

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

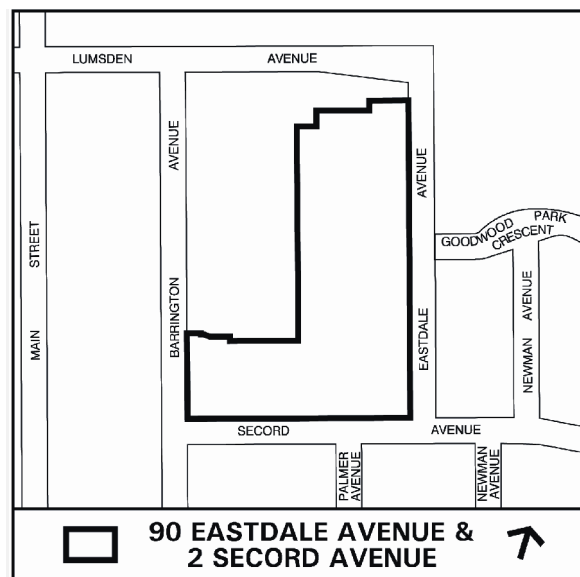
<b>Date:</b>	June 17, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 31 – Beaches-East York
<b>Reference Number:</b>	08-148167 STE 31 OZ

**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 to demolish nine townhouse blocks, containing a total of fifty-two, 3-bedroom rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue, in order to permit the construction of a 30-storey residential tower, a 5-and 8-storey residential building, and sixty, 3-bedroom rental townhouse dwelling units. The applicant proposes to retain the existing 22 and 24-storey apartment buildings at 2 Secord Avenue and 90 Eastdale Avenue. The existing and proposed buildings would be connected below grade by two levels of parking.

A Rental Housing Demolition and Conversion application under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) must be submitted before the demolition and replacement of the nine townhouse blocks can be considered. The townhouse blocks contain a total of 52, 3-bedroom affordable rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue. To date, an application for Rental Housing Demolition and



Conversion has not been submitted to the City. The units may not be demolished unless the City approves the application.

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

## **RECOMMENDATIONS**

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

1. Toronto and East York Community Council request the applicant to revise their application to address the comments contained in this report 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.
2. The applicant submit any outstanding applications, studies and reports, as identified in this report.
3. Toronto and East York Community Council direct the Acting Director, Community Planning – Toronto and East York District, upon receipt of a revised application in accordance with the recommendations 1 and 2, to bring forward subsequent Preliminary Report which will outline the recommended community consultation and scheduling of a Public Meeting 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 a minimum of 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 dwelling units, and a minimum of 22 multiple attached dwellings.

### **ISSUE BACKGROUND**

#### **Proposal**

The application proposes 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 tower, 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 will be retained. The buildings will be connected below grade by two levels of parking.

The development would have 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 contain a total of 1,052 dwelling units.

### **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>. There application proposes to maintain the 22-storey apartment building and demolish the twenty-two townhouse units.

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>. The applicant seeks to maintain the 24-storey apartment building and demolish the thirty townhouse dwelling units.

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 dwellings.

South: Development south of the site consists of an elementary school, and low density residential development in the form of single detached dwellings.

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

### **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 dwelling units, and a minimum of 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 a minimum of 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.

## **Tree Preservation**

The application seeks to remove a number of large trees as part of their development proposal. As part of the application, the submission of an Arborist/Tree Preservation Report is required. To date, the report has not been received by the City.

### **Other By-laws**

A Rental Housing Demolition and Conversion application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) will be required to permit the demolition of the nine townhouse blocks that contain 52, 3-bedroom affordable rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue. To date, an application for Rental Housing Demolition and Conversion, and the required supporting documentation, has not been submitted to the City.

### **Reasons for the Application**

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

The application does not comply with the Official Plan. If the applicant would like to proceed with the application as submitted, an Official Plan Amendment application is required.

## **COMMENTS**

### **Issues to be Resolved**

#### **Clarification Required**

The applicant has submitted two development options as part of their Zoning By-law Amendment application. City Staff are not in a position to review and comment on two development scenarios as part of one Zoning By-law Amendment application. Planning staff have had four pre-application meetings with the applicant. At those meetings, staff had requested additional information regarding various iterations of the proposed intensification of the site at 90 Eastdale Avenue and 2 Secord Avenue, and expressed concerns with some of the proposals brought before staff.

The applicant is required to identify, in writing, which development scenario they wish to formally submit to the City for review and processing.

#### **Priority Neighbourhoods**

During the current term of 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 would be addressed

through the processing of an application, and through the use of Section 37 of the *Planning Act*.

### **Land Use**

The Provincial Policy Statement indicates that the Official Plan is to direct development to suitable areas. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area, and availability of infrastructure and public service facilities that meet projected needs.

The Official Plan directs growth to certain areas of the City, and the areas which can best accommodate growth are shown on Map 2, Urban Structure of the Official Plan. The areas for growth have been identified as the *Downtown*, the *Centres*, the *Avenues* and *Employment Districts*. The proposed development site is not in one of those areas and has not been identified as an area of growth.

The subject site is designated “*Apartment Neighbourhoods*” in the Official Plan. “*Neighbourhoods*” and “*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.

The applicant proposes significant growth on this site which does not meet the objectives and/or development criteria contained within the “*Apartment Neighbourhoods*” policies, and thus an Official Plan Amendment is required. It is recommended that the applicant revise their proposal by reducing the scale of the development so that they may meet the objectives and development criteria for “*Apartment Neighbourhoods*” and the built form policies of the Official Plan.

### **Surrounding Context**

The subject site is within an apartment block that is surrounded by low-density residential neighbourhood on three sides. 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 plans submitted with the application do not demonstrate that the development will be massed or sited to fit harmoniously within the existing context. The proposal seeks to introduce built forms and densities that are greater than what exists in the area. The variation between the height of the proposed buildings and the height of the adjacent neighbourhood is inconsistent with the surrounding context. In addition, dependent upon which concept the applicant chooses to proceed with, there may be significant impacts on the low density neighbourhood, parks and open spaces.

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

The Official Plan recognizes how important good design is in creating a great city. Good design has regard for buildings, private spaces and the public realm. New streets will be designed to, amongst other matters, divide larger sites into smaller development blocks. The proposals submitted to the City do not provide for public streets. The buildings are served by fire routes only.

Also, 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 proposal does not address the Built Form policies of the Official Plan.

### **Height**

The subject site is designated “*Apartment Neighbourhoods*” and the block designated “*Apartment Neighbourhoods*” is surrounded on three sides by “*Neighbourhoods*”. 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 a 30-storey condominium tower on this site as part of the larger infill development. The proposed tower is significantly higher than the surrounding apartment buildings, and will become the highest building in the interior of the neighbourhood. The proposed tower does not fit into the existing context, and does not respect the existing character or building proportions of the immediate area, or provide appropriate transitions in scale to neighbouring buildings. The variation between the heights proposed and the height of the adjacent neighbourhood is problematic, and does not reflect a scale that is consistent with the surrounding area.

