

**2 Secord Avenue and 90 Eastdale Avenue –  
Rezoning Application - Preliminary Report**

<b>Date:</b>	March 31, 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 31 – Beaches-East York
<b>Reference Number:</b>	08 231740 STE 31 OZ and 10 119850 STE 31 OZ

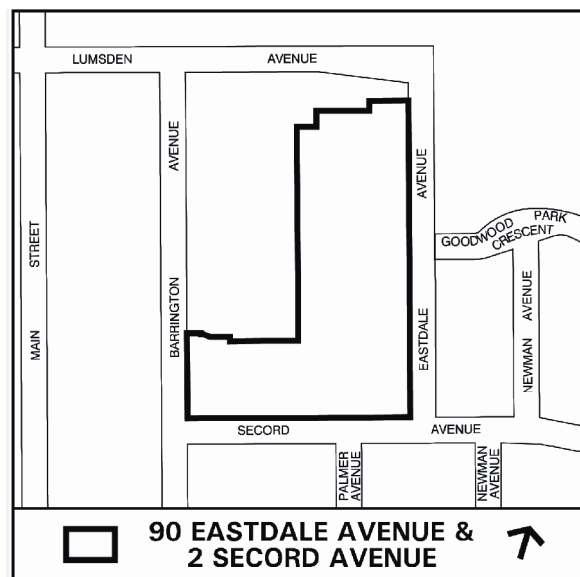
**SUMMARY**

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 two new residential buildings at the lands municipally known as 2 Secord Avenue and 90 Eastdale Avenue. An 18-storey, 144 unit residential building with a 2 storey base and 5, two-storey residential units at grade is proposed at 2 Secord Avenue. A 26-storey, 216 unit residential building with a 2-storey base and 6, two-storey residential units at grade is proposed at 90 Eastdale Avenue. The two new residential buildings are proposed to be condominium.

Attached to the new building at 90 Eastdale Avenue, a 2-storey recreational facility with pool and community rooms is proposed. This recreational facility is proposed to be for the exclusive use of the existing tenants at 2 Secord Avenue and 90 Eastdale Avenue. A recreational facility for the use of the condominium owners would be provided for in the new building located at 90 Eastdale Avenue.

The existing 22-storey rental building at 2 Secord Avenue, the 24-storey rental building at 90 Eastdale Avenue, and the 9 townhouse blocks which contain a total of



52 rental townhouse units are proposed to be maintained.

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

A Community Consultation meeting is anticipated to be held in the second quarter of 2010 with a Statutory Public Meeting targeted for early 2011. The target dates assume that applicant will provide all required information in a timely manner.

## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting 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. The applicant provide notice of the community consultation meeting to the tenants at 90 Eastdale Avenue and 2 Secord Avenue.
4. 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.

### **DECISION HISTORY**

The property at 90 Eastdale Avenue is subject to a Site Specific Zoning that limits the development on the site to a maximum of 369 apartment units, and 30 multiple attached dwellings.

The property at 2 Secord Avenue is subject to a Site Specific Zoning that limits the development on the site to a maximum of 304 apartment units, and 22 multiple attached dwellings.

In April 2008, an application was submitted that sought to demolish 9 townhouse blocks containing a total of fifty-two, 3-bedroom affordable rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue, in order to permit the construction of a 30-storey residential building, a 5-to-8-storey residential building, and sixty, 3-bedroom rental townhouse dwelling units. The existing 22-storey apartment building at 2 Secord Avenue

and 24-storey apartment building at 90 Eastdale Avenue were proposed to be retained. The buildings were proposed to be connected below grade by two levels of parking. The development would have had a total gross floor area of 89,862 m<sup>2</sup>, a total floor space index of 3.39 times the lot area, and would have contained a total of 1,052 dwelling units.

In July 2008, a Preliminary Staff Report was before Toronto and East York Community Council. That report recommended that the applicant revise their proposal to address the comments contained within the Staff Report dated June 17, 2008 and submit outstanding information and/or studies. At that meeting, Toronto and East York Community Council adopted the recommendations contained within the report. The June 2009 Preliminary Staff Report can be found at

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14232.pdf>

The Preliminary Report also identified the need for an Official Plan Amendment. An Official Plan Amendment application was submitted in December 2008, under protest, in response to Planning staff's recommendation along with the outstanding information and/or studies identified in the June 2008 staff report.

A preliminary report from the Director, Community Planning, Toronto and East York District, dated January 14, 2009, relating to the Official Plan Amendment application was before Toronto and East York Community Council on February 9, 2009. At that meeting, Toronto and East York Community Council adopted the recommendations contained within the report. The January 2009 Preliminary Report can be found at <http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18799.pdf>

The preliminary staff reports that were before Toronto and East York Community Council in July 2008 and February 2009 requested that the applicant revise their application to address the comments contained within the reports and further work with City staff to determine if an appropriate level of new development on this site can be considered within the policy framework of the Official Plan.

