

## **15 Charles Street East and 16 Isabella Street – Zoning Amendment Application – Preliminary Report**

Date: March 28, 2022

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

**Planning Application Number:** 21 251414 STE 13 OZ

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 15 Charles Street East & 16 Isabella Street for a 54-storey mixed-use development consisting of retail uses located on the ground floor and residential uses above.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 15 Charles Street East and 16 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **FINANCIAL IMPACT**

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

## THE SITE

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**Description:** The site is generally located at the southeast corner of Yonge Street and Charles Street East. The site abuts George Hislop Park to the east, and a City owned lane to the west named Biscuit Lane. The two properties that make up the development site stretch the entire north-south block between Isabella Street and Charles Street East. The site is currently occupied by an 11-storey building.

**Existing Uses:** The existing uses on the site are commercial, including a hotel as the primary use, with service and restaurant uses on the ground floor. Parking is currently provided in an underground garage with access from Charles Street East.

**Heritage:** The site does not include any cultural heritage resources, however there are adjacent properties of heritage value, and the site is situated within the Historic Yonge Street Heritage Conservation District (HCD), which has been adopted by Council but is currently under appeal at the Ontario Land Tribunal and not yet in force.

**Official Plan Designation:** The site is located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan. The site is designated as Mixed Use Areas on Map 18 of the Official Plan. Mixed Use Areas are intended to provide a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community, in addition to employment opportunities.

Toronto Official Plan policies can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

**Downtown Secondary Plan:** Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") designates the site as being Mixed Use Area 1 as depicted on Map 41-3 - Mixed Use Areas. Development within Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site characteristics. Development within Mixed Use Areas 1 will generally be encouraged to provide a significant proportion of non-residential uses within new mixed-use developments. Attachment 5 to this report identifies the site within the Mixed Use Areas of the Downtown Plan.

The Downtown Secondary Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

**North Downtown Yonge SASP 382:** Official Plan Amendments 183 ("OPA 183") established the North Downtown Yonge Site and Area Specific Policy 382 ("SASP 382"). This policy is intended to guide and shape development and redevelopment within the North Downtown Yonge Area. The site is located within the Yonge Street Character Area as identified on Map 1 of SASP 382, and the Height Core Area as identified on Map 2 of SASP 382.

**Zoning:** Under the City's harmonized Zoning By-law 569-2013, the site is zoned Commercial Residential CR (c2.0;l r3.0) x SS1 (x1387), with a permitted height of up to 16 metres. This zone permits a wide range of residential, commercial, recreational and institutional uses.

Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## THE APPLICATION

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**Complete Application Submission Date:** December 31, 2021

**Description:** The application proposes a 54-storey (166 metres plus a 8-metre mechanical penthouse) mixed use building including a 6-storey base building.

**Density/Floor Space Index:** The application proposes a Floor Space Index of 23.81 times the area of the lot.

**Dwelling Units and Amenity Space:** The application proposes 549 dwelling units, 1,104 square metres (2.01 square meters per unit) of indoor amenity space and 280 square metres (0.51 square metres per unit) of outdoor amenity space.

**Commercial Uses:** The application proposes 146 square metres of commercial uses on the ground floor.

**Access, Parking, and Loading:** The proposal includes 65 parking spaces in a five-level underground parking garage. Vehicle and loading access would be provided from an access point on Biscuit Lane, set behind the development. One type-G loading space is proposed.

**Additional Information:** See Attachments 2, 3, and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet respectively. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: [Toronto.ca/15CharlesStE](https://toronto.ca/15CharlesStE)

**Reason for the Applications:** The Zoning By-law Amendment application proposes to amend City-wide Zoning By-law 569-2013 to vary performance standards including: building height, building setbacks, and floor space index requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

**Site Plan Control:** The development is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with this application.

## COMMENTS

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### ISSUES TO BE RESOLVED

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with the provincial Growth Plan, and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified:

- The proposed height of the tower and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The potential impacts associated with the proposed massing, including but not limited to wind and shadowing of adjacent developments and the public realm;
- The relationship between the proposed development and adjacent properties and the public lane, including setbacks and separation distances;
- The suitability of 16 Isabella Street to be conveyed to the City to be used as parkland;
- Identifying opportunities to provide affordable rental housing units in the development;
- The appropriateness of the amount of non-residential floor space proposed;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of high quality building materials and on-site landscaping;
- Determination of infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; and
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

### Additional Issues

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

## **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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## **SIGNATURE**

