

**2 Secord Avenue and 90 Eastdale Avenue –
Official Plan Amendment - Preliminary Report**

Date:	January 14, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 31 – Beaches-East York
Reference Number:	08 231740 STE 31 OZ

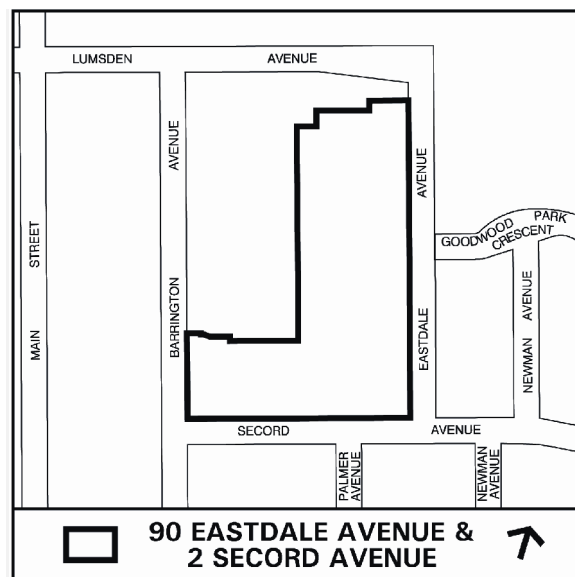
SUMMARY

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.

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

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

The City Planning Division recommends that:

1. Toronto and East York Community Council request that the applicant identify, in writing to the Director, Community Planning – Toronto and East York District, which development scenario they wish to formally submit to the City for review and processing.
2. Toronto and East York Community Council request the applicant to revise their application to address the comments contained in this report, and the Zoning By-law Amendment Preliminary Report dated June 17, 2008, and further work with City staff to determine the appropriate level of new development on this site.
3. Toronto and East York Community Council direct the 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

A Zoning By-law Amendment application was made in April 2008, and the Preliminary Staff Report was before Toronto and East York Community Council at its meeting of July 7, 2008. That report recommended that the applicant revise their proposal to address the comments contained within the Staff Report dated June 17, 2008 and submit outstanding information and/or studies. The Preliminary Report also identified the need for an Official Plan Amendment. This application has been submitted in response to Planning staff's recommendation.

The applicant has appealed the Zoning By-law Amendment application to the Ontario Municipal Board due to the City's failure to make a decision on the application within the timelines specified by the *Planning Act*.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant to discuss various development proposals.

Staff met with the applicant on June 28, 2006 to discuss a proposal for 4 blocks of stacked townhouses (40 units) to the west of the existing high-rise apartment building at 90 Eastdale Avenue. Staff identified some concerns with the configuration and function of the townhouse units and identified that an Official Plan Amendment may be required.

Staff met with the applicant in November 2006, to further discuss the configuration and function of the infill townhouse units proposed in June 2006.

On June 14, 2007, Planning Staff again met with the applicant to discuss a revised proposal which sought to demolish the existing townhouse units at the corner of Eastdale and Secord Avenues and replace them with a 30-storey condominium tower containing 398 units. Fifty-four townhouse units were proposed to be located behind the existing apartment building at 90 Eastdale Avenue. At that meeting, Planning staff indicated that “*Apartment Neighbourhoods*” are not intended to be areas of significant growth and intensification. Planning staff also indicated that they had numerous concerns with the proposal and were not supportive of the scale and intensity of development proposed for this site.

On December 14, 2007, Planning Staff met with the applicant’s consultants and the Ward Councillor to discuss the proposal that was presented to staff in June 2007. At that meeting, the Ward Councillor and Planning Staff were informed that the applicant has held a number of focus groups in the community with local residents regarding the proposal. The applicant’s consultant was informed that Planning staff continue to have concerns with the proposal, and were not supportive of the scale and intensity of development proposed for this site.

A preliminary report from the Acting Director, Community Planning, Toronto and East York District, dated June 17, 2008, relating to the Zoning By-law Amendment application, was before Toronto and East York Community Council on July 7, 2008. At that meeting, Toronto and East York Community Council adopted the recommendations contained within the report.

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 m², 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 m², 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 25,856m². The 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 m², 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 31,012m². 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 dwelling 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.

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 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 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. An Arborist Report has been received and is currently under review as part of this application.

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 has not been submitted.

Reasons for the Application

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

COMMENTS

Application Submission

City staff are reviewing the Official Plan Amendment application for completeness.

In the June 17, 2008 Preliminary Report, Planning staff identified a number of reports and applications that were outstanding and required in order for staff to review and process the application. As part of the Official Plan Amendment application, received December 23, 2008, the following reports/studies were submitted:

- a. Traffic Impact Study;
- b. Shadow Study;
- c. Housing Issues Report;
- d. Functional Servicing Report; and
- e. Arborist Report.

The following applications remain outstanding:

- a. A Rental Housing Demolition and Conversion application under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code); and
- b. A Site Plan Control application under Section 41 of the *Planning Act*.

Issues to be Resolved

Issues Identified in the Preliminary Report from the Acting Director, Community Planning, Toronto and East York District dated June 17, 2008

The applicant has submitted an Official Plan Amendment application, under protest, as recommended by the June 17, 2008 Preliminary Report.

To date, the majority of the issues to be resolved, as identified in the Preliminary Report have not been addressed by the applicant. Staff have met with the applicant since the

July 7, 2009 Community Council meeting to discuss and work through the issues. A working session with the applicant and various City staff is anticipated to occur in early February. Planning Staff will report out on the outcome of the working session and next steps in early Spring 2009.

Clarification Required

As was identified in the June 17, 2008 Preliminary Report from the Acting Director, Community Planning, Toronto and East York District, the applicant has submitted two development options as part of their Official Plan Amendment application.

City Staff are not in a position to review and comment on two development scenarios as part of one Official Plan Amendment application. Planning recommended that Toronto and East York Community Council request that the applicant 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.

