

## **71 Talara Drive– Official Plan Amendment and Zoning By-law Amendment Applications – Preliminary Report**

Date: April 12, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: Ward 17 - Don Valley North

**Planning Application Number:** 21 113721 NNY 17 OZ

**Related Applications:** 21 113723 NNY 17 RH and 21 11372 NNY 17 SA

**Notice of Complete Application Issued:** March 12, 2021

**Current Use(s) on Site:** A 3-storey rental building containing a total of 27 dwelling units.

### **SUMMARY**

---

This report provides information and identifies a preliminary set of issues regarding the application located at 71 Talara Drive. The application proposes to demolish the existing 3-storey residential rental building on the site and redevelop the lands with a 27-storey residential building containing a total of 285 residential dwelling units, of which, 29 units will be rental replacement units. Staff are currently reviewing the application, and it has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

---

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 71 Talara Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

---

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## ISSUE BACKGROUND

---

### Application Description

This application proposes to amend the Official Plan and the Zoning By-laws for the property at 71 Talara Drive to permit the redevelopment of the lands with a 27-storey residential building. The development is proposed to contain a total of 285 dwelling units, of which, 29 will be rental replacement units. The total gross floor area proposed for this development is 21,745 square metres, resulting in an overall density of 7.34 times the lot area.

The proposal contains 207 parking spaces, provided within a 5-level underground parking garage, as well as 3 proposed spaces at-grade for visitor parking. A total of 214 bicycle parking spaces are proposed as part of this development.

The following table provides the proposal statistics:

	January 2021 drawings
Lot area	2,961 square metres
Proposed Residential Gross Floor Area	21,745 square metres
Proposed Density	7.34 times the lot area
Proposed Unit Breakdown	
1 Bedroom Unit	156 dwelling units
2 Bedroom Unit	100 dwelling units
3 Bedroom Unit	29 dwelling units
Total Number of Dwelling Units	285 dwelling units
Residential Parking Spaces	178 parking spaces
Visitor Parking Spaces	32 visitor parking spaces
Bicycle Parking Spaces - long term spaces	194 bicycle parking spaces

	January 2021 drawings
Bicycle Parking Spaces- short term spaces	20 bicycle parking spaces
Indoor Amenity Area	618 square metres
Outdoor Amenity Area	510 square metres

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1a and 1 b of this report, for a three dimensional representation of the project in context.

### **Provincial Policy Statement and Provincial Plans**

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan Policies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The subject site is designated Apartment Neighbourhoods on Land Use Map 19 of the Official Plan. Apartment Neighbourhoods are considered physically stable areas of the City, 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 within the Neighbourhoods designation are also permitted in Apartment Neighbourhoods, however this designation is distinguished from low-rise Neighbourhoods because a greater scale of building is permitted and different scale-related criteria are needed to guide development. Significant growth is generally not intended within developed Apartment Neighbourhoods.

The Built Form policies of the Official Plan identify the importance of urban design as a fundamental element of city building and contains built form policies intended to minimize the impacts of new development and guide the form of new buildings to fit within the context of the neighbourhood and the City. These policies guide new development to be located and organized to fit within its existing and/or planned context; and frame and support adjacent streets, parks and open spaces to improve the

safety, pedestrian interest and casual view to these spaces. The policies also identify that tall buildings are only one form of intensification and are desirable in the right places but don't belong everywhere. The Plan contains principles to ensure that tall buildings fit within their existing and/or planned context and limit local impacts.

The Housing policies of the Plan identify that when new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless all of the rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, a number of items are to be secured.

Section 5.1.1 of the Official Plan contains Section 37 policies that authorize the City to pass zoning by-laws involving increases in the height and/or density otherwise permitted by the Zoning By-law, in return for the provision of community benefits, such as additional parkland, community or childcare facilities and transit improvements.

Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Sheppard East Subway Corridor Secondary Plan**

The site is located within the Bessarion Node in the Secondary Plan, and is not identified as a Key Development Site. The Bessarion Node policies are contained within Section 4.2.B. of the Secondary Plan. The Secondary Plan identifies that the Bessarion subway station will be a walk-in community station primarily serving the nearby designated stable residential community, with limited development opportunities on the large surplus former industrial blocks, and on some properties fronting on Sheppard Avenue. No new Mixed Use Areas designations will be permitted on residential lands north of Sheppard Avenue.

The urban design principles of Section 4.4 identify that there will be compatible transitions in density, height, and scale between development nodes and stable residential areas. Generally the highest densities and building heights should be promoted closest to the subway stations, and to a lesser extent along the arterial roads. Policy 4.4.5 states that public art is encouraged in the design of transit buildings and public facilities particularly in prominent locations.

All other relevant Secondary Plan policies will be considered in the evaluation of this development proposal.

The Sheppard East Subway Corridor Secondary Plan can be found here:

<https://www1.toronto.ca/planning/9-sheppard-subway-east-corridor.pdf>

## **Zoning By-laws**

The subject site is zoned RM4 (Multiple-Family Dwellings Fourth Density Zone) by former City of North York Zoning By-law 7625, as amended. The RM4 zone permits a wide range of residential uses including apartment house dwellings, converted dwellings, duplex dwellings, double duplex dwellings and multiple attached dwellings. All uses permitted in the R4 zone are also permitted in this zone. The RM4 zone permits a maximum gross floor area of 0.85 times the area of the lot for apartment house dwellings, with a maximum building height of 11.5 metres.

Zoning By-law 569-2013 zones the subject site RM (f21.0; a925; d0.85). The RM (Residential Multiple Dwelling) Zone permits a variety of residential uses including dwelling units in an apartment building, a detached house, semi-detached house, duplex, triplex or fourplex. The RM zoning requires a minimum frontage of 21 metres and a minimum lot area of 925 square metres, permits a maximum floor space index of 0.85, and a maximum height of 12.0 metres is permitted for all uses, except detached and semi-detached houses.

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- Tall Buildings Design Guidelines
- Bird Friendly Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with the Official Plan Amendment and Zoning By-law Amendment applications.

## **Rental Housing Demolition and Conversion By-law**

The applicant submitted an application on February 12, 2021, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant

consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

## **COMMENTS**

---

### **Reasons for the Application**

An Official Plan Amendment is required in order to identify the site as a Key Development Area within the Sheppard East Subway Corridor Secondary Plan and to permit the proposed density of approximately 7.34 FSI on lands where a density had not been prescribed by the Plan.

The proposed development also requires amendments to the City of Toronto Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625 to permit the proposed density and height. Additionally, appropriate development standards regarding gross floor area, setbacks, indoor and outdoor amenity space, parking and other matters would be established through a site specific exception, should the proposal be recommended for approval.

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

#### **Provincial Policies and Plans Consistency/Conformity**

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and the Growth Plan (2020) will be informed by conformity with the City's Official Plan. Planning staff will evaluate the application to determine its consistency with the PPS (2020) and conformity with the Growth Plan (2020).

#### **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity with the Official Plan, including its conformity with the Apartment Neighbourhoods policies, Housing policies, and the Sheppard East Subway Corridor Secondary Plan policies. In particular, staff will review how this proposal fits within and contributes to the existing and planned context of the area with regards to building location, massing, and transition to the adjacent Neighbourhoods.

#### **Built Form, Massing and Height**

The suitability of the proposed built form will be evaluated based on the planning framework for the area including Provincial policies and plans, the City's Official Plan policies, the Sheppard East Subway Corridor Secondary Plan policies, the Tall Buildings Guidelines, and the Growing Up guidelines.

