

Authority: Toronto and East York Community Council
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Council on February 5, 2025; and Item MM[insert], as
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CITY OF TORONTO

Bill

BY-LAW -2026

To amend former East York Zoning By-law 6752 and Zoning By-law 958-2020(LPAT), as amended, with respect to the lands municipally known in the year 2025 as 2, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48 and 50 Secord Avenue and 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108 and 110 Eastdale Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to subsection 37.1(3) of the Planning Act, R.S.O. c. P.13 subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, S.O. 2020, c. 18 came into force continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2) provided the by-law is not amended to remove the requirement to provide any of the facilities, services or matters secured therein or repealed; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to Subsection 37(2) of the Planning Act; and

Whereas the Local Planning Appeal Tribunal by its Order issued May 24, 2019 and October 28, 2020 in File PL170275, amended the former Borough of East York Zoning By-law 6752 being By-law 958-2020(LPAT) being a by-law described in the repealed subsection 37(1) of the Planning Act, and this By-law does not amend or remove the requirement to provide any of the facilities, services or matters and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force continue to apply; and

Whereas subsection 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, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the density and/or height of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the Owner has elected to provide certain facilities, services and matters in return for

certain increases in density and height as set out in this By-law; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 958-2020 (LPAT), as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the lands and the City of Toronto;

The Council of the City of Toronto enacts:

1. By-law 958-2020(LPAT) is amended by deleting Maps 1 to 5 and replacing it with Diagrams 1 to 5, of By-law [Clerks to insert by-law number] by expanding the boundaries of Block D and reducing the boundary of Block A.
2. By-law 6752, as amended, and By-law 958-2020 (LPAT) are further amended by changing the zoning category for the lands outlined in a heavy black line, identified as Block D on Diagram 1 from Residential R3A – Site Specific (R3A.6) Zone to Residential R3A – Site Specific (R3A.13) Zone.
3. Former East York Zoning By-law 6752, as amended, and By-law 958-2020(LPAT), as further amended by replacing Section 4 in By-law 958-2020(LPAT) with the following new Section 7.7.5.6 and Section 7.7.5.13 of Zoning By-law 6752:

7.7.5.6 **90, 92, 94, 96, 98, 100, 102, 104, 106, 108 and 110 Eastdale Avenue
(R3A.6 Zone)**

7.7.5.6.1 Area Restricted

The provisions of Section 7.7.5.6 shall only apply to lands shown as Blocks A, B and C on Diagram 1 of By-law 958-2020(LPAT), as amended.

7.7.5.6.2 General Provisions

On those lands referred to in Section 7.7.5.6.1 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building, Structure, or land or part thereof, except in accordance with the following provisions:

(1) Definitions

For the purpose of Section 7.7.5.6, each word or expression that is capitalized shall have the same meaning as such terms have for the purpose of By-law 6752, as amended, except for the following, which shall have the following meanings:

(a) **ACCESSIBLE PARKING SPACE:**

Means a Parking Space with the following minimum dimensions: 5.6 metres in length, 3.4 metres in width and a vertical clearance of 2.1 metres. An Accessible Parking Space shall also be adjacent to a 1.5 metres wide an accessible barrier free aisle or path.

(b) **BICYCLE PARKING SPACE:**

Means an area for the parking and storing of a bicycle.

(c) **CAR-SHARE:**

Means the practice where a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization. To use a Car-Share vehicle, a person must meet the membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. Vehicles are generally reserved in advance and fees for use are normally based on time and/or charge fees based on kilometres driven.

(d) **CAR-SHARE PARKING SPACE:**

Means a Parking Space exclusively reserved and used only for Car-Share purposes whereby the vehicle is accessible to at least the occupants of the Buildings on the Lot. For each Car-Share Parking Space provided, the minimum number of required residential Parking Spaces may be reduced by 4 Parking Spaces, to a maximum of 4 Car-Share Parking Spaces. The dimensions of a Car-Share Parking Space shall conform to the standards for a Parking Space.

(e) **COMMERCIAL LEASING OFFICE:**

Means a space within a Building to be used as a temporary or permanent leasing office associated with the marketing and leasing of Dwelling Units in Buildings on the Lot.

(f) **GRADE:**

Means the geodetic elevation above sea level for each of the following Blocks as shown on Diagram 1 of By-law 958 2020(LPAT), as amended:

- (i) 127.75 metres for Block A shown on Diagram 1 of By-law 958-2020(LPAT), as amended.
- (ii) 127.30 metres for Block B shown on Diagram 1 of By-law 958-2020(LPAT), as amended; and
- (iii) 127.40 metres for Blocks C shown on Diagram 1 of By-law 958-2020(LPAT), as amended.

(g) **GROSS FLOOR AREA:**

Means the sum of the total area of each floor level of a Building, above and below the ground, measured from the exterior of the main wall of each floor level, reduced by the area in the Building used for:

- (i) Parking Spaces, Loading Spaces and Bicycle Parking Spaces below-ground;
- (ii) Loading Spaces and Bicycle Parking Spaces at ground level;
- (iii) Storage rooms, washrooms, electrical utility, mechanical and ventilation rooms below ground;
- (iv) Shower and change facilities in association with Bicycle Parking Spaces;
- (v) Residential Amenity Space - Indoor;
- (vi) Elevator shafts;
- (vii) Garbage shafts;
- (viii) Mechanical penthouse; and
- (ix) Exit stairwells in the Building.

(h) **LOADING SPACE:**

Means an area used for the loading or unloading of goods or commodities from a vehicle with the following minimum dimensions: 13.0 metres in length, 4.0 metres in width and a vertical clearance of 6.1 metres.

