid separately by the tenants.

Unit Affordability Analysis

A summary of the affordability analysis is set out in **Table 5** below. Overall, 5 existing units fall within the 'Affordable' category, 11 units fall within the 'Mid-Range Affordable' category, 62 units fall within the 'Mid-Range Moderate' category, and 2 fall within the 'High-End' category. We note that the four (4) vacant units previously discussed and included in **Table 1** are not included in **Table 5**.

Table 5 - Summary of Rents in 48 Isabella Street

Unit Type	B	1B	2B	Total
Affordable	0	3	2	5
Mid-Range (Affordable)	2	9	0	11
Mid-Range (Moderate)	24	32	6	62
High-end	0	1	1	2
Total	**26**	**45**	**9**	**80**

Through the Section 111 Agreement, it is the Owner's intent to secure these replacement units for 20 years and maintain them at similar rent levels in a range of unit types that are similar to that of the existing rental units for 10 years. Any replacement unit vacated and re-rented within 10 years of the date of initial occupancy would have an initial rent equal to the greater of the last rent charged for that unit or the then-current rent threshold.

Furthermore, Policy 3.2.1(6)(b) establishes certain requirements in terms of rent for the occupied rental unit. It requires the rent for the replacement unit to be "similar to those in effect at the time the redevelopment application is made" and that, for a period of at least 10 years, the rents to be increased annually "by no more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time".

5.3 Analysis of Unit Number, Size, and Type

Pursuant to Policy 3.2.1(6)(b)(i), the rental replacement policies require the replacement of the existing rental units with "at least the same number, size and type" of rental housing units. In considering the intent of this policy, it is noted that there is no definition of either "size" or "type". However, based on a full reading of the Toronto Official Plan and an understanding of how the policy has been applied in the past, the terms should be understood as follows:

- "Size" refers to the actual square footage of the units, but with reasonable allowances to take into consideration modern design efficiencies.
- "Type" refers to the number of bedrooms, rather than to building form. In the definition of "affordable rents", the Plan refers to: "unit types (number of bedrooms)".

In accordance with Toronto Official Plan Policy 3.2.1(6)(b)(i), the Owner is proposing to replace all 84 rental units in the new development. The proposed replacement units for the 84 rental units will approximately be the same type and generally be of the same size (although some are slightly larger, while others are slightly smaller) as the existing units (see **Table 6** below).

The 84 units that will be demolished will be reconstructed in the proposal. With respect to the size of the units, the average size of the units is as follows:

- The 27 bachelor units will be 45.1 square metres on average compared to the current 44.4 square metres;
- The 48 one-bedroom units will be 74.3 square metres on average compared to the current 69.8 square metres; and
- The 9 two-bedroom units will be 98.8 square metres on average compared to the current 97.5 square metres.

Table 6 - Comparison of Existing and Proposed Rental Replacement Units (Size & Type)

Unit Type	Existing Units		Proposed Replacement Units	
	No. of Units	Average Unit Size	No. of Units	Average Unit Size
Bachelor	27	44.4 sq. m	27	45.1 sq. m
1-bedroom	48	69.8 sq. m	48	74.3 sq. m
2-bedroom	9	97.5 sq. m	9	98.8 sq. m
TOTALS	**84**	**N/A**	**84**	**N/A**

The total rental GFA within the existing building amounts to approximately 5,426 square metres. Based on calculations for replacement unit sizes, the proposal will include a greater than 100 percent rental replacement GFA as 5,720 square metres of rental replacement GFA is provided. The proposal will result in a net gain of rental GFA.

The rental replacement units will be located within Levels 4 to 12 of the building. Through the redevelopment of the subject site, returning tenants will have access to new indoor common amenity spaces, bicycle parking spaces, and more modern appliances and finishes. These facilities will represent an overall improvement in comparison to the limited amenity spaces currently available to existing tenants. As the application progresses, the proposed floor layouts will be further refined based on City feedback as necessary.

As a result, it is our opinion that the proposed rental replacement proposal meets the requirements set out in Section 111 of the City of Toronto Act and Chapter 667 of the Municipal Code, as well as the intent of the housing policies set out in the Official Plan, specifically Policy 3.2.1.6(b).

5.4 Tenant Assistance Package

Policy 3.2.1(6)(b) requires an acceptable tenant relocation and assistance plan that addresses the right to return to occupy one of the replacement units at "similar rents", the provision of alternative accommodation at "similar rents" and "other assistance to lessen hardship". No specific terms are set out for the tenant relocation and assistance plan as it is understood that such terms are intended to be negotiated on a development-by-development basis.

The *Residential Tenancies Act, 2006* requires that, if notice of termination of a tenancy is given for the purpose of termination where the landlord requires possession of the rental unit in order to demolish it, the date of termination shall be at least 120 days from the day on which the notice is given. If a tenancy is terminated for the purpose of the demolition, the Act requires that the landlord shall either:

- compensate a tenant in an amount equal to three (3) months' rent; or
- offer the tenant another rental unit acceptable to the tenant.

With respect to the above policies, the Owner will work with the City in preparing the tenant relocation and assistance package that meets the requirements set out in the *Residential Tenancies Act 2006*. Elements of the tenant relocation and assistance package may include:

- an extended tenant notice period beyond the existing *Residential Tenancies Act, 2006* requirements; and
- additional tenant compensation for the existing rental units above the *Tenancies Act, 2006* requirements.

The Owners have indicated that the existing building includes two units with unique circumstances as it relates to the right to return to occupy the rental replacement units. In this regard, there is one unit occupied by the current resident manager of the existing building as well as one unit occupied by an individual supported by the Owners through a non-profit organization (Covenant House). An existing employee contract states that a suite will only provided to the resident manager for the length of their employment. Accordingly, the resident manager will not be eligible for the tenant compensation package or a right to return. Similarly, the individual occupying the unit supported by the Owners through Covenant House will not be eligible for the tenant compensation package or a right to return to a rental replacement unit. All other tenants in the existing building will be eligible for tenant relocation and assistance package in accordance with Official Plan Policy 3.2.1(6)(b) and the *Residential Tenancies Act, 2006*.

5.5 Tenant Communication Plan

The following subsection outlines the Owner's Tenant Communication Plan for existing tenants. It summarizes what engagement has occurred to date and identifies future planned communication and engagement.

Completed and Ongoing Communications and Engagement

Project Email and Phone Number

A project email and phone number were set up prior to application submission to facilitate communication between tenants and the project team. The project email and phone number were shared on an introductory letter to tenants. The project email will continue to be the primary contact method regarding the application moving forward. The project phone number was also created to provide alternative communication methods, for tenants who are more comfortable with the phone or may not have an email address.

Introductory Tenant Letter

A letter was delivered to all existing tenants in early June 2025 to introduce the proposal and provide a comprehensive FAQ on important tenant considerations around the application process, timing and tenant relocation and assistance. The letter also noted that Door Knocking and a Virtual Tenant Meeting will occur in the future, and provided the project email and phone number for the project team.

Door Knocking

The project team went door to door to check in with tenants and provide further information. Tenants were informed in advance via an Introductory Tenant Letter.

Virtual Tenant Meeting

The Project Team held a Virtual Tenant Meeting on June 10 2025 to provide tenants with an opportunity to learn more about the proposal, and have their questions answered by members of the project team.

Future Communications and Engagement

City-led Tenant Meeting

Project team members will support, where advised, in the planning for and facilitating of a future City-led Tenant Meeting for existing tenants.

Future Tenant Updates

Future communications will be provided in advance of consultation events, and to provide important updates as the planning process continues.

6 Conclusion

It is our opinion that the rental replacement proposal presented within this Housing Issues Report conforms with the housing policies of the Official Plan, particularly Policy 3.2.1(6). In this regard, the proposal will replace all 84 existing rental units as well as the total rental GFA. The existing rental units will be replaced with units that are of the same type.

With respect to rental GFA, the proposal will provide for one-hundred percent replacement within the proposal. Additionally, returning tenants will have access to building improvements including indoor and outdoor amenities.

The proposal will maintain the City's rental housing stock and will add a significant number of units to the City's housing stock in a walkable neighbourhood with convenient transit accessibility and community amenities.

Based on the foregoing, it is our opinion that the Rental Housing Demolition and Conversion application is in accordance with Chapter 667 of the Municipal Code and, accordingly, should be approved.

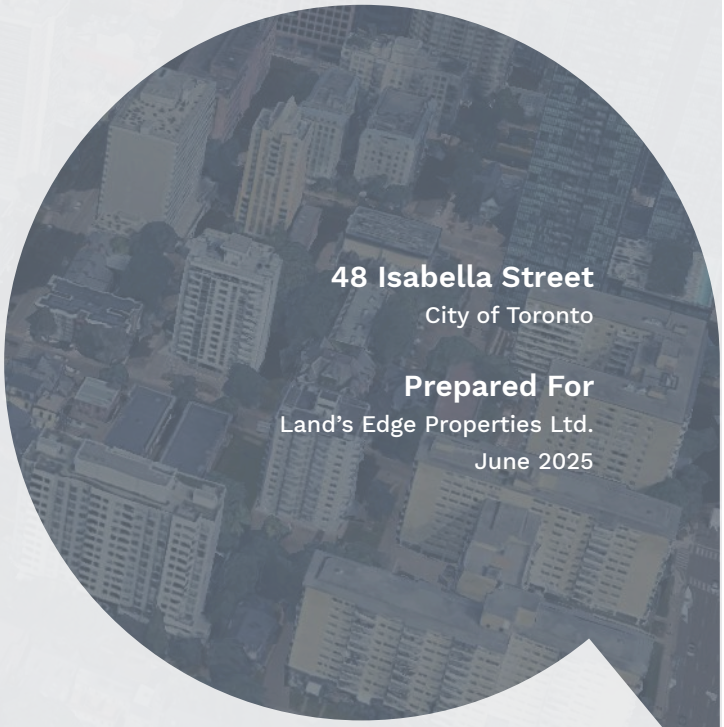
BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT

Appendix B

Block Context Plan

BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT

Block Context Plan



48 Isabella Street
City of Toronto

Prepared For
Land's Edge Properties Ltd.
June 2025

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Job Number
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5 Conclusion 27

1

Introduction

This Block Context Plan ("BCP") has been prepared by Bousfields Inc. in support of an Official Plan Amendment and Zoning By-law Amendment application for the lands municipally known as 48 Isabella Street in the City of Toronto ("subject site"). The subject site is located within the Downtown, on the north side of Isabella Street mid-block between Yonge Street and Church Street. The Official Plan Amendment and rezoning application would facilitate the redevelopment of the subject site with a 69-storey residential apartment building, inclusive of a 2-storey podium base. The proposal includes 814 dwelling units of which 84 are rental replacement units.