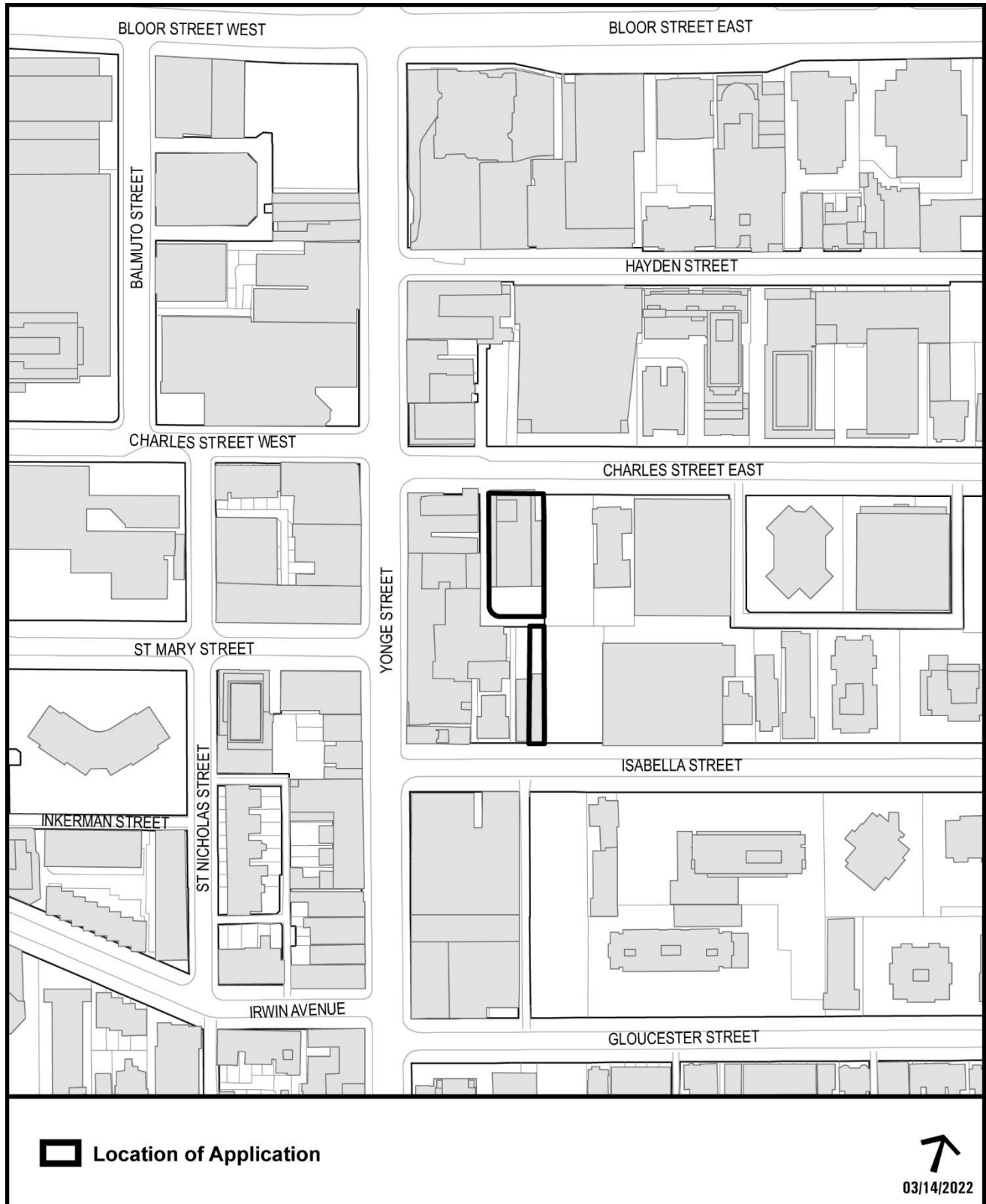
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning, Toronto and East York District

## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Downtown Secondary Plan - Mixed Areas Map  
Attachment 6: Zoning By-law Map  
Attachment 7: Application Data Sheet

