

90 Eastdale Avenue and 2 Secord Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: December 18, 2024

To: Toronto and East York Community Council

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

Ward: 19 - Beaches-East York

Planning Application Number: 24 123646 STE 19 OZ

Related Rental Housing Demolition Application Number: 24 123653 STE 19 RH

SUMMARY

This report reviews and recommends approval of a Zoning By-law Amendment to permit a 40-storey residential building with a six-storey podium at 90 Eastdale Avenue and 2 Secord Avenue. The proposed development has 535 dwelling units including 35 rental replacement units, 38,806 square metres of residential gross floor area, and two levels of underground vehicular parking.

A related Rental Housing Demolition application (24 123653 STE 19 RH) has also been submitted as the proposal includes the demolition and full replacement of 31 rental dwelling units and a Tenant Relocation and Assistance Plan that addresses the right for eligible tenants to return to replacement rental dwelling units at similar rents and financial assistance to lessen hardship. An approval report for the Rental Housing Demolition application has been advanced concurrently with this Zoning By-law Amendment approval report.

The proposed development is consistent with the Provincial Planning Statement (2024). The proposed development also conforms to the City's Official Plan. The proposed residential building represents appropriate intensification that is compatible with the existing and planned context. It will provide a diversity of unit types, rental replacement, will improve pedestrian connections and increase tree canopy on site.

RECOMMENDATIONS

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

1. City Council amend former East York Zoning By-law 6752 and Zoning By-law 958-2020 (LPAT) for the lands municipally known as 90 Eastdale Avenue and 2 Secord Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary bills to City Council for enactment, the following is required:
 - a. City Council require the owner to enter into an agreement with the City under Section 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, to secure certain facilities, services and matters, in return for certain increases in density and/or height of development, to the satisfaction of the Executive Director of Development Review, and the Chief Planner and Executive Director, City Planning, in a form satisfactory to the City Solicitor, and register the agreement on title to the Lands to the satisfaction of the City Solicitor.
 - b. The Rental Housing Demolition Application 24 123653 STE 19 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of 31 existing rental dwelling units, has been approved by City Council.
4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 90 Eastdale Avenue and 2 Secord Avenue from Permit Parking.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On July 4, 2017, City Council adopted a Request for Directions Report authorizing the City Solicitor, together with appropriate staff to attend any Local Planning Appeal Tribunal (LPAT) in opposition to the appeal of an apartment building development plan

for the site, filed by the applicant. The City Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2017.TE25.21>

On April 24, 2018, City Council adopted the Request for Further Directions Report to accept the settlement proposed as set out in a confidential attachment. City Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2018.TE34.21>

On May 14, 2019, the Local Planning Appeal Tribunal (LPAT) approved the appeal to amended the former East York By-law 6752 to demolish four townhouse blocks and to construct a 35-storey residential building on the northern part of the block and a 7-storey residential building on the western side. The 35-storey tower was proposed to consist of 404 condominium units but secured the units as rental tenure for a minimum of 20 years. The 7-storey residential building proposed 80 units which would replace the existing 22 rental townhouse units on the block and add seven new rental units. The proposal also included 796 square metres of Privately Owned, Publicly-accessible Open Space (POPS) on Secord Avenue, a 612 square metre POPS on Lumsden Avenue and a 2,100 square metre public park at the south eastern side of the block of Secord Avenue and Eastdale Avenue. At the time of the approval, there were no development plans for the Phase 2 lands which proposed to retain the two-storey townhouse units. The decision can be found here: <https://www.omb.gov.on.ca/e-decisions/pl170275-May-24-2019.pdf>

On July 16, 2019, City Council approved a land swap by declaring the City land on the northern end of the block (Part 1) as surplus and conveying it to the applicant in exchange for the lands on the southern end of the block (Part 2) which was conveyed to the City and to be used a replacement park. City Council also approved an Official Plan amendment to Policy 4.3.8 for a land swap given construction of the new park would not begin for four years until the completion of Phase 1. City Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2019.MM9.50>

On March 8, 2024 a Zoning By-law Amendment application was submitted for Phase 2 of this project. It was deemed complete on May 13, 2024. Staff conducted a virtual Community Consultation Meeting on May 6, 2024. The community consultation feedback is summarized in the Comments Section of the report.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the west side of Eastdale Avenue, south of Goodwood Park Crescent and north of Secord Avenue. The site has a total area of 4,796 square metres with frontage of 71.8 metres along Eastdale Avenue and a depth of 69 metres. See Attachment 2 for the Location Map.

Existing Use and Rental Housing Units

The site includes 31 rental townhouse units and a rental apartment building at 2 Secord Avenue, containing 304 rental dwelling units. Just north of the site is an existing apartment building at 90 Eastdale Avenue consisting of 383 rental dwelling units, a 35-storey residential building that is under construction and a 7-storey residential building that was recently completed constructed and is now occupied. All of the 31 existing rental townhouse units are proposed for demolition, while the apartment buildings will be retained.

Surrounding Uses

The site is surrounded by residential low rise, apartment and institutional uses. To the north and north east of the site are residential apartment buildings ranging in heights from 7 to 24 storeys and further north is Taylor Creek Park. To the south and east of the site are detached dwellings and the Secord Public School. Immediately west of the site are two-storey townhouses along with a two residential apartment buildings ranging in height from 18 to 22 storeys. Further west are detached dwellings and low rise residential buildings.

THE APPLICATION

Description

The application is for Phase 2 of the development block bounded by Eastdale Avenue, Lumsden Avenue, Barrington Avenue and Secord Avenue. Phase 1 is anticipated to be completed in 2025 with a previously approved a 35-storey tower on the northern end of the block and a 7-storey mid-rise residential building in the middle of the block. The two POPS spaces on the north and southern ends of the block and a new public park intersecting Secord Avenue and Eastdale Avenue will be completed in 2025.

The application provides a new development design concept for the Phase 2 block, as there was no proposed development on the Phase 2 lands through the prior approvals. The application proposes to demolish the 31 existing rental townhouses on site and construct a 40-storey residential tower with a height of 126.7 metres (132.7 metres including the mechanical penthouse) along with a six-storey podium that will step down to four-storeys on the south west corner.

The proposed development consists of 535 residential units, of which 35 will be rental replacement units, to a total of 38,806 square metres of residential gross floor area. Two levels of underground parking are proposed with 304 new vehicular parking spaces and 589 bicycle parking spaces. There are 2,218 square metres of combined indoor and outdoor amenity space in Phase 2.

Density

The proposal has a density of 8.09 times the area of the lot.

Dwelling units

The proposal contains 535 residential dwelling units comprised of 2 studio (0.5%), 314 one-bedroom (59%), 137 two-bedroom (25%), 78 three-bedroom (15%) and 4 four-bedroom units (0.5%) units.

The proposed residential building will include 35 rental replacement units will comprise of 2 studios, 2 one-bedroom units, 27 three-bedroom units and 4 four-bedroom units.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian and residential access for the proposed development is from Eastdale Avenue. Vehicular access will be on the north end of the site which will utilize the existing drive aisle at the existing 90 Eastdale Avenue building.

A total of 304 vehicular parking spaces will be located on two levels of underground parking and the connected underground parking garage at 2 Secord Avenue.

A total of 589 bicycle parking spaces are proposed with 482 long term bicycle parking provided in the first underground parking level and 107 short term spaces located at grade and on the first underground parking level.