The BCP provides an analysis of how the physical form of the proposed development fits within the existing and planned surrounding context. The BCP includes an inventory of development in the area, including active and/or recently approved development applications, as well as buildings under construction in the vicinity of the subject site.

This BCP serves as a companion document to the Planning and Urban Design Rationale report, also prepared by Bousfields Inc., and should be reviewed with the other reports and technical studies comprising this application.

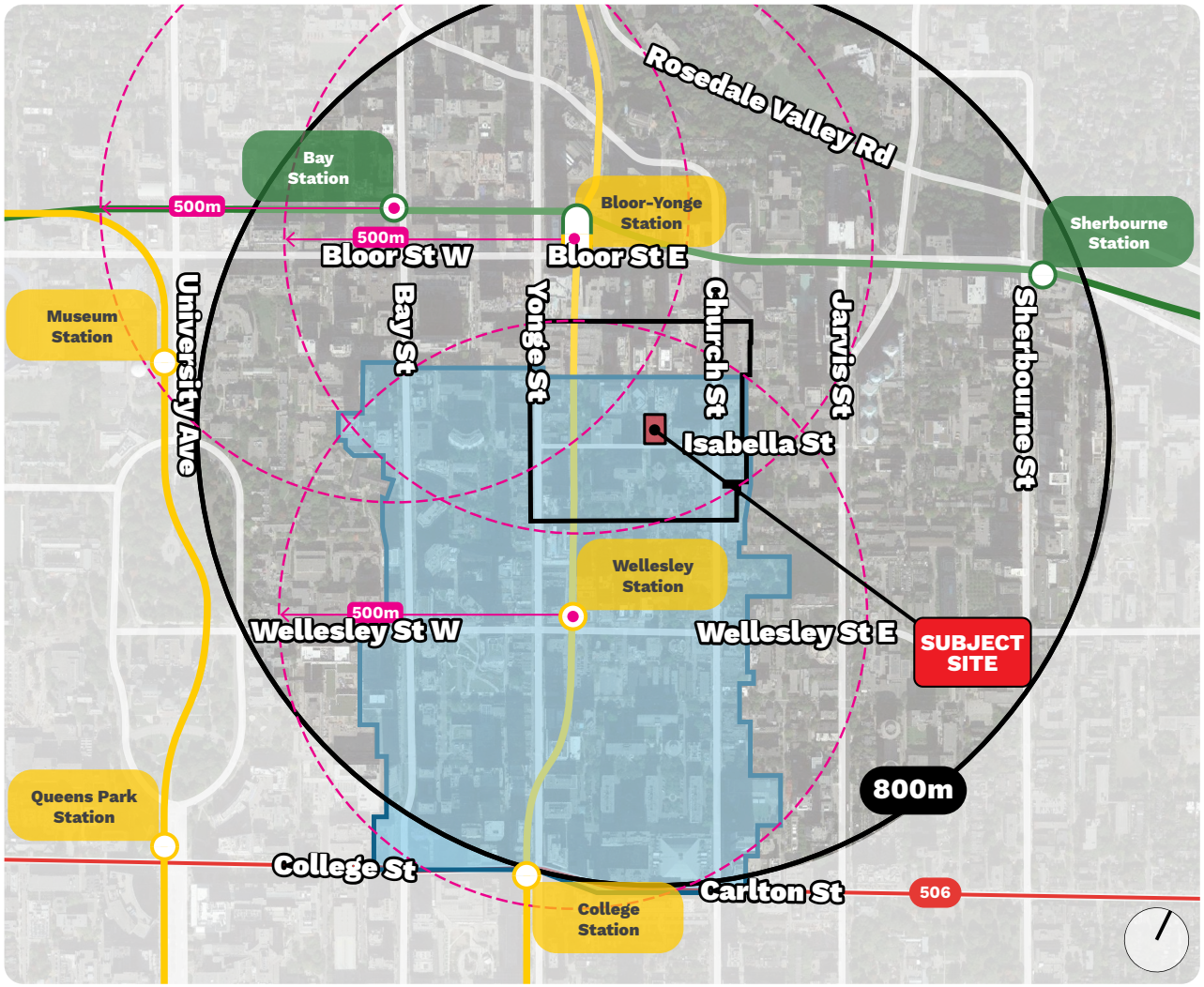


Figure 1 - Area Context

Legend

- Study Area Boundary
- Subject Site
- North Downtown Yonge OPA 183 (SASP 382) Boundary
- Subway Line 1 (Yonge/University)
- Subway Line 2 (Bloor/Danforth)
- TTC Streetcar Route

2

Study Area and Existing Context

As illustrated in **Figure 2**, the BCP Study Area is bounded by Hayden Street to the north, properties fronting the east side of Church Street to the east, Gloucester Street to the south, and Yonge Street to the west.

The Study Area is located within Downtown Toronto approximately 170 metres east of Yonge Street and approximately 80 metres west of Church Street.

The segment of Yonge Street extending north and south along the western extent of the BCP Study Area, known as North Downtown Yonge, has experienced an increase in development activity in recent years structured along the Yonge Street subway line and at higher density nodes located proximate to subway stations. This includes several proposed, approved, under construction, and recently constructed buildings with heights up to 91 storeys. There is an emerging tall building context, particularly within the area generally bounded by Yonge Street, Bloor Street East, Church Street, and Isabella Street, where buildings of different heights are located and coexist in close proximity to one another.

The BCP Study Area is located within the Isabella Character Area as set out by Official Plan Amendment 183 ("OPA 183") and identified in **Figure 5** of this report. The Isabella Character Area is characterized by primarily residential buildings, with a mix of low-rise, mid-rise and high-rise buildings. The high-rise buildings generally date from the 1950s and 1960s and were developed with a "tower in the park" typology, predominantly with slab-style floorplates. The low-rise buildings in the surrounding area generally date from the late 1800s and early 1900s, a number of which are designated or listed under the Ontario Heritage Act.

The public realm within the Isabella Character Area is supported by generous landscaped areas provided within building setbacks. Within the Yonge Street Character Area, to the west along Yonge Street are a number of mainstreet commercial mixed-use buildings that are low-rise in scale. Several are heritage designated buildings built to the lot lines on all four sides, with windows facing east and west.

The subject site is within convenient walking distance of three higher-order transit stations on TTC Line 1 and Line 2, including Bay Subway Station (within approximately 560-metre radius), Bloor-Yonge Subway Station (within an approximate 300-metre radius) and Wellesley Subway Station (within an approximate 350-metre radius). The Study Area is included within the boundary of the PMTSAs associated with the Bay, Bloor-Yonge and Wellesley Subway Stations, as set out in Site and Area Specific Policy ("SASP") 599, SASP 600, and SASP 602, respectively.

Given its location within the Downtown, the Council-adopted Bloor-Yonge and Wellesley PMTSAs and its situation with respect to excellent transit service, the Study Area is located within a strategic growth area as defined by the PPS (2024), and therefore an appropriate location to accommodate intensification and higher-density mixed uses in a more compact built form. Accordingly, it is appropriate to seek higher levels of residential density within the Study Area than both the existing and current as-of-right zoning condition allows.

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Park
- Privately-Owned Publicly Accessible Spaces "POPS"
- # Municipal Address
- Topography*