Policy 2.3.1.2 (Healthy Neighbourhoods) and the Policies within Section 4.2 (Apartment Neighbourhoods) recognize that Apartment Neighbourhoods are stable areas where significant growth is not anticipated on a city-wide basis. The development criteria in Section 4.2 identifies that development in Apartment Neighbourhoods will contribute to the quality of life by: locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as: providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods; locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes; and locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

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 Official Plan identifies that developments may be considered, not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City. The Official Plan identifies that tall buildings are desirable in the right places, but also acknowledges that they are not appropriate in all locations. When tall buildings are poorly located or designed, they can physically and visually overwhelm adjacent streets, parks and neighbourhoods. The Plan acknowledges that tall buildings are also only one form of intensification. Most of the proposed intensification is anticipated to be achieved with street oriented, grade related or mid-rise type buildings.

The proposal in its current form is significantly taller than the existing context, and the proposed height and density exceeds the maximums as prescribed by the Zoning By-law for the site. The appropriateness of the proposed height, density, massing, separation and transition to the lower scaled neighbourhood, and site organization will be evaluated in terms of the surrounding context, impacts on adjacent properties, land uses, and the relevant Official Plan policies.

A shadow study was submitted and is currently under review by staff. Staff will identify if there are any shadow impacts on surrounding lands and the public realm that require resolution through built form revisions.

As part of the application review, staff will review the preliminary pedestrian level wind study to ensure that the site conditions and public realm are suitable and appropriate. Should the wind assessment identify significant issues staff will require mitigation measures for the proposal and the site.

## **Infrastructure**

The applicant submitted a number of technical reports including a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report for review by City Divisions.



The Functional Servicing Report is intended to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing for the proposed development. Staff are aware that there are significant servicing constraints in the area, and downstream capital improvements may be required before this application can proceed.

### **Holding Symbol**

Should the Functional Servicing Report identify upgrades and/or new services are required, those upgrades and/or services will be secured by appropriate agreements, and constructed prior to the issuance of any building permits for any development of the subject site. Staff will determine if the use of a Holding Symbol (H), in accordance with Section 36 of the Planning Act is required for the subject site as part of the review of this application.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report which is currently under review by City Divisions.

### **Parkland**

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 4 to 12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person in 2016.

### **Housing**

A Housing Issues Report is required for Official Plan Amendment and Zoning By-law Amendment applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares. A Housing Issues Report has been submitted and is currently under review by City Staff.

The provision of a full range of housing across the City and within neighbourhoods is important to achieving the diversity required to meet the current and future needs of residents. Staff will work with the applicant to provide an appropriate mix of bedroom types, family sized units within the development, and examine opportunities to provide affordable housing units as part of the development proposal.

## **Community Services and Facilities**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff are reviewing the CS&F Study that was submitted with the application to determine whether any capital improvements or expansion of facilities opportunities are identified or may need to be addressed.

## **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. The proposal in its current form meets the threshold for Section 37 community benefits.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

## **Other Matters**

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

## **CONTACT**

---

Marian Prejel, Senior Planner  
Tel. No. (416) 392-9337  
E-mail: [Marian.Prejel@toronto.ca](mailto:Marian.Prejel@toronto.ca)

