

**2 Secord Avenue and 90 Eastdale Avenue  
Official Plan and Zoning By-law Amendment  
Applications**

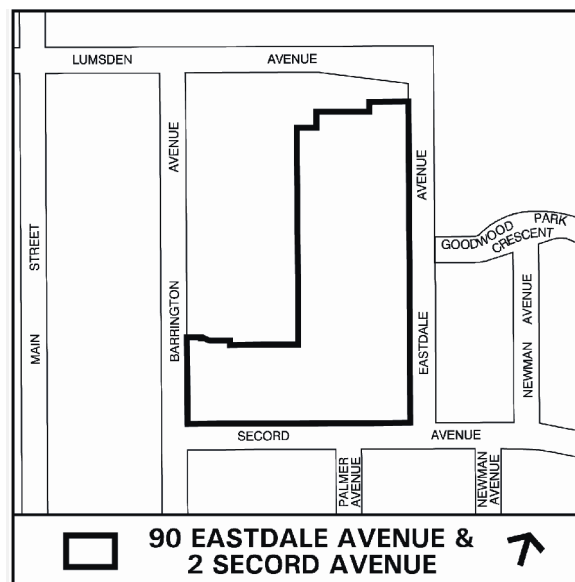
<b>Date:</b>	June 1, 2009
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 31 – Beaches-East York
<b>Reference Number:</b>	File Nos. 08-148167 STE 31 OZ and 08-231740 STE 31 OZ

**SUMMARY**

Official Plan Amendment and Zoning By-law applications were made to the City for intensification of 2 Secord Avenue and 90 Eastdale Avenue. The applications, as submitted, seek to permit the demolition of 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.

In a letter dated April 1, 2009 (Attachment 1) the applicant indicated that they have decided to eliminate the demolition of the existing townhouse dwelling units from the proposal. Therefore, a Section 111 application for rental housing demolition is no longer necessary. In that same letter, the applicant requests that the applications be held in abeyance, and that they will contact



City Planning to discuss additional revisions to the applications.

As directed by Toronto East York Community Council, this report provides an update on the working session held on March 20, 2008, and discussions had with the applicant to date. This report is submitted to Council for their information.

## **RECOMMENDATIONS**

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

1. This report be received for information.

### **Financial Impact**

There are no financial implications.

## **ISSUE BACKGROUND**

The preliminary staff reports which were before Toronto and East York Community Council in July 2008 and February 2009 requested that the applicant revise their application to address the comments contained within the reports 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.

## **COMMENTS**

### **Working Session**

On March 20<sup>th</sup>, 2009, City Planning Staff met with the applicant and their consultants for a working session. At that working session City Planning Staff identified their concerns with the proposals currently before the City. The issues discussed included: the appropriateness of the proposed level of development, rental housing and replacement, Section 111 application requirements, the provision of amenity space and community benefits, the provision of public streets and road networks, building setbacks and public realm, and shadow impacts on adjacent public open spaces and the residential neighbourhood.

On April 1, 2009, the applicant's Planning consultant informed City staff that the applicant has decided to eliminate the proposed demolition of the fifty-two rental townhouses from their development application. The applicant also indicated that they would be in contact with City staff to discuss additional revisions to the applications, and requested that the applications be held in abeyance by the Planning Division.

### **Revised Proposal**

The applicant met with City Planning Staff on May 19, 2009 to outline proposed revisions and modifications to the development scenario currently before the City. At that meeting, the applicant indicated that the revised proposal for this site will involve an 18-storey residential (condominium) building adjacent to the building at 2 Secord

Avenue, a 22-storey residential (condominium) building in behind the building at 90 Eastdale Avenue, and landscaped open space and pedestrian network improvements throughout the entire site.

City Planning Staff have reviewed the proposed revision and are of the opinion that the consideration of a tower fronting Secord Avenue is appropriate in principle, subject to a more detailed review after a formal submission is made and circulated to commenting agencies.

