

April 22, 2026

Our File: *TA.TO*

VIA EMAIL (councilmeeting@toronto.ca)

John D. Elvidge, City Clerk
City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear City Clerk,

**Re: Item NY31.6 – 41-47 Talara Drive Official Plan and Zoning By-law Amendment Applications
(File No. 26 101193 NNY 17 OZ)**

SGL Planning & Design Inc. (SGL) are the planning consultant for the owners of 57-67 Talara Drive (“subject lands”) in the City of Toronto. The subject lands are located at the southeast corner of Talara Drive and Greenbriar Road, just west of the proposed development at 41-47 Talara Drive, as shown on **Figure 1**. The subject lands currently consist of four low-rise multi-unit rental buildings.

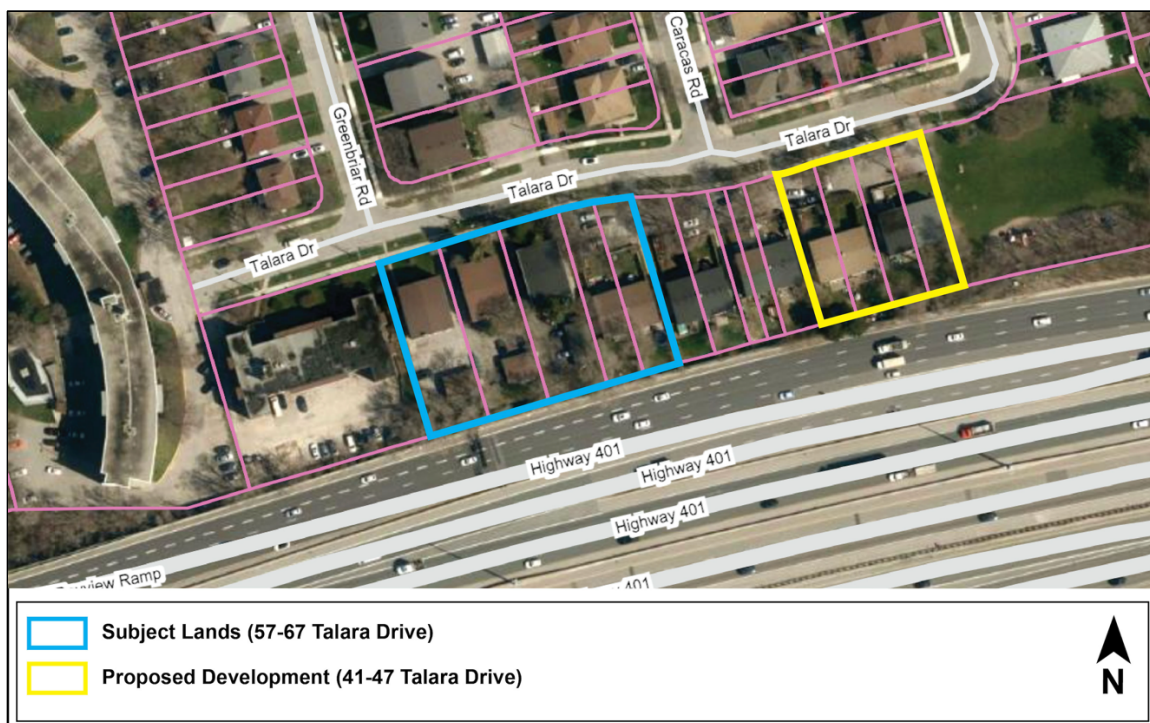


Figure 1 – Aerial Context Map

The proposed Official Plan and Zoning By-law Amendments at 41-47 Talara Drive are for a new 43-storey mixed-use apartment building (“the proposed development”), with two levels of underground parking fronting onto Talara Drive. Our client’s lands at 57-67 Talara Drive (“subject lands”) are located about 44 metres from the proposed development at 41-47 Talara Drive (see **Figure 1**). SGL attended the community consultation meeting on March 2, 2026 and reviewed the Staff Report dated March 30, 2026, which recommended refusal of the proposed development at 41-47 Talara Drive.

Having reviewed the proposed development’s submission material submitted January 9, 2026 we have the following concerns with the proposed development related to:

- Podium setback; and
- Tower separation.

Podium Setbacks

The applicant is applying the Mid-Rise Building Design Guideline standards to their podium design, which encourages a 0 metre side yard setback along main streets (Avenues and Major Arterials) to maintain a consistent street wall, where no windows are proposed.

However, Talara Drive is not a main street, and a 0 metre side yard setback is inappropriate for a lot of this size. The proposed 0 metre setback may cause future issues related to access between lots. Further, this could cause a ripple effect where the owner(s) of 49-55 Talara Drive may seek a reduced side yard setback to our client’s land at 57-67 Talara Drive as part of a future application to make up for the loss caused by the proposed development, negatively impacting the redevelopment potential of our client’s lands.

Tower Separation

The tower portion of the proposed development is set back 10 metres from the west property line. Assuming the properties at 49 to 55 Talara Drive propose a tower development in the future, they may unfairly have to provide a minimum tower setback of 15 metres from their east property line to satisfy the City’s Tall Building Design Guidelines of 25 metre separation. This could also have a ripple effect, where the owners of 49-55 Talara Drive may seek a reduced tower setback to our client’s lands to the west when they redevelop to make up for the loss caused by the proposed development.

Conclusion

The proposed tower placement and podium setback reductions are inappropriate for a lot of this size, which can accommodate appropriate setbacks and tower separation. Further, in the spirit of expanding housing options in the City, the proposed reductions limit the redevelopment potential of other lots along Talara Drive.

We request that our concerns be included in the public record for the upcoming Council meeting and be informed of any decision made by City Council regarding this matter.

Yours very truly,

SGL PLANNING & DESIGN INC.



Raymond Ziembra, MCIP, RPP
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