**Contour Souce: City of Toronto Maps. Contour lines shown in 1.0-metre intervals.*

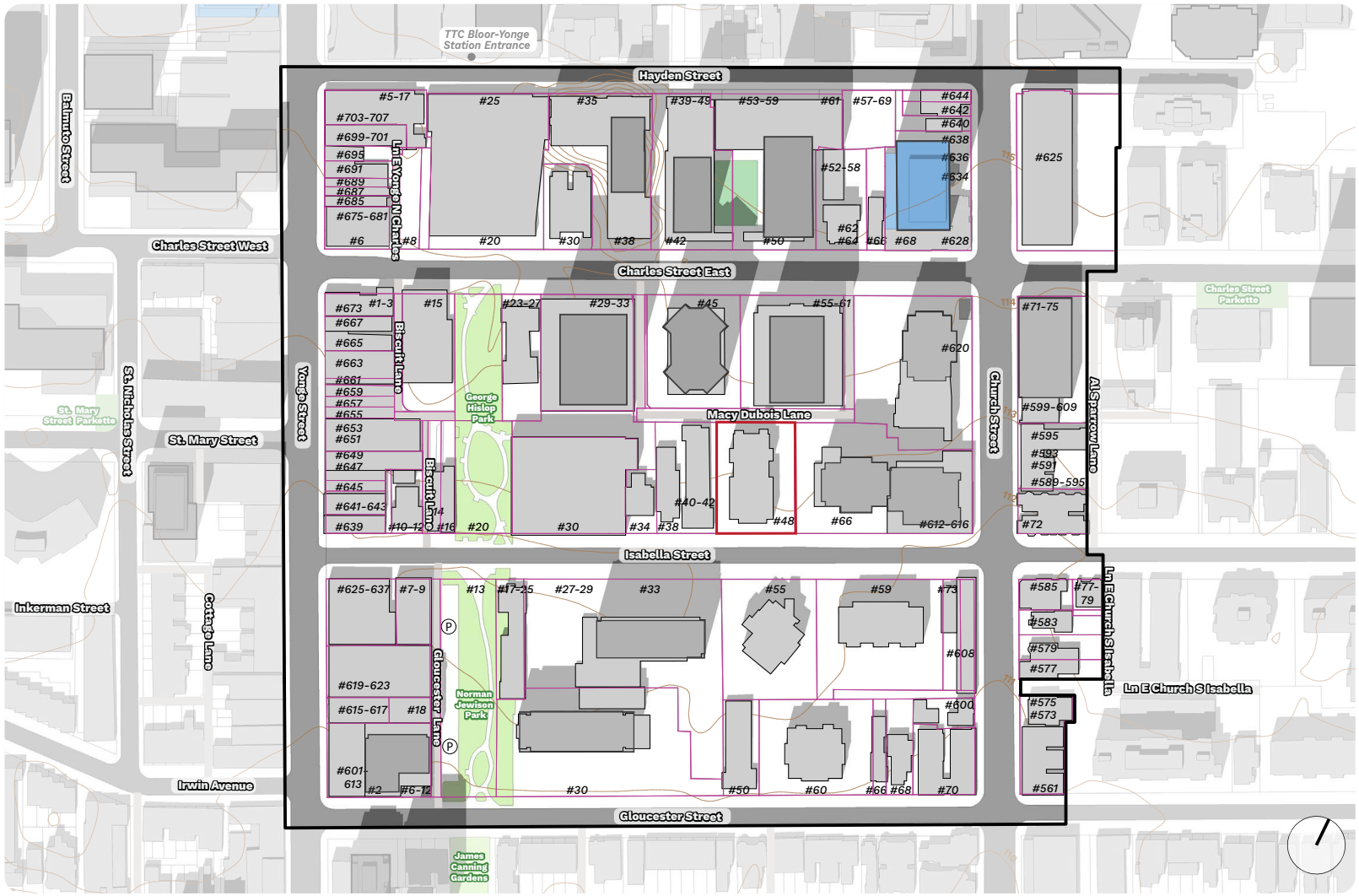


Figure 2 - Existing Study Area and Topography

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Park
- Privately-Owned Publicly Accessible Spaces "POPS"
- # Municipal Address
- Historic Yonge Street Heritage Conservation District

Heritage Register

- Listed Property
- Designated Property under Part IV of the Ontario Heritage Act
- Designated Property under Part V of the Ontario Heritage Act

Figure 3 - Existing Heritage Context

Legend

- Study Area Boundary
- Subject Site

Official Plan Land Use Designations (Map 18)

- *Neighbourhoods*
- *Apartment Neighbourhoods*
- *Mixed Use Areas*
- *Other Open Spaces Areas*
- *Parks*

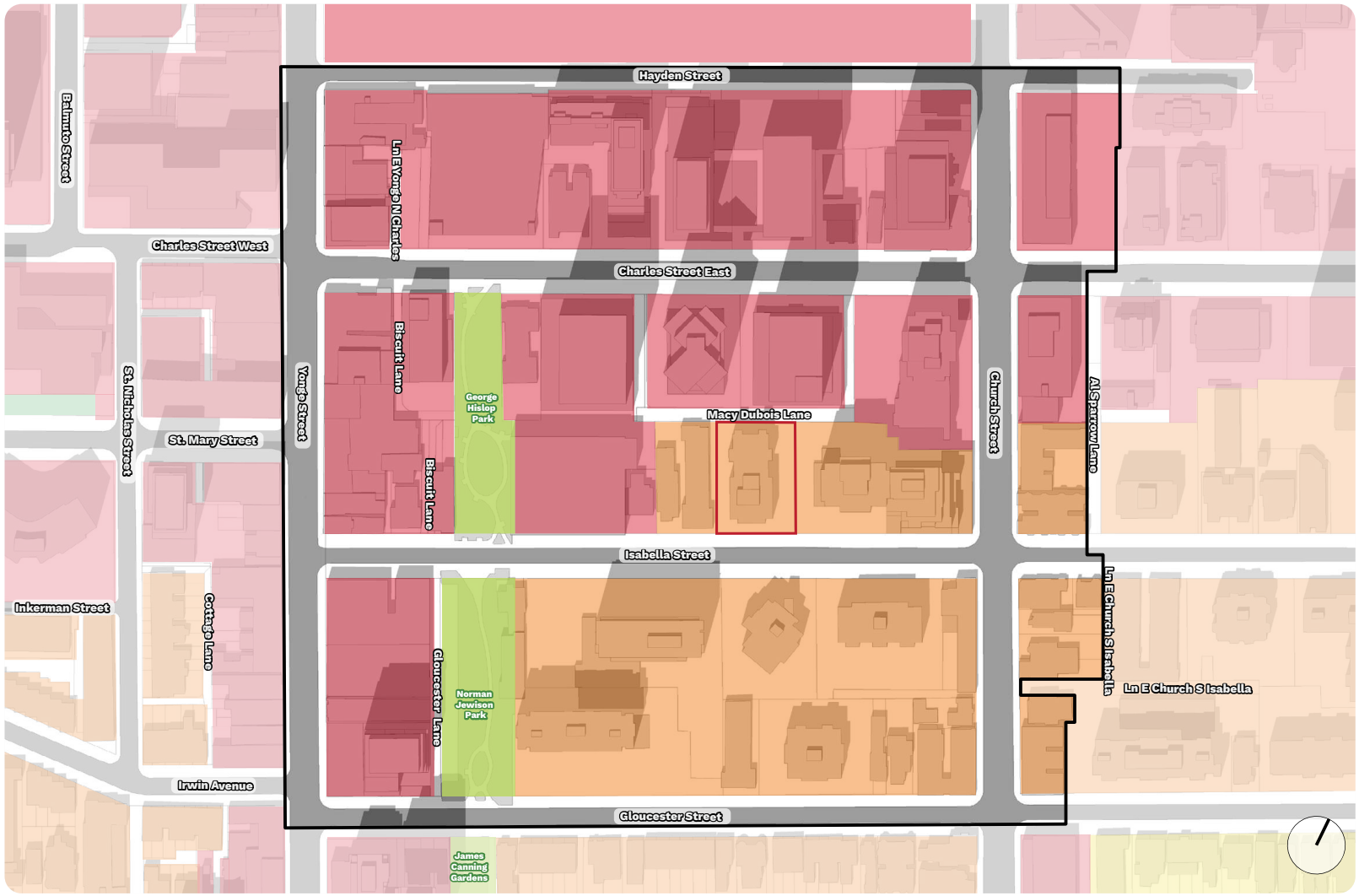


Figure 4 - Existing Land Use - Official Plan Land Use Plan Map 18

Legend

- Study Area Boundary
- Subject Site

OPA 183 - SASP 382

Map 1 : Character Areas

- North Downtown Yonge Planning Framework Study Boundary
- Yonge Street Character Area
- Other Character Areas

Map 2 : Open Space Network

- Public Park
- Green Open Space
- Courtyards, Forecourts and Squares
- Potential Open Space Opportunity
- Park Connections
- Pedestrian Mid-Block Connections
- Proposed Future Pedestrian Connections

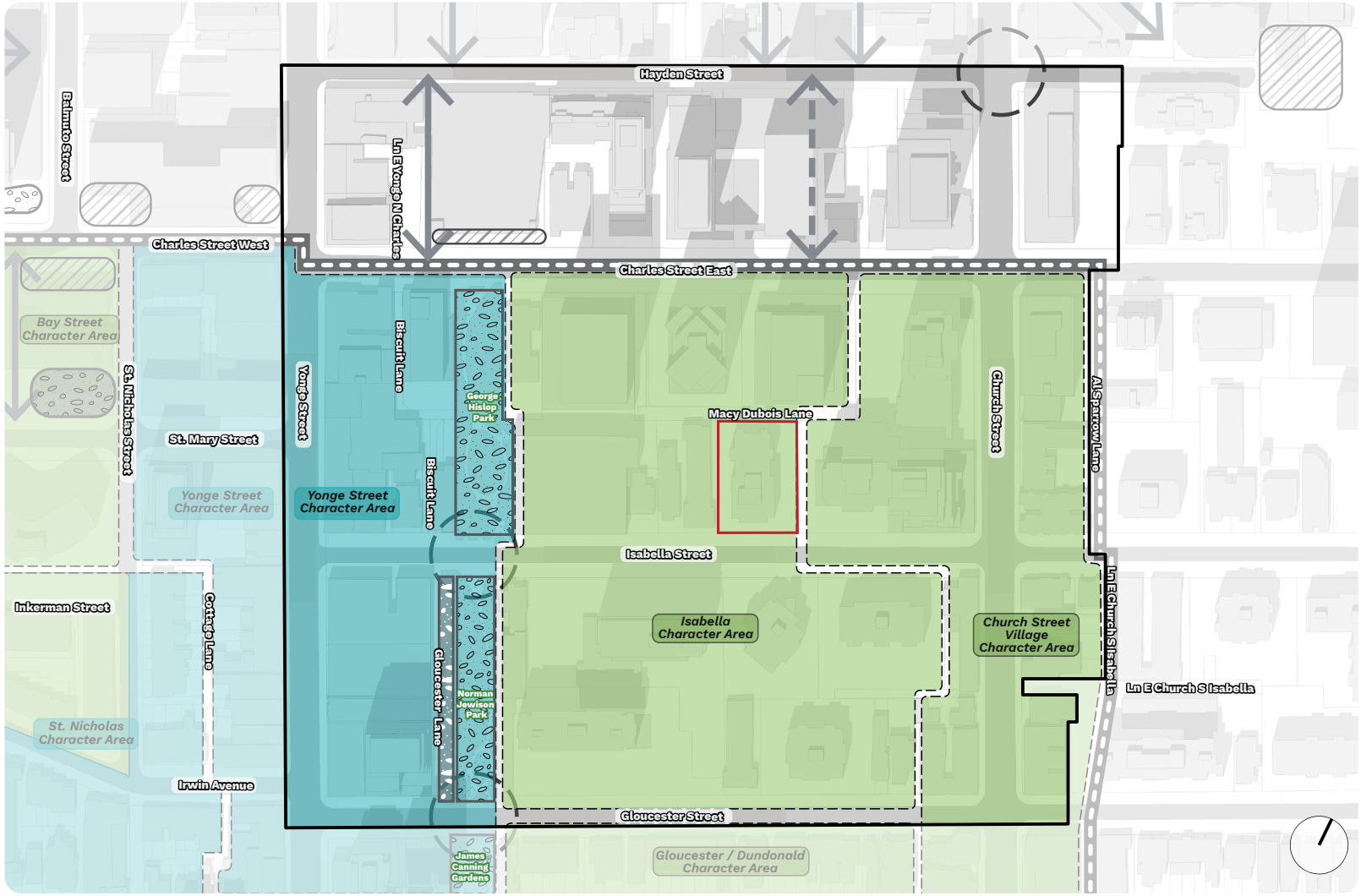


Figure 5 - North Downtown Yonge Planning Framework Study - OPA 183

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Public Parking Lot

Existing Building Uses

- Commercial
- Office
- Commercial/Office
- Mixed Use (Commercial and Residential)
- Residential
- Place of Worship
- Short-Term Rental / Hotel
- Parking Structure
- Entertainment / Performance Venue