## **SIGNATURE**

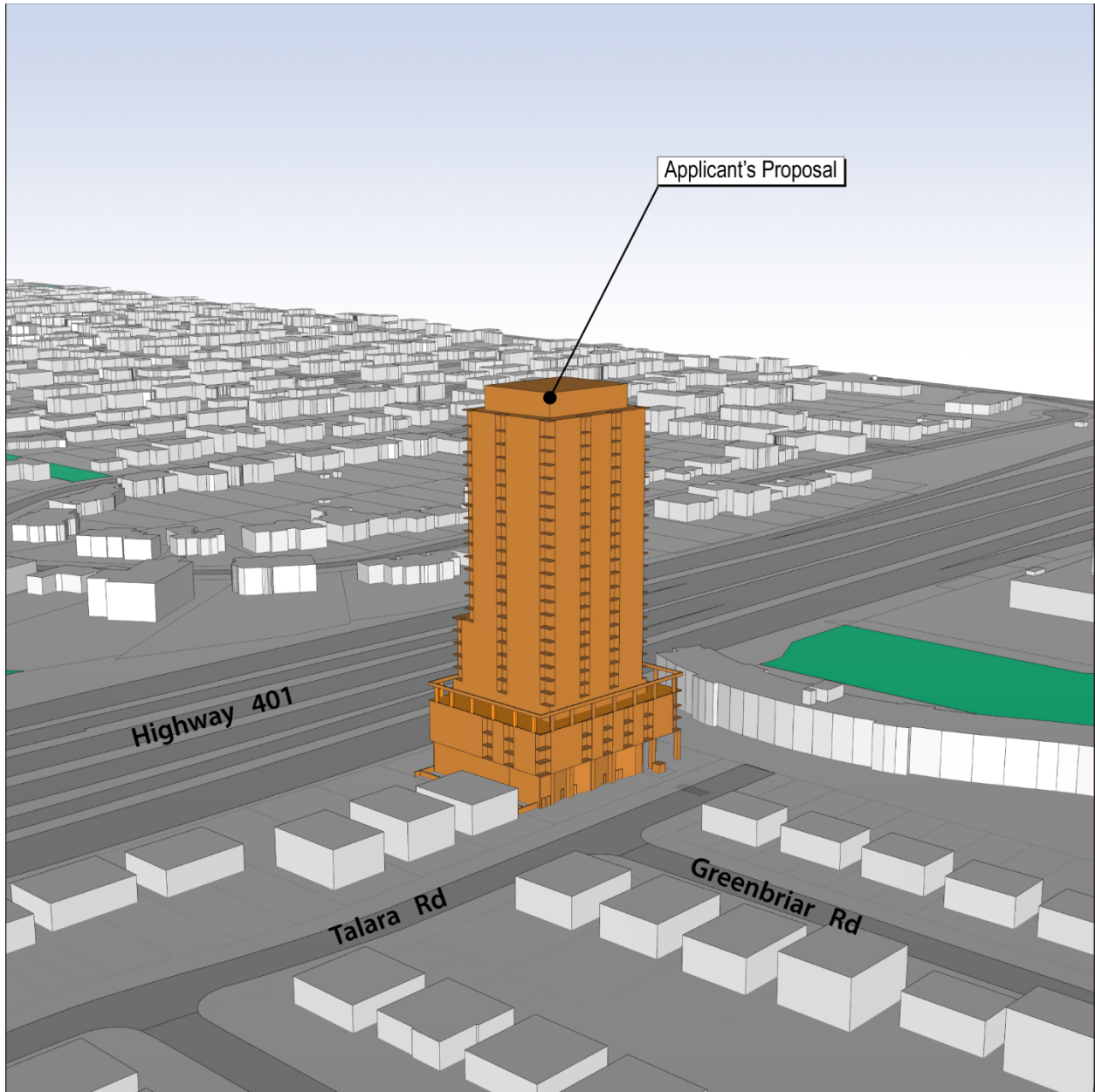
---

Giulio Cescato, MCIP, RPP  
Acting Director Community Planning,  
North York District

## **ATTACHMENTS**

Attachment 1a: 3D Model of Proposal in Context Looking Northeast  
Attachment 1b: 3D Model of Proposal in Context Looking Southeast  
Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map