(i) **LONG-TERM BICYCLE PARKING SPACE:**

Means the Bicycle Parking Spaces for use by the occupants or tenants of a Building on the Lot.

(j) **LOT:**

Means the lands outlined by a heavy black line as identified on Diagram 1 of By-law 958-2020(LPAT),as amended.

(k) **PARKING SPACE:**

Means an area for the parking and storing of a motor vehicle.

(l) **PRIVATELY-OWNED PUBLICLY ACCESSIBLE OPEN SPACE:**

Means a space on the lands situated at ground level, within the shaded area identified on Diagram 1 of By-law 958-2020(LPAT), as amended, that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures, and is used principally for the purposes of sitting, standing and other recreational uses.

(m) **RESIDENTIAL AMENITY SPACE - INDOOR:**

Means an indoor common area or areas on the Lot, which are provided for the exclusive use of residents of the Buildings on the Lot for recreational or social purposes.

(n) **RESIDENTIAL AMENITY SPACE - OUTDOOR:**

Means an outdoor common area or areas on the Lot, which are provided for the exclusive use of residents of the Buildings on the Lot for recreational or social purposes.

(o) **RETAIL SPACE**

Means premises in which goods or commodities are sold, rented or leased.

(p) **SHORT-TERM BICYCLE PARKING SPACE:**

Means the Bicycle Parking Spaces for use by visitors to a Building on the Lot.

(q) **STACKED BICYCLE PARKING SPACE:**

Means a horizontal Bicycle Parking Space that is positioned above or below another Bicycle Parking Space and equipped with a mechanical device providing floor level access to both Bicycle Parking Spaces.

(2) **Block A**

(a) Permitted Uses, Buildings, Structures

The permitted uses of the lands shown as Block A on Diagram 2 of By-law 958-2020(LPAT), as amended, shall be for residential use and for development with an apartment building.

(b) Development Requirements

The development of Block A shall be in accordance with Diagram 2 of By-law 958-2020(LPAT), as amended and subject to the following regulations:

- (i) The maximum number of storeys is 24.
- (ii) The apartment Building shall contain a maximum of 383 Dwelling Units.
- (iii) No part of any Building, either above or below Grade, shall be located closer than 3 metres to the street line of Eastdale Avenue.
- (iv) The minimum amount of Residential Amenity Space - Indoor shall be 70 square metres.

(3) **Block B**

(a) Permitted Uses, Buildings, Structures

The permitted use of the lands shown as Block B on Diagram 3, of By-law 958-2020(LPAT), as amended, is for an apartment building.

(b) Development Requirements

The development of Block B shall be subject to the following regulations:

- (i) No part of any Building erected or used above Grade shall be located otherwise than wholly within the areas delineated by the heavy lines on Diagram 3 of By-law 958-2020(LPAT), as amended, subject to the exceptions contained within Section 7.7.5.6.2(7) below.
- (ii) The Height of any part of the Building, as measured from Grade, shall not exceed the Height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 958-2020(LPAT), as amended subject to the exceptions contained within Section 7.7.5.6.2(6) below.
- (iii) The maximum number of storeys is 35.
- (iv) The maximum number of Dwelling Units is 404.
- (v) The Gross Floor Area of the Building shall not exceed 29,000 square metres.
- (vi) The minimum number of Loading Spaces shall be one.

(4) **Block C**

(a) Permitted Uses, Buildings, Structures

The permitted use of the lands shown as Block C on Diagram 4 of By-law 958-2020(LPAT), as amended, is for an apartment Building.

(b) Development Requirements

The development of Block C shall be subject to the following regulations:

- (i) No part of any Building erected or used above Grade shall be located otherwise than wholly within the areas delineated by the heavy lines on Diagram 4 of By-law 958-2020(LPAT), as amended subject to the exceptions contained within Section 7.7.5.6.2(7) below.

- (ii) The Height of any part of the Building, as measured from Grade does not exceed the Height in metres specified by the numbers following the symbol H on Diagram 4 of By-law 958-2020(LPAT), as amended, subject to the exceptions contained within Section 7.7.5.6.2(6) below.
- (iii) The maximum number of storeys is 7.
- (iv) The maximum number of Dwelling Units is 80.
- (v) The Gross Floor Area of the Building shall not exceed 8,500 square metres.

(5) Blocks A, B and C: Commercial Leasing Office

Notwithstanding Sections 7.7.5.6.2(2)(a), 7.7.5.6.2(3)(a) and 7.7.5.6.2(4)(a) above, a Commercial Leasing Office with a maximum area of 200 square metres is permitted on the lands shown as Blocks A, B and C on Diagram 1 of By-law 958-2020(LPAT), as amended.

(6) Height

No portion of the Buildings on Blocks B and C as shown on Diagram 1 of By-law 958-2020(LPAT), as amended, shall have a greater Height in metres than the height limit specified by the numbers following the symbol "H" shown on Diagrams 3 and 4 of By-law 958-2020(LPAT), as amended, with the exception of the following:

- (a) Parapet, vents, towers, antennas, maintenance equipment, window washing equipment, elements of a green roof, lighting fixtures and building elements used for outside open air recreation, safety or wind protection purposes may project a maximum of 3 metres above the heights shown on Diagrams 3 and 4 of By-law 958-2020(LPAT), as amended;
- (b) Equipment or Structures that are used for the functional operation of the Building, storage and water supply facilities, enclosed stairwells, elevator overruns and mechanical penthouses may project a maximum of 6.0 metres above the heights shown on Diagrams 3 and 4 of By-law 958-2020(LPAT), as amended; and

- (c) Notwithstanding Section 7.7.5.6.2(6)(a) and Section 7.7.5.6.2(6)(b) above, nothing shall prevent the elements listed in Section 7.7.5.6.2(6)(a) from projecting above the elements listed in Section 7.7.5.6.2(6)(b) up to a maximum height of 3.0 metres.