Figure 6 - Existing Built Form and Use

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Park
- Privately-Owned Publicly Accessible Spaces "POPS"

Road Classification

- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Local Road
- Laneway
- TTC Bus Route
- TTC Line 1 Yonge-University
- TTC Bus Stop
- Signalized Intersection

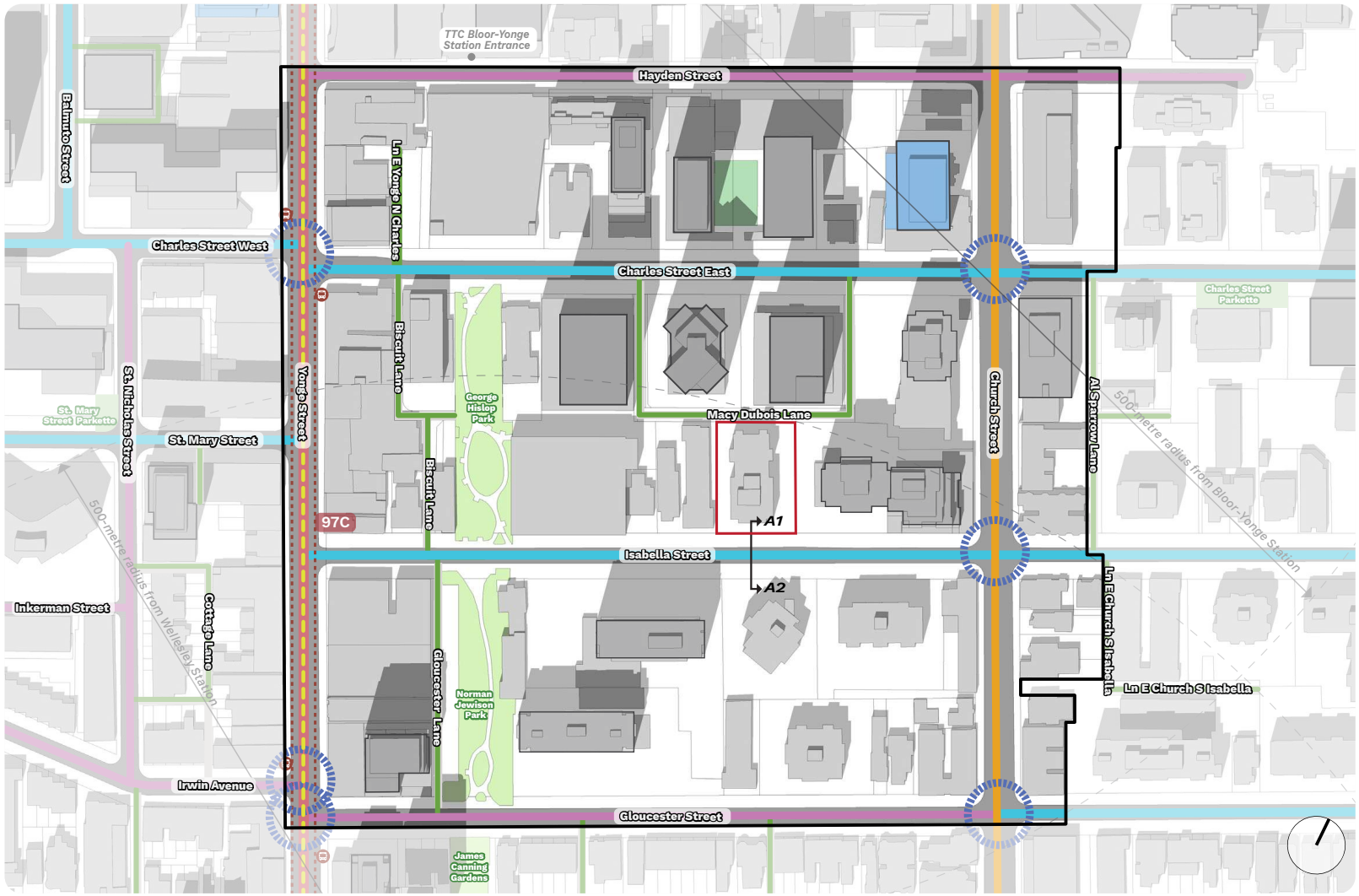


Figure 7 - Existing Road Network and Transit Connections

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Park
- Privately-Owned Publicly Accessible Spaces "POPS"
- Pedestrian Route
- Pedestrian Crosswalk
- Mid-Block Pedestrian Connection
- Tree Location (Approximate)
- Bikeshare Location

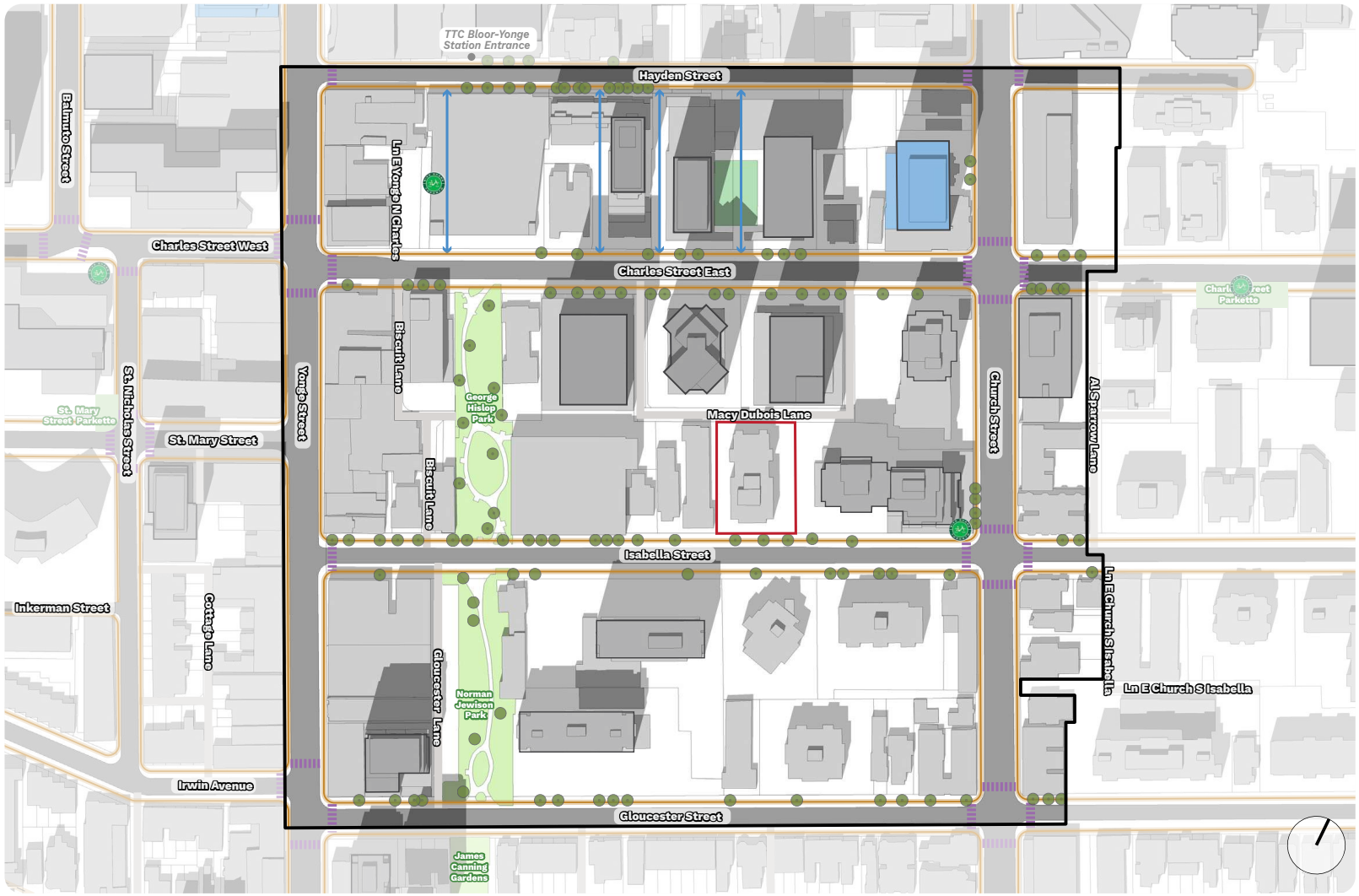
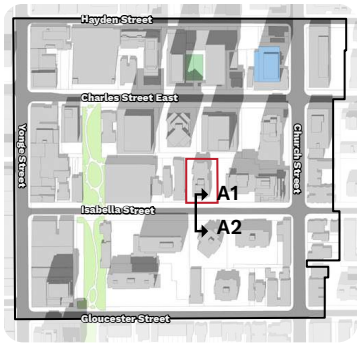