### **Density**

The applicant seeks to intensify the subject site by introducing a network of fire routes to facilitate the construction of a 30-storey tower, a 5-to-8-storey building and the redevelopment of the existing townhouse dwelling units.

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 will have a Floor Space Index (FSI) of 3.39 times the lot area. When the FSI is calculated for each individual site, the FSI is 2.13 times the lot area for 2 Secord Avenue and 4.15 times the lot area for 90 Eastdale Avenue. Given the location of this site, outside of an area identified for growth in the Official Plan, the proposed densities are not appropriate and are not in keeping with a stable area.

### **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. The proposal does not clearly indicate if, or how, these objectives will be met or how the development will contribute to these goals.

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. Although the applicant is proposing to provide amenity space for the residents of the proposed 30-storey condominium tower and 5-to-8-storey condominium building, very little attention has been paid to the residential amenity space for the existing and new tenants of the rental buildings and townhouse units.

The applicant proposes to remove two outdoor, in-ground, swimming pools and replace this area with private driveways and buildings. The applicant's planning rationale states that the pool at 2 Secord Avenue is used by the residents of both 90 Eastdale and 2 Secord Avenue, and as such, it is necessary to examine how replacement amenity space, both indoor and outdoor, will be provided for on the subject site to compensate for the loss. In addition, the westerly property limit of 90 Eastdale Avenue has a large wooded area which has potential to be used for outdoor amenity space. Although the area is poorly maintained at the current time, there is the potential to improve and re-design this area so that it may be utilized as a common outdoor amenity space, with linkages to the in-ground pool, and be accessible to all residents. Planning staff suggest that the applicant examine how the wooded area along the western property limit of 90 Eastdale may be incorporated into the development proposal as common outdoor amenity space. The removal of existing outdoor amenity space, with limited replacement, is problematic and fails to meet the objectives of Official Plan and City Council's objectives within the Priority Neighbourhoods.

### **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.

Local parks are one of several park categories that comprise the public parkland within the City of Toronto. While all categories of municipal parkland make a contribution to meeting the needs of residents, access to local parkland is important in meeting community park needs. The subject site is located in the 0.80 to 1.56 hectares of local parkland per 1,000 people category. Although this is the mid-range in the parkland provision table, it is essential to maintain, enhance and expand Toronto's park system where possible by adding new parks and amenities and by maintaining, improving and expanding existing parks.

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 is required to submit a shadow study which clearly illustrates the effects the proposed development will have on the conditions and usability of Eastdale Parkette which abuts the northern limits of the development site.

The applicant has not submitted a shadow study, and as such, staff are unable to determine at this time if the proposal will have any negative impacts on the neighbouring parks, or meet the objectives contained within the Official Plan.

### **Section 111 Application**

A Rental Housing Demolition and Conversion application under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) must be submitted before the demolition and replacement of the nine townhouse blocks can be considered. The townhouse blocks contain a total of 52, 3-bedroom affordable rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue. To date, an application for Rental Housing Demolition and Conversion has not been submitted to the City. The units may not be demolished unless the City approves the application.

### **Rental Housing**

The proposal seeks to demolish 52 three-bedroom affordable rental townhouse units and replace them with 60 new rental townhouses.

Official Plan housing policies highlight the need for a full range of housing, in terms of form, tenure and affordability, to be provided and maintained across the City and within neighbourhoods. Specifically, policy 3.2.1.5 identifies that on sites containing six or more rental units, where existing rental units are being maintained, existing rental housing shall be secured and improvements and renovations of the existing rental housing may be secured, without pass-through of such costs in the rents to tenants. Improvements to the existing rental on the site may take the form of capital improvements to the units or

site that will benefit the existing apartment residents. The applicant has yet to identify what, if any, improvements would be provided to the existing rental apartments.

Section 3.2.1.6 specifies that as part of any new development that would have the effect of removing six or more rental housing units in all or part of a private building or related group of buildings, where rents are affordable or mid-range, staff will secure the replacement of at least the same number, size and type of rental housing units and maintain similar rents. Rents for the replacement units will be maintained for at least a period of 10 years. An acceptable tenant relocation and assistance plan shall also be implemented.

The existing rental townhouses proposed for redevelopment are affordable and as such would need to be replaced at affordable levels. The applicant has noted that they intend to replace all of the demolished townhouse units with 20 three-unit rental structures. Staff will need to assess this proposal in terms of the units adequately replacing the function and amenity of the existing townhouse units.

Specific details on the replacement of the rental units are outstanding and would need to be covered in a Housing Issues Report. The Report should include information on the following: the proposal as it relates to the City's relevant Official Plan policies; data on the existing and proposed housing units, including rent levels and unit and bedroom size; a tenant relocation and assistance plan; and proposed capital improvements to the existing rental apartments.

Without all of these issues being adequately addressed, an Official Plan Amendment would be required.

### **Ownership**

The proposal contains existing rental units, new rental units and condominium units. It is not clear how this separation of ownership would work with the various common elements.

### **Section 37 of the *Planning Act***

As part of this application, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.

### **Tower Renewal Project**

The City of Toronto is implementing the Tower Renewal Project, a building upgrade, community reinvestment and greening incentives programme, which aims to significantly improve the social, economic and environmental sustainability of the City's high-rise housing stock. One of the key goals of the Tower Renewal Project is to create 'complete communities' within inner suburban high-rise apartment neighbourhoods with a full range of community services and amenities, opportunities for employment and entrepreneurship, and housing types and tenures, specific to the needs of residents,

responsive to built and cultural heritage, integrated into the community at large, and enabling sustainable lifestyles.

Official Plan Section 3.2.1.5 identifies the need for improvements or renovations to the existing rental housing and the site. When dealing with Section 3.2.1.5, the goals of the Tower Renewal Project should also be taken into consideration.

### **Green Development Standards**

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

### **Outstanding Plans, Reports and Studies**

The following plans, reports and studies are outstanding and are required in order for City Staff to review and process the application:

- a. Traffic Impact Study
- b. Shadow Study
- c. Housing Issues Report
- d. Stormwater Management and Grading Plan
- e. Arborist Report and Tree Preservation Plan

The requirement for additional studies may be identified through the review of the application.

### **Outstanding Applications**

The applicant is required to make application for the following:

- a. Official Plan Amendment (if proceeding with a proposal as submitted)
- b. Rental Housing Demolition and Conversion
- c. Site Plan Control

### **Next Steps**

The applicant is requested to 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.