An Official Plan Amendment application has been submitted as the applicant proposes significant growth on this site which does not meet the objectives and/or development criteria contained within the “*Apartment Neighbourhoods*” policies. Staff continue to have concerns with the level of intensification proposed by the applicant.

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. Planning staff continue to have concerns with the proposal as it relates to the Built Form policies contained within 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 height 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. 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 the growth policies contained within the Official Plan.

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

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. Staff will review the shadow study to determine if the proposal will have any negative impacts on the neighbouring parks, and adequately 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 60, three-bedroom rental townhouse units. Staff will need to assess this proposal in terms of the units adequately replacing the function and amenity of the existing townhouse units. Staff are in receipt of a Housing Issues Report which is currently under reviewed as part of this application.

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. The City has identified four pilot project areas as part of the Tower Renewal Project. 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. Although the subject properties are not within one of the four pilot project areas, when dealing with Section 3.2.1.5, the goals of the Tower Renewal Project should also be taken into consideration.

Ontario Municipal Board Hearing

On October 22, 2008, the applicant filed an appeal of the Zoning By-law Amendment to the Ontario Municipal Board due to the approval authority's failure to make a decision on the Zoning By-law Amendment application within the timelines prescribed in the *Planning Act*.

Staff anticipate that the Official Plan Amendment application will be appealed in June 2009, due to the to the approval authority's failure to make a decision on the application within the timelines prescribed in the *Planning Act*. The appeal will allow the Official

Plan and Zoning By-law Amendment application appeals to be consolidated with a hearing likely to be scheduled late 2009, if required.

Staff will report to Toronto and East York Community Council in the spring of 2009 with the outcome of the working session and the status of the Ontario Municipal Board appeals.

CONTACT

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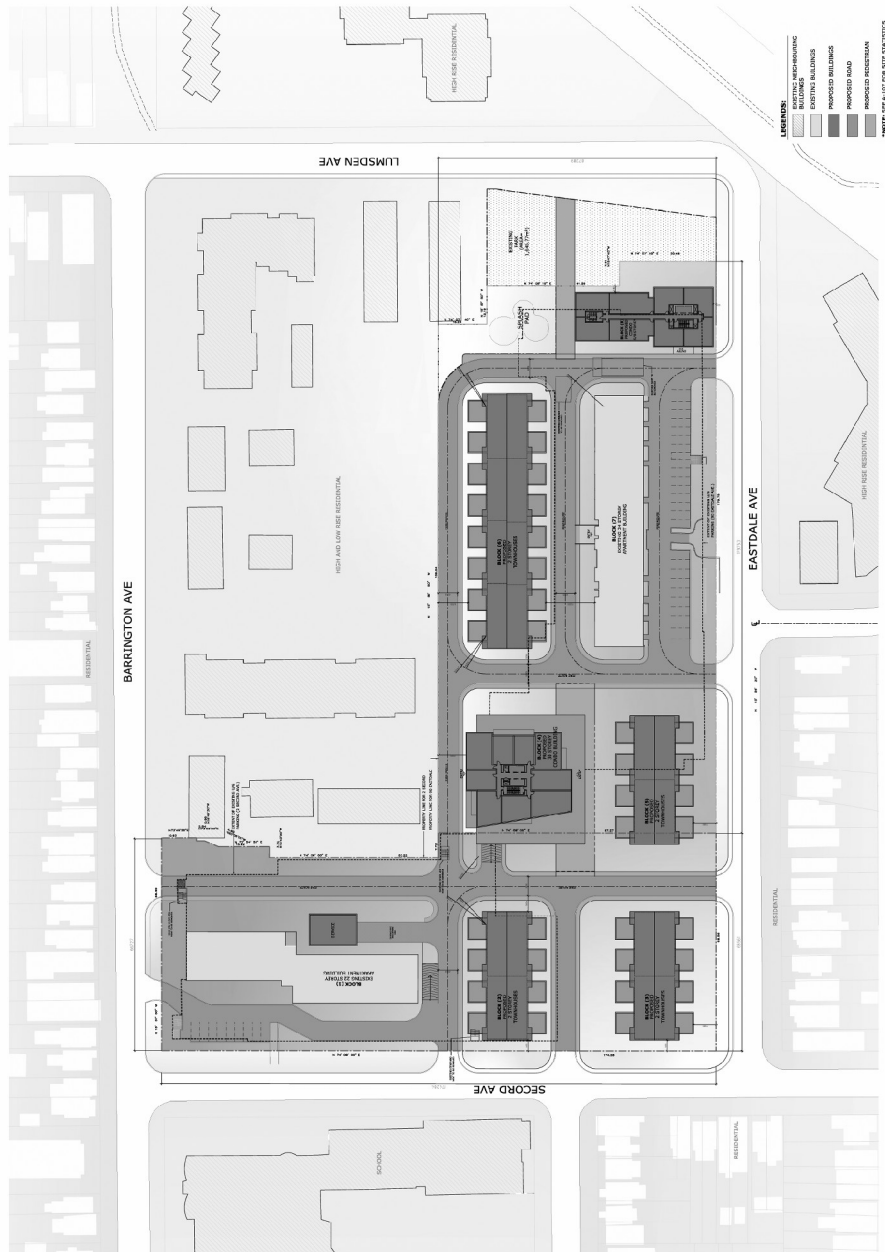
Raymond David, Director
Community Planning, Toronto and East York District

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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