Figure 8 - Existing Pedestrian and Public Realm Elements



Key Map

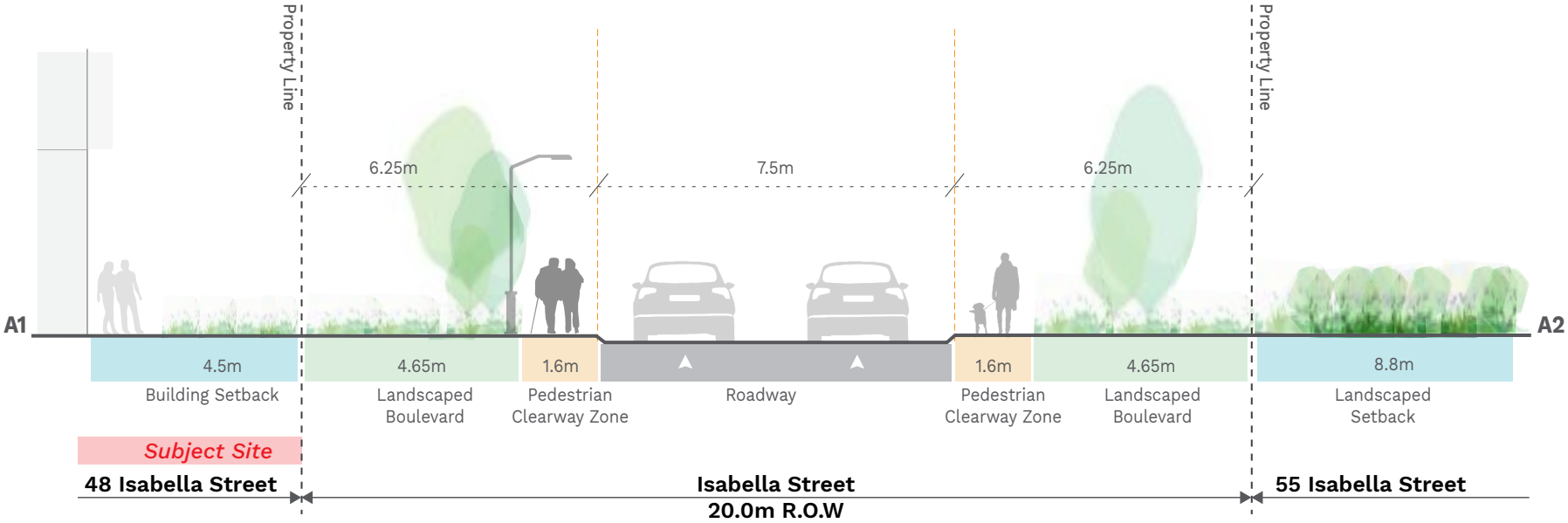


Figure 9 - Existing Street Section through Isabella Street (A1-A2)

3

Development Context

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Park
- Privately-Owned Publicly Accessible Spaces "POPS"

Development Activity

1. *699 Yonge Street & 7 Hayden Street*
   Height: 66-ST / 216.5m*
   Status: Approved
2. *66 Charles Street East*
   Height: 11-ST / 35.0m*
   Status: Proposed
3. *68-70 Charles Street East & 628-638 Church Street*
   Height: 50-ST / 155.4m*
   Status: Under Construction
4. *625 Church Street*
   Height: 50-ST / 194.0m*
   Status: Approved
5. *15 Charles Street East and 16 Isabella St*
   Height: 66-ST / 216.6m*
   Status: Approved
6. *645 Yonge Street*
   Height: 76-ST / 280.0m*
   Status: Approved
7. *619-637 Yonge Street & 1-9 Isabella Street*
   Height: 70-ST / 239.8m*
   Status: Approved
8. *33 Isabella Street*
   Height: 3-ST
   Status: Approved

**Metric height includes MPH*

Figure 10 - Recent Development Activity

4

Long-term Conceptual Redevelopment

Identification of Potential Future Soft Sites

This Block Context Plan demonstrates how the development proposal fits with the existing, planned and emerging built form context within the Study Area. Moreover, it identifies conceptual soft sites that may develop in a manner that fits with the emerging built form pattern in this area of the Downtown, specifically within the North Downtown Yonge area.

Potential soft sites are understood to be underutilized parcels where opportunities exist to redevelop into a more intense, urban and transit-oriented land use and built form. In the Study Area, these include lands designated *Apartment Neighbourhoods* and *Mixed Use Areas*. Larger sites in the *Apartment Neighbourhoods* land use infill opportunities may require planning for new and extended public realm, including new streets or shared driveways, and may require preserving significant existing landscape and recreation features as part of "integrating older apartments with new development in a manner that improves the quality of life for all". Moreover, properties designated *Mixed Use Areas* are intended to provide a broad mix of residential, commercial and office uses, in single use or mixed-use buildings, as well as open spaces in order to revitalize areas of the City that are largely vacant or underused.

For the purposes of this Block Context Plan, eight potential soft sites have been identified within the Study Area:

- 675-695 Yonge Street and 6 Charles Street East;
- 20-30 Charles Street and 25 Hayden Street;
- 640-644 Church Street and 57-69 Hayden Street;
- 655-673 Yonge Street and 1-3 Charles Street East;
- 30-42 Isabella Street;
- 589-595 Church Street and 72 Isabella Street;
- 60-70 Gloucester Street and 600 Church Street; and
- 577-585 Church Street and 77-79 Isabella Street.

The built form principles used for the conceptual massings for soft sites are generally consistent with the City's urban design policy and guideline framework and are widely accepted as appropriate standards in urban design practice.

In our opinion, the proposed built form approach, if applied to the conceptual soft sites, would not have adverse impacts on the surrounding context and would support provincial and municipal policy directions for growth in appropriate locations well served by infrastructure and higher order transit, in particular on sites that are within one or more PMTSAs.

A summary of the urban design approach applied to the conceptual redevelopment sites identified on **Figure 11** is as follows:

- Enhanced public realm should be provided with active street frontages that are visually and physically accessible to the surrounding street and sidewalk network.
- Buildings should be sited and massed to limit shadow impacts on adjacent streets, parks, and low-rise residential neighbourhoods.
- Base building elements and mid-rise, street-related buildings should promote active at-grade uses.
- Key terminus sites, potential gateways, and intersections should be enhanced and be made visually prominent through built form, architectural articulation, or public realm enhancement.
- Base building elements and mid-rise, street-related buildings should be located parallel to the street, driveways or pedestrian walkways where possible.
- Base building elements and tower elements both should be sited and massed to fit within the existing and planned context, through a contextually appropriate and pedestrian scale streetwall.
- Tower elements should be scaled and appropriately separated from each other generally in keeping with the City's Tall Building Design Guidelines.

Soft Site Built Form

Conceptual massing demonstration has been prepared for the potential soft sites, as shown in **Figure 12**. The massings have been prepared with consideration for the urban design and built form standards contained in the Official Plan policies (including those in OPA 183), Downtown Secondary Plan, the Tall Building Design Guidelines (with further consideration for the Downtown Tall Buildings: Vision and Supplementary Design Guidelines), the North Downtown Yonge Urban Design Guidelines, and the key guidelines from the updated city-wide Mid-rise Building Design Guidelines, where applicable.

The Block Context Plan generally envisions the Study Area redeveloping in the form of tall buildings, at a similar height and scale to the proposal for the subject site while allowing or recognizing for distinguishing circumstances between different sites. Within a policy context that promotes intensification, the optimization of land and infrastructure is a desirable planning outcome, provided that there are no unacceptable built form impacts. In our opinion, the redevelopment of each, or all, of the identified soft sites could occur in a manner that would achieve appropriate built form relationships.

To that end, the conceptual massing demonstration has been prepared based on a number of contextual considerations, including:

- The size, depth and ability to consolidate properties to create development parcels;
- Preliminary review of heritage listed and designated properties;
- Proximity to Bloor-Yonge and Wellesley stations;
- Surrounding built form context, both along each right-of-way and at a high level within the broader urban structure,
- Proximity to existing *Neighbourhoods* and *Parks;* and
- Preliminary analysis of shadow impacts.

In particular, the massing concepts were developed based on the following parameters:

- Conserve heritage buildings that are listed on the City of Toronto Heritage Register and/or designated under Part IV of the *Ontario Heritage Act*.
- Provide a floor-to-floor height of 4.5 metres at grade to accommodate non-residential uses, while all subsequent floors above achieve a floor-to-floor height of 3.0 metres for residential uses;
- For mid-rise buildings, provide an appropriate pedestrian perception stepback above the streetwall;
- For mid-rise buildings, provide a minimum 7.5-metre rear setback from the property line and a minimum 2.5-metre rear stepback above the 6th storey;
- Provide an appropriate transition in scale down to lower-scaled buildings, parks, and open spaces;
- Provide an approximate typical building depth of 22.0 metres, where possible;
- Locate tall buildings to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space, and other shadow sensitive areas;
- Provide a setback along the front property line, where necessary, to align with the existing setback pattern, and/or achieve the planned right-of-way width;
- Mass towers to generally respect the intent of the built form policies for each character sub-area identified in OPA 183/ SASP 328, including a generous tower setback along Yonge Street;
- Site towers to maintain a minimum separation distance of 20.0 to 25.0 metres, and off-set building corners where closer adjacencies exist. Provide a minimum setback of 10.0 to 12.5 metres from shared property lines or the centre line of an abutting public lane; and
- Provide tower floor plates between 750 and 850 square metres, with increased consideration for potential built form impacts where floor plates are larger than 750 square metres.

The soft site massing scenarios illustrated in this Block Context Plan are conceptual. Built form and location will be determined on a site-specific basis as appropriate through the development approvals process. In this regard, a number of important factors must be considered when considering the conceptual redevelopment scenarios and their potential impacts:

- The redevelopment of several analyzed soft sites would necessitate the demolition of existing commercial or non-residential uses, which may or may not be economically viable;
- The demonstrated redevelopment of all the conceptual soft sites would require property assembly or consolidation, which may or may not occur; and
- The demonstrated conceptual redevelopment identified for each of the soft sites would require additional development approvals to permit the built form demonstrated which could be refused or modified through the application review process.

As a result, although the conceptual development potential demonstrated in this Block Context Plan is theoretically achievable, it is possible that the soft sites identified may not redevelop, even in the long term and that their cumulative development is one of a myriad of potential outcomes for the Study Area.

Overall, it is our opinion that the proposed built form approach, if applied to a potential redevelopment site, would not result in unacceptable impacts on the surrounding context.

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Park
- Privately-Owned Publicly Accessible Spaces "POPS"
- Potential Soft Site
- Public Parking Lot

1. *Soft Site 1* 675-695 Yonge Street & 6 Charles Street East
2. *Soft Site 2* 20-30 Charles Street & 25 Hayden Street
3. *Soft Site 3* 640-644 Church Street & 57-69 Hayden Street
4. *Soft Site 4* 655-673 Yonge Street & 1-3 Charles Street East
5. *Soft Site 5* 30-42 Isabella Street
6. *Soft Site 6* 589-595 Church Street & 72 Isabella Street
7. *Soft Site 7* 60-70 Gloucester Street & 600 Church Street
8. *Soft Site 8* 577-585 Church Street & 77-79 Isabella Street

Figure 11 - Proposal and Soft Sites within Development Context

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Conceptual Massing
- Potential Soft Site
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Retention of Existing Heritage Building within Soft Site Massing
- Tower Form
- Mid-Rise Form

Figure 12 - Long-term Conceptual Redevelopment of Study Area

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Conceptual Massing
- Potential Soft Site
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
- T Tower Form
- M Mid-Rise Form
- xm Setback/Separation Distance (Approx.)

