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Our File No.: 230041

Delivered Via Email (nycc@toronto.ca)

North York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Matthew Green, Secretariat

Dear Sirs/Mesdames:

Re: Item NY31.6 – 41 to 47 Talara Drive – Official Plan Amendment and Zoning By-law Amendment – Decision Report -- Refusal

We are solicitors for South Talara Limited Partnership in respect of the properties known municipally in the City of Toronto as 41 to 47 Talara Drive (the “**Lands**”). Our client is in receipt of the staff report dated March 12, 2026 (the “**Staff Report**”), which will be considered by North York Community Council at its meeting on March 31, 2026.

Our client was surprised to learn about the Staff Report and the recommendation to refuse the official plan amendment and zoning by-law amendment applications in respect of the Lands (the “**Applications**”). The Lands are clearly appropriate for meaningful intensification and, based on the materials submitted in support of the Applications, it is clear that the Applications represent good planning and urban design. Our client engaged in pre-application consultation regarding the Applications and anticipated the opportunity to receive and respond to circulation comments from City staff. Unfortunately, and despite the fact that the Applications will result in the desirable intensification of underutilized lands having excellent access to existing infrastructure, City staff have elected to move the Applications forward to refusal without such further engagement.

Notwithstanding the recommendation in the Staff Report, our client remains of the view that the proposed development will assist in achieving Provincial and City policy directions promoting intensification within built-up areas, especially those areas well-served by municipal infrastructure, amenities, and facilities. In particular, from a built form and urban design perspective, the proposal appropriately responds to and harmoniously fits within the existing and planned context for the Lands. As such, our client remains prepared to continue discussions with City staff to resolve any outstanding issues.

However, our client is not supportive of recommendations 2 to 5 in the Staff Report. The suggested process pursuant to subsections 22(8.1) and 34(11.0.0.1) is not conducive to timely resolution. In the event that a resolution is reached, the Tribunal's involvement will still be required because there is no effective mechanism to implement a resolution through City Council once a refusal decision has been made. These recommendations simply delay the necessary and inevitable transmittal of the appeal record to the Ontario Land Tribunal by the City clerk.

As such, we would ask that City Council delete recommendations 2 to 5 in the Staff Report and simply direct appropriate City staff, including the City solicitor, to engage with our client and its consultant team as soon as possible in mediation. We would appreciate receiving notice of any decision of City Council regarding this matter.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

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