Attachment 1a: 3D Model of Proposal in Context Looking Northeast

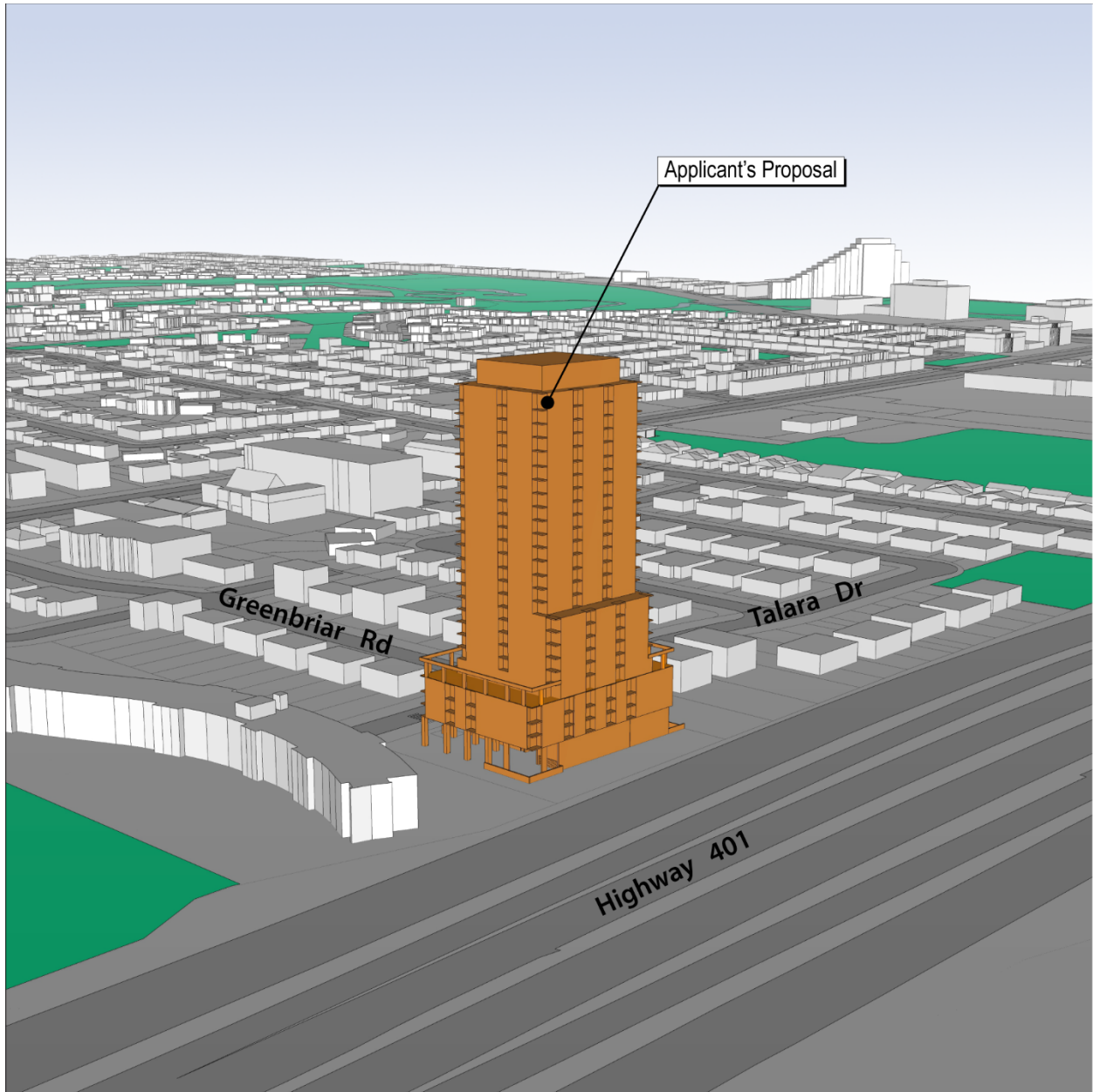


View of Applicant's Proposal Looking Northeast