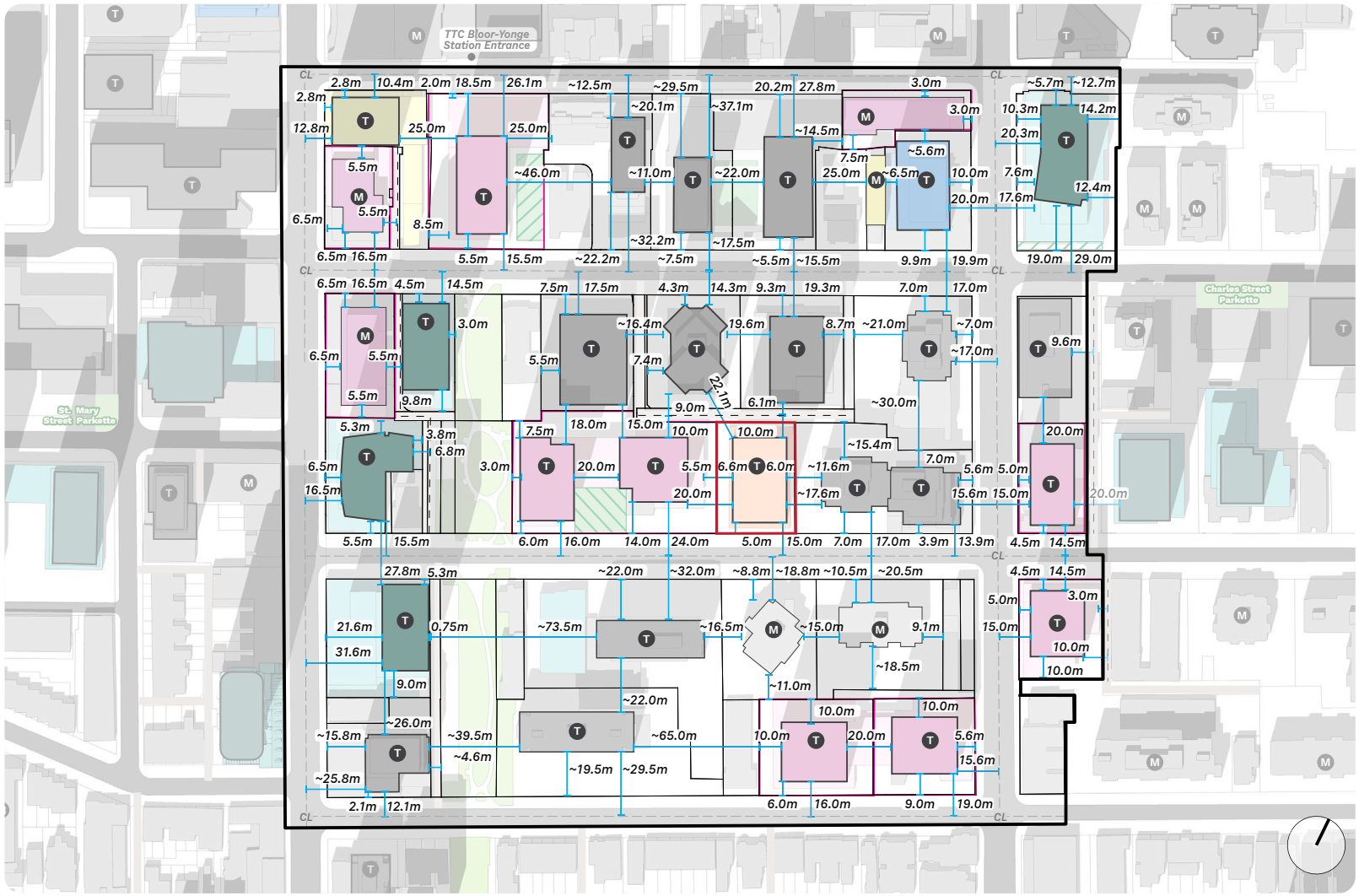


Figure 13 - Long-term Conceptual Redevelopment - Building Setbacks/Separation Distances

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Conceptual Massing
- Potential Soft Site
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
- Residential Entrance
- Non-Residential Entrance
- Conceptual Residential Frontage
- Conceptual Non-Residential Frontage
- Vehicular Access

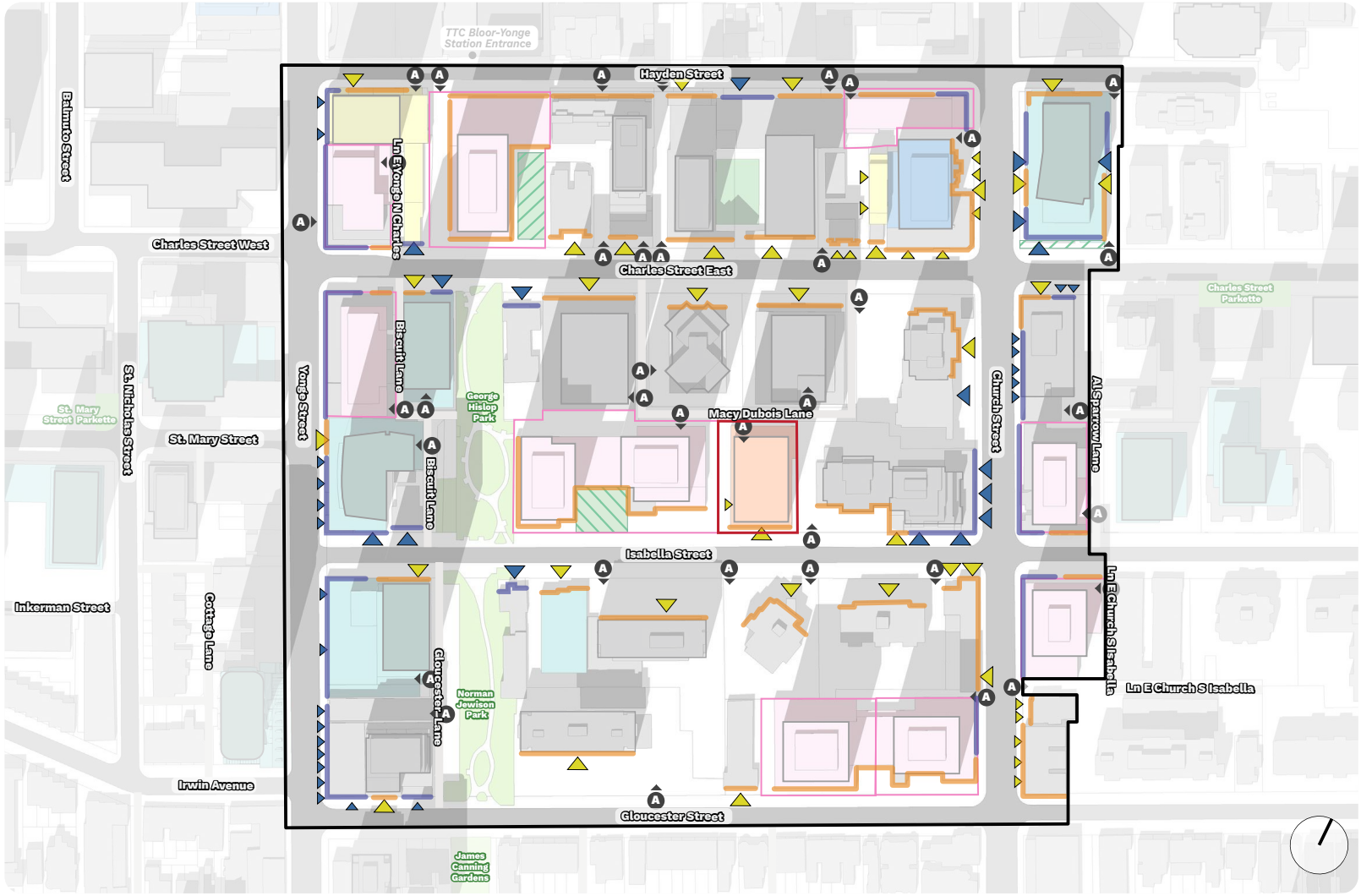


Figure 14 - Long-term Conceptual Redevelopment - Proposed Frontage and Access

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Conceptual Massing
- Potential Soft Site
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
- Pedestrian Route
- Mid-Block Pedestrian Connection
- Proposed/Conceptual Mid-Block Pedestrian Connection
- Existing Pedestrian Crosswalk
- Tree Location (Approximate)
- Tree Location (Proposed - approximate)
- Bikeshare Location