On March 20<sup>th</sup>, 2009, City Planning Staff met with the applicant and their consultants for a working group session. At that working group session City Planning Staff identified their concerns with the proposals. The issues discussed included rental housing and replacement, the Section 111 application, the provision of amenity space and community benefits, roads, massing, building setbacks and public realm conditions, and shadow impacts on public parks, ravines, and the neighbourhood.

On April 1, 2009, the applicant's Planning consultant informed City staff that the applicant had decided to eliminate the proposed demolition of the fifty-two rental townhouses from their development application. The applicant also indicated that they would be in contact with City staff to discuss additional revisions to the applications, and that the applications be held in abeyance by the Planning Division.

An information report was before Toronto and East York Community Council in September 2009. That report identified that Planning staff have met with the applicant to

review and discuss proposed revisions and modifications to the development scenario that was before the City. The applicant indicated that the revised proposal for this site will involve an 18-storey residential (condominium) building adjacent to the existing building at 2 Secord Avenue, a 22-storey residential (condominium) building in behind the existing building at 90 Eastdale Avenue, and landscaped open space and pedestrian network improvements throughout the entire site. The Information Report can be found at <http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21949.pdf>

Since that time, City staff met with the applicant to discuss further modifications and submission requirements. The application has been modified and is now suitable for circulation and staff review.

### **Pre-Application Consultation**

In November 2009, a pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes two new residential buildings on the lands municipally known as 2 Secord Avenue and 90 Eastdale Avenue (Attachment 1). To the east of the existing 22-storey apartment building at 2 Secord Avenue, the application proposes to construct an 18-storey, 144 unit residential building. The proposed 18-storey building would have a 2 storey podium which would include five (5), 2-storey dwelling units at grade along the eastern elevation. The overall height of the new development would be approximately 52 metres. The new residential building has a proposed gross floor area of approximately 11,010 m<sup>2</sup>. To the west of the existing 24-storey apartment building at 90 Eastdale Avenue, the applicant proposes to construct a 26-storey, 216 unit residential building with a 2-storey base and 6 two-storey units at grade. The overall height of the proposed building would be approximately 79 metres and has a proposed gross floor area of approximately 17,770m<sup>2</sup> (Attachment 2).

A recreational facility for the use of the new residents of the proposed 18-storey and 26-storey condominium buildings would be provided for in the 26-storey condominium building west of 90 Eastdale Avenue. The indoor amenity space would have 907m<sup>2</sup> of gross floor area and would include an indoor pool and other amenity space. Attached to the 26-storey building, at the north elevation, the applicant proposes to construct a 2-storey recreational facility with a gross floor area of 665m<sup>2</sup>. This facility is proposed to be for the exclusive use of the existing tenants at 2 Secord Avenue and 90 Eastdale Avenue and would contain an indoor pool, change rooms, office space and community meeting rooms. This recreational facility is intended to replace the two existing outdoor swimming pools that currently exist on the subject site.

The overall gross floor area proposed for the entire site, including the existing apartment buildings and townhouses, is approximately 85,650 m<sup>2</sup> or 3.23 times the lot area with a

total of 1,110 dwelling units proposed. A total of 862 parking spaces to serve both existing and proposed units as well as visitors is also proposed. The existing 22-storey rental building at 2 Secord Avenue, the 24-storey rental building at 90 Eastdale Avenue, and the 9 townhouse blocks which contain 52 rental townhouse units would be retained.

### **Site and Surrounding Area**

The subject site is within the Crescent Town Neighbourhood, one of the thirteen neighbourhoods identified by Toronto City Council for priority investment.

The subject site is comprised of two properties with an overall area of 2.65 hectares (6.55 acres).

The property at 2 Secord Avenue has an approximate lot area of 11,436 m<sup>2</sup>, and currently contains a 22-storey apartment building and twenty-two, 2-storey townhouse units. The existing development contains 326 residential dwelling units, and has an approximate overall gross floor area of 25,856m<sup>2</sup>.

The property at 90 Eastdale Avenue has an approximate lot area of 15,070 m<sup>2</sup>, and contains a 24-storey apartment building, and thirty, 2-storey townhouse units. The existing development contains 413 residential dwelling units, and has an approximate overall gross floor area of 31,012m<sup>2</sup>.

Development in the vicinity of the site is as follows:

North: Immediately north of the site is the Eastdale Parkette. Further north is a 24–storey apartment building, 2-storey townhouse dwellings and the Taylor Creek Park.

East: Development to the east of the site consists of a mix of a 15-storey apartment building, 2-storey townhouses, and single detached and semi-detached dwellings.

South: Development south of the site consists of an elementary school, and low density residential development.

West: Immediately west of the site are two apartment buildings which are 20 and 22–storeys in height, and 2-storey townhouse dwellings units. Further west, development consists of low density residential development.

### **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 site is designated "*Apartment Neighbourhoods*" in the Official Plan. "*Apartment Neighbourhoods*" 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. All land uses that are provided for in the "*Neighbourhoods*" designation are also permitted in "*Apartment Neighbourhoods*".