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

## **CONTACT**

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## **SIGNATURE**

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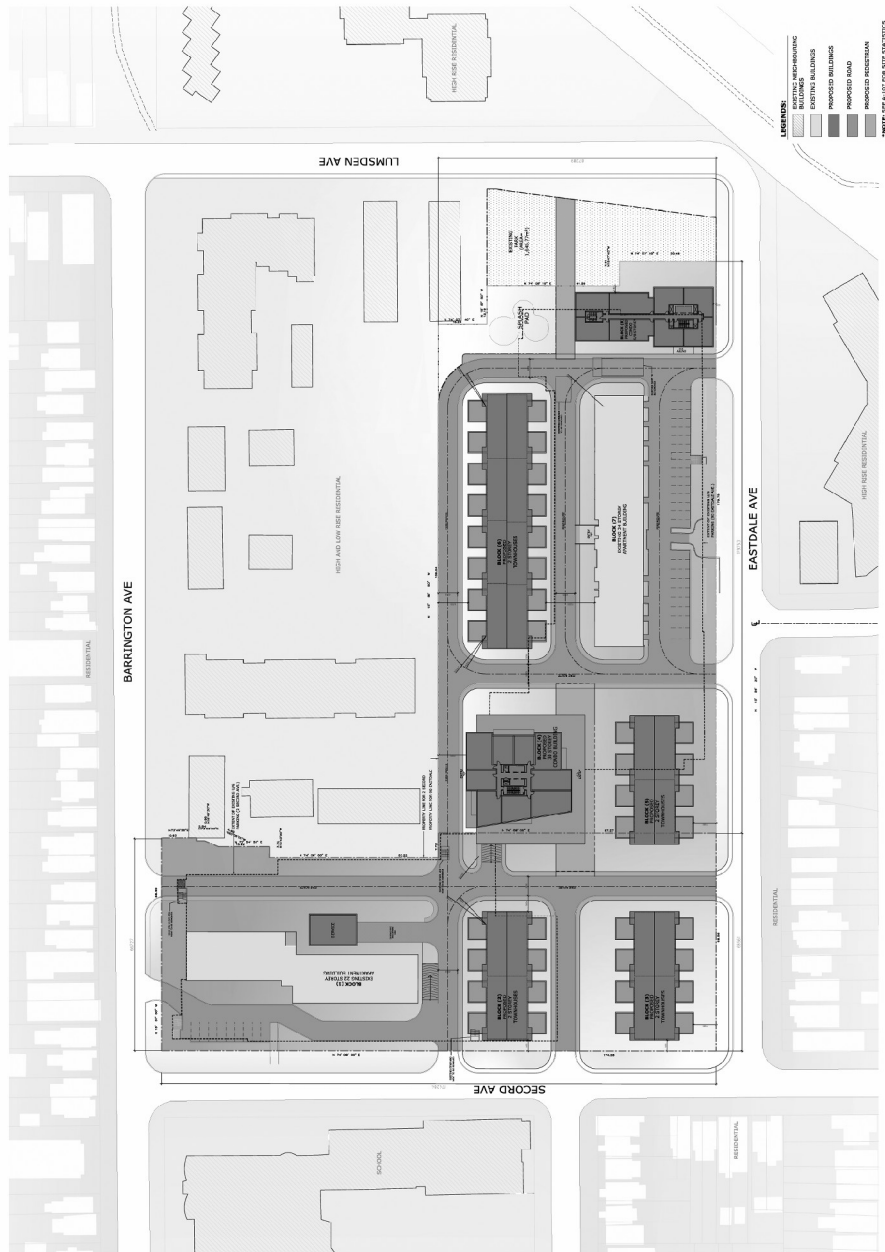
Raymond David, Acting Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

- Attachment 1: Site Plan (Option A)
- Attachment 2: Site Plan (Option B)
- Attachment 3: Elevations (Option A)
- Attachment 4: Elevations (Option A)
- Attachment 5: Elevations (Option A)
- Attachment 6: Elevations (Option B)
- Attachment 7: Elevations (Option B)
- Attachment 8: Elevations (Option B)
- Attachment 9: Elevations (Option B)
- Attachment 10: Elevations (Option B)
- Attachment 11: Zoning
- Attachment 12: Official Plan
- Attachment 13: Application Data Sheet