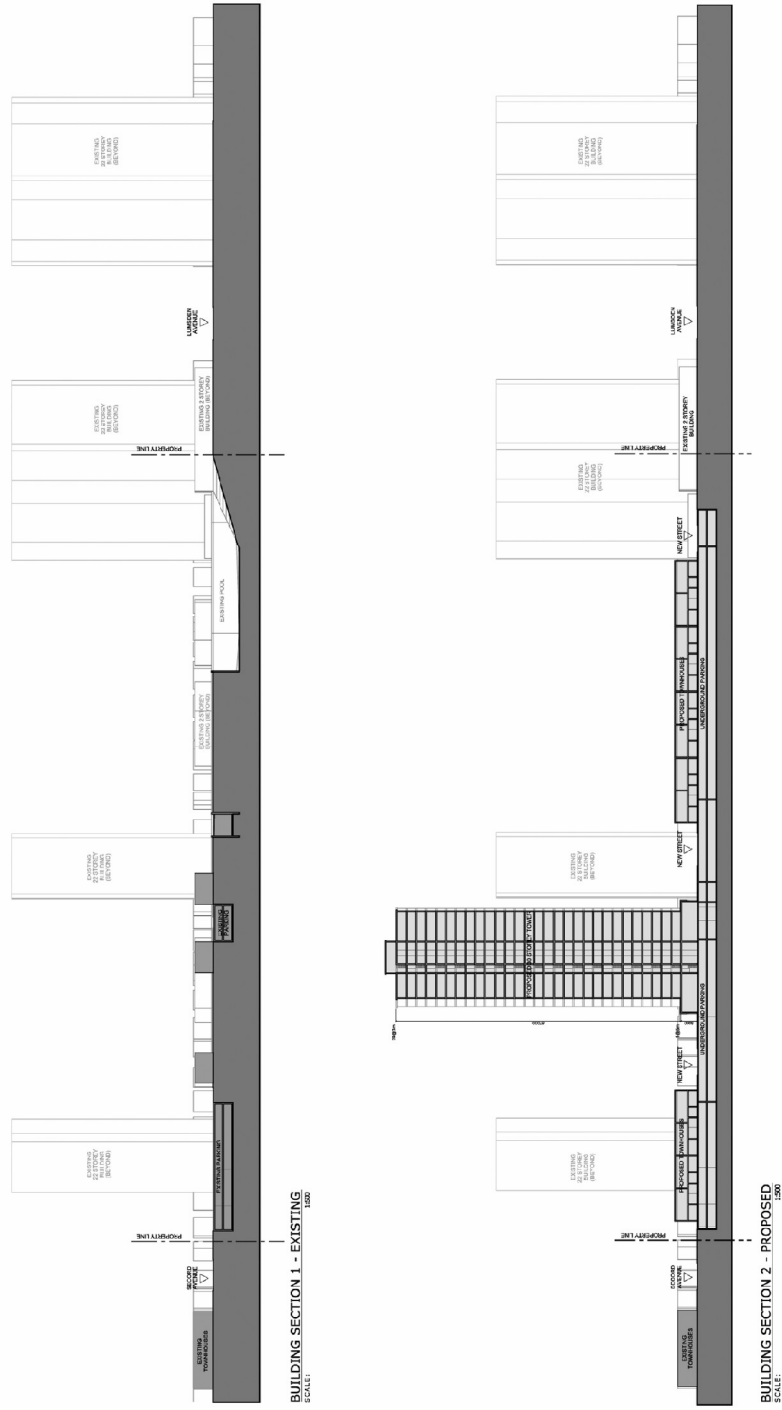
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Attachment 3: Elevations (Option A)



90 Eastdale Avenue & 2 Second Avenue

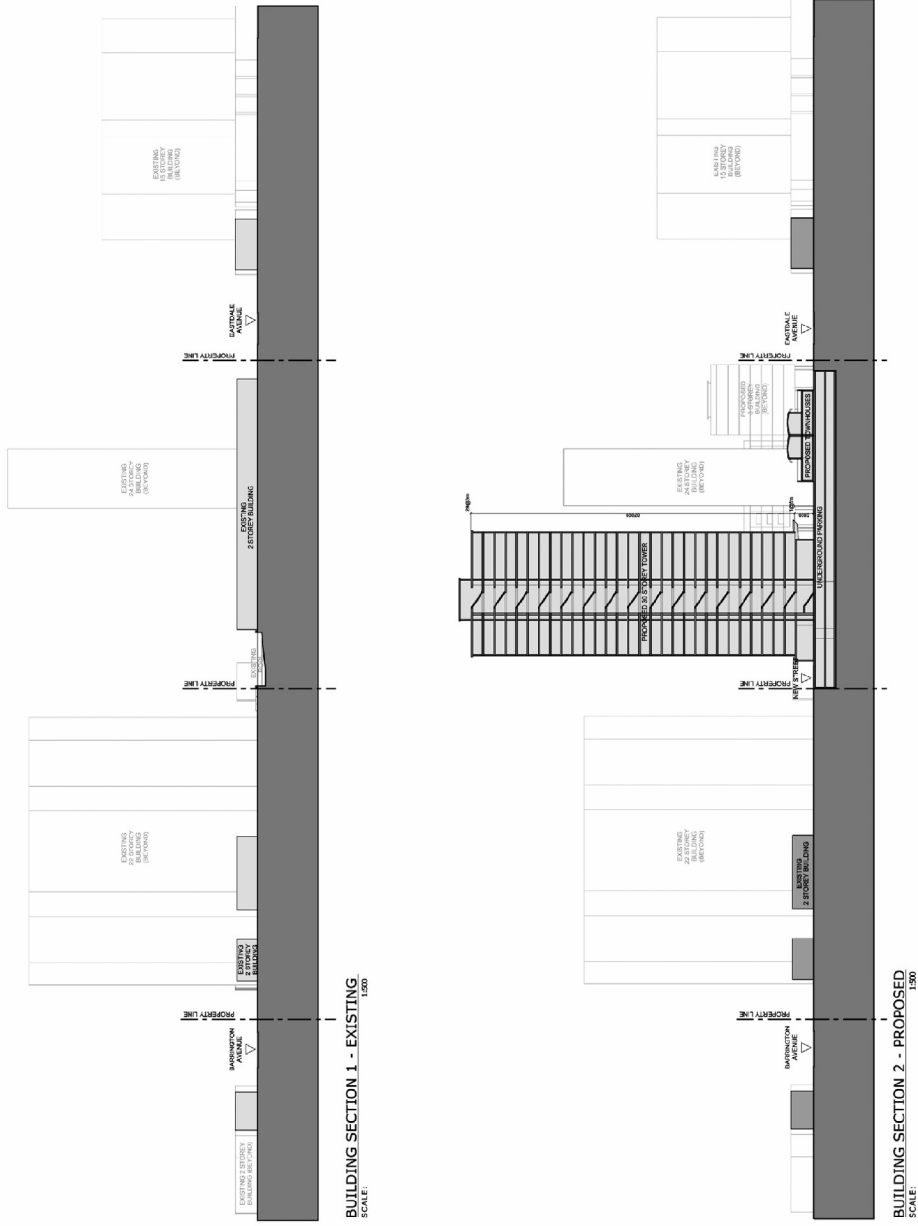
Elevations (Option A)