(7) Setbacks

No part of any Building or Structure on Blocks B and C, as shown on Diagram 1 of By-law 958-2020(LPAT), as amended, erected or used above Grade shall be located other than wholly within the areas delineated by heavy lines shown on Diagrams 3 and 4 of By-law 958-2020(LPAT), as amended, with the exception of the following:

- (a) Cornices, awnings, canopies, balconies, ornamental elements, trellises, window sills, balustrades, stairways and railings, stair enclosures, wheelchair ramps, underground and above grade garage ramps, and retaining walls may project to a maximum of 3 metres beyond the heavy lines shown on Diagrams 3 and 4 of By-law 958-2020(LPAT).

(8) Parking

- (a) The minimum number of total Parking Spaces for the Buildings located on Blocks A, B and C, as shown on Diagram 1 of By-law 958-2020(LPAT), as amended, shall be calculated at a rate of:
 - (i) A minimum of 0.42 Parking Spaces shall be provided for residents for each Dwelling Unit;
 - (ii) A minimum of 0.1 Parking Spaces shall be provided for visitors for each Dwelling Unit; and
 - (iii) A minimum of 13 Parking Spaces provided for the Buildings located on Blocks A, B and C shall be Accessible Parking Spaces.
- (b) No Parking Spaces shall be required for a Commercial Leasing Office referred to in Section 7.7.5.6.2(5).
- (c) Notwithstanding Section 7.7.5.6.2(8)(a) above, Parking Spaces provided for residential visitors on Blocks A, B and C may be used for the Commercial Leasing Office.

- (d) Of the total Parking Spaces, a maximum of 4 Car-Share Parking Spaces may be provided for the Buildings located on Blocks A, B, and C shown on Diagram 1 of By-law 958-2020(LPAT), as amended.
- (e) Notwithstanding any provision of By-law 6752, as amended by By-law 498-2007, to the contrary, for the Buildings located on Blocks A, B and C shown on Diagram 1 of By-law 958-2020(LPAT), as amended, Parking Spaces required for residential visitors may be provided with or without a fee.
- (f) Notwithstanding any provision of By-law 6752, as amended by By-law 498-2007 and By-law 958-2020(LPAT), as amended, to the contrary, Parking Spaces, drive aisles, driveways and ramps existing on Blocks A and B shown on Diagram 1 of By-law 958-2020(LPAT), as amended, as of August 1, 2015 may be maintained and are deemed to comply with the requirements of By-law 6752, as amended.

(9) Bicycle Parking

- (a) The minimum number of total Bicycle Parking Spaces for the Buildings located on Blocks B and C shown on Diagrams 1 and 4 of By-law 958-2020(LPAT), as amended, shall be calculated on a rate of:
 - (i) A minimum of 0.9 Long-Term Bicycle Parking Spaces shall be provided for each Dwelling Unit; and
 - (ii) A minimum of 0.1 Short-Term Bicycle Parking Spaces shall be provided for each Dwelling Unit.
- (b) Bicycle Parking Spaces for the Buildings located on Blocks A, B and C shown on Diagram 1 of By-law 958-2020(LPAT), as amended, may be provided in a Stacked Bicycle Parking Space and are permitted at ground level or within the first level below ground level.
- (c) The dimensions of a Bicycle Parking Space for the Buildings located on Blocks A, B and C shown on Diagram 1 of By-law 958-2020(LPAT), as amended, shall be in accordance with the following standards:

- (i) A minimum length of 1.8 metres;
 - (ii) A minimum width of 0.6 metres; and
 - (iii) A minimum vertical clearance from the ground of 1.9 metres.
- (d) Notwithstanding 7.7.5.6.2(9)(c) above, a Bicycle Parking Space on Blocks A, B and C shown on Diagram 1 of By-law 958-2020 (LPAT), as amended, that is placed in a vertical position on a wall, structure or mechanical device shall have the following dimensions:
 - (i) A minimum length of 1.9 metres;
 - (ii) A minimum width of 0.6 metres; and
 - (iii) A minimum vertical clearance from the ground of 1.2 metres.
- (e) The dimensions of a Stacked Bicycle Parking Space shall be in accordance with the following standards:
 - (i) A minimum length of 2.0 metres;
 - (ii) A minimum width of 0.4 metres; and
 - (iii) A minimum vertical clearance from the ground of 1.2 metres per Stacked Bicycle Parking Space.

(10) Residential Amenity Space

- (a) A minimum total of 920 square metres of Residential Amenity Space - Indoor shall be provided on Blocks A, B and/or C, which may be located above or below Grade on Blocks A, B and/or C shown on Diagrams 2, 3 and 4 of By-law 958-2020(LPAT), as amended.
- (b) A minimum total of 920 square metres of Residential Amenity Space - Outdoor shall be provided on Blocks A, B and/or C shown on Diagrams 2, 3 and 4 of By-law 958-2020(LPAT), as amended.

(11) Privately-Owned Publicly Accessible Open Space

A Privately-Owned Publicly Accessible Open Space with a minimum area of 600 square metres shall be provided within the shaded areas on Blocks B and C shown on Diagram 1 of By-law 958-2020(LPAT), as amended.