# Attachment 1: Site Plan (Option A)



## Site Plan (Option A)

## 90 Eastdale Avenue & 2 Second Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 08\_148167

## Attachment 2: Site Plan (Option B)



### Site Plan (Option B)

### 90 Eastdale Avenue & 2 Second Avenue

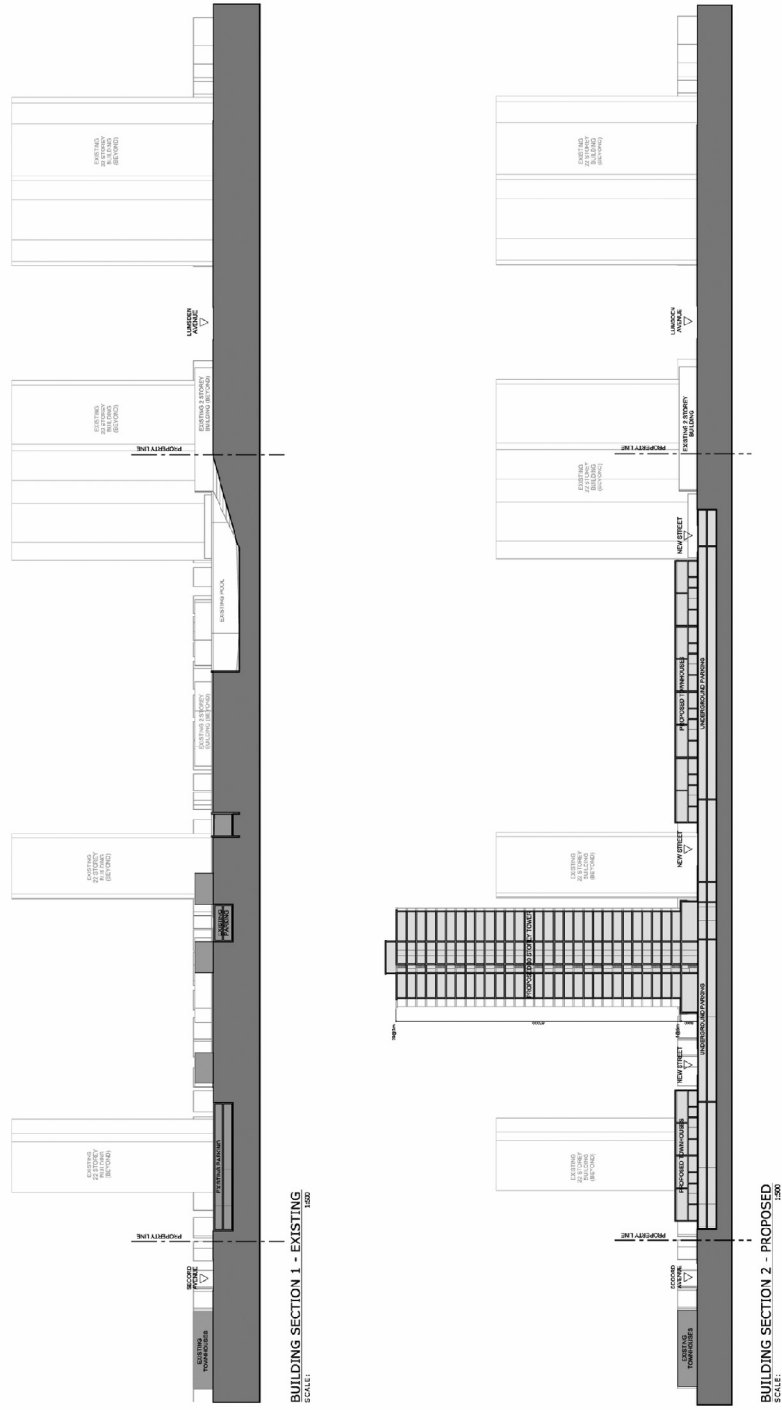
Applicant's Submitted Drawing

Not to Scale  
05/28/03



File # 08\_148167

### Attachment 3: Elevations (Option A)



90 Eastdale Avenue & 2 Second Avenue

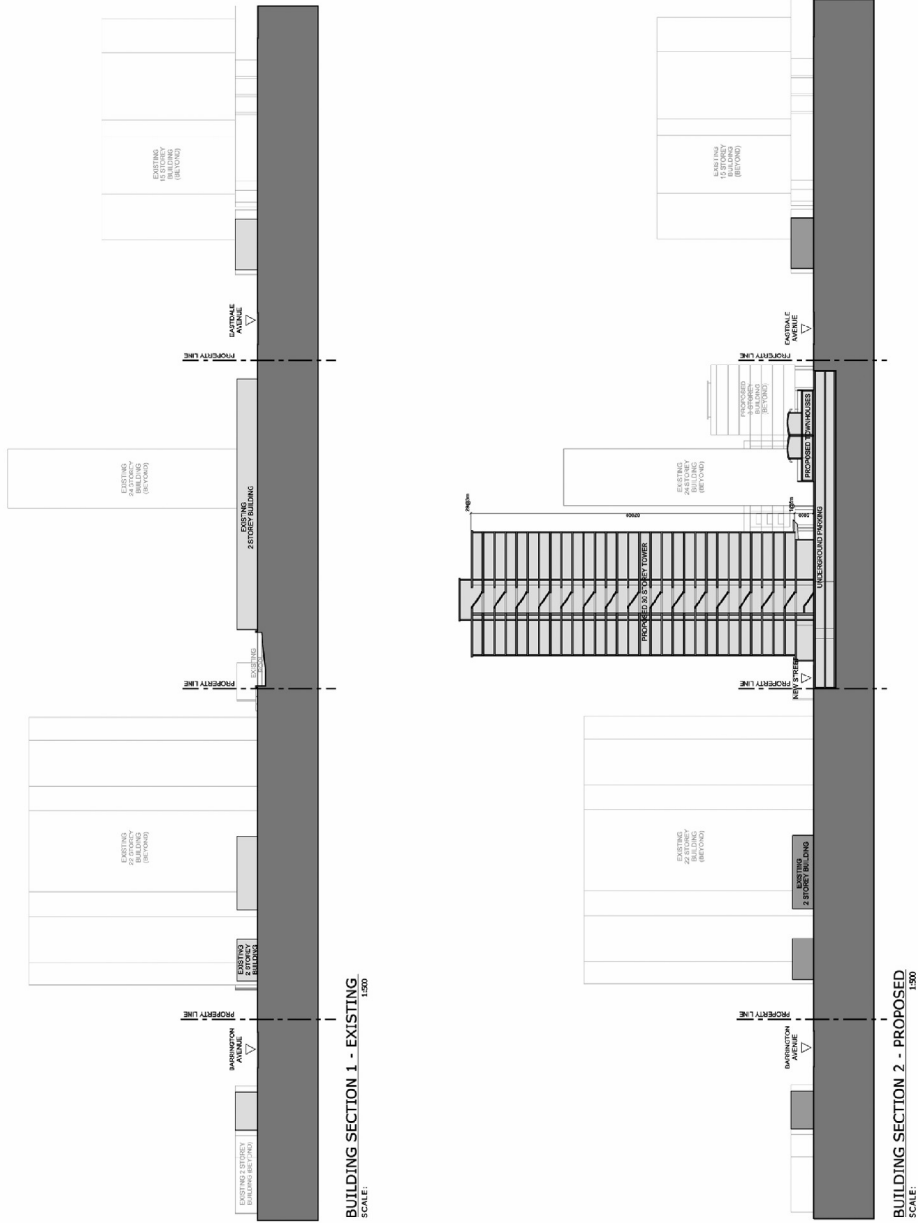
Elevations (Option A)

Applicant's Submitted Drawing

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06/28/08

File # 08\_148167

# Attachment 4: Elevations (Option A)



90 Eastdale Avenue & 2 Second Avenue

Elevations (Option A)