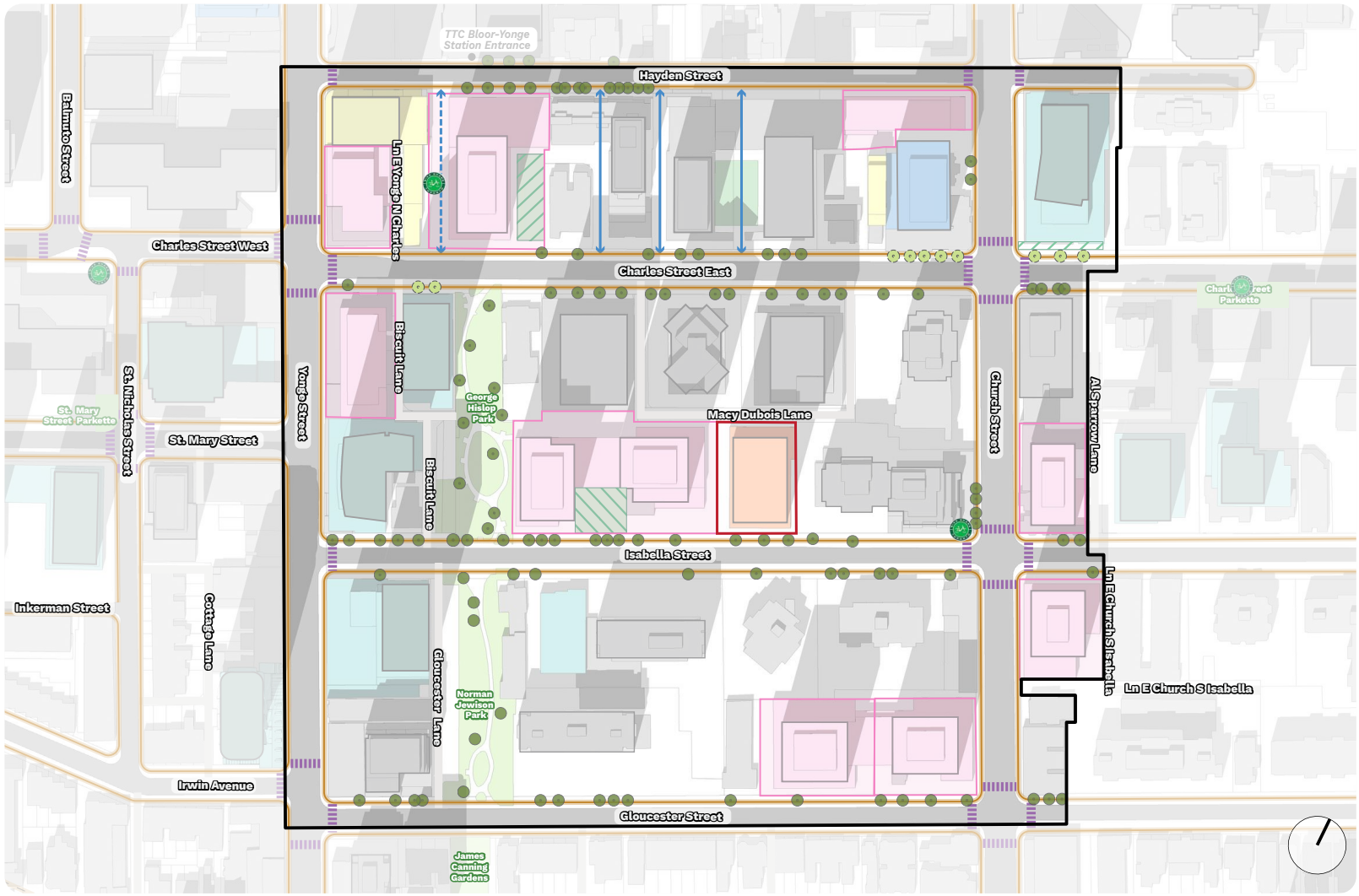


Figure 15 - Long-term Conceptual Redevelopment - Proposed Public Realm

Key Map

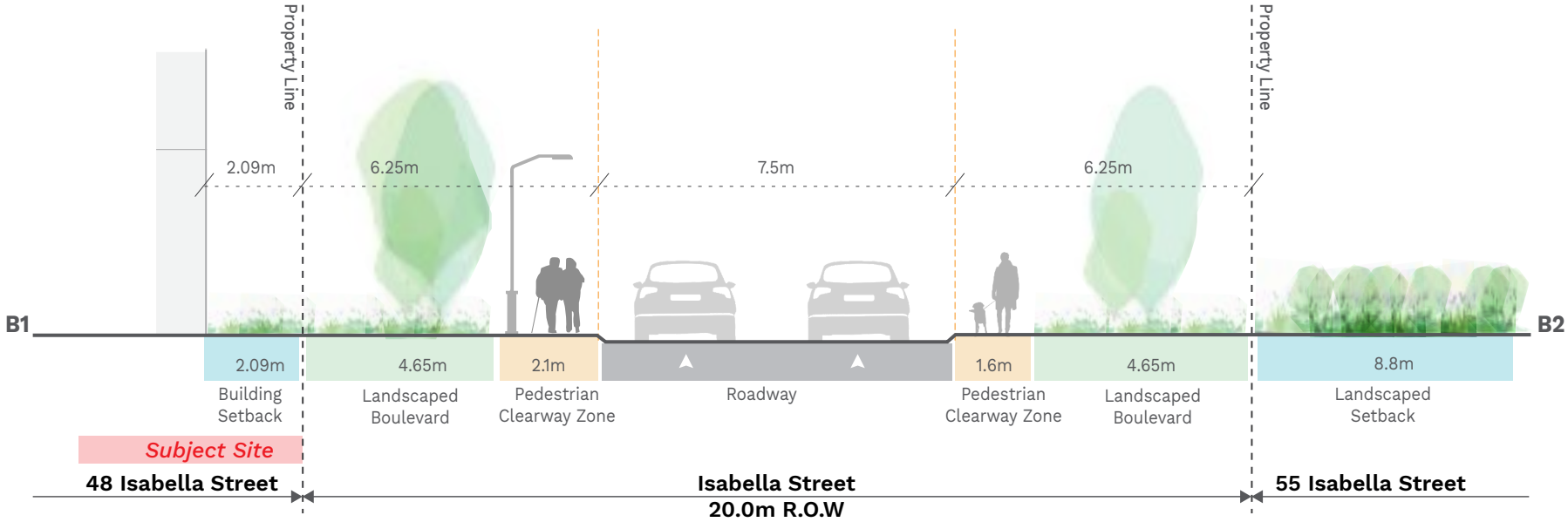


Figure 16 - Proposed Street Section through Isabella Street (B1-B2)

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Conceptual Massing
- Potential Soft Site
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
- Number of Storeys
- Tower Form
- Mid-Rise Form
- Number of Storeys (Existing)

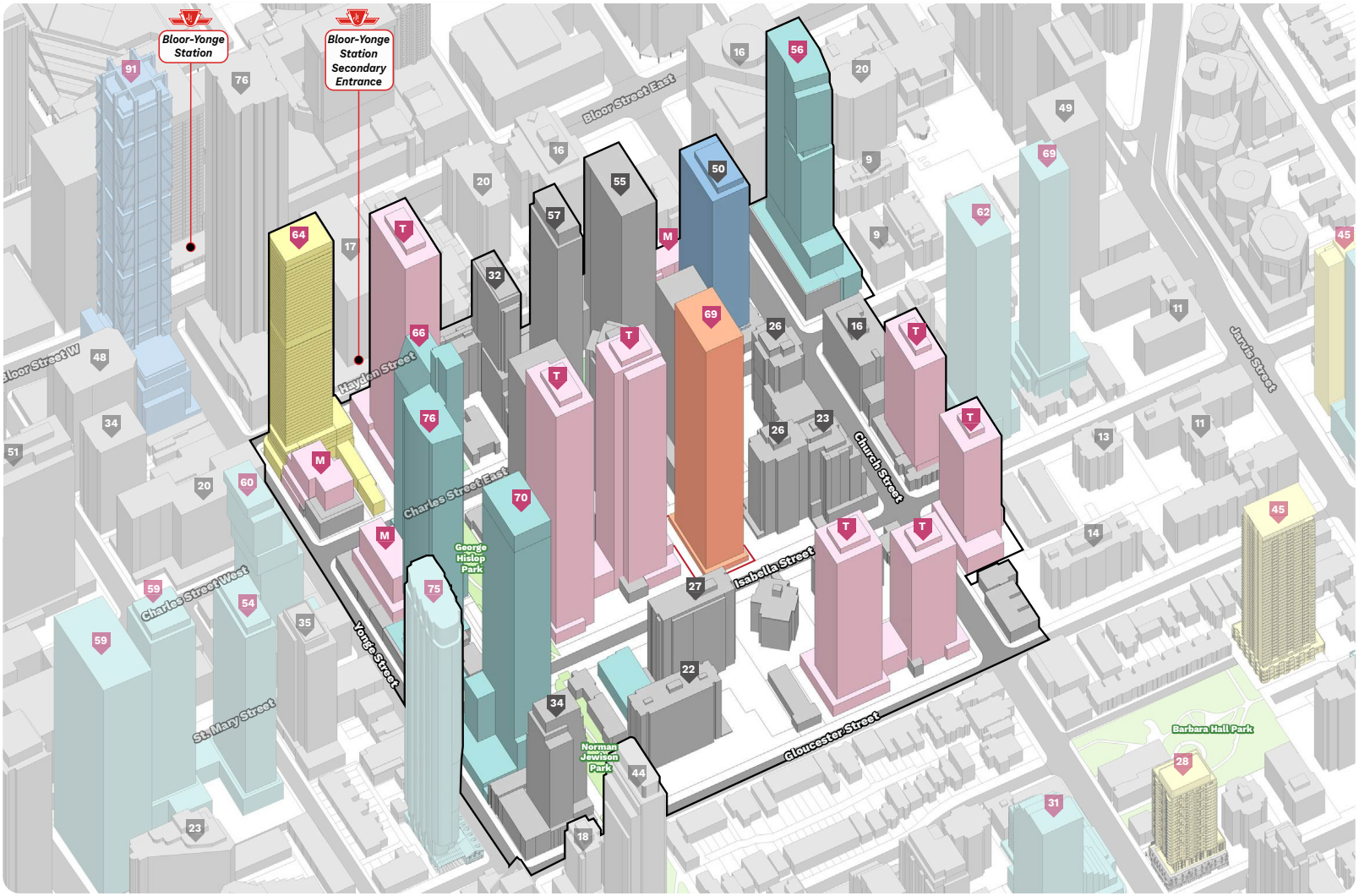


Figure 17 - Long-term Conceptual Redevelopment - Axonometric View Looking Northeast

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Proposed Development
- Conceptual Massing
- Potential Soft Site
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Conceptual Privately-Owned Publicly Accessible Spaces "POPS"
- Number of Storeys
- Tower Form
- Mid-Rise Form
- Number of Storeys (Existing)