## Attachment 1: Location Map



## Attachment 2: 3D Model of Proposal in Context

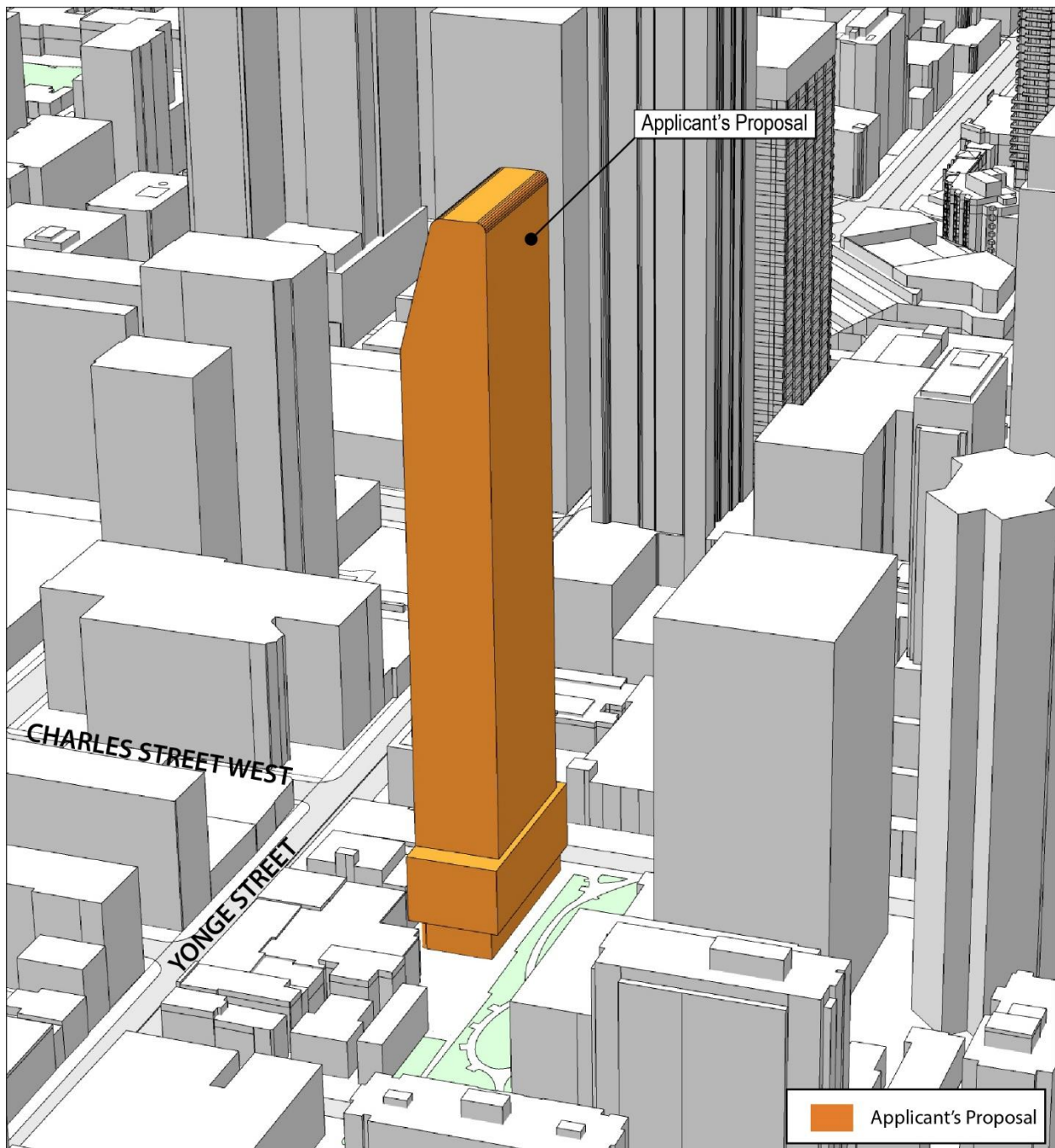