03/31/2021

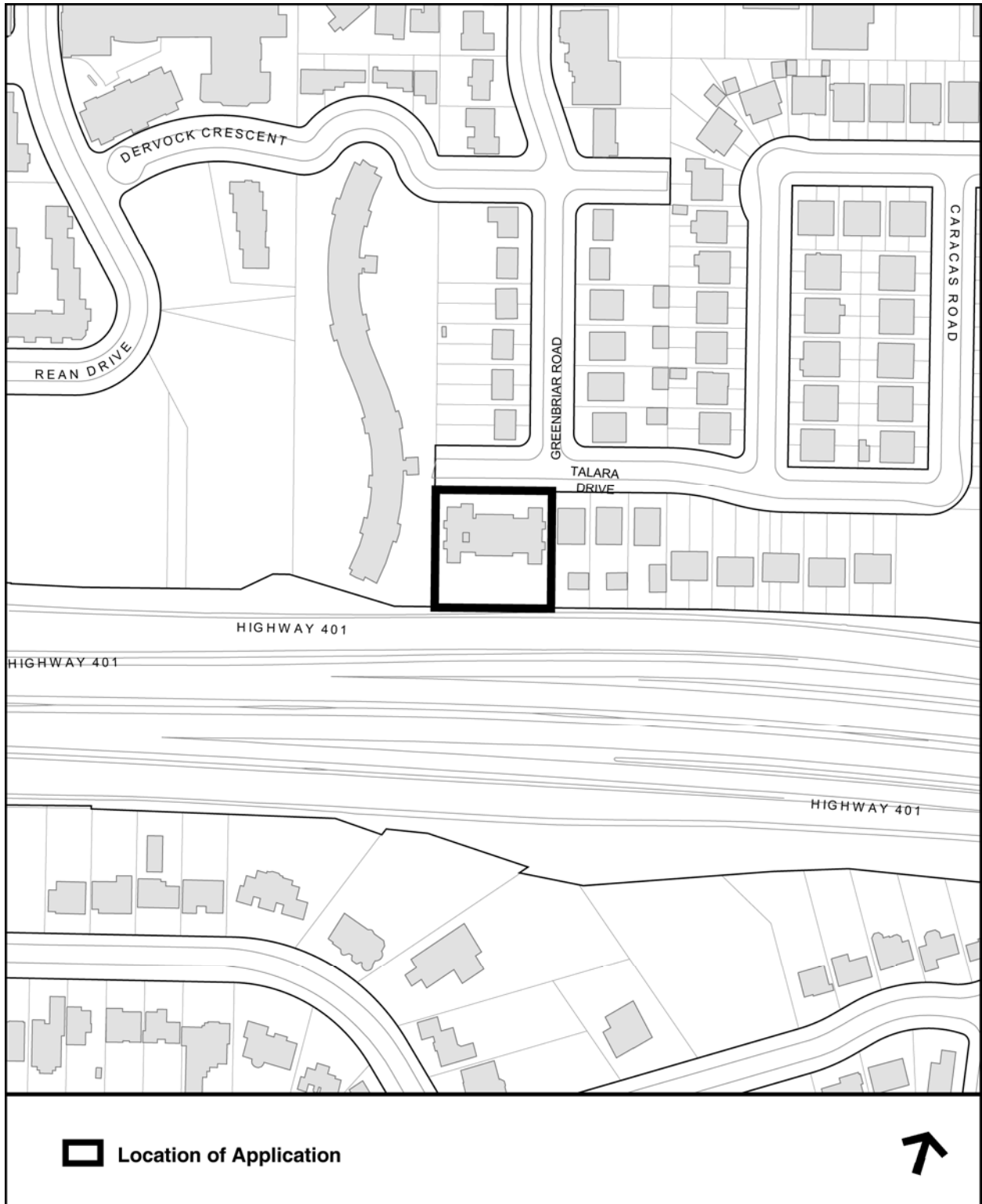
Attachment 1b: 3D Model of Proposal in Context Looking Southeast