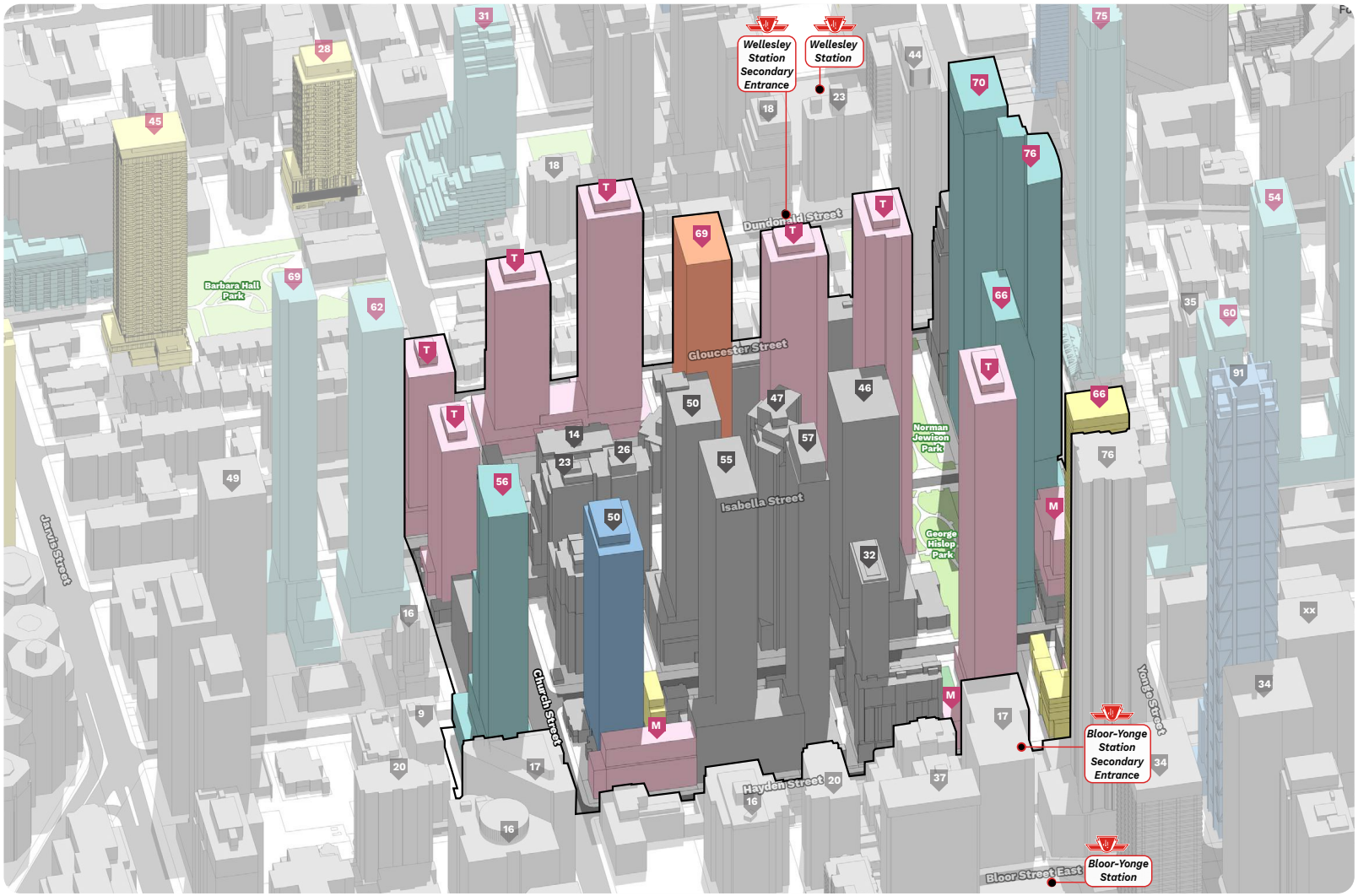
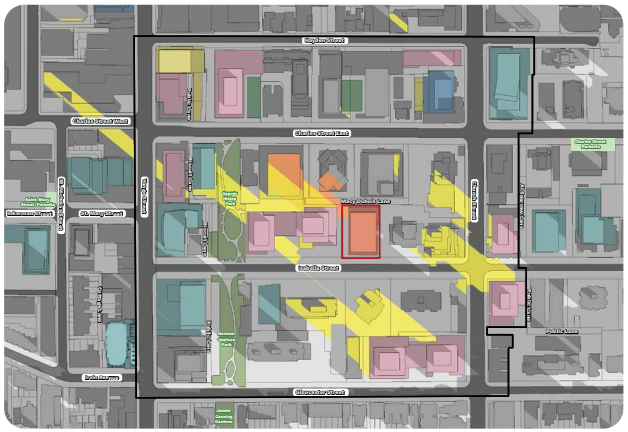
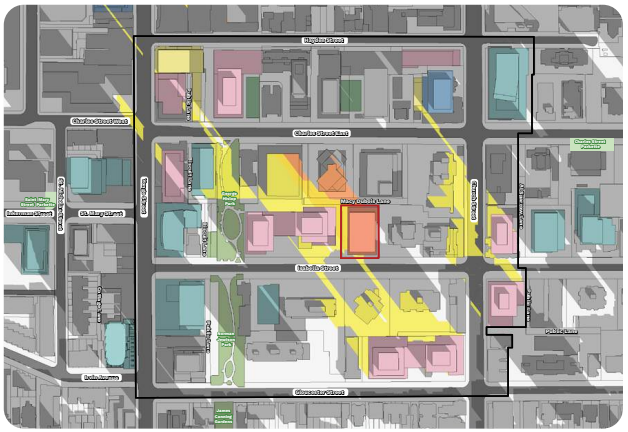


Figure 18 - Long-term Conceptual Redevelopment - Axonometric View Looking Southwest



March/September 21st 9:18 AM



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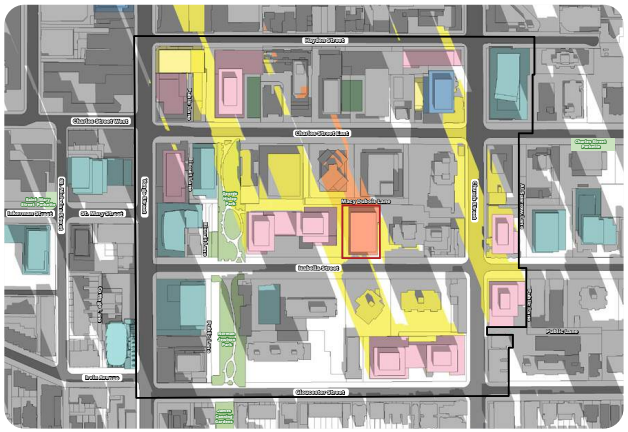

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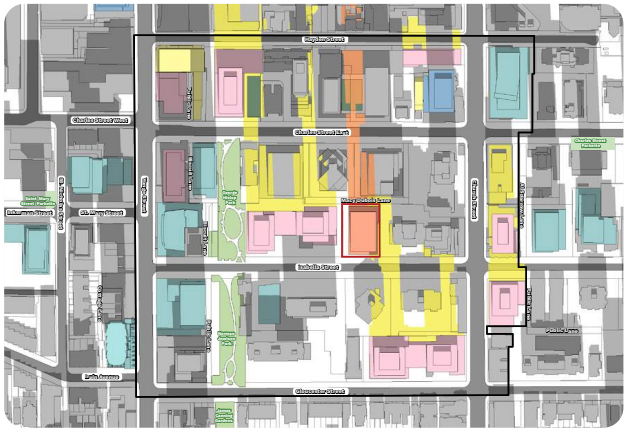

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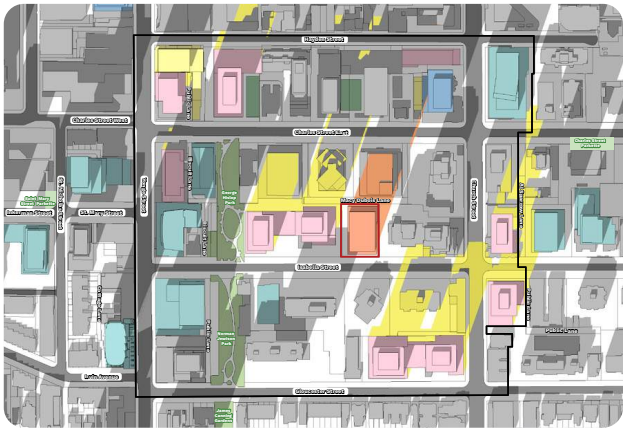

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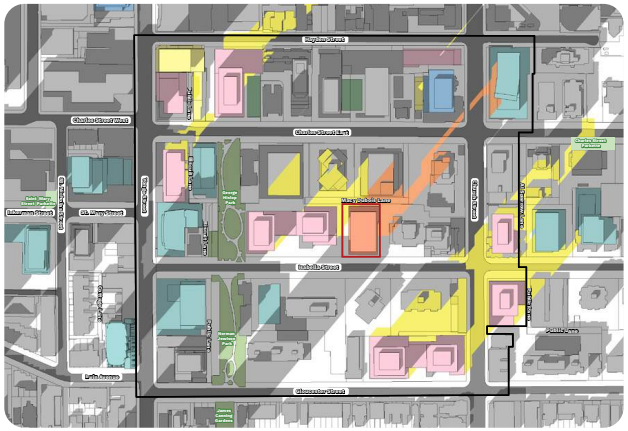

March/September 21st 2:18 PM

Legend

- Study Area Boundary
- Subject Site
- Existing Buildings
- Under Construction Building
- Approved (Not Yet Built)
- Active Development Application
- Conceptual Massing
- Parks
- Privately-Owned Publicly Accessible Spaces "POPS"
- Shadows Cast by Conceptual Soft Sites
- Shadows Cast by Proposal

Figure 19 - Long-term Conceptual Redevelopment - Conceptual Shadows March/September 21st

5

Conclusion

It is our opinion that the redevelopment of the Study Area would likely take the form of mixed-use and residential buildings varying in height and built form according to site-specific constraints and opportunities. The proposal, together with the existing, approved, and potential future developments, will contribute to a complete planned community within the North Downtown Yonge area by providing a mix of uses in a transit-supportive built form and in proximity to excellent transit service.

The conceptual redevelopment demonstrated could also accommodate the potential retention of heritage buildings in the Study Area while increasing the housing options in an existing urban area within multiple PMTSAs. The conceptual redevelopment is keeping with the existing and emerging built form context, specifically the evolving tall building context in the immediate vicinity.

Overall, it is our opinion that the proposed development fits within the existing and planned context and will inform an appropriate scale of future development within the adjacent properties.

BOUSFIELDS INC.

PLANNING | DESIGN | ENGAGEMENT