One Type "G" and one Type "C" loading space are to be internalized within the northern part of the building.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. 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: www.toronto.ca/90EastdaleAve

Reasons for Application

The Zoning By-law Amendment application is required to amend former East York Zoning By-law 6752 and site-specific By-law 958-2020 (LPAT) to create appropriate performance standards including but not limited to building height, number of storeys, depth, building setbacks, and soft landscaping.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on September 15, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on March 8, 2024 and deemed complete on May 13, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/90EastdaleAve.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate Zoning By-law amendments including associated conditions of approval.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan Land Use Map 21 designates the site as Apartment Neighbourhoods. These areas can accommodate larger buildings including infill development and new rental housing.

See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

Site-Specific Zoning By-law 958-2020 (LPAT) divided the development into various blocks. The proposed application amends the performance standards for Blocks A and D, illustrated in Attachment 7 of the report.

Zoning By-law 958-2020 (LPAT) permits a range of residential uses including townhouse and apartment buildings, as well as open space uses. A maximum height of 24 storeys and 383 units is permitted on Block A, and a maximum height of 22 storeys and 205 units is permitted on Block D.

The site is zoned as Residential (R3A.6) on the northern portion of the site (Block A) and Residential (R3A.13) on the southern portion of the site (Block D) under the former East York Zoning By-law 6752.

See Attachment 4 of this Report for the existing Zoning By-law Map and Attachment 7 for the Zoning By-law 958-2020 (LPAT) Block Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Best Practices for Bird-Friendly Glass;
- Design Guidelines for Privately Owned Publicly-accessible Spaces (POPS);
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting was held on May 8, 2024 with 32 community members, the Ward Councillor, City staff and the applicant's team. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, existing planning policy framework, and proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions included:

- Traffic and loading impacts;
- Proposed density and shadow impact;
- Construction management, particularly related to noise and impact to residents;
- Height of the podium and tower and the relationship to the park;
- Capacity in adjacent schools and public realm space;
- Tenant rights and opportunities to move into the new development; and
- Opportunities for affordable housing

The issues raised in the community meeting have been considered through the review of the application and have informed the recommendations of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by

the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this report.

The Official Plan directs that Apartment Neighbourhoods may permit high-rise residential buildings on infill sites if they are compatible with the height and scale of the existing apartment buildings, provide separation distances between residential buildings to achieve adequate sunlight and privacy and improve pedestrian connections and soft landscaping on the site.

Public Realm

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Considerations section of the report. The proposed development will substantively improve the connections on and around the site, along with soft landscaping and new tree planting.

The pedestrian clearway along Eastdale Avenue is proposed to be 2.1 metres in width. The pedestrian clearway will be connected to a 6 metre wide promenade on the south side of the site providing access to a rear 2.1 metre walkway. The rear pedestrian walkway will connect with an existing pathway to the Phase 1 buildings to the north.

A 5.2 metre setback from the front property line on the southern portion of the building is proposed. The front setback exceeds the Tall Building Guidelines standard of 6 metres from the building to the curb face, providing landscaped area for new trees, bicycle parking as well as space for street furniture.

The proposal has been designed to ensure the preservation of four existing City-owned trees on the front of the site. In addition, sixteen new deciduous trees will be planted on the site. Urban Forestry has reviewed the application and are supportive of the soil volume and depth for the new trees.

Density, Height and Massing

The proposed 40-storey building conforms to the applicable Official Plan policies and design guidelines with respect to the built form and massing. The four-storey podium on

the south east corner of the site has a front setback of 5.2 metres. The front podium steps up to six-storeys on the north-east side of the site, providing an increased front setback of 8.4 metres adjacent to the front entrance. This provides space for trees, bicycle parking and generous pedestrian access.

The northern side of the development has a podium of two storeys that increases to three storeys with a setback of 6.3 metres. On the south side of the site, the 6 storey podium is setback 9.8 metres from the future park. The tower element is setback 12.9 metres from the east property line which improves the perception of the massing from street level.

The tower portion of the development has a floorplate of 790 square metres which is consistent with the 35-storey residential building on the north end of the block. A 25 metre separation distance is achieved between the existing tall buildings in all directions, in accordance with the objectives of the Tall Building Guidelines.

The proposed building and podium is compatible with the surrounding context with respect to the built form, massing, separation distance and transition to the low scale buildings to the east and south. The size and orientation of the site is appropriate for infill development of a tall building and will maximize and support housing opportunities in proximity to transit and cycling infrastructure.

The proposed building is compatible with the surrounding context with respect to the built form, massing, separation distance and transition to the low scale buildings to the east and south. The site is in proximity to higher order transit including Line 2 (Danforth) subway and Danforth GO station. The size and orientation of the site is appropriate for infill development of a tall building.

Sun, Shadow and Wind

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Considerations section of the report. Staff have reviewed the Sun and Shadow Study and find the resulting shadow conditions acceptable.

Pedestrian level wind conditions for the outdoor spaces on the ground, third and seventh floors are generally comfortable for sitting and standing in the spring, summer and fall. On the south-western corner adjacent to the POPS, the seventh floor outdoor amenity space and some areas adjacent to the proposed park, some uncomfortable conditions are identified in the winter with some locations exceeding safety criterion. These locations will require detailed design mitigation solutions, secured through the Site Plan Control process.

Access, Vehicular and Bicycle Parking and Loading

The residential lobby will be accessed from Eastdale Avenue with the ground floor outdoor amenity space accessed via side entrances and exits on the south side of the building. A six metre wide walkway is proposed, providing access to the outdoor amenity space and rear walkway on the south side of the site.

Vehicular access to the site is proposed via the existing driveway connection to Eastdale Avenue, north of the proposed building, shared with the other buildings on the site. The existing driveway would provide access to the site's parking garage, passenger pick-up/drop-off, and loading spaces.

A total of 304 parking spaces are proposed. Two levels of underground parking are proposed with a total of 172 resident parking spaces along with 132 new spaces connected to underground parking garage at 2 Secord Avenue. The first parking level will have a total of 79 vehicular spaces; 14 accessible spaces, 30 visitor parking spaces and 35 spaces for the residents at the existing 90 Eastdale building to the north. The second parking level will consist of 93 total vehicular spaces with 68 spaces for new residents and 25 for the residents at the existing 90 Eastdale apartment building.

The proposed development is projected to generate a total of 48 and 43 vehicular trips during the morning and evening peak hours, respectively. Given this level of trip generation and the results of the applicant's traffic analyses, it was concluded that the projected development traffic will have minimal impacts on area intersections, and therefore, can be acceptably accommodated on the adjacent road network. Transportation Services has accepted the methodology and conclusions of the applicant's submitted report concerning vehicular traffic.

Two loading spaces are provided within a dedicated loading area at grade, including one Type G space to accommodate site-related residential waste collection and one Type C for loading and unloading activity. Vehicle maneuvering diagrams have been provided, illustrating the forward motion of a truck entering and exiting the site and using the proposed loading spaces.

A total of 589 bicycle parking spaces (482 long-term and 107 short-term) are proposed. Short-term bicycle parking spaces will be provided at grade and on level P1. The long-term bicycle parking spaces will be located in first level of the underground garage and will be accessed by the southern stair corridor that contains a ramp and the central elevator.

Transportation Demand Management (TDM)

The following Transportation Demand Management measures are proposed to be secured through Site Plan Approval including bicycle parking facilities, pedestrian connections and connections to active transportation facilities to help promote multi-modal travel alternatives.