Applicant's Submitted Drawing

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Attachment 4: Elevations (Option A)

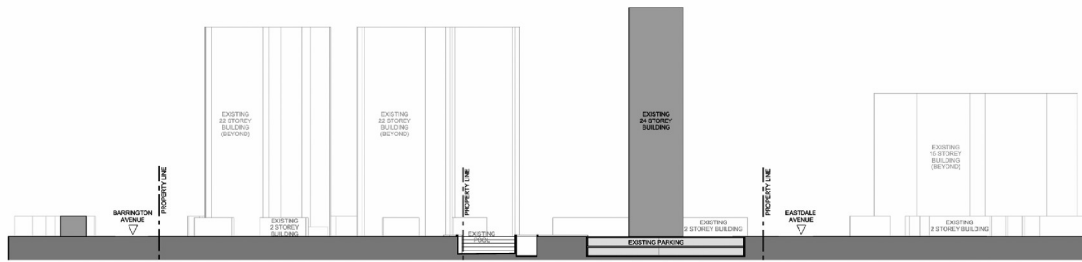


Elevations (Option A)
 Applicant's Submitted Drawing
 Not to Scale
 06/28/08

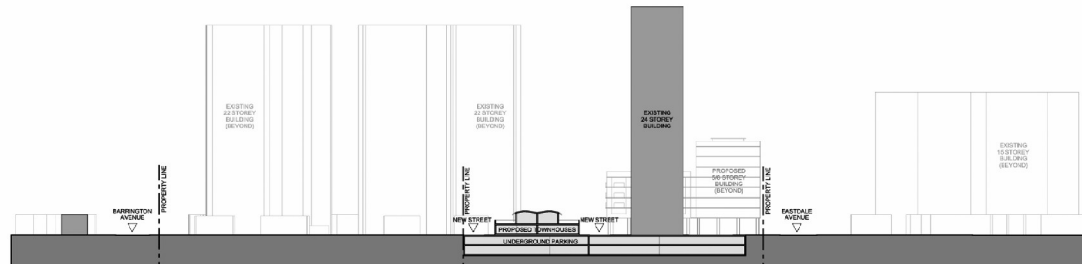
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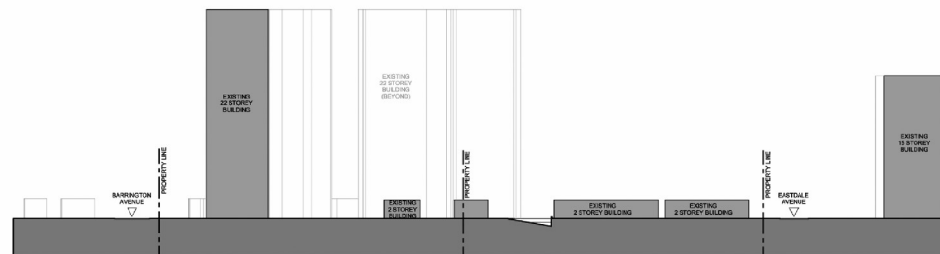
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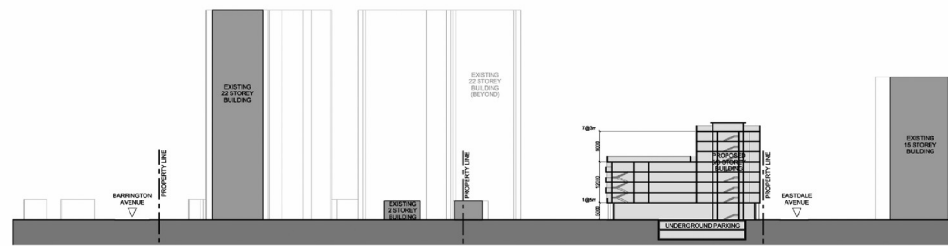
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BUILDING SECTION 2 - PROPOSED
SCALE: 1/8" = 1'-0"



BUILDING SECTION 3 - EXISTING
SCALE: 1/8" = 1'-0"



BUILDING SECTION 4 - PROPOSED
SCALE: 1/8" = 1'-0"

Elevations (Option A)