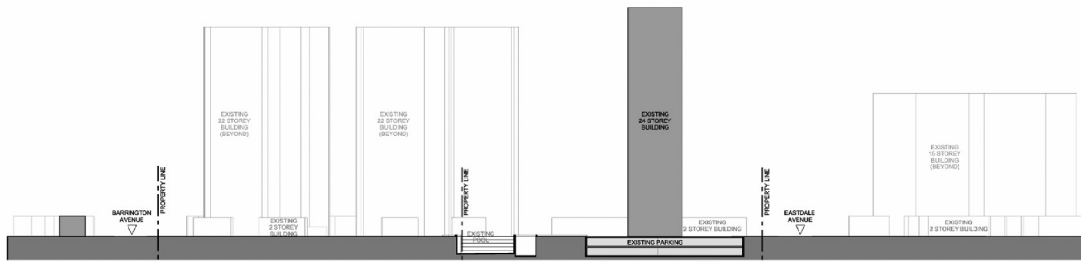
Applicant's Submitted Drawing

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06/28/08

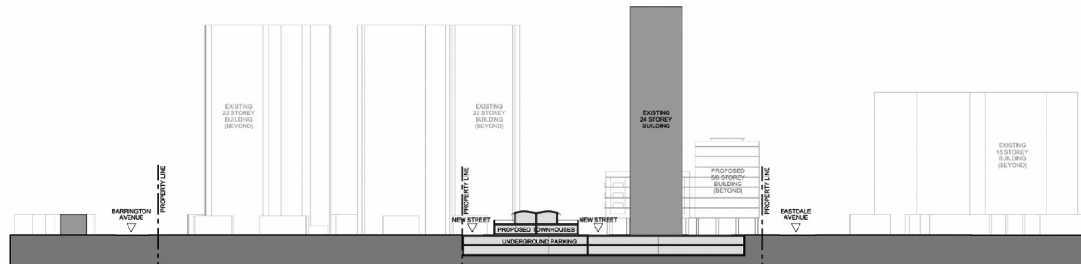
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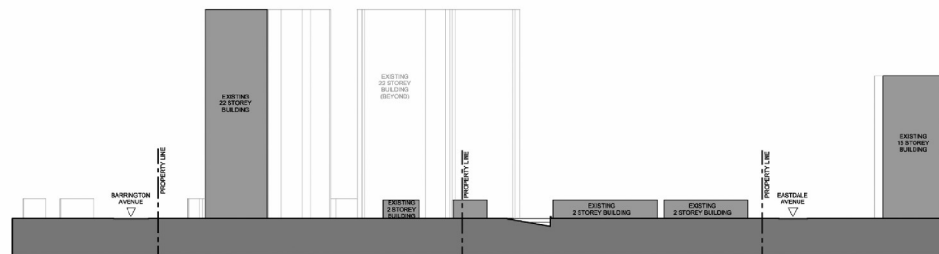
# Attachment 5: Elevations (Option A)



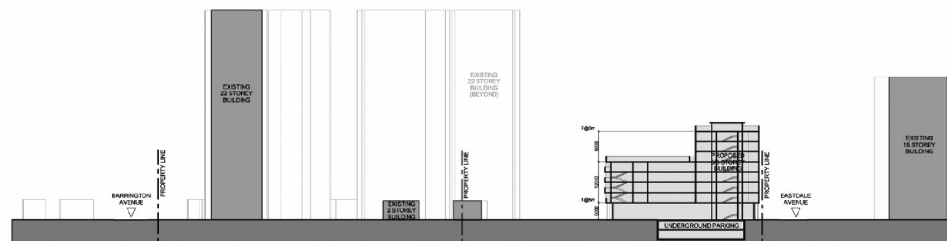
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SCALE: 1/8"



BUILDING SECTION 2 - PROPOSED  
SCALE: 1/8"



BUILDING SECTION 3 - EXISTING  
SCALE: 1/8"



BUILDING SECTION 4 - PROPOSED  
SCALE: 1/8"

## Elevations (Option A)

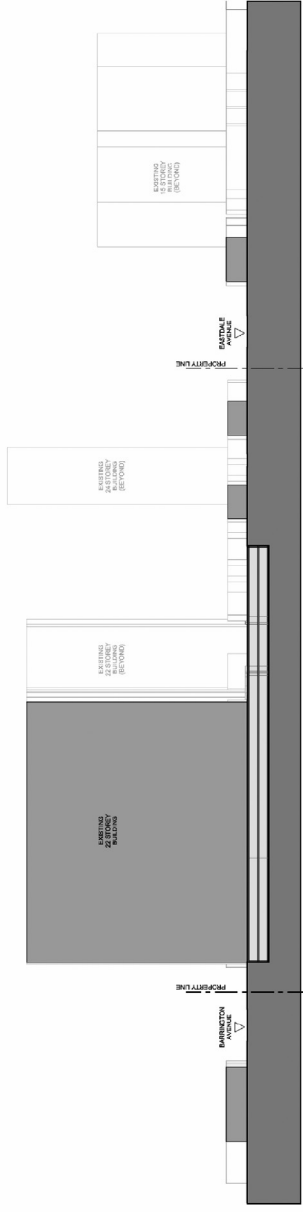
## 90 Eastdale Avenue & 2 Second Avenue

Applicant's Submitted Drawing

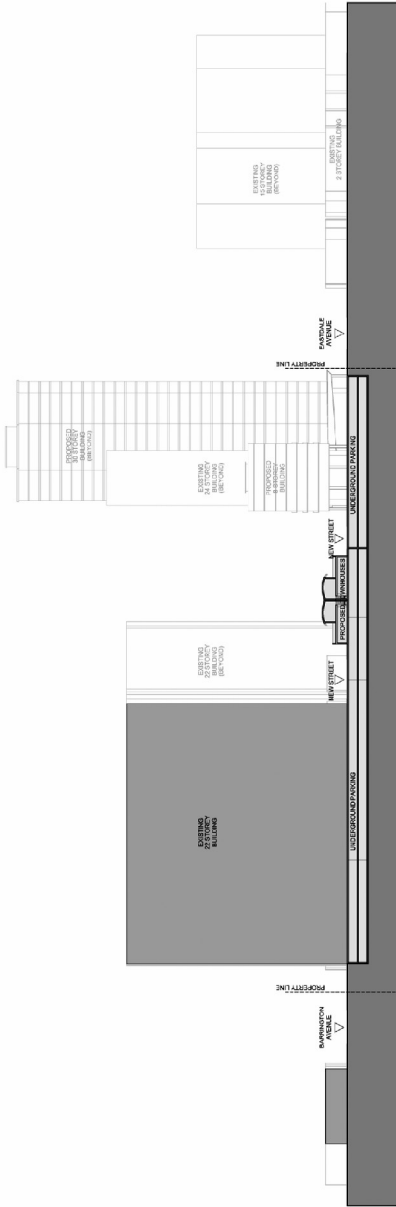
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File # 08\_148167