- Electrifying Bicycle Infrastructure – Provision that a minimum of fifteen (15) percent of the long-term bicycle parking spaces are to be equipped with an energized outlet, which has been satisfied.
- Bike Repair Station – Provide bicycle repair stations above the minimum bylaw requirement, with one (1) provided in each long-term bike room. The number, locations, and dimensions will need to be specified on the plans.

Housing Issues

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal will provide a diversity of housing units, including rental replacement units, with a unit mix that meets the Growing Up Guidelines.

Official Plan Policies 3.2.1.5 and 4.2.3 permit compatible infill development on sites containing existing rental buildings provided the existing rental tenure is secured and redevelopment will result in an improvement to the site condition.

The owner has agreed to maintain the existing apartment buildings at 2 Secord Avenue and 90 Eastdale as rental housing for a period of at least 20 years from the date the Zoning By-law Amendment comes into force and effect. The owner has also agreed to construct and provide improvements to the existing rental building of which the costs shall not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord and Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

In response to the tenant survey that was conducted, the owner has agreed to construct and provide the following improvements to the existing site, to be secured as a legal convenience through the Section 37 Agreement:

- Improvements to the garbage storage enclosure at 2 Secord Avenue;
- Upgrades to the existing at-grade residential terraces at 2 Secord Avenue;
- An automatic push door to the entrance of the multipurpose room at 2 Secord Avenue;
- Access to ground floor amenities in the new residential building for the tenants of 2 Secord Avenue;
- 50 new bicycle parking spaces at 2 Secord Avenue; and
- Renovations to the laundry rooms of both 2 Secord Avenue and 90 Eastdale Avenue including painting, new counters and new washers and dryers.

In addition, the owner has completed window and garage slab replacements of 90 Eastdale Avenue within the last five years and has agreed to not pass the cost on to tenants through above-guideline rent increases.

The above improvements are in addition to improvements that were secured as part of Phase 1, which are all currently under construction or complete. These previously secured improvements include:

- A new multipurpose amenity room in 90 Eastdale Avenue;

- New accessible resident and visitor vehicular parking space, bicycle parking, storage lockers, and access to the amenities at 94 Eastdale Avenue for the residents of 90 Eastdale Avenue; and
- A new landscaped seating area, new storage lockers, a new multipurpose amenity room and improvements to the existing pool were secured in 2 Secord Avenue.

Staff are satisfied that the proposed improvements to the existing rental housing address the intent of Policy 3.2.1.5 of the Official Plan. The location, layout, and specifications of the above improvements will need to be finalized prior to a Site Plan Control approval for the new development, all to the satisfaction of the Executive Director, Development Review.

As part of the recommendations to Council, the applicant will also be required to develop a Construction Mitigation Strategy and Tenant Communication Plan to address construction impacts on existing residents. The development of this plan will be required prior to the issuance of a statement of approval for the Site Plan Control application.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the December 4, 2024 Toronto and East York Community Council meeting. This Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing and assistance to impacted tenants.

Amenity Spaces

The proposal includes an outdoor amenity courtyard area of 541 square metres at grade with additional outdoor amenity space on the third floor (86 square metres) and seventh floor (463 square metres), for a total of 1,091 square metres. The largest indoor amenity space of 730 square metres) will be located on the second floor. Additional indoor amenity space is provided on the third (248 square metres) and seventh (150 square metres) floors both of which are directly connected to the outdoor amenity space on those floors. The total indoor space is 1,128 square metres. The proposed amenity space exceeds the total amenity space zoning requirement in an Apartment Residential Zone for both indoor and outdoor amenity space.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials and have accepted the analysis in support of the Zoning By-law Amendment application.

Parkland

In accordance with Section 42 of the Planning Act of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate

Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 III (Private Tree by-law). An arborist report and tree protection plan were submitted that note a total of 44 trees on site. The proposal seeks to preserve four City owned trees along the boulevard and remove 16 trees that are subject to the Private Tree By-law. Staff have indicated that the trees to be removed should be replaced at a ratio of three to one. As a result, fourteen new deciduous trees are proposed to be planted and a cash in-lieu payment will be provided for the other 26 trees. Urban Forestry staff have reviewed the proposal and are supportive of the tree planting and cash in-lieu.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Performance measures for the Tier 1 development features will be secured through the deployment of cycling infrastructure, the Transportation Demand Management strategies described above, and the provision of adequate soil volumes among other measures.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan.

A previous zoning by-law amendment application was approved in 2020, and a Section 37 Agreement was entered into and amended in 2021, for Phase 1 of this development. The Agreement secures, among other things, a financial contribution of one million dollars to be directed towards parks, public realm improvements and/or community services and facilities in the local area; above base park improvements to the lands of the new public park; and design and construction of above base park improvements to the new public park.

Staff are working with the Ward Councillor and applicant on section 37 community benefits for the Phase 2 lands. A supplementary report will be submitted prior to City Council with further details.

Conclusion

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024). The proposal conforms to the Official Plan, particularly as it relates to appropriate infill development in Apartment Neighbourhoods, the provision of a range and mix of housing units.

CONTACT

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SIGNATURE



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Director, Community Planning
Toronto and East York District -South

ATTACHMENTS

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment
- Attachment 6: Phased Block Plan
- Attachment 7: LPAT Approved Zoning By-law Amendment 958-2020 Block Map
- Attachment 8: Site Plan
- Attachment 9: North Elevation
- Attachment 10: East Elevation
- Attachment 11: South Elevation
- Attachment 12: West Elevation
- Attachment 13: 3D Model North West View
- Attachment 14: 3D Model South East View

Attachment 1: Application Data Sheet

Municipal Address: 90 Eastdale Avenue Date Received: March 4, 2024
and 2 Secord Avenue

Application Number: 24 113744 19 OZ

Application Type: Zoning By-law Amendment

Project Description: Zoning By-law Amendment to demolish and replace the existing 31 rental townhouse units on site and construct a 40 storey tower consisting of 535 units, 304 vehicular parking spaces and 589 bicycle parking spaces.

Applicant	Agent	Architect	Owner
MHBC Planning	-	Arcadis	90 Eastdale Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Zoning By-law 958-2020 (LPAT)
Zoning:	R3A.6 & R3A.13 (Former East-York ZBL 6752) Block A - 24 storeys	Heritage Designation:	N
Height Limit (m):	Block D - 22 storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 4,796 Frontage (m): 68.7 m Depth (m): 69

Building Data	Existing	Retained	Proposed	Total
Number of Buildings	-	-	1	1
Ground Floor Area (sq m):	-	-	2,034	2,034
Residential GFA (sq m):	-	-	38,806	38,806
Non-Residential GFA (sq m):	-	-	-	-
Total GFA (sq m):	-	-	38,806	38,806
Height - Storeys:	-	-	40	40
Height - Metres:	-	-	126.7 (132.7 with MPH)	126.7 (132.7 with MPH)

Lot Coverage Ratio (%) 58 Floor Space Index: 8.09

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	38,716	90
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	31	31	504	535
Total Units:	31	31	504	535