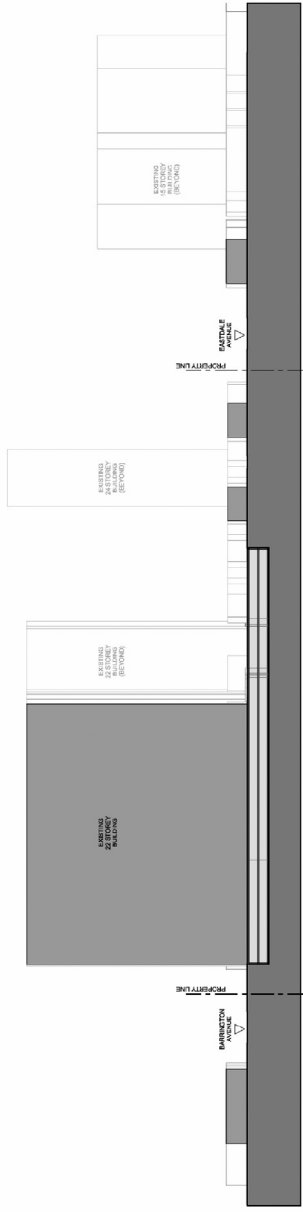
90 Eastdale Avenue & 2 Second Avenue

Applicant's Submitted Drawing

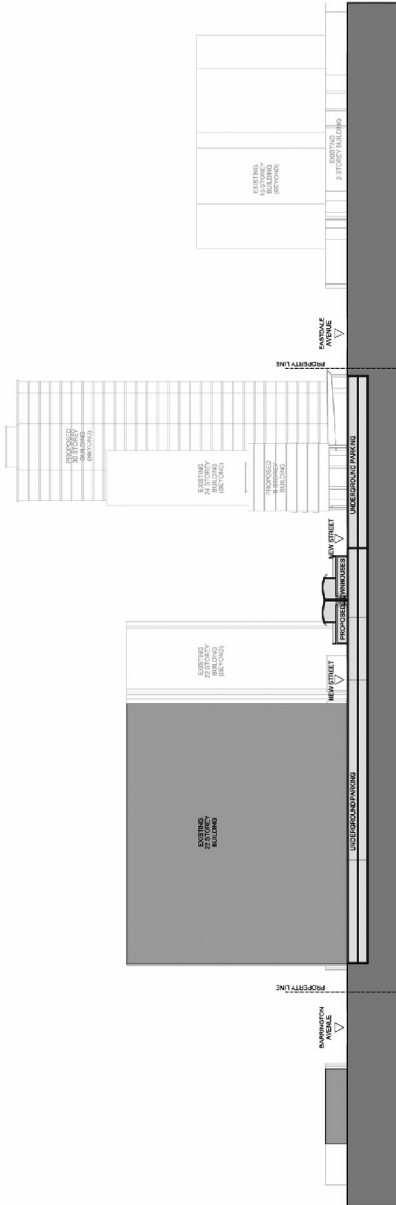
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Attachment 6: Elevations (Option B)



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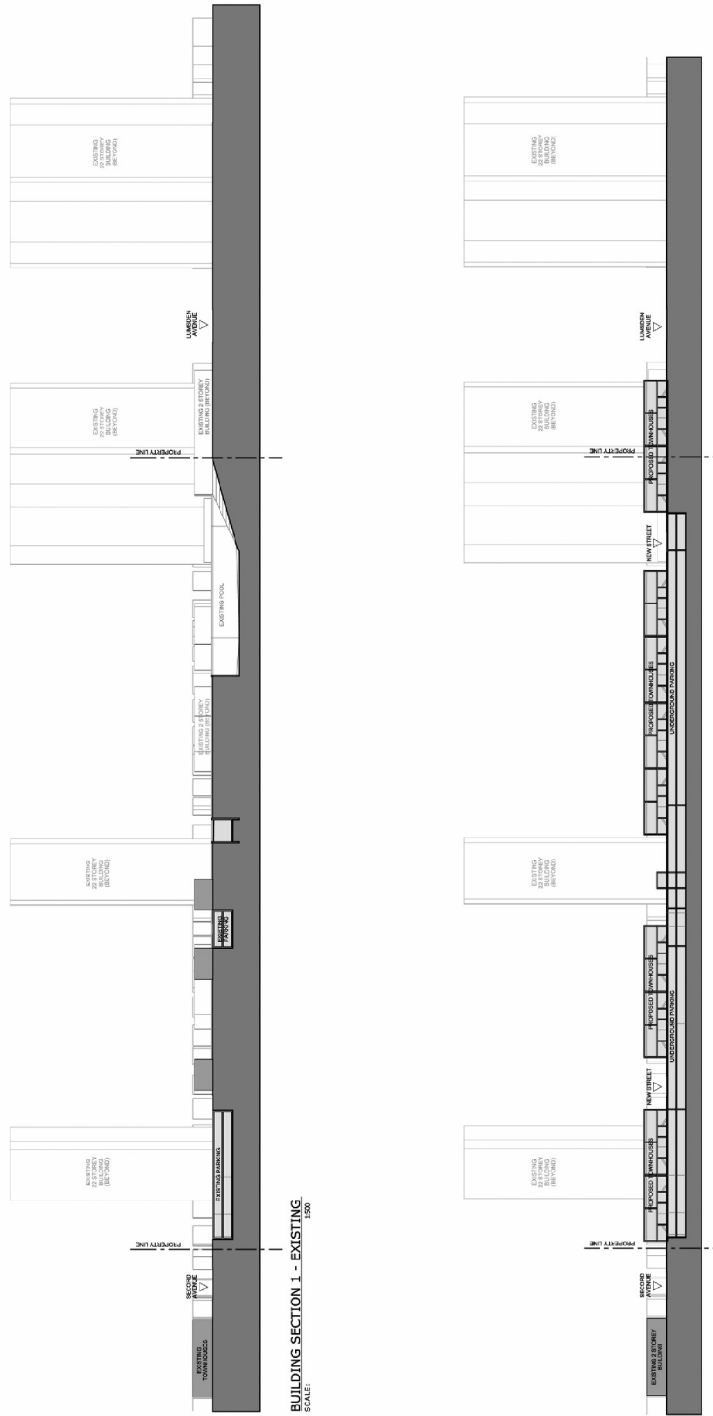
BUILDING SECTION 2 - PROPOSED
SCALE: 1/8" = 1'-0"

Elevations (Option B)
 Applicant's Submitted Drawing
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 06/28/08

