

8 and 10 Talbot Street – Official Plan Amendment Application – Preliminary Report

Date: June 2, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 9 - Davenport

Planning Application Number: 20 196491 STE 09 OZ

Current Use(s) on Site: Vacant Site

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 8 and 10 Talbot Street. The purpose of this proposed city-initiated Official Plan amendment is to create a site-specific exemption to allow for the expansion of the existing parking lot at 1623 and 1625 St. Clair Avenue West onto adjacent lands at 8 and 10 Talbot Street. Staff are currently reviewing the application. 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 8 and 10 Talbot Street 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.

DECISION HISTORY

At its meeting on March 12, 2020, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, to review the Official Plan land use designation for the properties at 8 and 10 Talbot Street to permit parking for the commercial use at 1623 and 1625 St. Clair Avenue West, including any conditions required to allow this change to occur.

THE APPLICATION

Application Description

This application proposes a site-specific exemption to allow for a parking lot in a *Neighbourhood*.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

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 and Planning Studies

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. Toronto Official Plan policies may be found here:

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

The current application is located on lands shown as *Neighbourhoods* on Map 17 of the Official Plan.

Zoning By-laws

The site is zoned R(d0.6) under Zoning By-law 569-2013 and R2 Z0.6 under Zoning By-law 43-86, both which permit a maximum density of 0.6 times the area of the lot and a maximum height of a maximum height of 10.0 m. This residential zone generally allows a wide range of residential uses. Relief from the Zoning By-law may be required to permit the expansion of the parking lot.

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:
[Guidelines for Greening Surface Parking Lots and Toronto Green Standards.](#)

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 not subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The purpose of the Application is to facilitate the expansion of the parking lot serving the property at 1623 and 1625 St. Clair Avenue West. The proposal is to provide commercial parking (7 parking spaces) at 8 & 10 Talbot Street.

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:

Official Plan Conformity

Neighbourhood are considered physically stable areas made up of residential uses in lower scale buildings. Physical changes to our established Neighbourhoods must be sensitive, gradual and "fit" the existing physical character. To maintain the residential character of neighbourhoods small-scale retail, service and offices uses will: 4.1.3.(b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents.

Staff will evaluate the appropriateness of the expansion of the commercial parking lot into the neighbourhood designation in the context of the intent of applicable Official Plan policies.

Light and Noise

Staff will assess the proposal for any potential adverse light and noise issues with adjacent residential properties, and appropriate mitigation.

Landscaping

Staff will continue to assess the landscape design in terms of screening from adjacent uses and its appropriateness in the neighbourhood context..

Stormwater

Engineering and Construction Services will assess the proposed surface parking lot to ensure grading and storm water management measures are acceptable.

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). There is one (1) existing City-owned street tree fronting 8 and 10 Talbot Street which is within 6.0 m of the subject lands and which qualifies for regulation under the provisions of the Street Tree By-law. Forestry has requested the applicant submit an Arborist Report and Tree Preservation Plan for review.

Other Matters

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

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director Community Planning,
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ATTACHMENTS