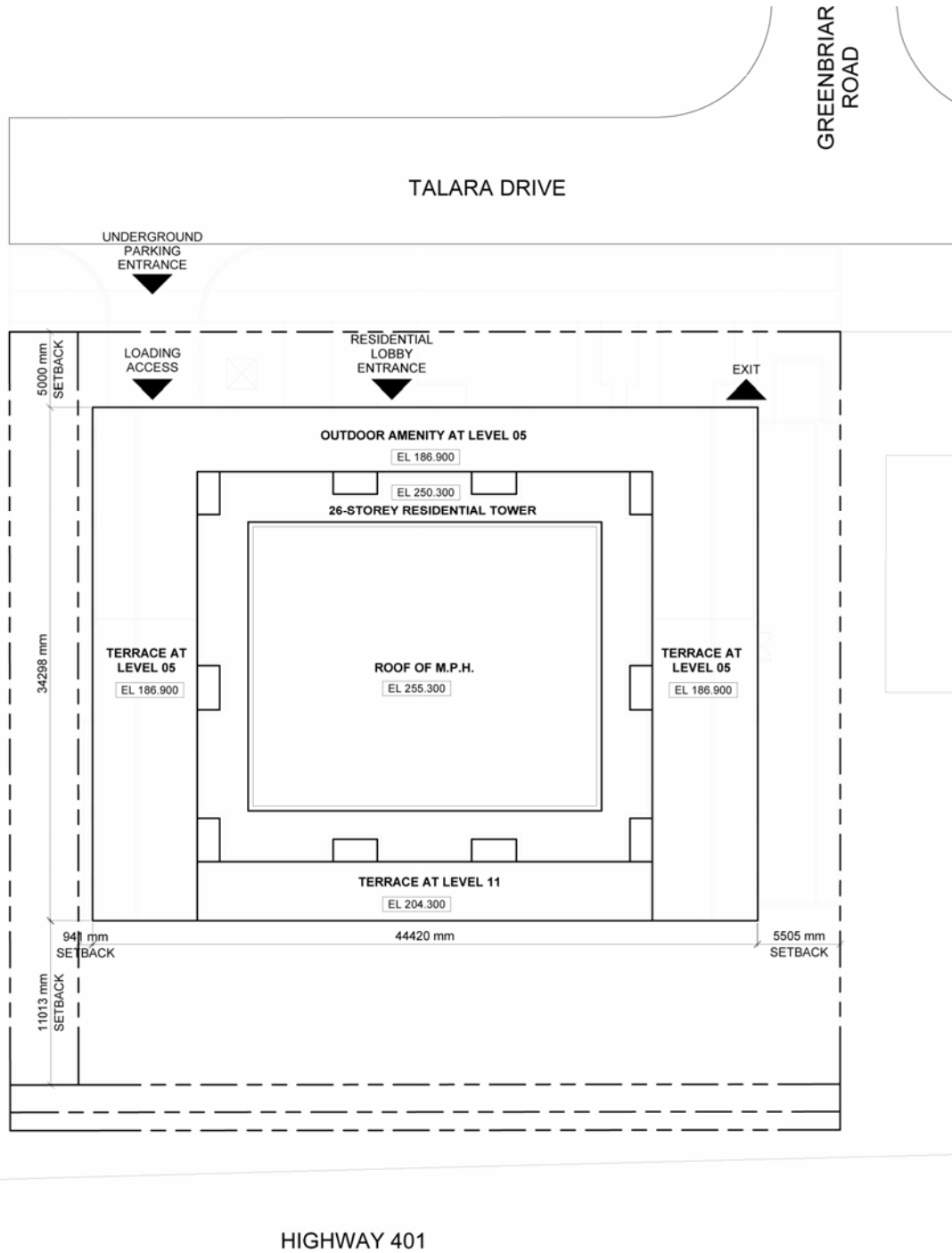
View of Applicant's Proposal Looking Southwest