7.7.5.6.3 Section 37 Requirements

- (1) Pursuant to Section 37 of the Planning Act, as it read the day before Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, and subject to compliance with Section 7.7.5.6 and Section 7.7.5.13, the increase in height and density of the development is permitted beyond that otherwise permitted on the Lot in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Appendix A to By-law 958-2020(LPAT), as amended, and Schedule A to By-law [clerks to insert by-law number] and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act as it read the day before Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (2) Where Appendix A to By-law 958-2020(LPAT) as amended, and Schedule A to By-law [clerks to insert by-law number] requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
- (3) The owner shall not use, or permit the use of, a Building or Structure erected with an increase in height and density pursuant to Section 7.7.5.6 and Section 7.7.5.13 unless all provisions of Appendix A to By-law 958-2020(LPAT) as amended, and Schedule A to By-law [clerks to insert by-law number] are satisfied.

7.7.5.13 **2, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48 and 50 Secord Avenue and 48, 50, 52, 54, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88 Eastdale Avenue (R3A.13 Zone)**

7.7.5.13.1 Area Restricted

The provisions of Section 7.7.5.13 shall only apply to the lands on the northerly side of Secord Avenue between Barrington Avenue and Eastdale Avenue, shown as Block D on Diagram 5 of By-law 958-2020(LPAT), as amended.

7.7.5.13.2 General Provisions

On those lands referred to in Section 7.7.5.13.1 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building, Structure, or land or part thereof, except in accordance with the following provisions:

- (1) Definitions For the purpose of Section 7.7.5.13, each word or expression that is capitalized shall have the same meaning as such terms have for the purpose of By-law 6752, as amended, except for the following, which shall have the following meanings:

(a) **BICYCLE PARKING SPACE:**

Means an area for the parking and storing of a bicycle.

(b) **COMMERCIAL LEASING OFFICE:**

Means a space within a Building to be used as a temporary or permanent leasing office associated with the marketing and leasing of Dwelling Units in Buildings on the Lot.

(c) **GRADE:**

Means the geodetic elevation above sea level for Block D shown on Diagram 1 of By-law 958-2020(LPAT), as amended:

- (i) 127.25 metres for Block D shown on Map 1 of By-law 958-2020(LPAT), as amended.

(d) **LONG-TERM BICYCLE SPACE:**

Means the Bicycle Parking spaces for use by the occupants or tenants of a Building on the Lot.

(e) **LOT:**

Means the lands outlined by a heavy black line as identified on Diagram 1 of By-law 958-2020(LPAT), as amended.

(f) **PARKING SPACE:**

Means an area for the parking and storing of a motor vehicle.

(g) **PRIVATELY-OWNED PUBLICLY ACCESSIBLE OPEN SPACE:**

Means a space on the lands situated at ground level, within the shaded area identified on Diagram 1 of By-law 958-2020(LPAT), as amended, that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures, and is used principally for the purposes of sitting, standing and other recreational uses.

(h) **RESIDENTIAL AMENITY SPACE – INDOOR:**

Means an indoor common area or areas on the Lot, which are provided for the exclusive use of residents of the Buildings on the Lot for recreational or social purposes.

(i) **RESIDENTIAL AMENITY SPACE - OUTDOOR:**

Means an outdoor common area or areas on the Lot, which are provided for the exclusive use of residents of the Buildings on the Lot for recreation or social purposes.

(j) **SHORT-TERM BICYCLE PARKING SPACES:**

Means the Bicycle Parking Spaces for use by visitors to a Building on the Lot.

(2) **Block D**

(a) **Permitted Uses, Buildings, Structures**

The permitted use of the lands on the northerly side of Secord Avenue between Barrington Avenue and Eastdale Avenue, shown as Block D on Diagram 5 of By-law 958-2020(LPAT), as amended, shall be for residential uses and for the development with an apartment Building, retail space, a public park and Privately-Owned Publicly Accessible Open Space.

(b) **Development Requirements**

The development of Block D shall be in accordance with Diagram 5 of By-law 958-2020(LPAT), as amended, and subject to the following regulations:

Building A (2 Secord Ave):

- (i) The apartment Building shall contain a maximum of 22 storeys.
- (ii) The apartment Building shall contain a maximum of 305 Dwelling Units.
- (iii) A minimum of 50 Short-Term Bicycle Parking Spaces shall be provided.
- (iv) No part of any Building, either above or below Grade, shall be located closer than 3 metres to any street line.
- (v) The minimum amount of Residential Amenity Space - Indoor shall be 75 square metres.

Building B (New Building):

- (i) The residential apartment Building B shall contain a maximum of 41 storeys.
- (c) Height
- (ii) The Height of any part of the Building, as measured from Grade, shall not exceed the Height in metres specified by the numbers following the symbol H on Diagram 5 of By-law 958-2020(LPAT), as amended, subject to the exceptions contained within Section 7.7.5.13.2(2)(c)(viii).
 - (iii) No portion of Building B on Block D as shown on, Diagram 5 of By-law 958-2020(LPAT), as amended, shall have a greater height in metres than the height limit specified by the numbers following the symbol "H" shown on, Diagram 5 of By-law 958-2020 (LPAT), as amended, with the exception of the following:

- a. Parapets, vents, cooling towers, antennas, maintenance equipment, window washing equipment, elements of a green roof, lighting fixtures and Building elements used for outside open air recreation, safety or wind protection purposes may project a maximum of 3 metres above the Heights shown on Diagram 5 of By-law 958-2020(LPAT), as amended; and
- b. Equipment or Structures that are used for the functional operation of the Building, storage and water supply facilities, enclosed stairwells, elevator overruns and mechanical penthouses may project a maximum 6.0 metres above the Heights show on Diagram 5 of By-law 958-2020(LPAT), as amended, not exceeding a total Building height of 133.2 metres.