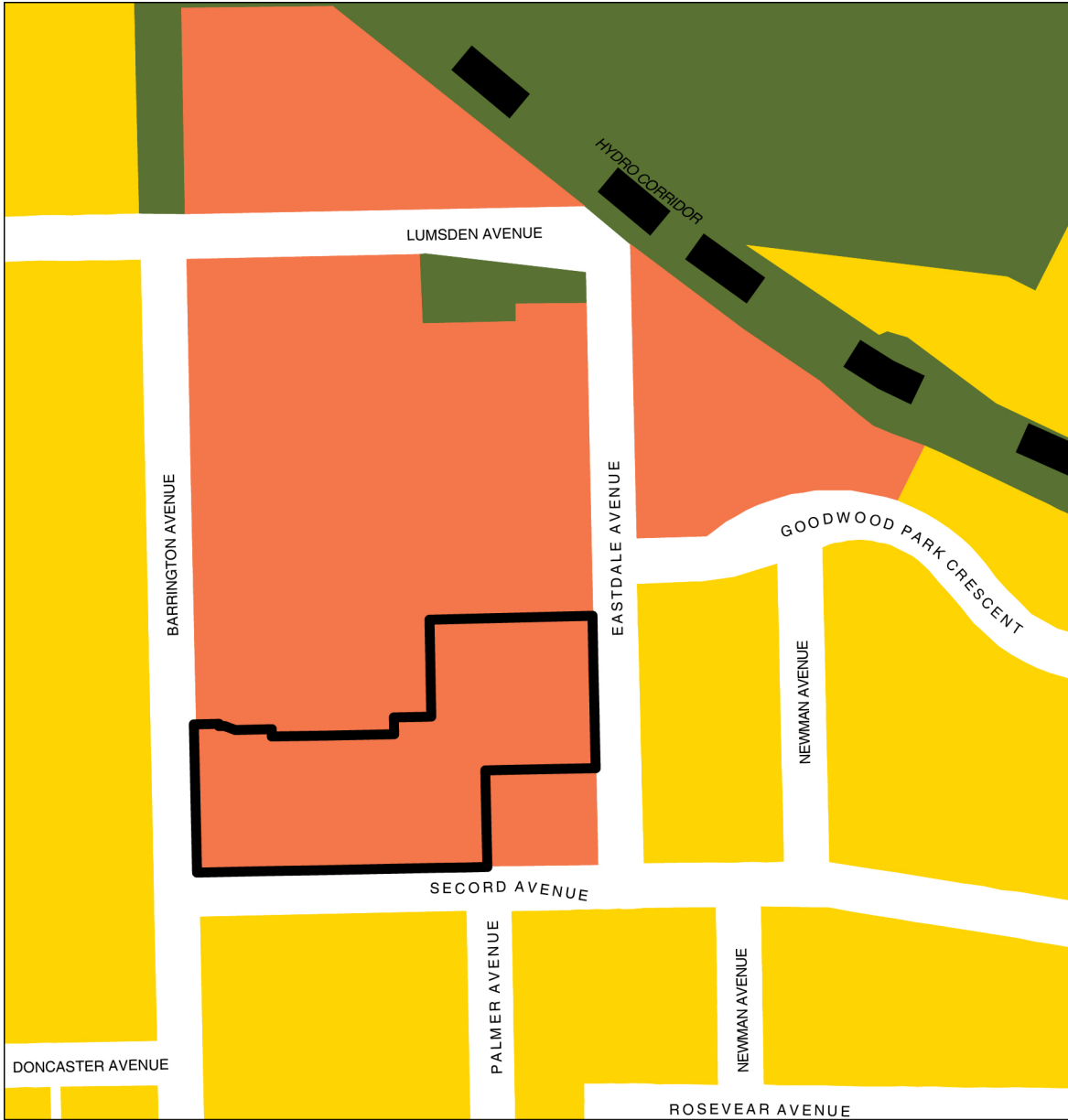
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	2	312	137	82
Total Units:	-	2	314	137	82