Significant growth is generally not intended within developed "*Apartment Neighbourhoods*". However, compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development on a site containing an existing apartment building will be required to meet the specific development criteria outlined in the Official Plan.

## **Zoning**

The site at 2 Secord Avenue is subject to a Site Specific Zoning By-law. The site is zoned R3A.13 in the former Borough of East York Zoning By-law 6752, as amended, which limits development on the site to a maximum of 304 apartment units and 22 multiple attached dwellings. The site specific zoning also prescribes a minimum parking requirement, a maximum unit size mix, a minimum side yard setback, and prohibits the projection of balconies.

The site at 90 Eastdale Avenue is subject to a Site Specific Zoning By-law. The site is zoned R3A.6 in the former Borough of East York Zoning By-law 6752, as amended, which limits development on the site to a maximum of 369 apartment units and 30 multiple attached dwellings. The site specific zoning also prescribes a minimum parking requirement, a maximum unit size mix, side yard setbacks, and prohibits the projection of balconies.

## **Site Plan Control**

The subject site and proposed development are subject to Site Plan Control. To date, a Site Plan Control application has not been submitted. A Site Plan Control Application is required in order to allow staff to review and process the application and ensure that Staff understand how the proposed and existing developments will work together.

## **Tree Preservation**

The application seeks to remove a number of large trees as part of their development proposal. As part of the application, an Arborist/Tree Preservation Report was submitted and will be reviewed by City Staff.

## **Reasons for the Application**

A Rezoning application is required to permit the scale and density proposed by the applicant.

Provided the proposed development is found to be in compliance with the development criteria for “*Apartment Neighbourhoods*” an Official Plan amendment will not be required.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Report
- Shadow Impact Study
- Arborist Report
- Transportation Impact Assessment (including Parking Study)
- Functional Servicing Report (including Site Servicing and Stormwater Management)
- Toronto Green Standard Checklist
- Plan of Survey and Topographical Survey
- Architectural Plans including Site Plan, Roof Plan, Floor Plans, Underground Parking Plans, Site and Building Sections, Perspectives, and Landscape Plan

The applicant has been requested to submit the following to City staff in order for staff to review and process the application:

- Building Elevation Drawings
- Detailed Landscape Plans, including landscape details and planting lists
- An Archaeological Assessment
- A complete Site Plan Control Application

A Notification of Complete Application was issued on March 22, 2010.

## **Issues to be Resolved**

### **Priority Neighbourhoods**

During the current term of City Council, the City of Toronto has placed increased emphasis on identifying vulnerable neighbourhoods and targeting resources to improve quality of life of their residents. Thirteen neighbourhood areas have been identified for priority investment, one of which is the Crescent Town neighbourhood.

In priority neighbourhoods, revitalization strategies will be prepared through resident and stakeholder partnerships to address such matters as, but not limited to, improving local parks, transit, community services and facilities; improving the public realm, streets and sidewalks; and identifying opportunities to improve the quality of the existing stock of housing or building a range of new housing. These strategies will be addressed through the processing of an application, and through the use of Section 37 of the *Planning Act*.

### **Land Use**

The subject site is designated “*Apartment Neighbourhoods*” in the Official Plan. “*Neighbourhoods*” and built up “*Apartment Neighbourhoods*” are considered physically stable areas and are not areas where significant growth is anticipated. Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impacts. Development within “*Apartment Neighbourhoods*” will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns.

The Official Plan does recognize that infill may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development may occur if the proposal meets the development criteria set out in Policies 4.2.2 and 4.2.3 of the Official Plan. Staff will review the proposal against the development criteria for “*Apartment Neighbourhoods*” as set out in the Official Plan.

### **Surrounding Context**

The Plan states that development in “*Apartment Neighbourhoods*” which is adjacent or close to “*Neighbourhoods*” will be compatible, provide a gradual transition of scale and density by stepping down buildings, maintain adequate light and privacy for residents, and attenuate resulting parking and traffic impacts on adjacent streets so not to significantly diminish the residential amenity of those “*Neighbourhoods*”. Intensification on land adjacent to neighbourhoods is required to be carefully controlled so that neighbourhoods are protected from negative impact by locating and organizing to fit with its existing and/or planned context.

The subject site is part of a block that is an “*Apartment Neighbourhood*” and has low-density residential uses on three sides. The configuration of the subject site including the



location of existing buildings presents a challenge for infill development on this site and for the block as a whole. This will be reviewed through the processing of the application.

### **Height**

It is necessary for new development adjacent to neighbourhoods to be carefully controlled by locating and organizing new buildings to fit into the existing context, while ensuring that negative impacts are limited and adequately mitigated. The built form of the neighbourhood, which surrounds the “*Apartment Neighbourhoods*” designation, is low-density development in the form of single-detached dwellings and some townhouse dwellings.

The applicant seeks to introduce two tall buildings on this site as part of the larger infill development. The proposed 26-storey building west of 90 Eastdale Avenue, with its overall building height of approximately 79 metres, will become the highest building in the interior of the neighbourhood. In addition, the proposed 18-storey building is located across the street from a “*Neighbourhood*” and low density residential built forms. Staff will review the proposed heights and the buildings fit into the existing site context. Staff will also examine the relationship and proportions of the proposed buildings to the existing character of the block and the immediate area.

