



January 14, 2025

By E-Mail to teycc@toronto.ca

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Cathrine Regan, Committee Administrator

Dear Members of Toronto and East York Community Council:

Re: 90 Eastdale Avenue and 2 Secord Avenue – Zoning By-law Amendment Application and Rental Housing Demolition Application
Planning Application Number: 24 123646 STE 19 OZ
Rental Housing Demolition Application Number: 24 123653 STE 19 RH
Agenda Items: TE19.9 and TE19.10

We are the planning consultant for 90 Eastdale Inc., the applicant in the above-noted matters.

In two companion Decision Reports dated December 18, 2024, City staff is recommending that City Council amend former East York Zoning By-law 6752 and Zoning By-law 958-2020(LPAT) to permit a proposed redevelopment at 90 Eastdale Avenue and 2 Secord Avenue and to approve a related rental housing demolition application subject to conditions.

In the Decision Report regarding the Zoning By-law Amendment application, staff noted that at the time of the writing of the report they were working with the Ward Councillor and the applicant regarding Section 37 community benefits.

We are writing to confirm that our client is committed to providing eleven (11) affordable rental housing units within the proposed redevelopment for a minimum ninety-nine (99) year period, to be secured as the sole community benefit in the Zoning By-law Amendment and in an agreement under former section 37 of the *Planning Act*. This commitment is predicated on City Council approving a Zoning By-law Amendment to permit the proposed redevelopment, together with one additional storey, for a total of 41 storeys, and City Council approving the rental housing demolition application.

Kindly ensure that we are given notice of any decision(s) of Community Council and City Council concerning these matters.

Thank you.
Yours truly,

MHBC

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc: *Clients*
Mark Flowers, Davies Howe LLP