On a preliminary basis, City Planning Staff have significant concerns with the proposed 22-storey building proposed in behind 90 Eastdale Avenue. Staff have met with the applicant and identified concerns with the proposed siting, massing, and scale of the building. The applicant has identified that they will work with City Staff to come to a building design which is satisfactory to both parties prior to a formal submission being made. In addition, further clarification will be required regarding the location and layout of the pedestrian walkway; the amount of amenity space to be provided and how the amenity space for existing and new tenants will be accessed; and overall community benefits.

The applicants indicated that they will withdraw their original proposals, and the appeals associated with the original submission. The applicants have indicated that a revised submission and supporting documentation is anticipated to be submitted to the City for review and processing in July 2009. A detailed review of the plans and supporting reports will occur after the formal submission.

### **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*.

At the May 19, 2009 meeting, the applicant indicated that they are prepared to withdraw the Zoning By-law appeal and will not be appealing the Official Plan Amendment application within 180 days from when the revised proposed is filed and considered complete by the City Planning Division. The applicant will also submit a new zoning by-law amendment application. Given that any new proposal to be considered will be significantly different from either of the previous two submissions, this is appropriate.

### **Community Consultation**

The previous planning reports also contained a recommendation that, upon receipt of a revised application, the Director, Community Planning – Toronto and East York District, bring forward a new Preliminary Report that will outline the recommended community consultation and scheduling of a Public Meeting under the Planning Act.

The City Planning Division has not received any revisions to date, and as such, City Planning has not scheduled a Community Consultation meeting. Staff will endeavour to

hold a Community Consultation Meeting in September 2009, after the City Planning Division has reported on the applicant's revised proposal.

### **Conclusion**

Staff expect a new application to be submitted during the summer. If the application is received, then staff will report to Toronto and East York Community Council on September 15, 2009 with respect to the applicant's revised proposal and the scheduling of a community consultation meeting.

### **CONTACT**

Marian Prejel, Planner  
Tel. No. (416) 392-9337  
Fax No. (416) 392-1330  
E-mail: mprejel@toronto.ca

### **SIGNATURE**

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

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### **Attachments**

Attachment 1: Letter from applicant dated April 1, 2009

## Attachment 1: Letter from applicant dated April 1, 2009

GOLDBERG GROUP LAND USE PLANNING AND DEVELOPMENT  
2171 AVENUE ROAD, SUITE 301, TORONTO, ONTARIO M5M 4B4  
TEL: 416-322-6364 FAX: 416-932-9327



April 1, 2009

Ms. Gwen MacIntosh  
Manager – East Section  
Community Planning Department  
City of Toronto  
City Hall  
12<sup>th</sup> Floor, 100 Queen Street West  
Toronto, ON  
M5H 2N2

MICHAEL S. GOLDBERG MCIP, RPP  
mgoldberg@goldberggroup.ca  
EXT. 2100

Dear Ms. MacIntosh:

**RE: Proposed Official Plan Amendment and  
Zoning By-law Amendment Applications  
2 Second Avenue and 90 Eastdale Avenue**

We are the planning consultants representing the owners/applicants concerning the captioned applications.

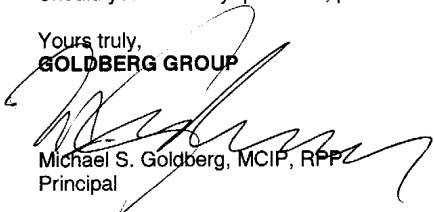
We would like to thank you and other City Staff for the time expended to prepare for, and meet with representatives of the applicant on March 20, 2009.

Our client has decided to eliminate the demolition of the existing townhouses from its proposal and hereby withdraws that from the applications. Therefore, it is no longer necessary for our client to file the Section 111 rental housing demolition application.

We will be in touch with you in the near future to discuss additional revisions to the applications. Until then, we request that these applications be held in abeyance by your Department.

Should you have any questions, please contact me.

Yours truly,  
**GOLDBERG GROUP**

  
Michael S. Goldberg, MCIP, RPP  
Principal

Cc: Councillor Janet Davis  
Marian Prejel, City Community Planning  
Janice Robinson, Preston Group  
Jeff Davies, Davies Howe Partners  
Jay Claggat, IBI Group  
Richard Aubry, IBI Group