Parking and Loading

Parking Spaces: 304 Bicycle Parking Spaces: 589 Loading Docks: 2





Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 20

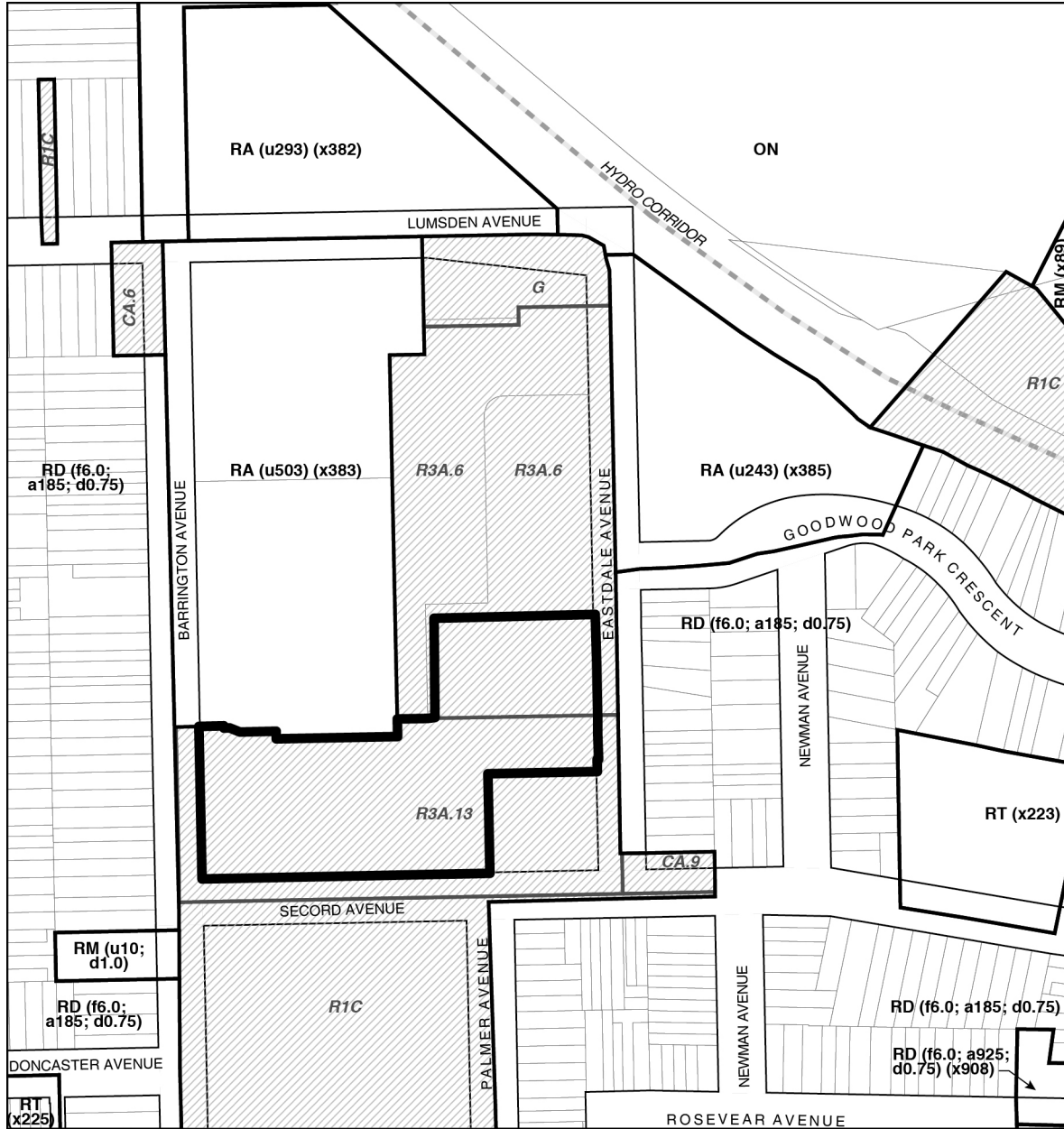
90 Eastdale Avenue and 2 Secord Avenue

File # 24 123646 STE 19 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas

↑
Not to Scale
Extracted: 11/19/2024

Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

90 Eastdale Avenue and 2 Secord Avenue

File # 24 123646 STE 19 0Z

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- ON** Open Space Natural

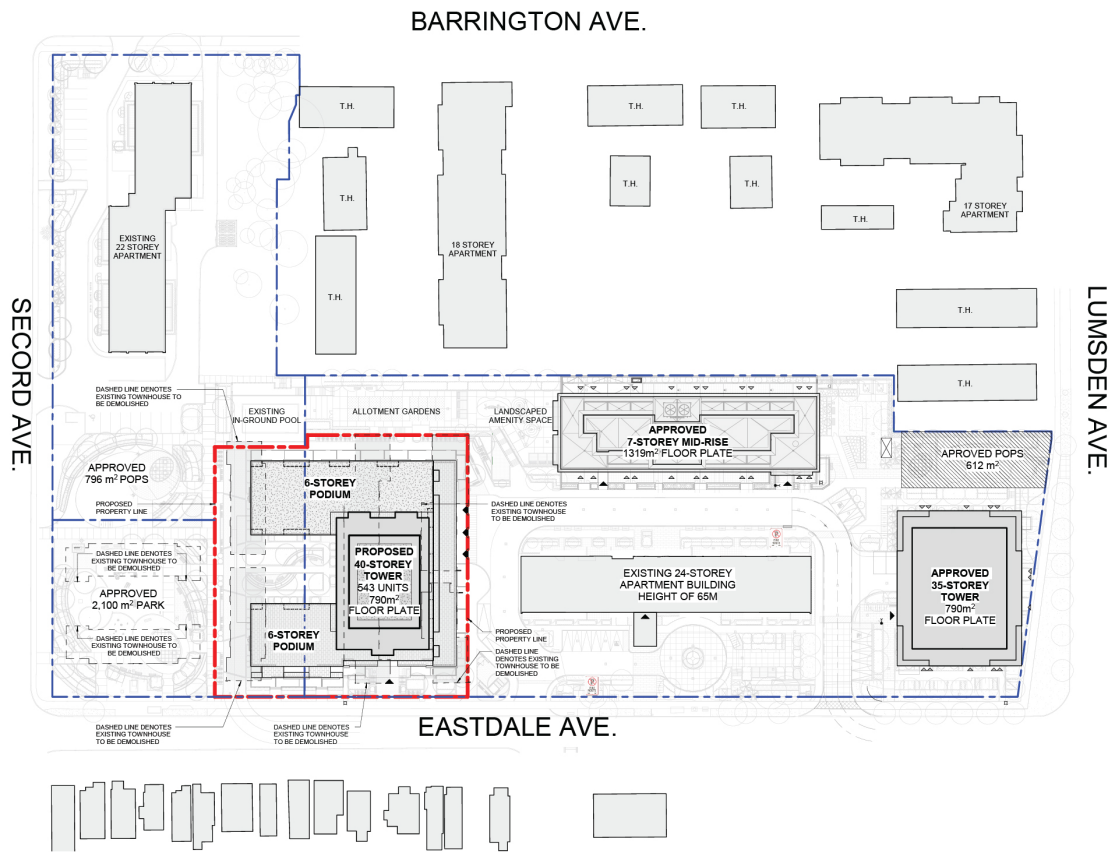
-  See Former Borough of East York By-Law 6752
- R1C** Low Density Residential
- R3A** High Density Residential
- CA** Commercial Site Specific
- G** Conservation


 Not to Scale
 Extracted: 11/19/2024

Attachment 5: Draft Zoning By-law Amendment

To be provided in advance of Toronto and East York Community Council.