↘  
03/31/2021

Attachment 2: Location Map



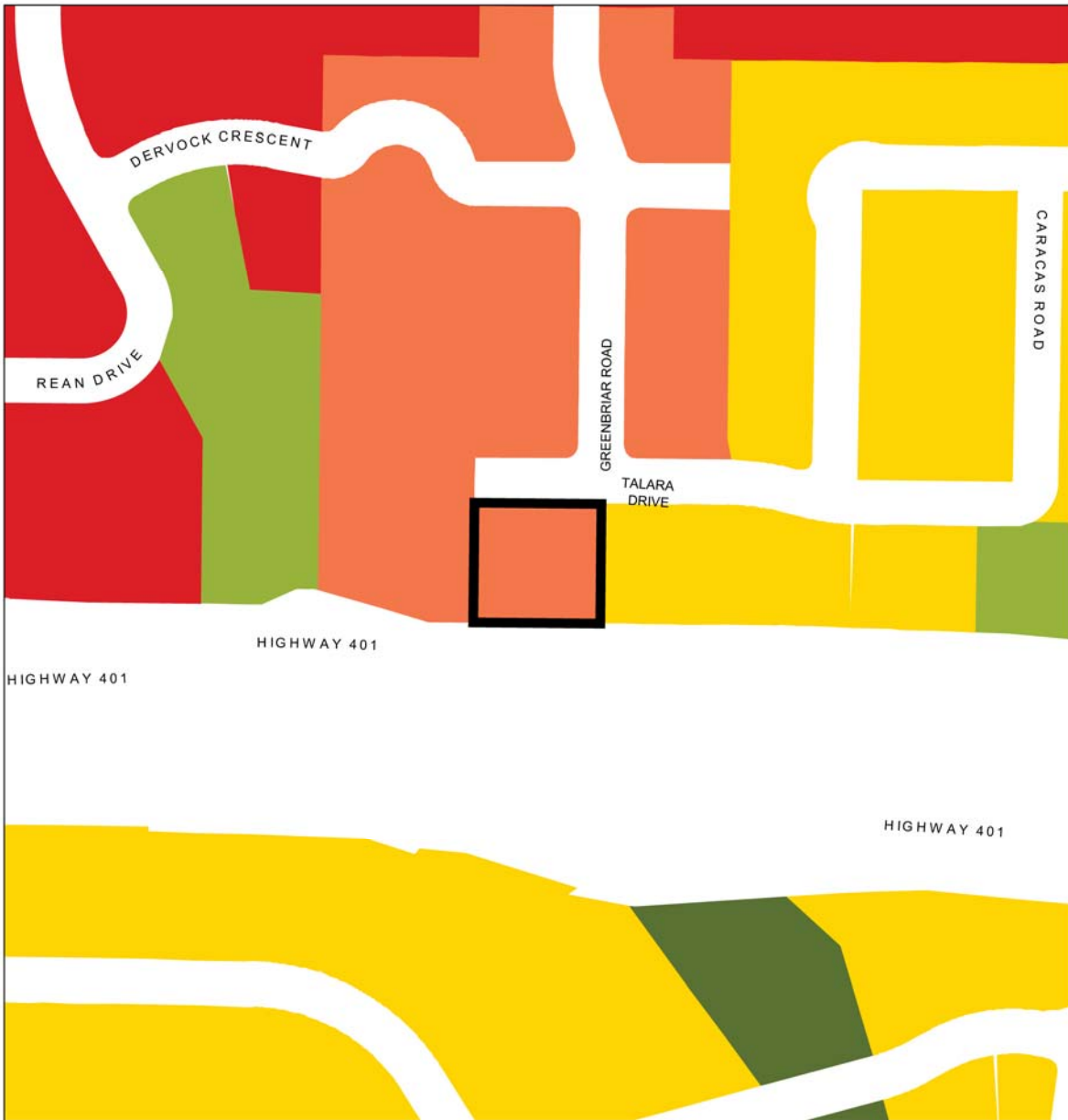
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #19

71 Talara Drive  
File # 21 113721 NNY 17 0Z

- |  |   |
|--|---|
|  Location of Application  |  Natural Areas |
|  Neighbourhoods           |  Parks         |
|  Apartment Neighbourhoods |   |
|  Mixed Use Areas          |   |

  
Not to Scale  
Extracted: 02/16/2021