**View of Applicant's Proposal Looking Southeast**



03/14/2022





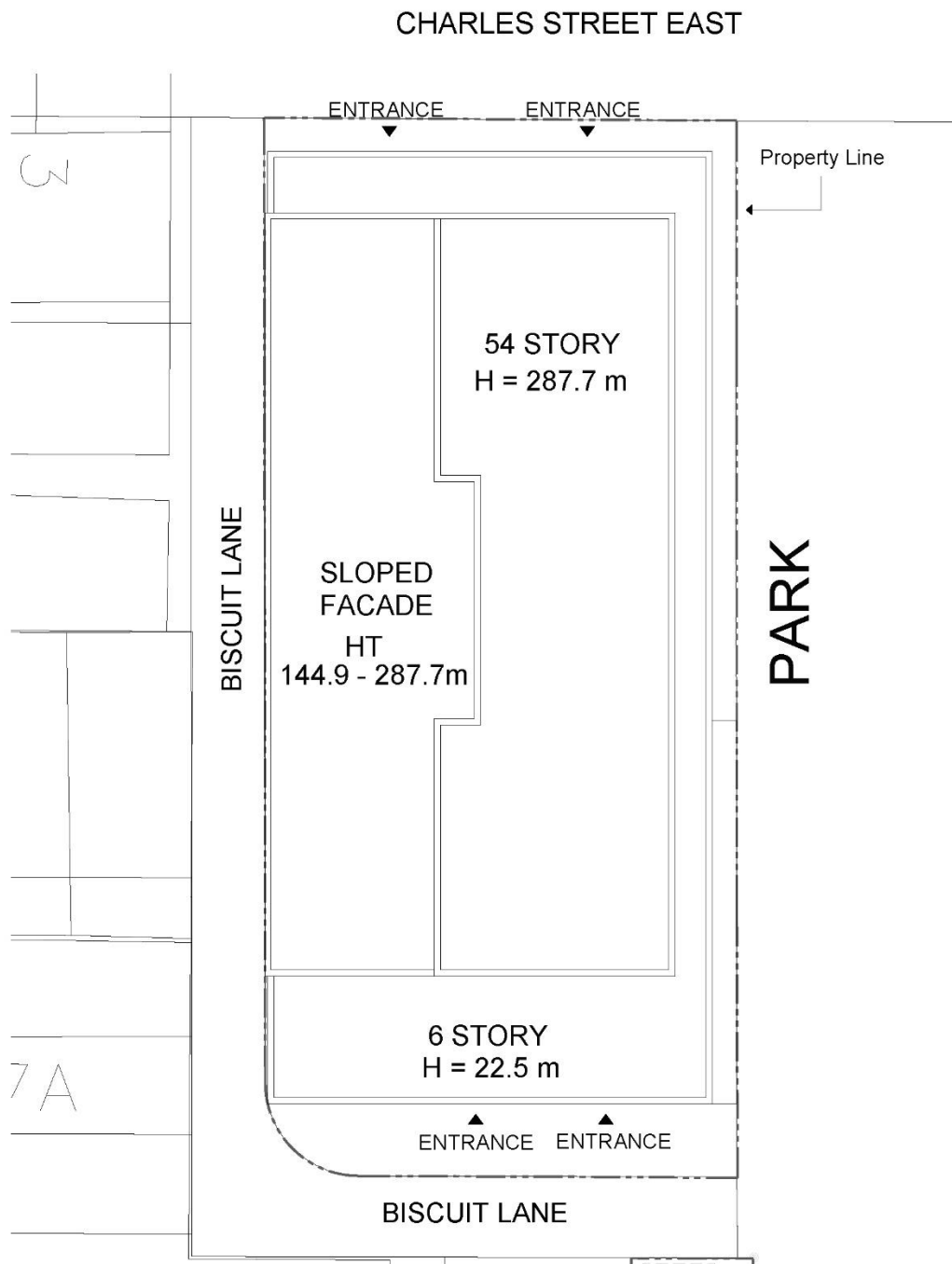
View of Applicant's Proposal Looking Northwest