# Attachment 6: Elevations (Option B)



**BUILDING SECTION 1 - EXISTING**  
SCALE: 1/8" = 1'-0"



**BUILDING SECTION 2 - PROPOSED**  
SCALE: 1/8" = 1'-0"

## Elevations (Option B)

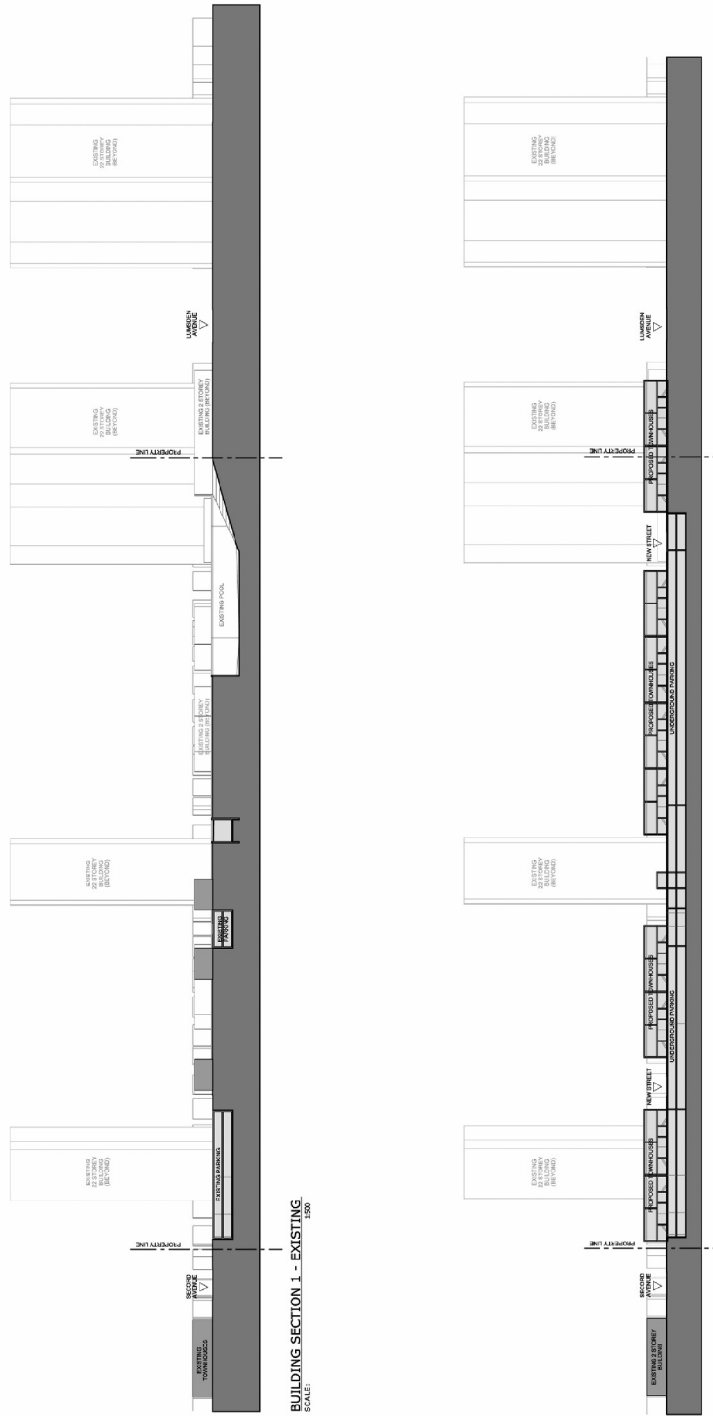
Applicant's Submitted Drawing

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## 90 Eastdale Avenue & 2 Second Avenue

File # 08\_148167

# Attachment 7: Elevations (Option B)



**Elevations (Option B)**  
 Applicant's Submitted Drawing  
 Not to Scale  
 06/28/08

**90 Eastdale Avenue & 2 Second Avenue**  
 File # 08\_148167

# Attachment 8: Elevations (Option B)



90 Eastdale Avenue & 2 Second Avenue

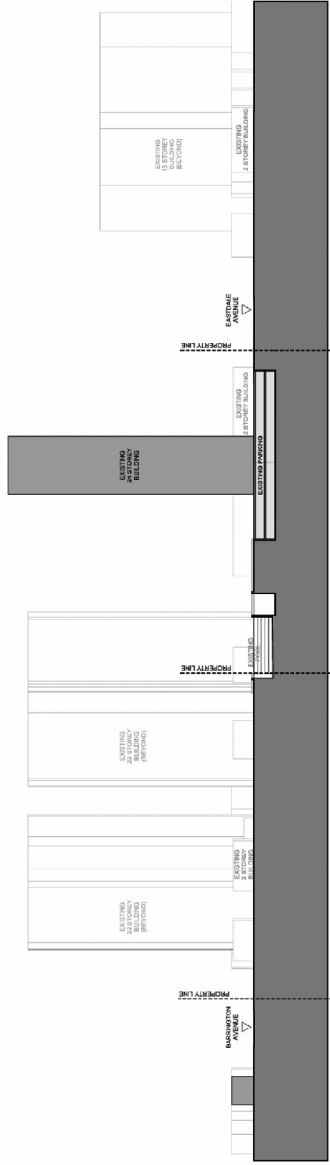
Elevations (Option B)

Applicant's Submitted Drawing

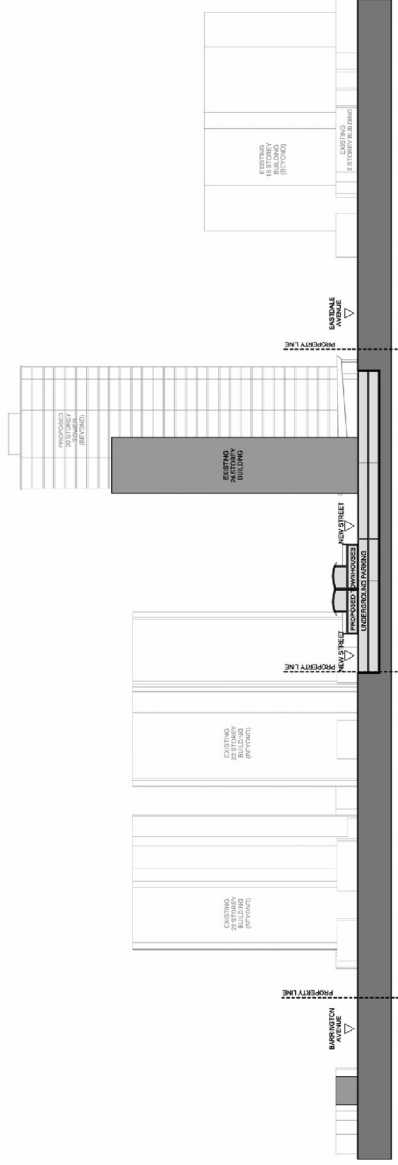
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File # 08\_148167