### **Density**

The East York Zoning By-law, 6725, as amended, allows apartment buildings to have a maximum FSI of 2.00 times the lot, with some bonusing allowed when the building coverage is below 75% of the lot area.

The proposed overall development, including existing and proposed buildings, will have a Floor Space Index (FSI) of 3.23 times the lot area. When the FSI is calculated for each individual site, the FSI is 3.22 times the lot area for 2 Secord Avenue and 3.24 times the lot area for 90 Eastdale Avenue. Given the location of this site, City staff will review the appropriateness of the densities proposed by the applicant.

### **Relationship to Existing Tall Buildings**

Staff will review the Design Criteria for the review of Tall Building Proposals and the appropriateness of the proposed scale and massing in terms of overall heights proposed, built form arrangements on the site, tower diameter, separation distances, setbacks from lot lines, as well as the compatibility and relationship with the existing on-site context and the surrounding context.

As part of the application review, Planning Staff will also require that the applicant submit a pedestrian level wind study in order to ensure that the site conditions would be suitable and appropriate. Staff have some concerns with the possible ground related conditions between the existing and proposed high rise buildings. Should the wind study identify site issues, the necessary mitigative measures may have to be incorporated into the proposed zoning changes, such as changes to the building massing, configuration, or height. This would be further secured as part of the Site Plan Control application.

### **Public Realm and Built Form**

The Official Plan recognizes the importance of good design and its impact on creating a great city. Development, and well designed projects are required to have regard for buildings, private spaces and the public realm. Developments which propose new streets should be designed to, amongst other matters, divide larger sites into smaller development blocks. In addition, the Official Plan Built Form policies stress the importance of new development fitting harmoniously into its existing and/or planned context and limiting its impacts on neighbouring streets, parks, open spaces and properties.

The applicant proposes to provide a private driveway off Eastdale Avenue to access and service the proposed 26-storey building to the west of 90 Eastdale Avenue. Although this will be a private driveway, it is important this driveway creates a streetscape that reads and functions as a public street with appropriate paved widths, formalized entry points, curbs, sidewalks and street tree plantings. Staff will review the proposal as it relates to the Built Form policies contained within the Official Plan.

### **Amenities**

The subject site is within the Crescent Town Neighbourhood, a priority neighbourhood. In these neighbourhoods there is an emphasis on enhancing community and neighbourhood amenities by improving and expanding existing parks, recreational facilities, libraries, local institutions, and by creating new community facilities, local institutions and adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. A recreational facility for the use of the new residents of the proposed 18-storey and 26-storey condominium buildings is proposed in the 26-storey condominium building west of 90 Eastdale Avenue. The indoor amenity space would have 907m<sup>2</sup> of gross floor area and will include an indoor pool and other amenity uses.

As part of the applicant's proposal, a 2-storey recreational facility with a gross floor area of 665m<sup>2</sup> is proposed to be attached to the 26-storey building west of 90 Eastdale Avenue, at the north elevation. This 2-storey recreational facility is proposed to be for the exclusive use of the existing tenants at 2 Secord Avenue and 90 Eastdale Avenue and would contain an indoor pool, change rooms, office space and community rooms. The facility is intended to replace the two existing outdoor swimming pools that currently exist on the subject site. Staff will consult with the tenants at 2 Secord Avenue and 90 Eastdale Avenue as part of the Community Consultation process regarding the usability and functionality of the recreational facility.

In addition to the indoor amenity facilities proposed, the applicant has also indicated that they plan to improve the outdoor amenity conditions on site by introducing small seating areas with landscaping and improved lighting throughout the site. A pedestrian

promenade, new lighting and upgraded walkways are also proposed as part of this development application. The promenade and upgraded walkways would link the buildings and amenity spaces located throughout the site improving site circulation and functionality. The applicant has also indicated that the front and rear yards of the existing townhouses units would be improved with new fencing, walkways and upgraded plantings. A Site Plan Control application is required in order to allow for the assessment of these proposed improvements.

The application seeks to remove an existing open space area which is located to the west of the existing building at 90 Eastdale Avenue. Staff will review the proposed open space areas prepared by the applicant, including the green spaces in front of the existing apartment buildings, to determine if the amount and form of open space proposed are appropriate.

### **Traffic and Parking**

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the developments access to public transit. A Transportation Impact Assessment has been submitted as part of this application and will be reviewed by the appropriate City Divisions.

### **Parkland**

The Planning Act enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. For residential uses, the site is subject to 5%, or if the site is located within a Parkland Acquisition Priority Area as the amount of conveyance is determined by the overall site size. The subject site is not located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007.

In addition, Section 3.1.2.3 of the Official Plan states that new development will be massed to fit harmoniously into its existing context, and will limit its impacts on neighbouring streets, parks and open spaces by minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility. The applicant has submitted a shadow study with their application. The shadow study will be reviewed by staff to determine if the proposal will have any impacts on the conditions and usability of Eastdale Parkette which abuts the northern limit of the development site.