(d) Setbacks

- (iv) No part of Building B located on Block D on Diagram 5 of By-law 958-2020 (LPAT), as amended, erected or used above Grade shall be located otherwise than wholly within the areas delineated by the heavy lines on Diagram 5 of By-law 958-2020(LPAT), as amended, subject to the exceptions contained within Section 7.7.5.13.2(2)(d)(x) below.
- (v) No part of Building B located on Block D, as shown on Diagram 5 of By-law 958-2020(LPAT), as amended, erected or used above Grade shall be located other than wholly within the areas delineated by heavy lines shown on Diagram 5 of By-law 958-2020(LPAT), as amended, with the exception of the following:
 - a. Cornices, awnings, canopies, balconies, ornamental elements, trellises, window sills, balustrades, stairways and railings, stair enclosures, wheelchair ramps, underground and above grade garage ramps, and retaining walls may encroach to a maximum of 3 metres beyond the heavy lines shown on Diagram 5 of By-law 958-2020(LPAT), as amended.

(e) Units

- (vi) Building B located on Block D on Diagram 5 of By-law 958-2020 (LPAT), as amended, shall contain a maximum of 548 Dwelling Units.
- (vii) The provision of Dwelling Units in Building B located on Block D on Diagram 5 of By-law 958-2020 (LPAT), as amended, is subject to the following:
 - a. A minimum of 23 percent of the total number of Dwelling Units must have 2 bedrooms;
 - b. A minimum of 10 percent of the total number of Dwelling Units must have 3 or bedrooms;
 - c. If the calculation of the number of required dwelling units with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number; and
 - d. None of the above apply to rental replacement dwelling units provided in accordance with Section 111 of the Municipal Code.

(f) Gross Floor Area

- (viii) A maximum Gross Floor Area of 41,000 square metres is permitted in Building B on Block D located on Diagram 5 of By-law 958-2020 (LPAT), as amended, subject to the following:
 - a. the permitted maximum Gross Floor Area for residential uses is 40,200 square metres; and
 - b. the permitted maximum Gross Floor Area for non-residential uses is 800 square metres;

(g) Residential Amenity Space

(ix) Residential Amenity Space for Building B located on Block D on Diagram 5 of By-law 958-2020 (LPAT), as amended, shall be provided according to the following rates:

- a. At least 2 square metres for each dwelling unit is Residential Amenity Space - Indoor located at or above grade;
- b. At least 2 square metres for each dwelling unit is Residential Amenity Space - Outdoor; and
- c. at least 40.0 square metres is Residential Amenity Space – Outdoor in a location adjoining or directly accessible to the indoor amenity space.

(h) Privately-Owned Publicly Accessible Open Space

(x) A Privately-Owned Publicly Accessible Open Space with a minimum area of 790 square metres shall be provided within the shaded area on Block D shown on Diagram 1 of By-law 958-2000 (LPAT), as amended.

(3) Block D: Parking

(a) The minimum number of total Parking Spaces for Building B located on Block D shown on Diagram 5 of By-law 958-2020(LPAT), as amended, shall be provided in accordance with the following standards:

- (i) If Parking Spaces are provided for the Building, the number of accessible parking spaces must not be less than 5 percent of the total parking spaces provided;
- (b) Notwithstanding any provision of By-law 6752, as amended by By-law 498-2007, to the contrary, for the Buildings located on Block D shown on Diagram 5 of By-law 958-2020(LPAT), as amended, Parking Spaces required for visitors may be provided with or without a fee.
- (c) Notwithstanding any provision of By-law 6752, as amended by By-law 498-2007, to the contrary, Parking Spaces, drive aisles, driveways and ramps existing on Block D as of August 1, 2015 may be maintained and are

deemed to comply with the requirements of By-law 6752, as amended by By-law 498-2007.

(d) Bicycle Parking

(i) The minimum number of total Bicycle Parking Spaces for Building B located on Block D as shown on Diagrams 1 and 5 of By-law 958-2020(LPAT), as amended shall be calculated on a rate of:

- a. A minimum of 0.9 Long-Term Bicycle Parking Spaces shall be provided for each Dwelling Unit; and
- b. A minimum of 0.2 Short-Term Bicycle Parking Spaces shall be provided for each Dwelling Unit.

(ii) The number of bicycle parking spaces listed in Clause (d)(i). above, may be reduced, subject to the following:

- a. the number of "short-term" bicycle parking spaces reduced is not more than half the amount required by Clause (d)(i)b. above, rounded down to the nearest whole number;
- b. the number of "long-term" bicycle parking spaces reduced is not more than half the amount required by regulations Clause (d)(i)a. above, rounded down to the nearest whole number;
- c. for each bicycle parking space required by Clause (d) above, to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
- d. the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act.

(4) **Block D: Commercial Leasing Office**

Notwithstanding Section 7.7.5.13.2(2)(a) above, a Commercial Leasing Office with a maximum area of 100 square metres is permitted.