Attachment 6: Phased Block Plan

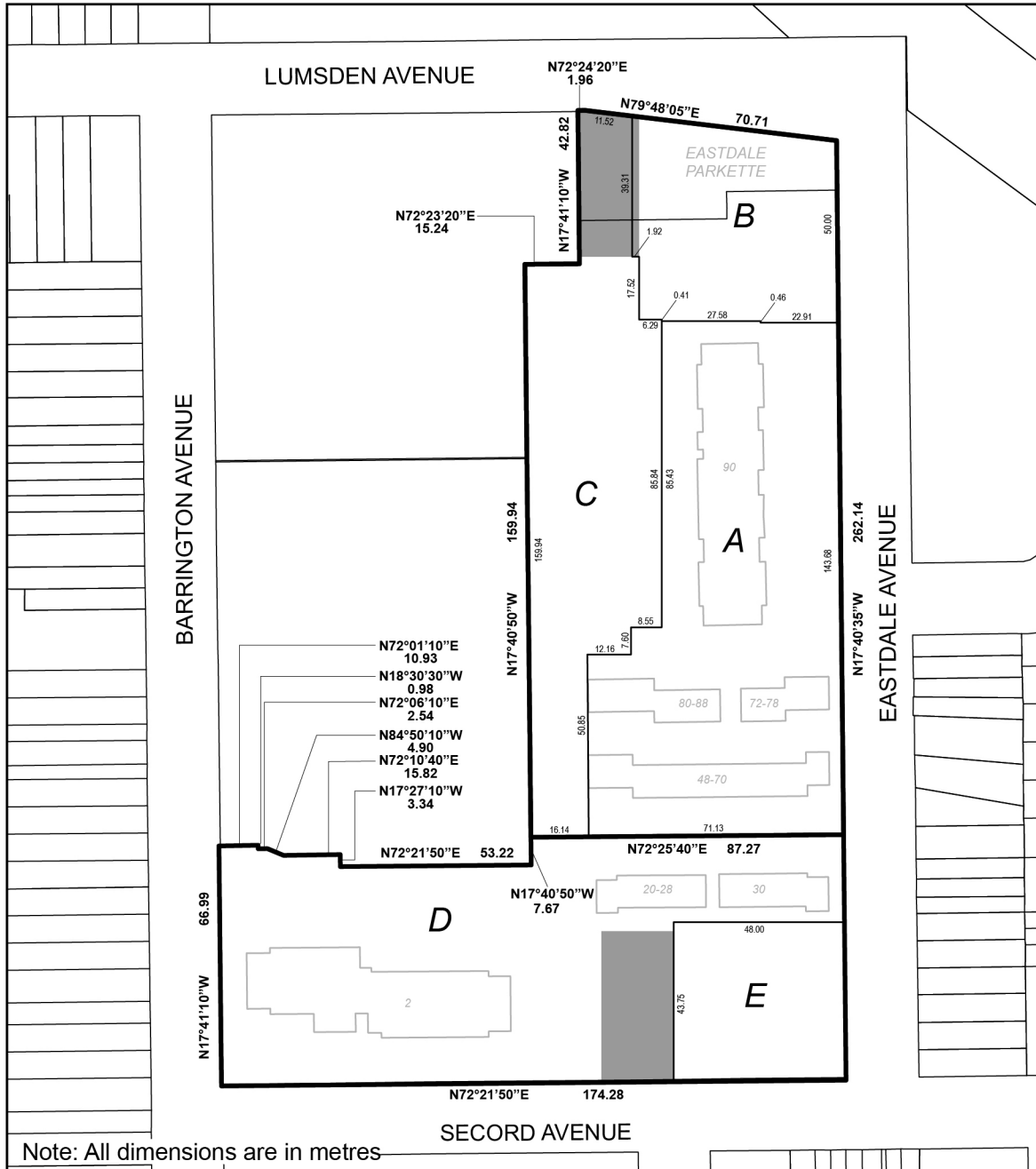


 Phase 2

Block Plan



Attachment 7: LPAT Approved Zoning By-law Amendment 958-2020 Block Map



TORONTO
Map 1

**2-48 and 50 Secord Avenue and
48-108 and 110 Eastdale Avenue**

File # 24 123646 STE 19 0Z

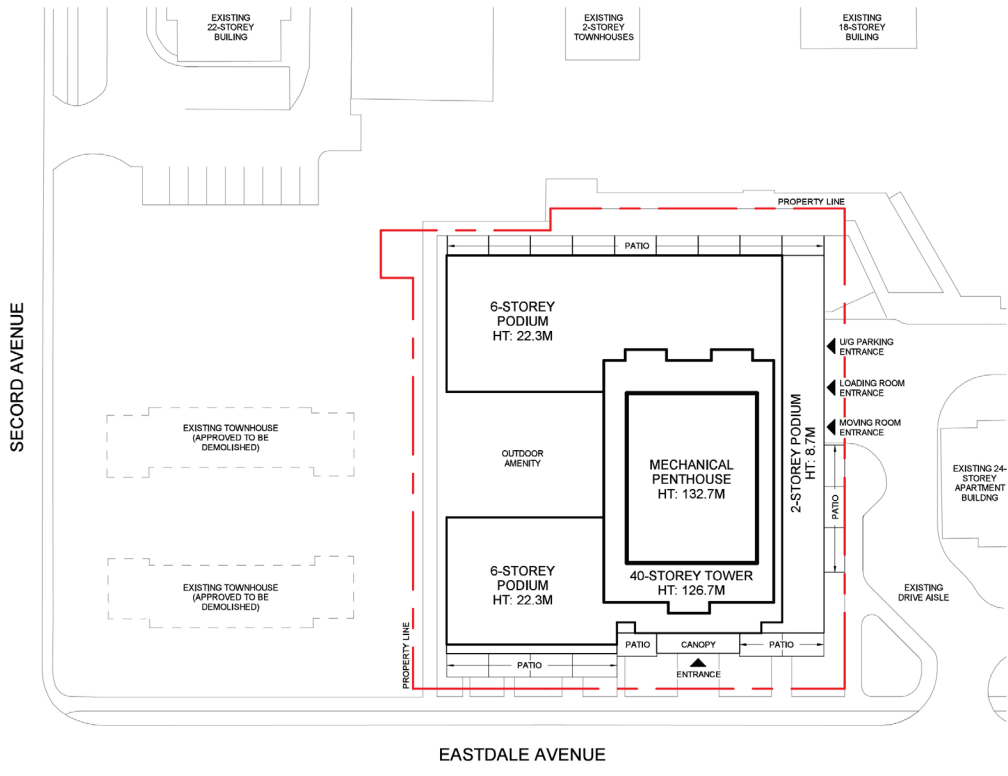


Publicly Accessible Open Space subject to Section 7.7.5.6(3)(vi) of this zoning by-law.