## Attachment 9: Elevations (Option B)



BUILDING SECTION 1 - EXISTING  
SCALE: 1/800



BUILDING SECTION 2 - PROPOSED  
SCALE: 1/800

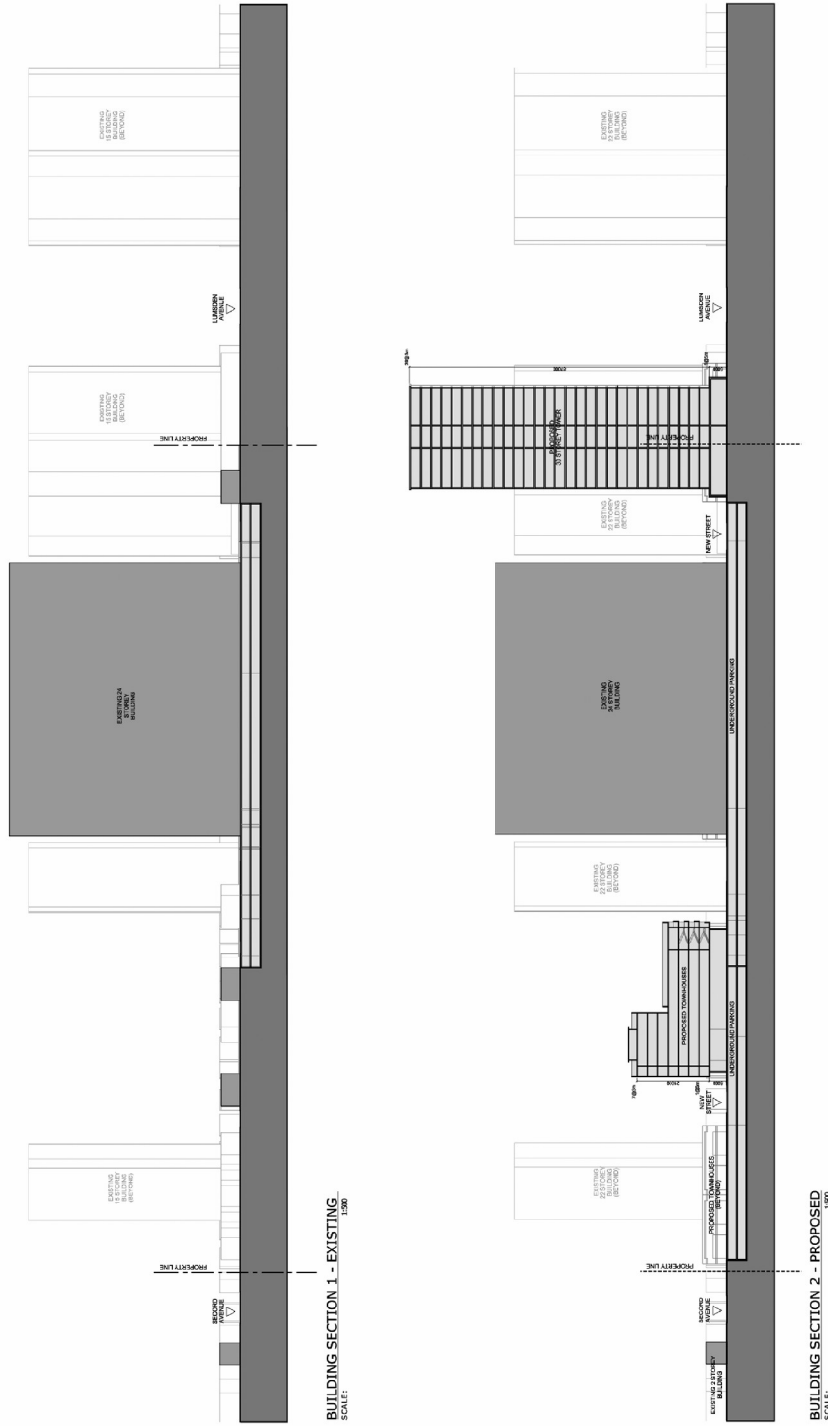
## Elevations (Option B)

90 Eastdale Avenue & 2 Second Avenue

Applicant's Submitted Drawing  
Not to Scale  
06/28/08

File # 08\_148167

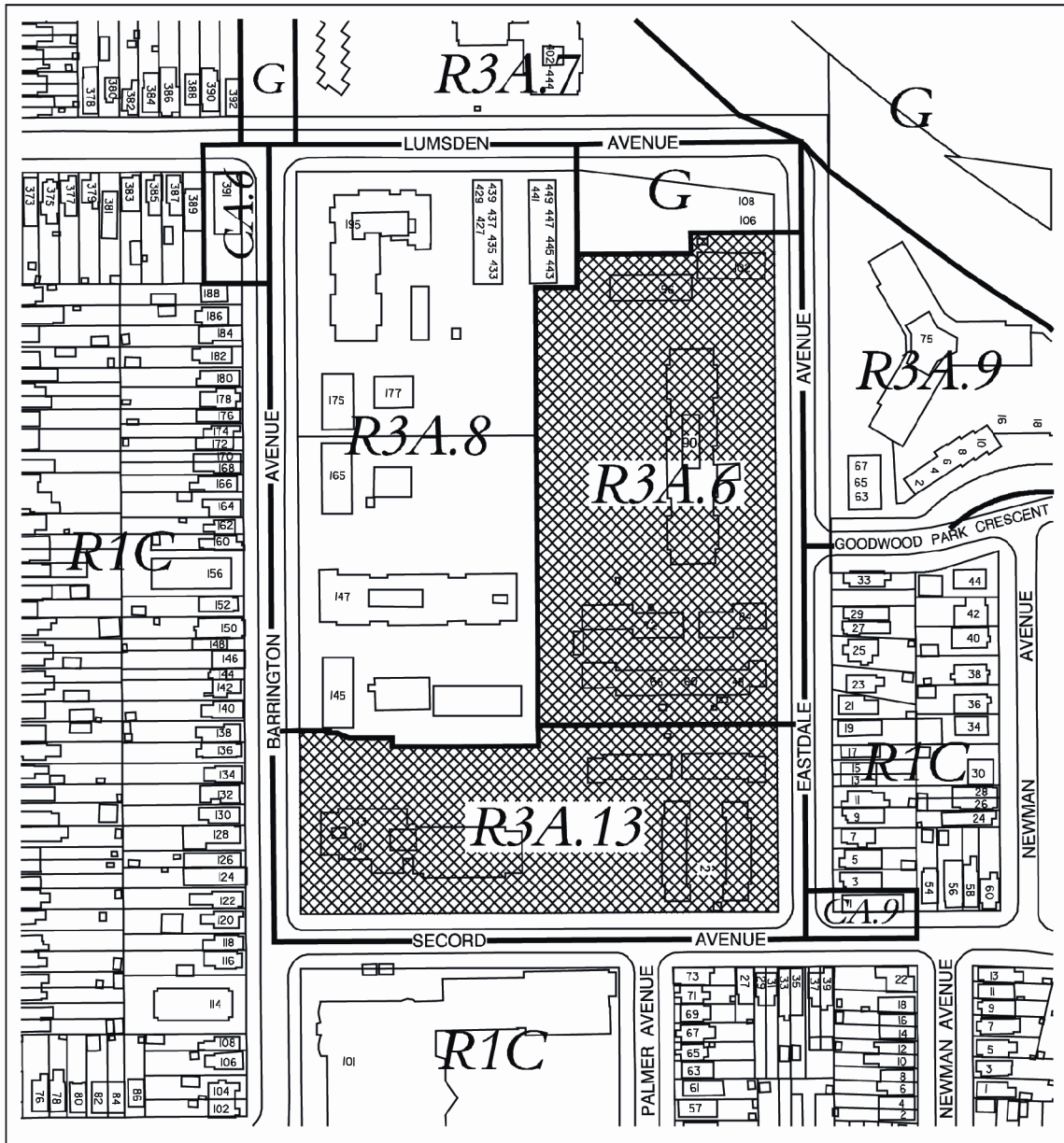
# Attachment 10: Elevations (Option B)