7.7.5.13.3 Section 37 Requirements

1. Pursuant to Section 37 of the Planning Act, as it read the day before Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, and subject to compliance with Section 7.7.5.6 and Section 7.7.5.13, the increase in height and density of the development is permitted beyond that otherwise permitted on the Lot in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Appendix A to By-law 958-2020 (LPAT), as amended, and Schedule A to By-law [clerks to insert By-law number] and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act as it read the day before Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
2. Where Appendix A to By-law 958-2020 (LPAT), as amended, and Schedule A to By-law [clerks to insert By-law number] requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
3. The owner shall not use, or permit the use of, a Building or Structure erected with an increase in height and density pursuant to Section 7.7.5.6 and Section 7.7.5.13 unless all provisions of Appendix A to Bylaw 958-2020(LPAT), as amended, and Schedule A to By-law [clerks to insert] are satisfied.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A
Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram #1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act, as it read the day before Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, whereby the owner agrees as follows:

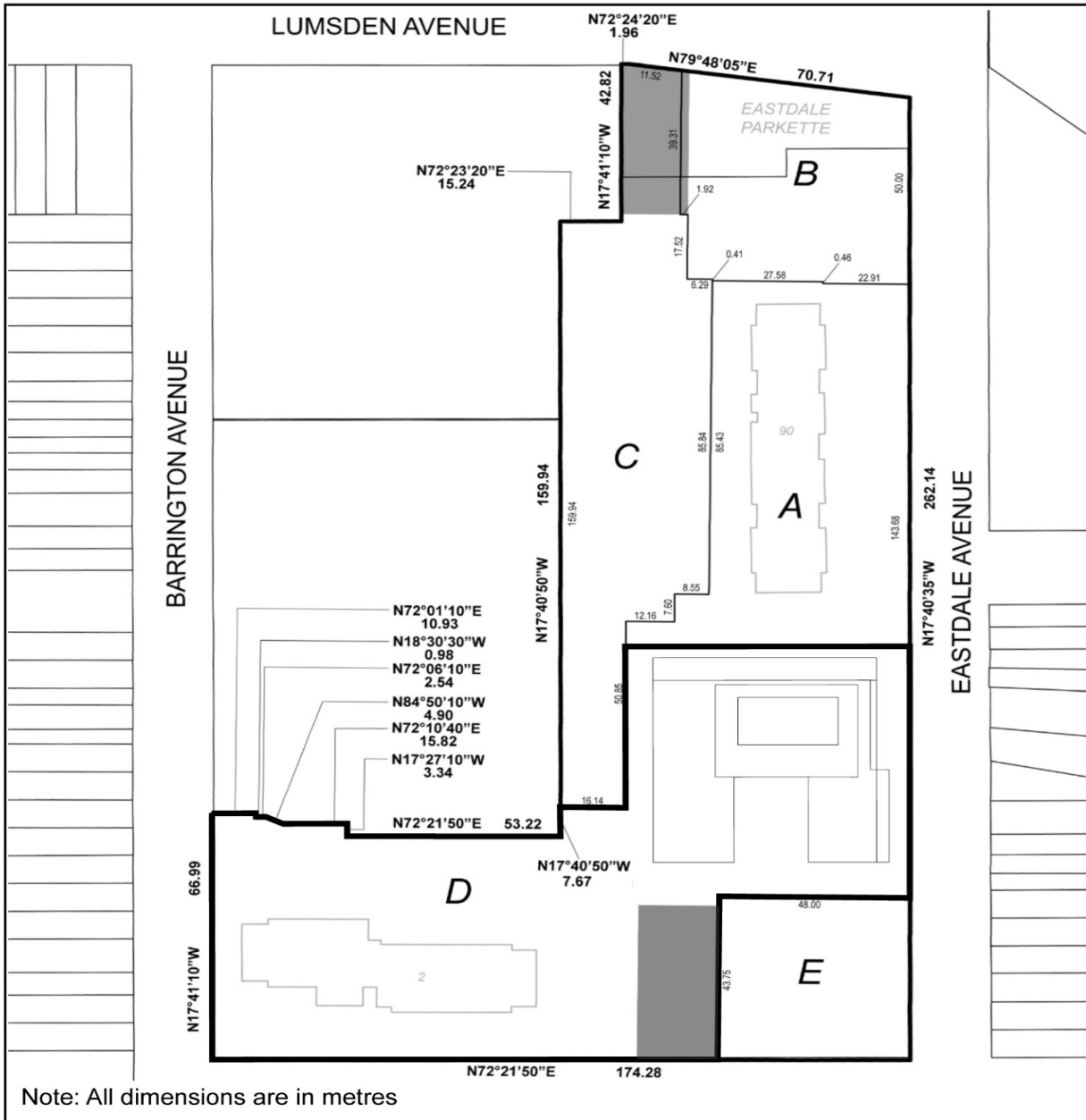
- A. Prior to the issuance of any Building Permit, the owner shall enter into an agreement to the satisfaction of the City Solicitor pursuant to Section 37 of the Planning Act as it read on the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force to secure the facilities, services or matters set out below.
- B. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. The owner shall provide and maintain 11 new Affordable Rental Housing Units in the new development on the lands for a minimum period of ninety-nine (99) years beginning from the date that each such unit is first occupied, in accordance with the following:
 - (a) the average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of all the market units, by unit type;
 - (b) the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of all market units, by unit type;
 - (c) the unit mix of the affordable housing shall reflect the market component of the development;
 - (d) the Affordable Rental Housing Units shall be provided in contiguous groups of at least six (6) rental dwelling units if tenure of the building is condominium;
 - (e) the general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - (f) tenants of the Affordable Rental Housing Units shall be provided with access to, and use of all indoor and outdoor amenities in the development at no extra charge; access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