Former City of East York By-law 6752
Not to Scale
11/01/2024

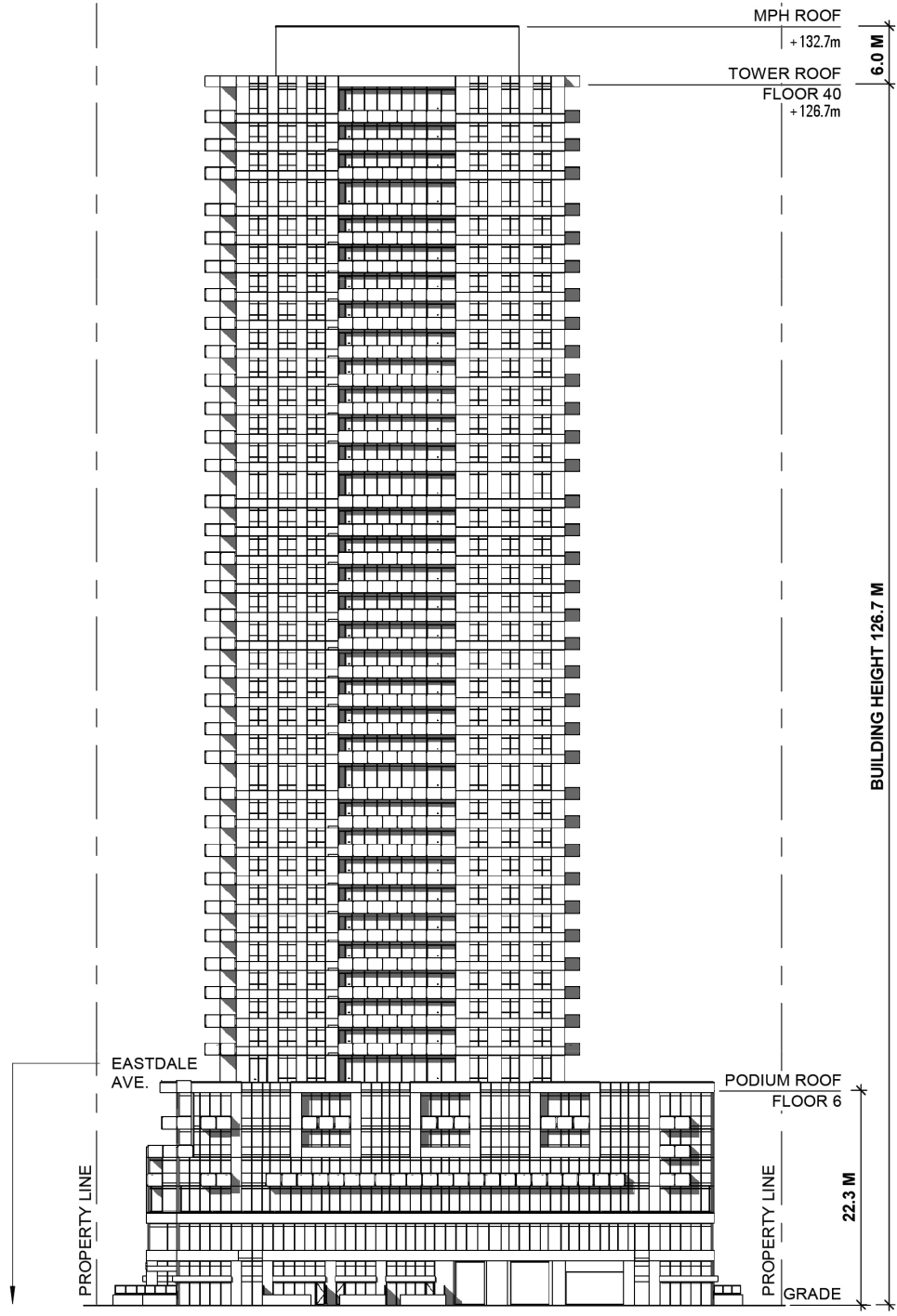
Attachment 8: Site Plan



Site Plan

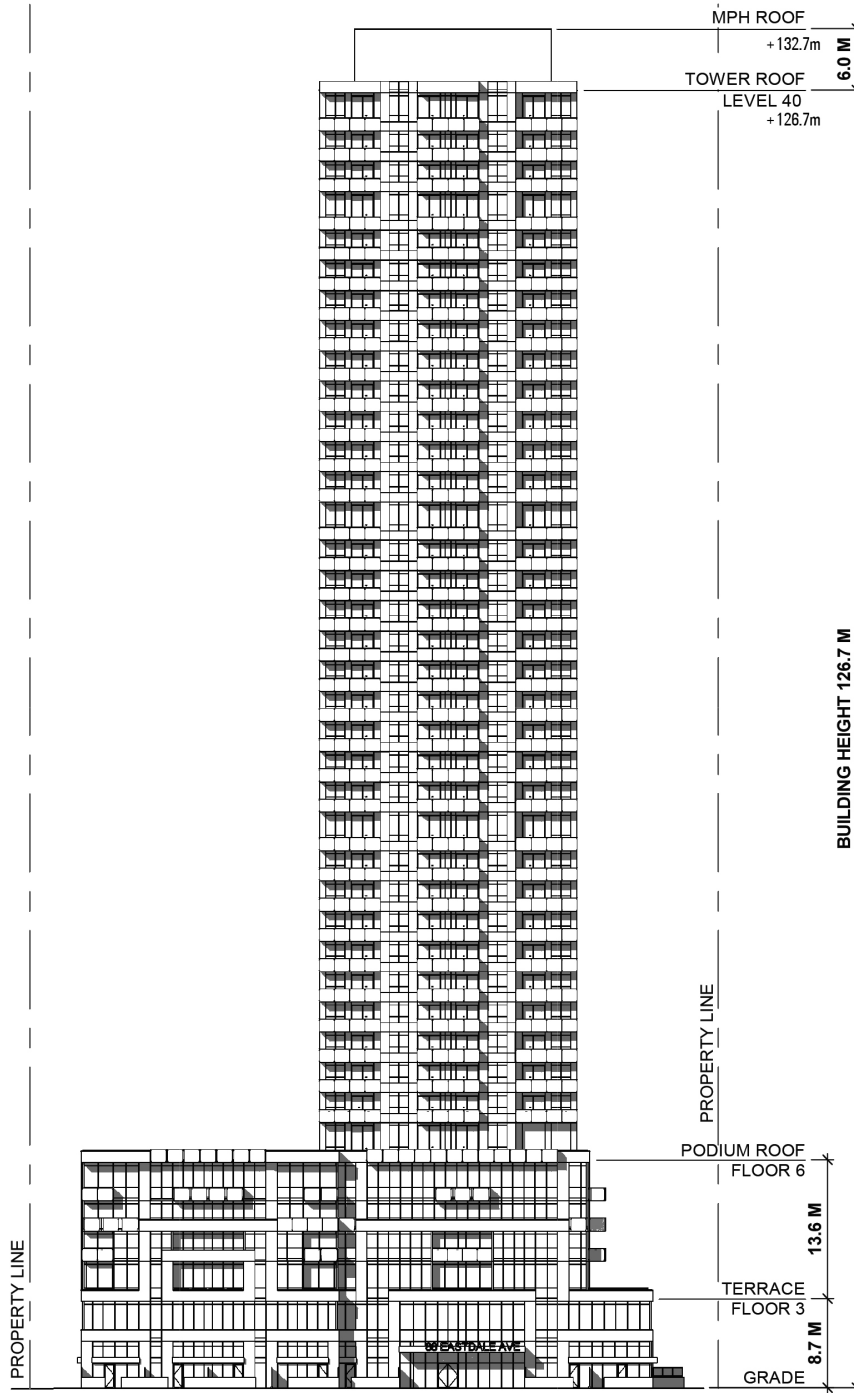


Attachment 9: North Elevation



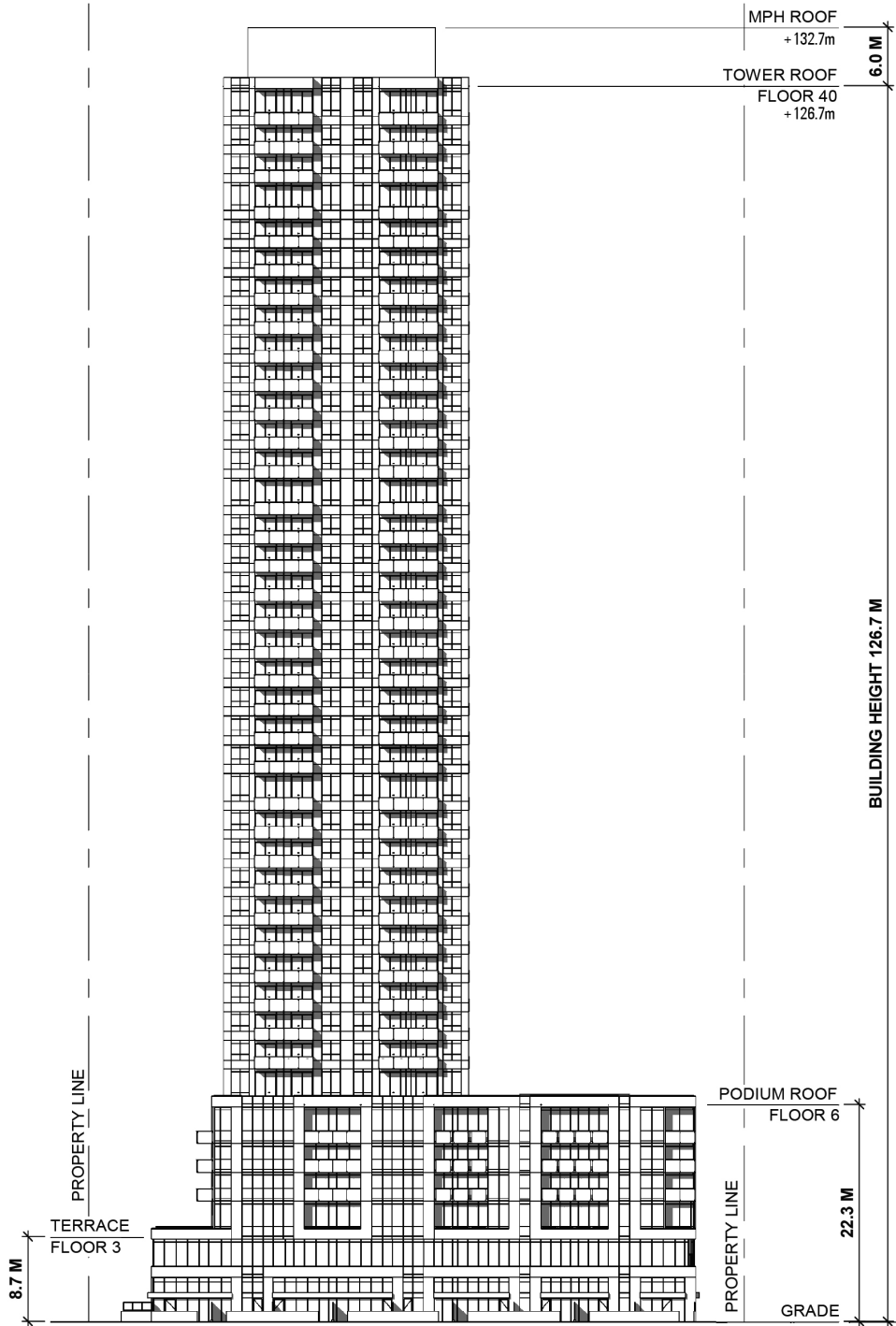
North Elevation

Attachment 10: East Elevation



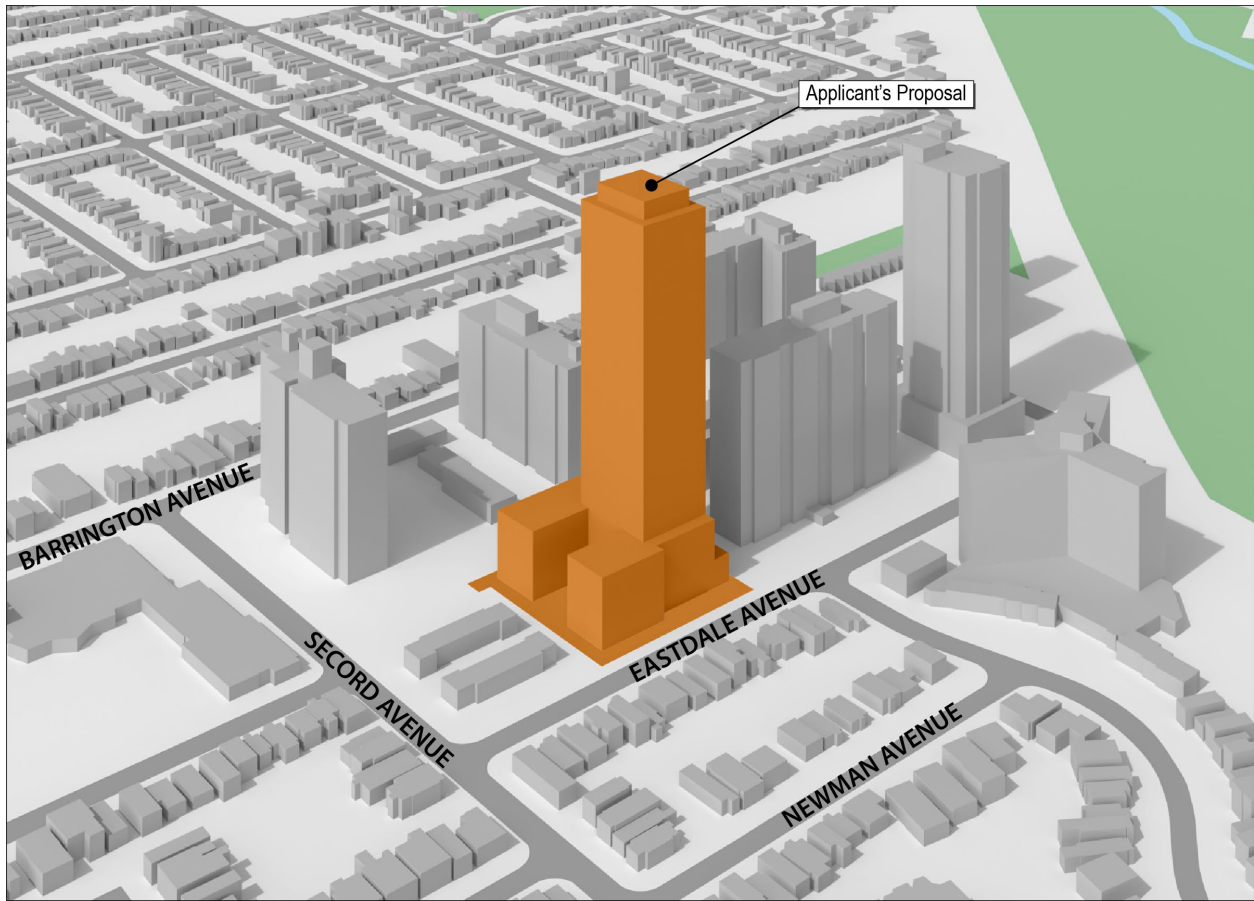