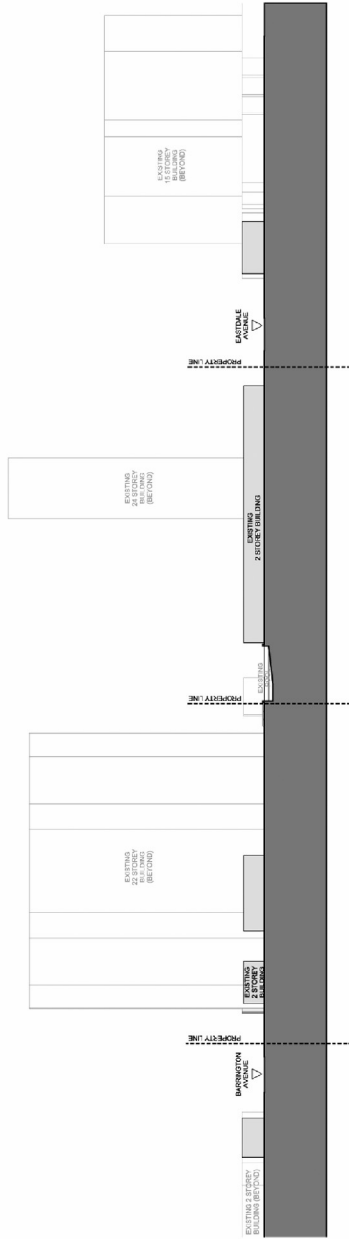
90 Eastdale Avenue & 2 Second Avenue

File # 08_148167

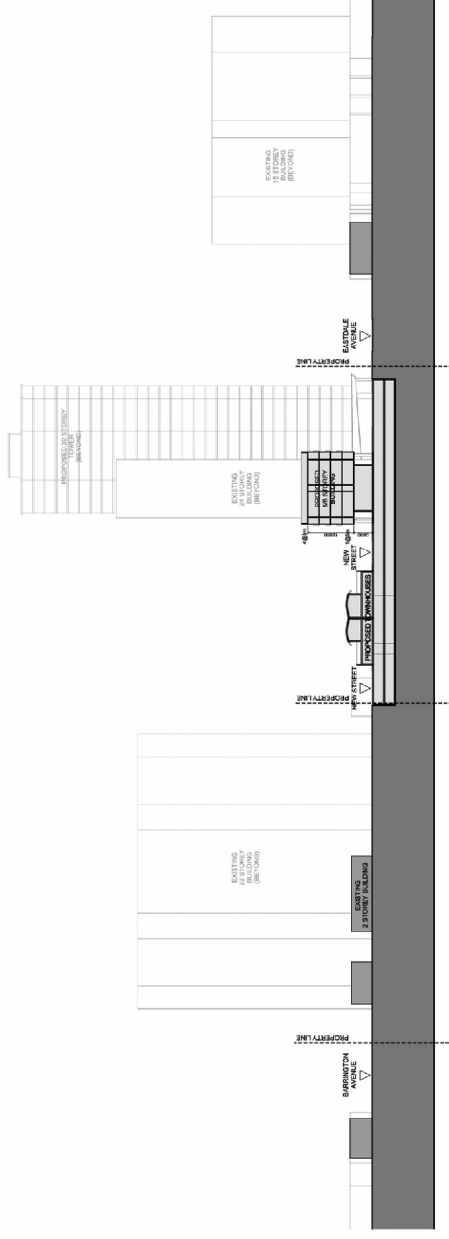
Attachment 7: Elevations (Option B)



Attachment 8: Elevations (Option B)



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



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

90 Eastdale Avenue & 2 Second Avenue

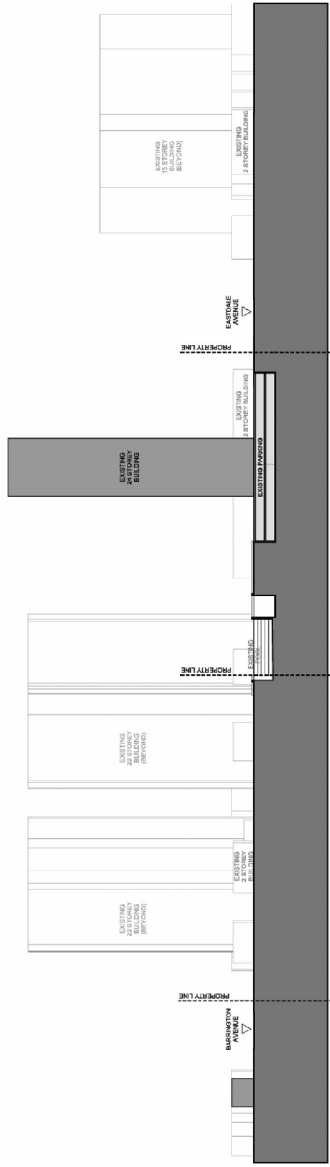
Elevations (Option B)

Applicant's Submitted Drawing

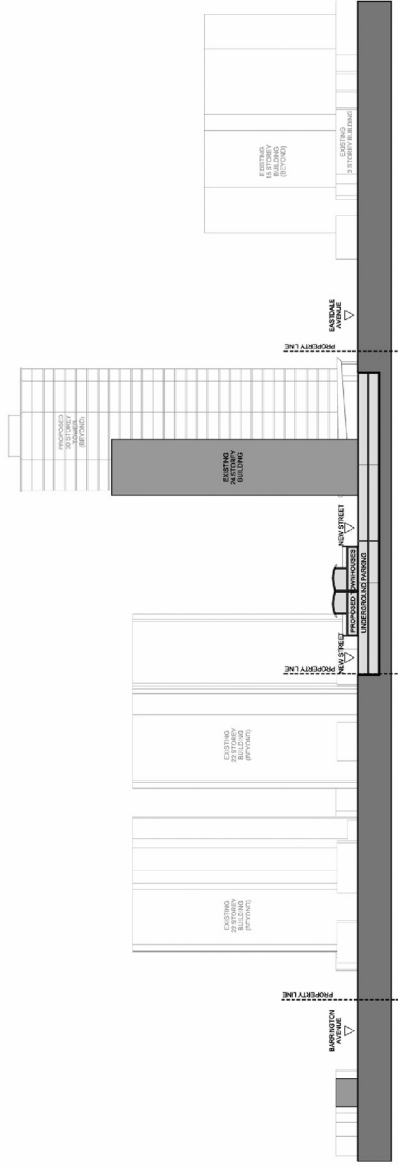
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Attachment 9: Elevations (Option B)