03/17/2022



Attachment 3: Site Plan



Site Plan



## Attachment 4: Official Plan Map



Official Plan Land Use Map #18

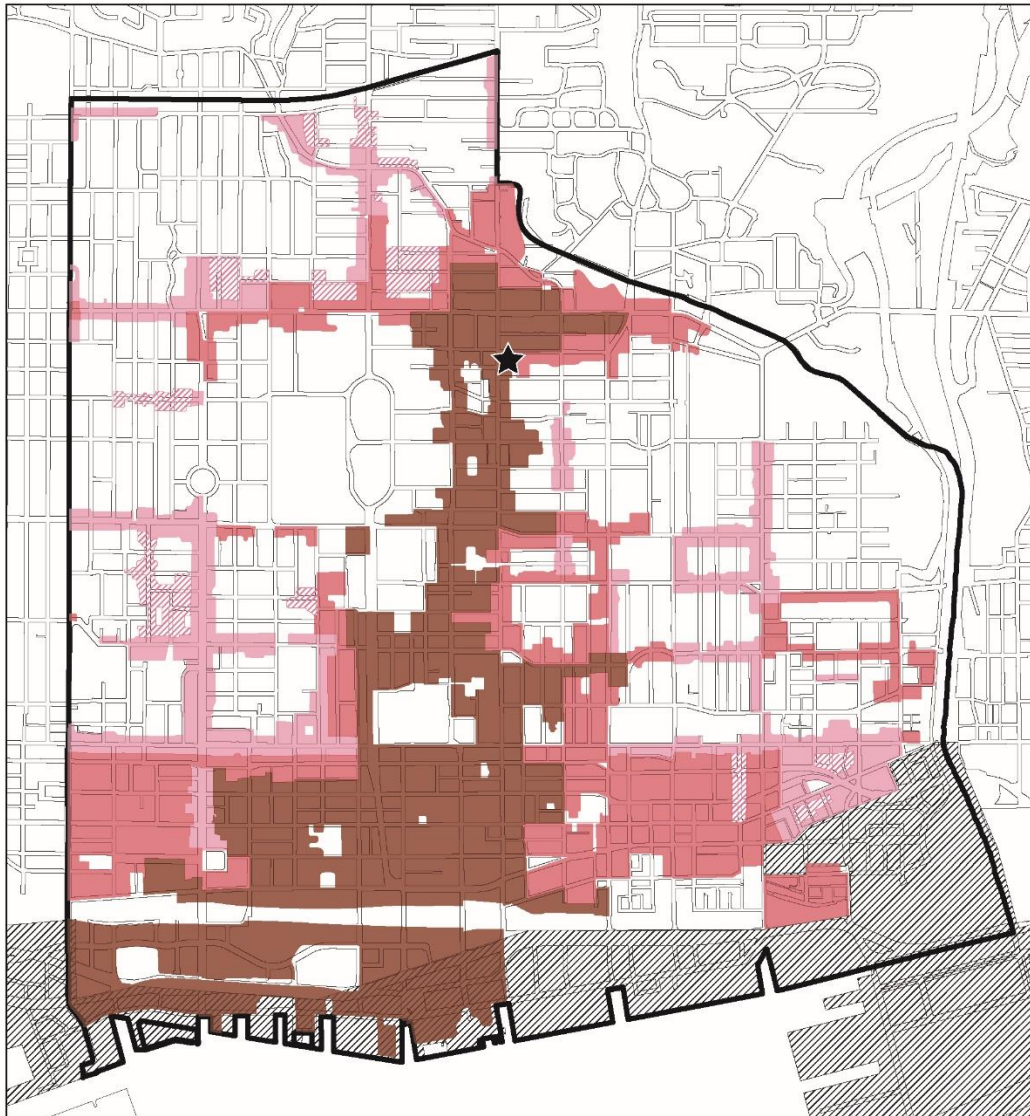
15 Charles Street East & 16 Isabella Street

File # 21 251414 STE 13 0Z



Not to Scale  
Extracted: 03/14/2022

## Attachment 5: Yonge-Eglinton Secondary Plan Character Areas Map



**Downtown Plan**  
**MAP 41-3 Mixed Use Areas**

**15 Charles Street East and 16 Isabella Street**  
File # 21 251414 STE 13 0Z



Not to Scale  
Extracted: 03/14/2022



## Attachment 7: Application Data Sheet

Municipal Address: 15 Charles St E Date Received: December 24, 2021

Application Number: 21 251414 STE 13 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law amendment application for a 54-storey mixed-use building having a non-residential gross floor area of 146 square metres and a residential gross floor area of 35,479 square metres. 549 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
Republic Developments	Matthew Yonge	IBI Group Inc.	Northampton Inns (Whitby) Inc

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	North Downtown Yonge SASP
Zoning:	CR (c2.0;l r3.0) x SS1 (x1387	Heritage Designation:	N/A
Height Limit (m):	16	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 1,496 Frontage (m): 23 Depth (m): 114

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	896		684	684
Residential GFA (sq m):			35,479	35,479
Non-Residential GFA (sq m):	8,580		146	146
Total GFA (sq m):	8,580		35,625	35,625
Height - Storeys:	11		54	54
Height - Metres:			174	174

Lot Coverage Ratio (%)	45.72	Floor Space Index:	23.81
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,479	

Retail GFA: 146  
Office GFA:  
Industrial GFA:  
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			549	549
Other:				
Total Units:			549	549

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	2	390	98	59	
Total Units:	2	390	98	59	

#### Parking and Loading

Parking Spaces:	65	Bicycle Parking Spaces:	550	Loading Docks:	1
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#### CONTACT:

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