- (g) all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;
- (h) tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development;
- (i) the affordable rental housing units shall be secured for a minimum of ninety-nine (99) years beginning with the date each unit is first occupied ("the Affordability Period");
- (j) the initial rents (inclusive of utilities) charged to the first tenants of the Affordable Rental Housing Units and upon turnover of any Affordable Rental Housing Unit for the duration of the Affordability Period shall not exceed the lower of City of Toronto's Official Plan definition of affordable rental housing and the Provincial Affordable Residential Units Bulletin definition;
- (k) during the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;
- (l) the owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in Part 3.a.i.10. above for the duration of the Affordability Period; the Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period; upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;
- (m) the owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and

- (n) the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70 percent) of the new dwelling units erected in the new development on the lands are available and ready for occupancy.
- C. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i. the owner agrees to continue to provide and maintain the 304 existing rental dwelling units at 2 Secord Avenue and 383 existing rental dwelling units at 90 Eastdale Avenue as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - ii. the owner agrees to not apply for above-guideline rent increases for previous capital repairs including window replacements and garage slab replacement at 90 Eastdale Avenue;
 - iii. prior to issuance of the first above-grade building permit for the new development on the lands, the owner shall develop a Construction Mitigation and Tenant Communication Plan, including an interim parking plan, to mitigate the impacts of construction of the development on tenants of the existing rental buildings at 2 Secord Avenue and 90 Eastdale Avenue, all to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - iv. the owner shall provide access to indoor amenities in the proposed new residential building for tenants at 2 Secord Avenue; and
 - v. prior to issuance of the first above-grade building permit for the new development on the lands, the owner shall undertake improvements to the existing rental buildings at 90 Eastdale Avenue and 2 Secord Avenue, at its sole expense and at no cost to the tenants at 2 Secord Avenue and 90 Eastdale Avenue, to the satisfaction of the Chief Planner and Executive Director, City Planning as follows:
 - (a) improvements to the garbage storage enclosure at 2 Secord Avenue;
 - (b) upgrades to existing at-grade residential terraces at 2 Secord Avenue;
 - (c) automatic push door to the entrance of the Multipurpose Room at 2 Secord Avenue;
 - (d) 50 additional bicycle parking spaces at 2 Secord Avenue; and

- (e) renovations to the laundry rooms of 2 Secord Avenue and 90 Eastdale Avenue including painting, new counters and new washers and dryers.

