

MOTION WITHOUT NOTICE

Motion to Amend the Recommendations in Item 2025.TE19.9 - 90 Eastdale Avenue and 2 Secord Avenue - Zoning By-law Amendment Application

Moved by: Councillor

Seconded by: Councillor

Brad Bradford

James Pasternak

SUMMARY:

The purpose of this motion is to request City Council amend its previous decision on Item TE19.9 to add recommendations to facilitate the delegated payment-in-lieu of bike parking program process, including associated revisions to the draft zoning by-law amendment.

On February 5, 2025, City Council adopted as amended the zoning by-law amendment for the lands municipally known as 90 Eastdale Avenue and 2 Secord Avenue. As part of Council's decision, recommendation 1 directed that the draft zoning by-law be revised to increase the maximum building height to 41 storeys, along with associated performance standard changes including overall building height, number of units, unit breakdown and gross floor area, and a revised Schedule A to the zoning by-law amendment to include the community benefits and legal conveniences. The Bill was withheld pending the applicant entering into an agreement 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 affordable housing and rental housing commitments, Council's approval of the associated rental housing demolition application, and resolution of servicing matters.

The draft zoning by-law has been revised in accordance with Council's direction. The applicant has requested a revision to the draft zoning by-law amendment to facilitate the delegated payment-in-lieu of bike parking program process. This process is delegated to staff for sites within City-wide By-law 569-2013, however the zoning for this site remains subject to the former East York Zoning By-law so additional recommendations are required to enable the delegated process in this instance.

RECOMMENDATIONS:

Councillor Bradford recommends that:

1. City Council amend its previous decision on Item TE19.9 by amending recommendation 1, deleting the words "Attachment 5 to the report (December 18, 2024) from the Director, Community Planning, Toronto and East York District" and replacing with the words "Attachment 1", so that recommendation 1 reads as follows:

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 Second Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1.
2. City Council amend its previous decision on Item TE19.9 by adding new Recommendations:
 6. City Council delegate approval and signing authority to the Executive Director, Development Review for agreements related to payments-in-lieu of bicycle parking under the draft Zoning By-law Amendment referred to in Recommendation 1 in a form satisfactory to the City Solicitor.
 7. City Council direct the Executive Director, Development Review to use \$552, per short-term bicycle parking space reduced, adjusted for inflation, as the basis upon which payments under the draft Zoning By-law Amendment referred to in Recommendation 1 be calculated.
 8. City Council direct the Executive Director, Development Review to use \$1103, per long-term bicycle parking space reduced, adjusted for inflation, as the basis upon which payments under the Zoning By-law Amendment referred to in Recommendation 1 be calculated.
 9. City Council authorize the City Solicitor to make such changes to the Zoning By-law Amendment and to take any necessary steps to implement City Council's decision.

Pursuant to Section 34(17) of the Planning Act, no further notice is required in respect of the changes to the Zoning By-law Amendment.

Date: July 30, 2026