### **Ownership**

The proposal involves existing rental units and new condominium units. It is not clear how this separation of ownership would work with the various common elements. Further clarification regarding the separation of ownership is required from the applicant.

**Section 37 of the Planning Act**

Securing the rental tenure of the existing rental units that are to remain is an Official Plan policy requirement under policy 3.2.1.5, and staff will pursue this through the use of Section 37 provisions. Staff in consultation with the Ward Councillor, will identify and secure other public benefits pursuant to Section 37 of the Planning Act including, but not limited to, improvements to benefit the existing rental housing, under policy 3.2.1.5 as well as appropriate community services, facilities and amenities which address local priorities.

**Working Committee**

Due to the nature of this proposal, it may be appropriate for a working committee to be formed which would consist of City Staff, the Ward Councillor and existing tenants. The recommendation for the formation of a working committee will be presented at the Community Consultation meeting. Based on the feedback at the Community Consultation meeting, staff will evaluate if there is interest in forming a working committee.

Should there be interest in the formation of, and participation in, a working committee, it is suggested that the sessions be broken down into themes, those being: Detailed Review of Development; Urban Design, including review of the sun/shade study, wind study and landscaping details; and Community Services.

**Toronto Green Standard**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

**Other Issues**

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

## **Summary**

City staff have worked with the applicant in order to receive a proposal that is suitable for circulation and review. The proposal seeks to introduce approximately 28,778 m<sup>2</sup> of additional gross floor area to the site via two, new tall buildings. The review of the material provided in support of the application, in addition to the public consultation process, will aid in determining the appropriateness of the proposal and changes required.

## **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

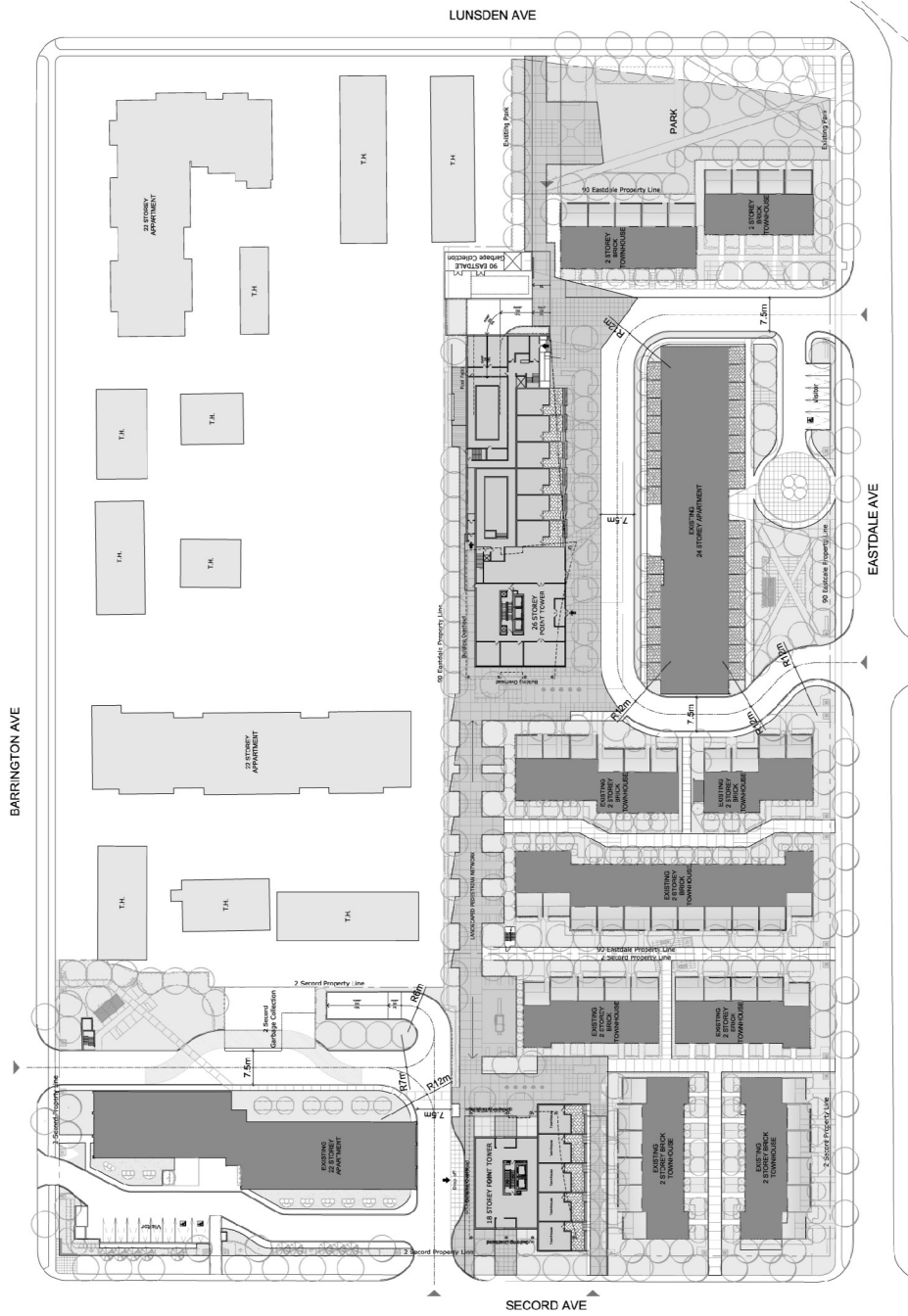
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan

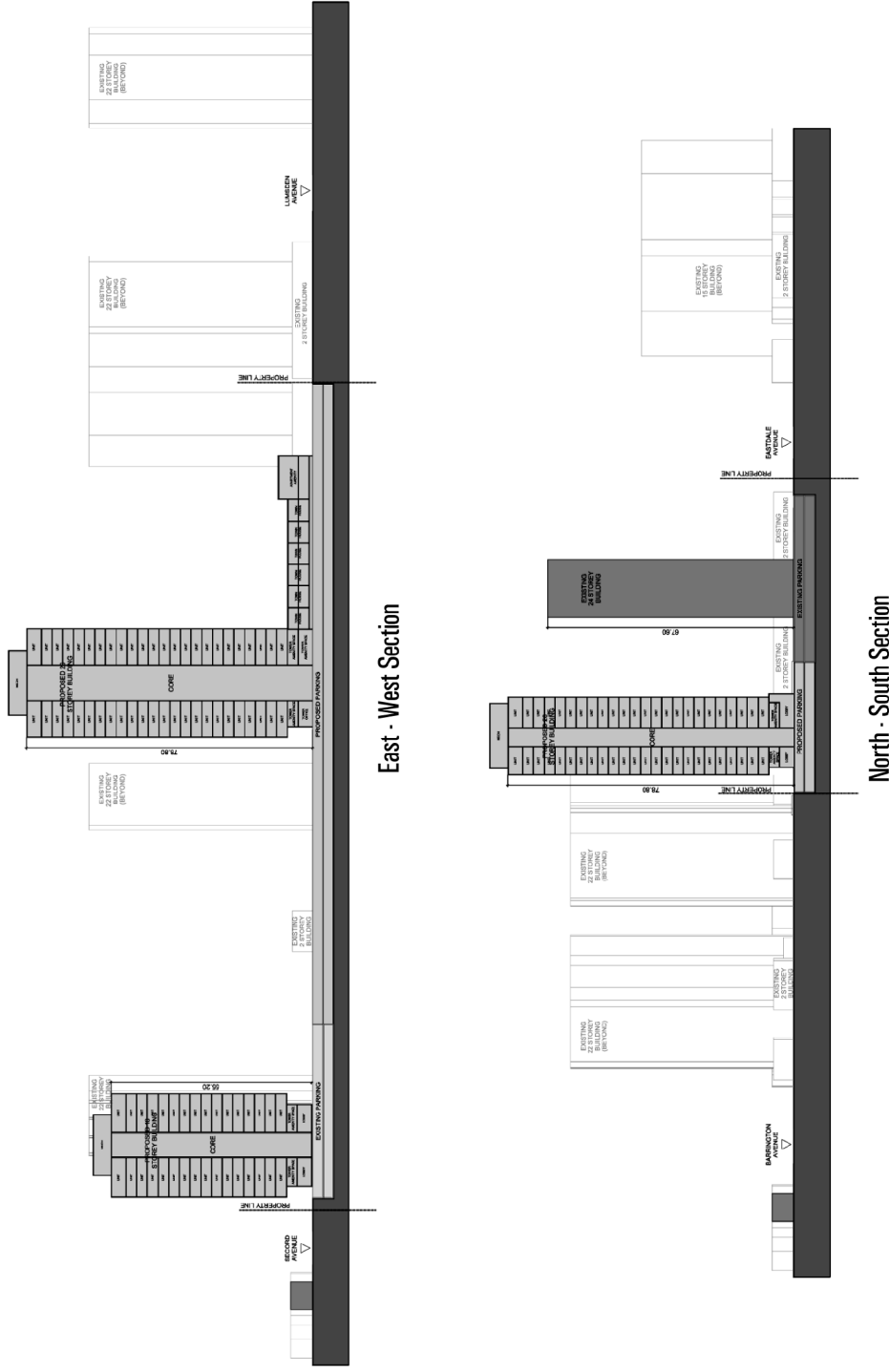


**Site Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 03/26/2010

File # 10\_119850

# Attachment 2: Elevations

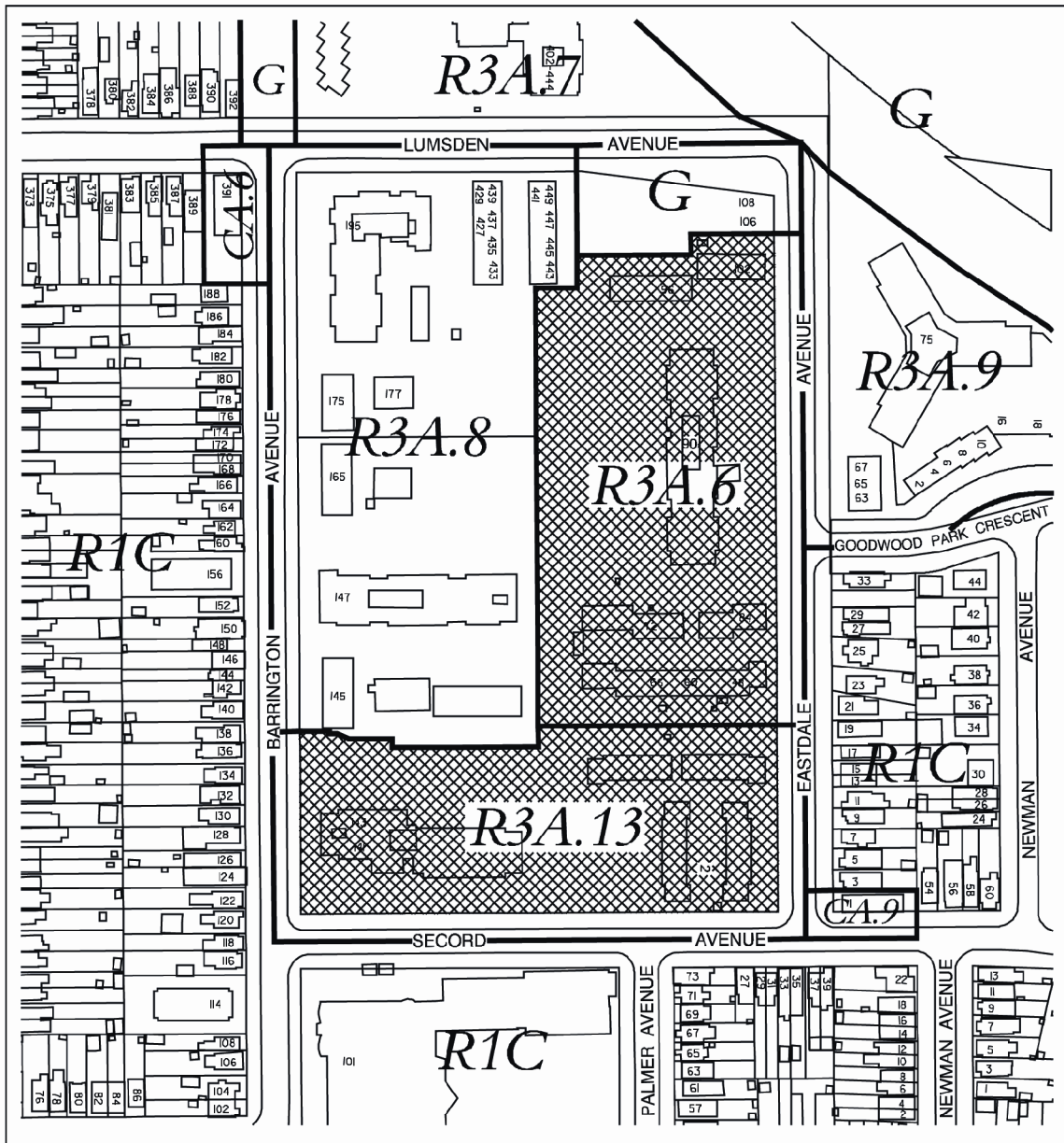


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/26/2010

**2 Second Avenue and 90 Eastdale Avenue**

File # 10\_119850

### Attachment 3: Zoning



**TORONTO** City Planning  
**Zoning**

90 Eastdale Avenue & 2 Second Avenue

File # 08\_148167

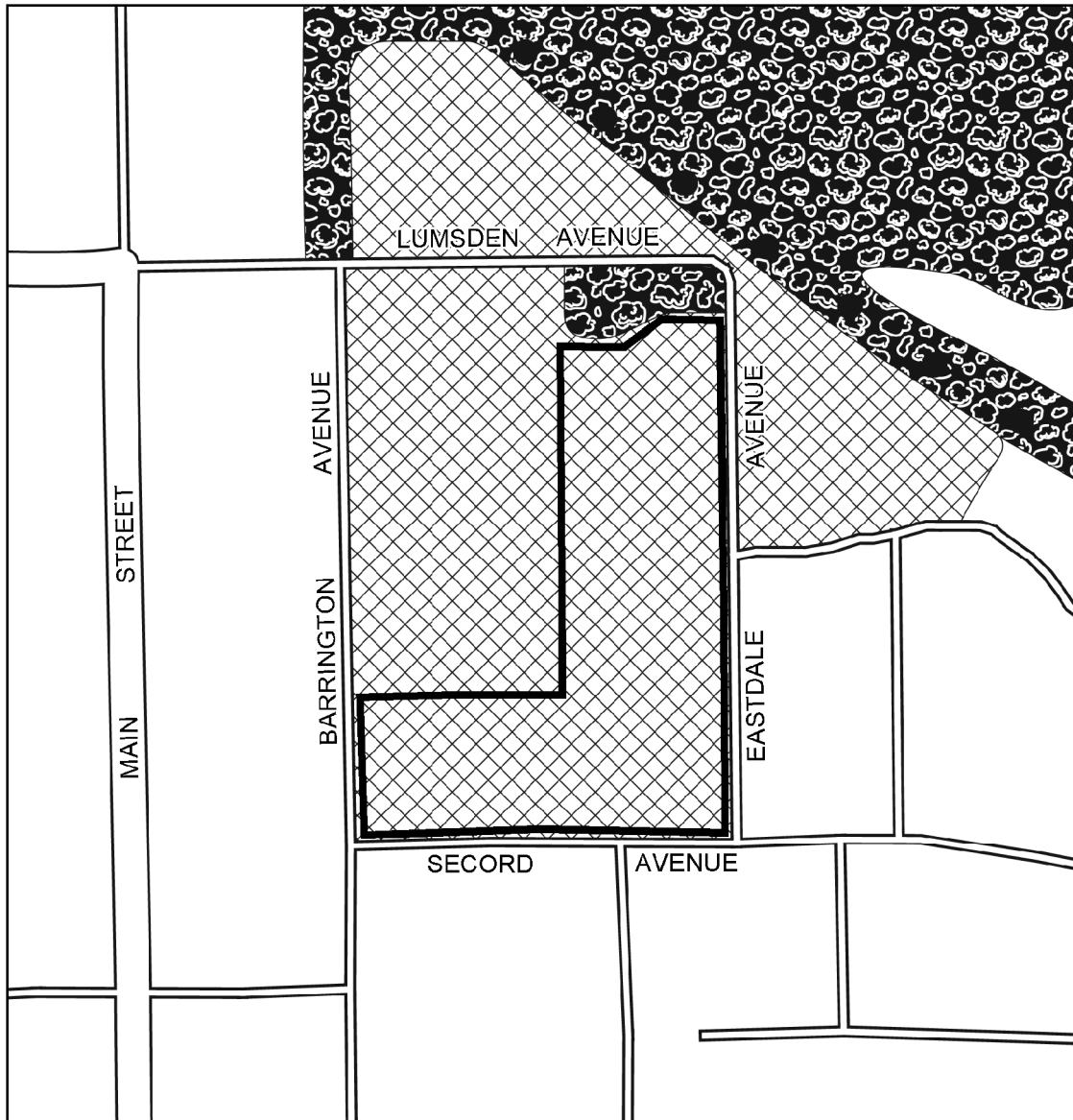
- R1C Low Density Residential
- R3A High Density Residential
- CA Commercial Site Specific
- G Conservation



Not to Scale  
 East York Zoning By-law 6752 as amended  
 Extracted 05/22/08 - TA



Attachment 4: Official Plan



 **TORONTO** City Planning  
Official Plan

90 Eastdale Avenue & 2 Secord Avenue

File # 08\_148167

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas

  
Not to Scale  
05/22/08