Diagram 1



 **Toronto**
Diagram 1

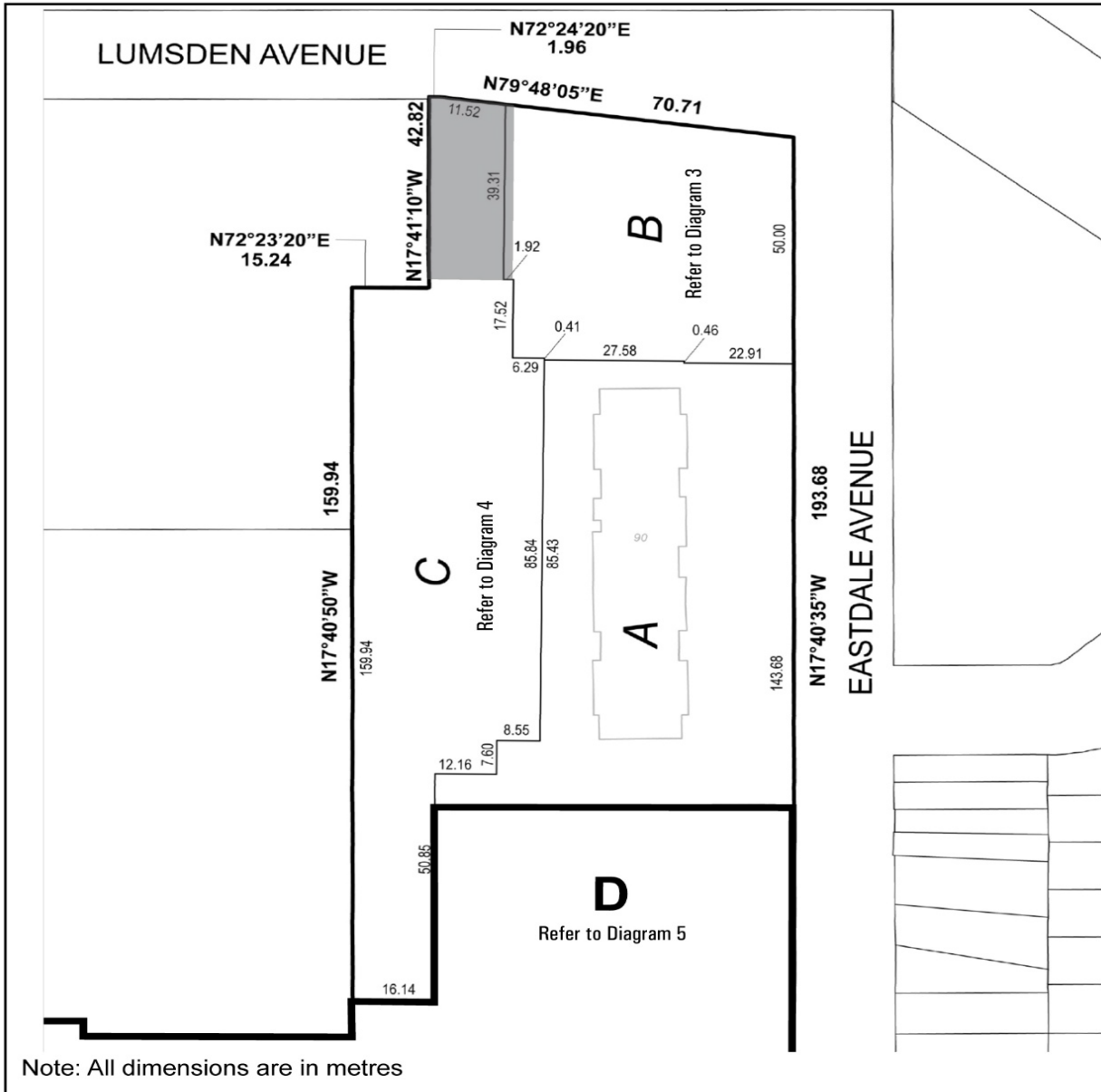
90 Eastdale Avenue and 2 Second Avenue

File # 24 123646 STE 19 0Z

 Publicly Accessible Open Space subject to
the provisions of this zoning by-law


Former City of East York By-law 6752
Not to Scale
07/23/2026

Diagram 2



 **Toronto**
Diagram 2

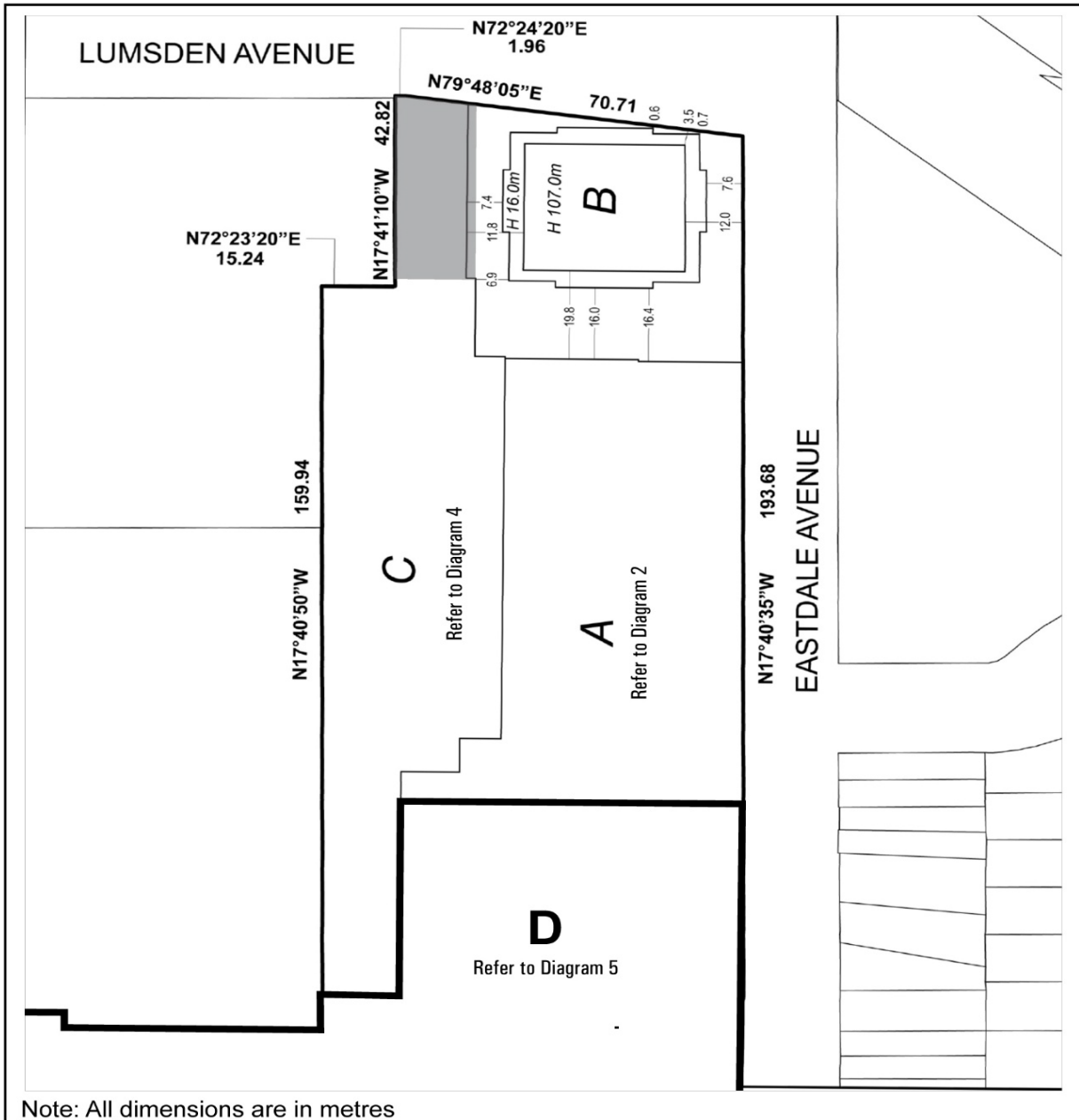
90 Eastdale Avenue and 2 Secord Avenue

File # 24 123646 STE 19 0Z

 Publicly Accessible Open Space subject to the provisions of this zoning by-law


Former City of East York By-law 6752
Not to Scale
07/23/2026

Diagram 3



 **Toronto**
Diagram 3

90 Eastdale Avenue and 2 Secord Avenue

File # 24 123646 STE 19 02

 Publicly Accessible Open Space subject to the provisions of this zoning by-law


Former City of East York By-law 6752
Not to Scale
07/23/2026



File # 24 123646 STE 19 0Z

Former City of East York By-law 6752
Not to Scale
07/23/2026