East Elevation

Attachment 12: West Elevation



West Elevation

Attachment 13: 3D Model North West View

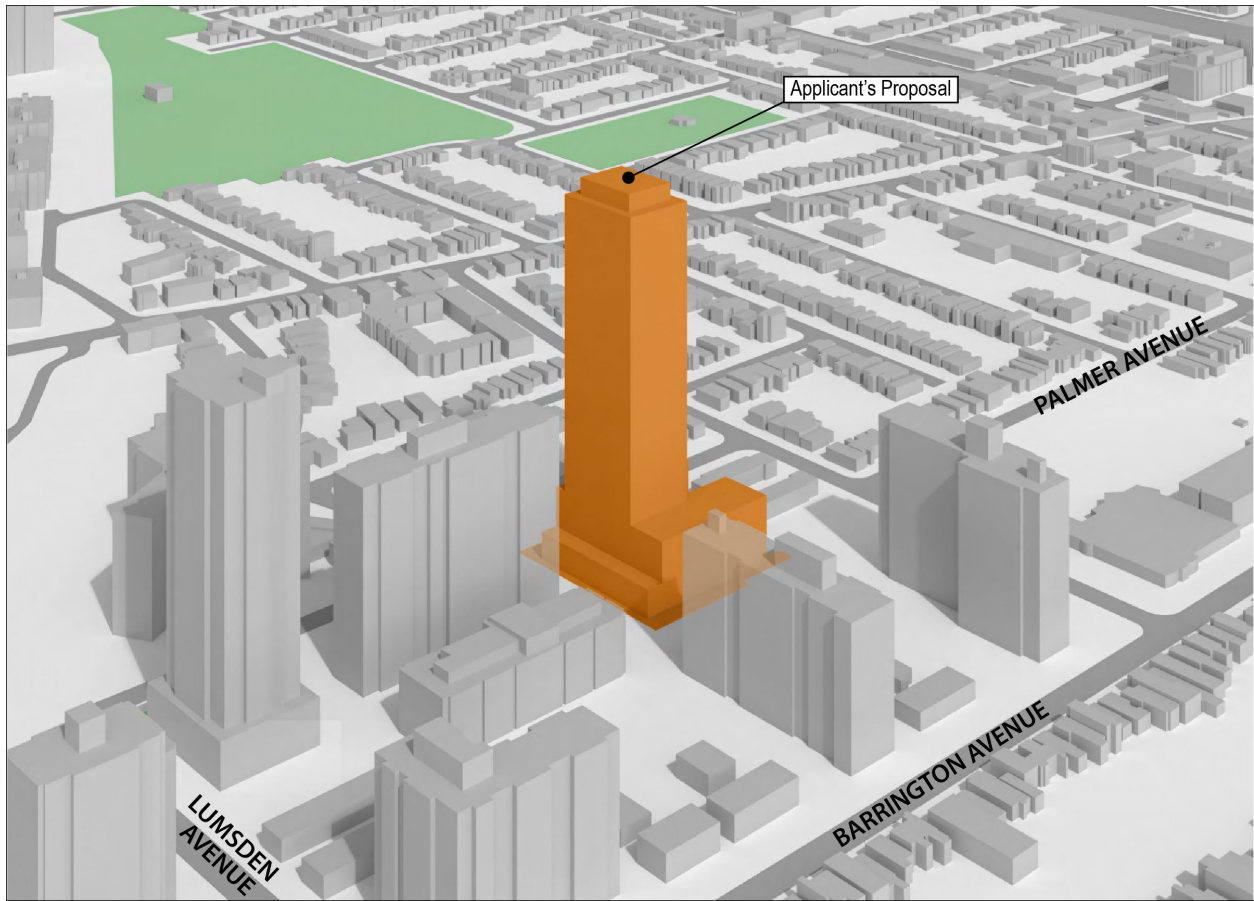


View of Applicant's Proposal Looking Northwest



10/28/2024

Attachment 14: 3D Model View South East



View of Applicant's Proposal Looking Southeast

←
10/28/2024