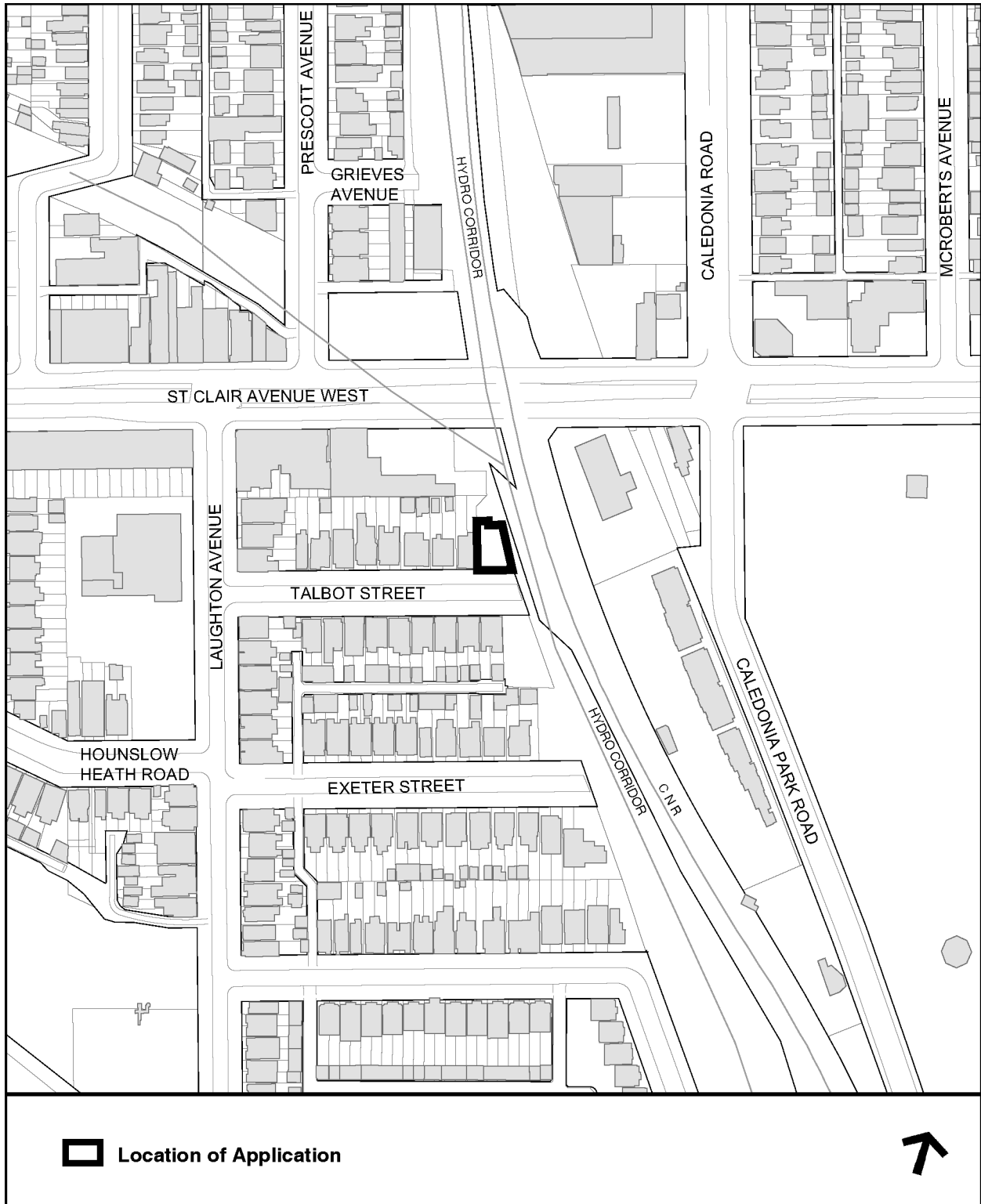
City of Toronto Drawings

Attachment 1: Location Map

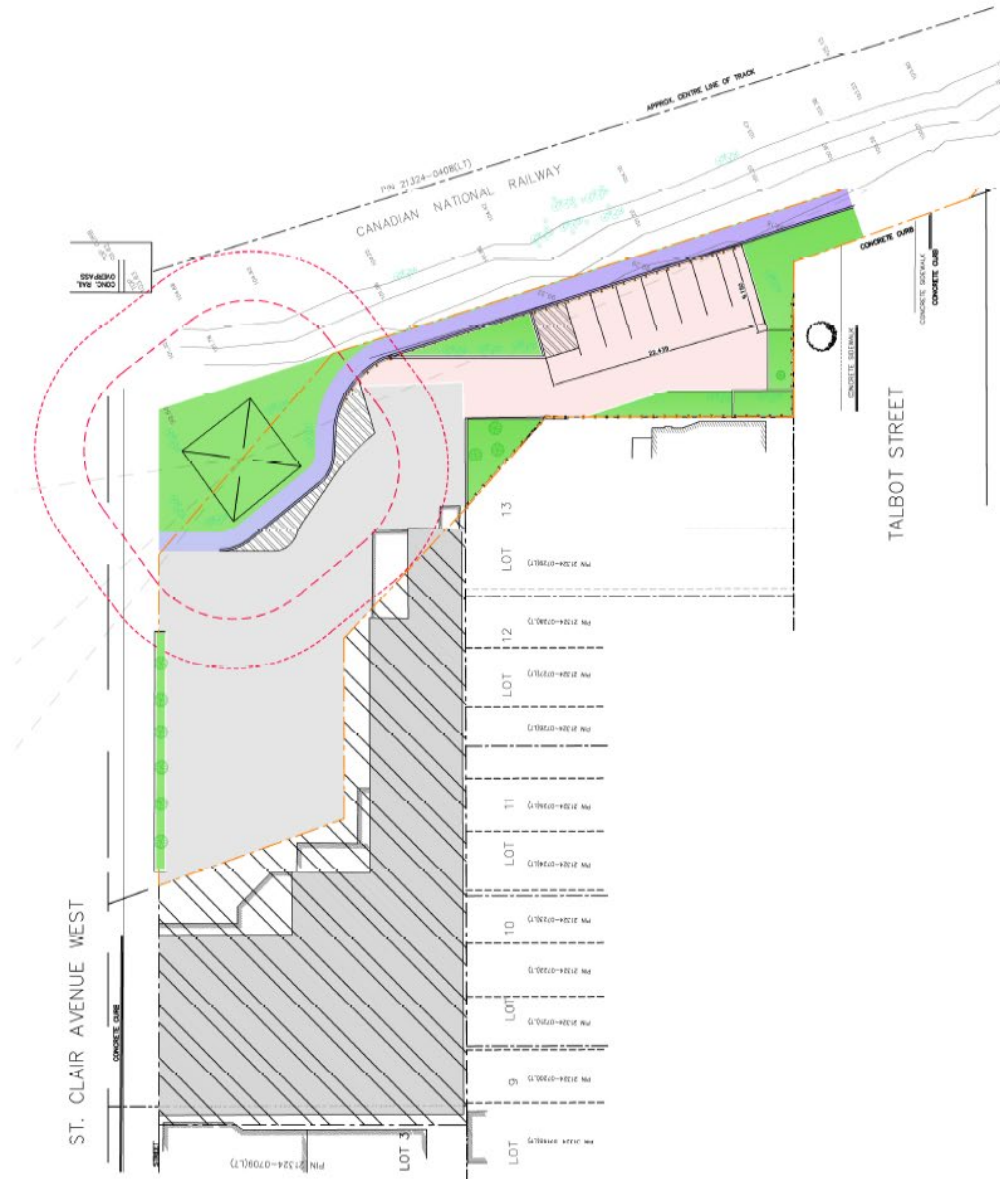
Attachment 2: Site Plan

Attachment 3: Official Plan Map

Attachment 1: Location Map



Attachment 2: Site Plan




Attachment 3: Official Plan Map



Official Plan Land Use Map #17

8 & 10 Talbot Street
File # 20 196491 STE 09 02

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors
-  General Employment Areas


 Not to Scale
 Extracted: 03/08/2021