BUILDING SECTION 1 - EXISTING
SCALE: 1/800



BUILDING SECTION 2 - PROPOSED
SCALE: 1/800

90 Eastdale Avenue & 2 Second Avenue

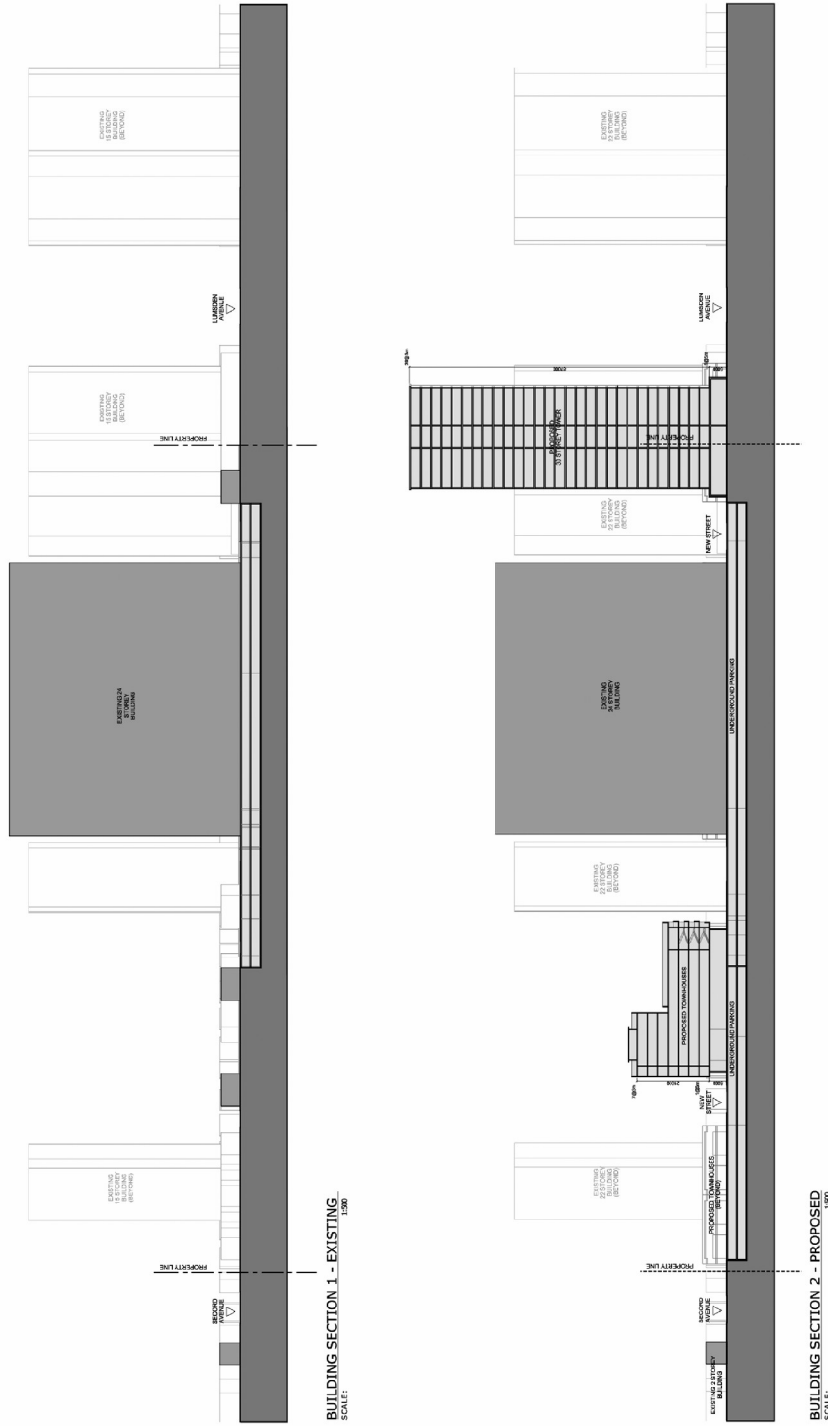
Elevations (Option B)

Applicant's Submitted Drawing

Not to Scale
06/28/08

File # 08_148167

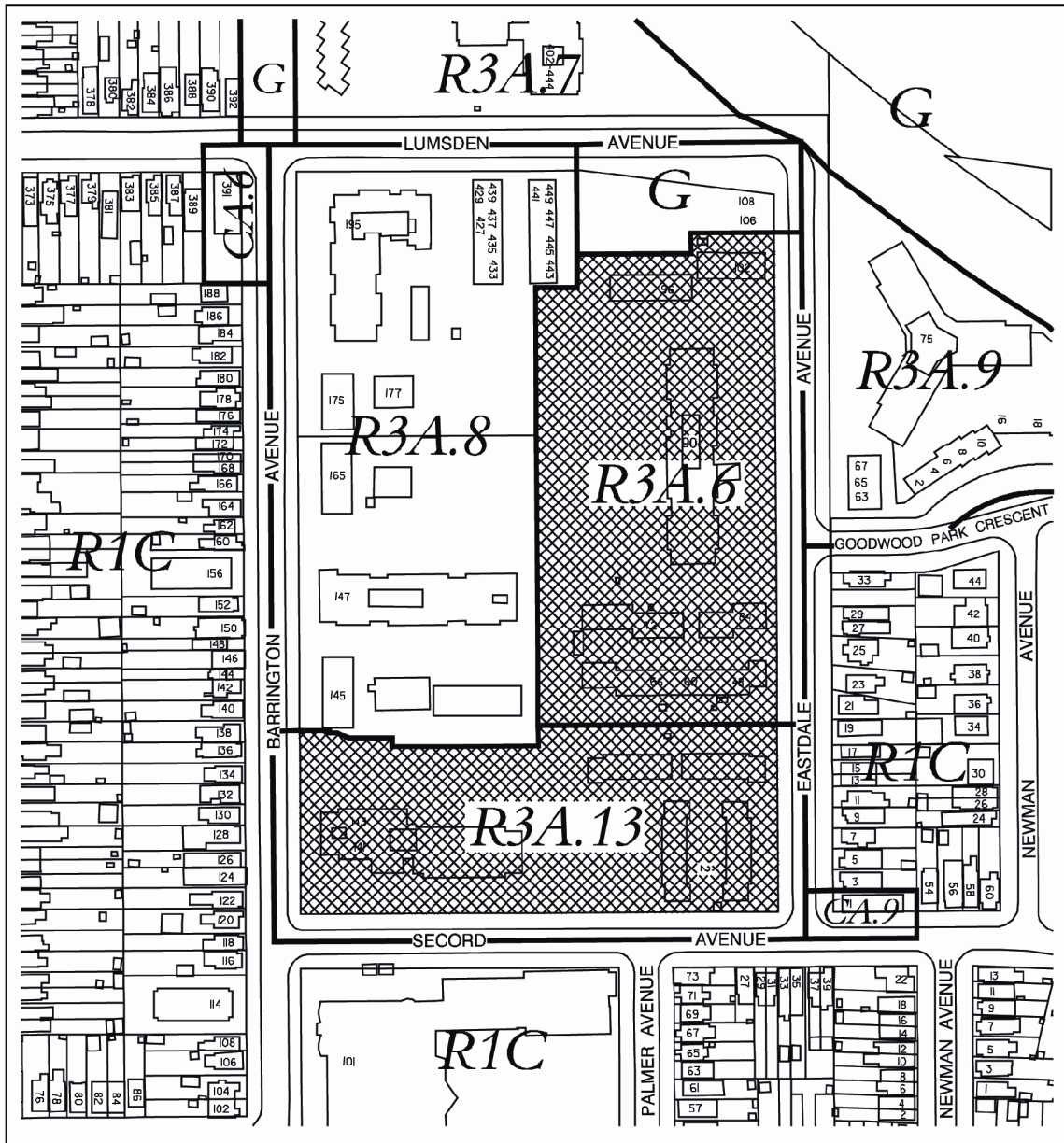
Attachment 10: Elevations (Option B)