**Elevations (Option B)**  
 Applicant's Submitted Drawing  
 Not to Scale  
 06/28/08

**90 Eastdale Avenue & 2 Second Avenue**  
 File # 08\_148167

# Attachment 11: Zoning



90 Eastdale Avenue & 2 Second Avenue

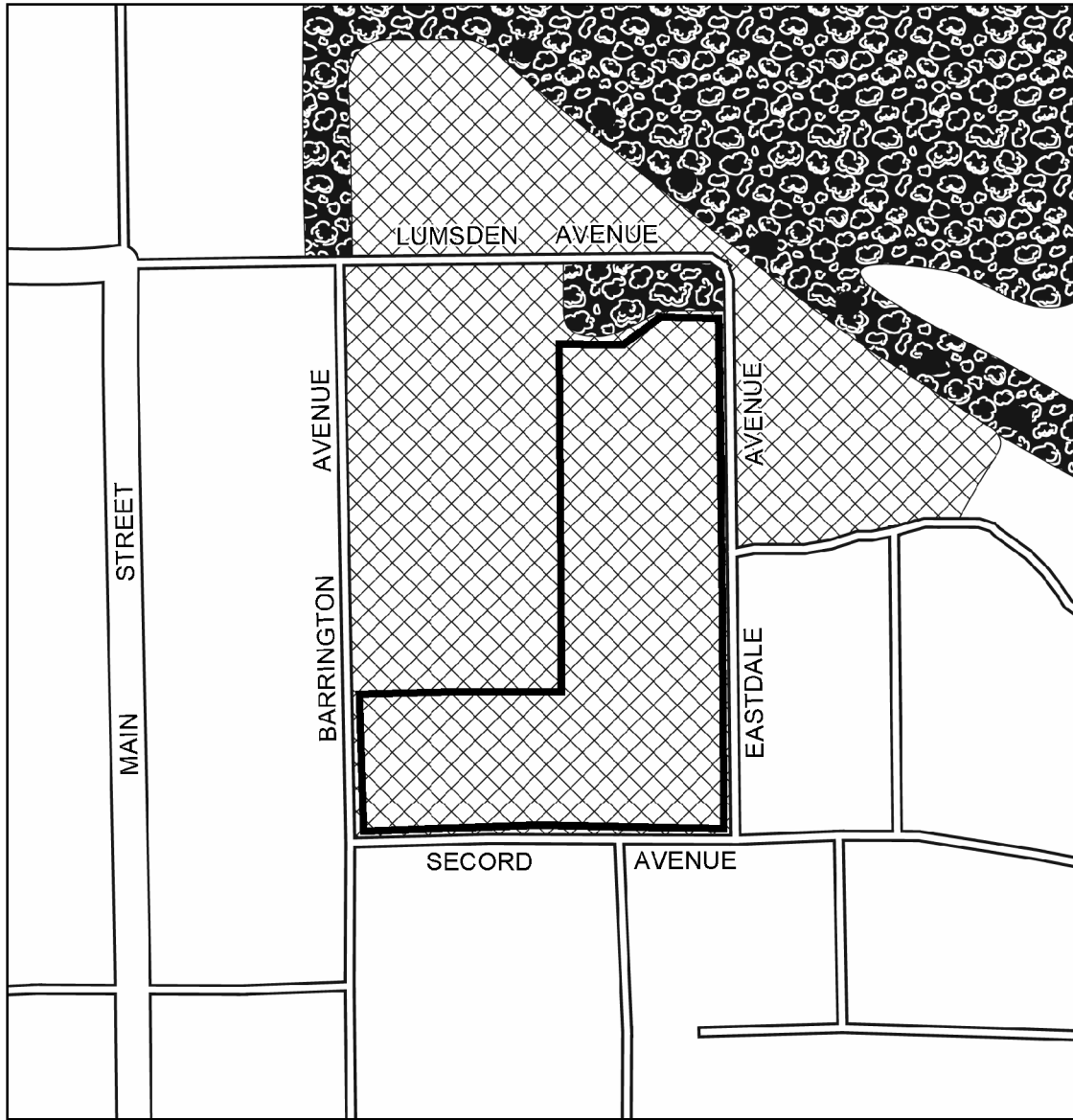
File # 08\_148167

- 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 12: Official Plan



-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas

  
Not to Scale  
05/22/08



**Attachment 13: Application Data Sheet**

Application Type                      Rezoning                                      Application Number:                      08 148167 STE 31 OZ  
 Details                                      Rezoning, Standard                      Application Date:                              April 17, 2008  
 Municipal Address:                      2 SECORD AVE  
 Location Description:                      PL 1351 LT89 TO 94 PT LT95 PT LT108 \*\*GRID S3109  
 Project Description:                      Rezoning application to permit the demolition of 9 rental townhouse blocks containing 52 -3 bedroom dwelling units so as to permit the construction of 2 above grade residential towers in an 8 storey and 30 storey building complete with 60 rental townhouse dwelling units in four blocks. Existing units to be retained 687, 365 proposed. Existing and proposed building to be connected below grade with two levels of parking.

**Applicant:**                                      **Agent:**                                      **Architect:**                                      **Owner:**  
 James Caggertt                                                                                                                Gonte Construction Limited

**PLANNING CONTROLS**

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

**PROJECT INFORMATION**

Site Area (sq. m):	26506	Height:	Storeys:	30
Frontage (m):	248.3		Metres:	87
Depth (m):	174.2			
Total Ground Floor Area (sq. m):	8852			<b>Total</b>
Total Residential GFA (sq. m):	89796.9		Parking Spaces:	1052
Total Non-Residential GFA (sq. m):	65		Loading Docks	0
Total GFA (sq. m):	89861.9			
Lot Coverage Ratio (%):	33.4			
Floor Space Index:	3.39			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN (upon project completion)**

Tenure Type:	Rental, Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	89796.9	0
Bachelor:	5	Retail GFA (sq. m):	65	0
1 Bedroom:	624	Office GFA (sq. m):	0	0
2 Bedroom:	250	Industrial GFA (sq. m):	0	0
3 + Bedroom:	173	Institutional/Other GFA (sq. m):	0	0
Total Units:	1052			

**CONTACT:      PLANNER NAME:      Marian Prejel, Planner**  
**TELEPHONE:      (416) 392-9337**