## Attachment 5: Application Data Sheet

Application Type: Rezoning                      Application Number: 10 119850 STE 31 OZ  
 Details: Rezoning, Standard              Application Date: February 18, 2010  
 Municipal Address: 2 SECORD AVE & 90 Eastdale Avenue  
 Location Description: PL 1351 LT89 TO 94 PT LT95 PT LT108 \*\*GRID S3109  
 Project Description: New rezoning application to include the retention of the 9 rental townhouse blocks containing 52 -3 bedroom dwelling units and to revise the redevelopment to now include 2 above grade residential towers in an 18 storey and 26 storey building above a two storey podium with 11 grade related townhouse type dwelling units and a grade related recreational amenity pavillion.

**Applicant:** Michael Goldberg                      **Agent:**                      **Architect:**                      **Owner:** Gonte Construction Limited

### PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood                      Site Specific Provision:  
 Zoning: R3A.6, R3A.13                      Historical Status:  
 Height Limit (m):                      Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	26506	Height: Storeys:	26
Frontage (m):	248.3	Metres:	78.8
Depth (m):	174.2		
Total Ground Floor Area (sq. m):	7302.39		<b>Total</b>
Total Residential GFA (sq. m):	85646.53	Parking Spaces:	862
Total Non-Residential GFA (sq. m):	65	Loading Docks	2
Total GFA (sq. m):	85711.53		
Lot Coverage Ratio (%):	27.6		
Floor Space Index:	3.23		

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m): 85646.53	0
Bachelor:	45	Retail GFA (sq. m): 65	0
1 Bedroom:	711	Office GFA (sq. m): 0	0
2 Bedroom:	302	Industrial GFA (sq. m): 0	0
3 + Bedroom:	52	Institutional/Other GFA (sq. m): 0	0
Total Units:	1110		

**CONTACT: PLANNER NAME: Marian Prejel, Planner**  
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