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

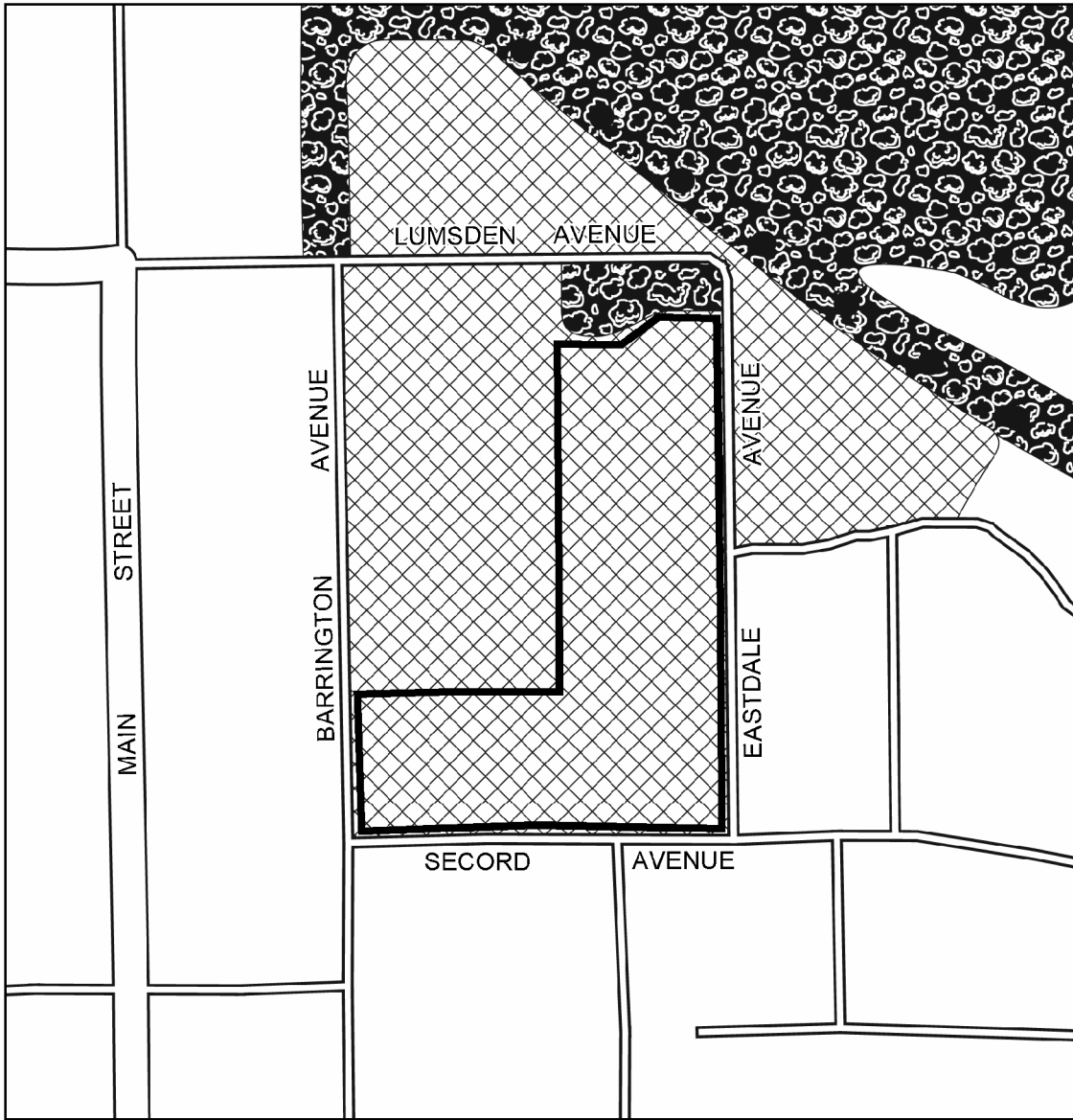
File # 08_148167

- 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



 **TORONTO** City Planning
Official Plan

90 Eastdale Avenue & 2 Second Avenue

File # 08_148167

-  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			Total
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		Above Grade	Below Grade
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