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| <input type="checkbox"/> North York District
Community Planning Office
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7
Fax: 416-395-7155 | <input checked="" type="checkbox"/> Toronto and East York District
Community Planning Office
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2
Fax: 416-392-1330 | <input type="checkbox"/> Scarborough District
Community Planning Office
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario M1P 4N7
Fax: 416-396-4265 | <input type="checkbox"/> Etobicoke York District
Community Planning Office
2 Civic Centre Court
Toronto, Ontario M9C 5A3
Fax: 416-394-6063 |
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A Pre-Application Consultation Meeting is held to identify key issues and the approvals that will be required and identify the supporting drawings, reports and studies required to achieve complete application status in accordance with the Planning Act and the Toronto Official Plan. **Please include a copy of this checklist with your formal submissions.**

Meeting Date:	August 19, 2019	Requestor:	David Wittenberg
Folder Number:	NA	District:	Toronto and East York
Planner:	Kevin Friedrich	Manager:	Oren Tamir
STAR STREAM:	Routine <input type="checkbox"/>	Complex <input checked="" type="checkbox"/>	GoldSTAR <input type="checkbox"/> Open Door <input type="checkbox"/>

PROPERTY INFORMATION

Municipal Address:	1140 Yonge Street
Official Plan/Secondary Plan Designation:	Mixed Use Areas; SASP 211; Downtown Plan
Zoning:	CR
Natural Heritage Features:	NA
Built Heritage Features:	Listed

Description of current uses:
 1-storey commercial building.

Description of proposal:
 50 metre tall mixed-use building.

APPLICATIONS REQUIRED:

Official Plan Amendment (OPA)	<input checked="" type="checkbox"/>	Site Plan Control (SPA)	<input checked="" type="checkbox"/>
Zoning By-law Amendment (ZBA)	<input checked="" type="checkbox"/>	Rental Housing Demolition and Conversion (RH)	<input type="checkbox"/>
Draft Plan of Subdivision (SUB)	<input type="checkbox"/>	Draft Plan of Condominium (CDM)	<input type="checkbox"/> Standard <input type="checkbox"/> Common Elements <input type="checkbox"/> Other
Consent (CO)	<input type="checkbox"/>	Part Lot Control Exemption (PLC)	<input type="checkbox"/>
Minor Variance(s) (MV)	<input type="checkbox"/>	Other	<input type="checkbox"/>

Terms of Reference for all submission materials can be found at the following link: <https://www.toronto.ca/city-government/planning-development/application-forms-fees/building-toronto-together-a-development-guide/application-support-material-terms-of-reference/>

INFORMATION/STUDIES REQUIRED WITH APPLICATION SUBMISSION

City Planning [1 paper copy unless noted and 1 digital copy (i.e. PDF)]

<input checked="" type="checkbox"/>	Draft Zoning By-law Amendment (text and schedule) (ZBA)	<input checked="" type="checkbox"/>	Draft Official Plan Amendment (text and schedule) (OPA)
<input checked="" type="checkbox"/>	Physical or Computer Generated Building Mass Model (OPA,ZBA,SPA)	<input checked="" type="checkbox"/>	Planning Rationale (OPA,ZBA,SUB,CDM)
<input checked="" type="checkbox"/>	Community Services and Facilities Study (OPA,ZBA,SUB)	<input checked="" type="checkbox"/>	Pedestrian Level Wind Study (ZBA,SPA) (see Terms of Reference)
<input type="checkbox"/>	Architectural Control Guidelines (ZBA,SUB,SPA)	<input type="checkbox"/>	Avenue Segment Review Study (OPA,ZBA)
<input type="checkbox"/>	Housing Issues Report (OPA,ZBA,CDM)	<input checked="" type="checkbox"/>	Sun/Shadow Study (ZBA,SPA)
<input type="checkbox"/>	Natural Heritage Impact Study (OPA,ZBA,SUB,SPA)	<input type="checkbox"/>	Urban Design Guidelines (ZBA,SUB,SPA)
<input checked="" type="checkbox"/>	Green Development Standards Checklist (ZBA,SUB,CDM,SPA)	<input checked="" type="checkbox"/>	Accessibility Design Standards Checklist (SUB,CDM,SPA)
<input type="checkbox"/>	Noise Impact Study (ZBA,SUB,SPA)	<input type="checkbox"/>	Vibration Study (ZBA,SUB,SPA)
<input type="checkbox"/>	Archaeological Assessment (OPA,ZBA,SUB,SPA)	<input checked="" type="checkbox"/>	Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA)
<input checked="" type="checkbox"/>	Public Consultation Plan (OPA,ZBA, SUB)	<input checked="" type="checkbox"/>	Energy Strategy (OPA, ZBA, SUB)
<input checked="" type="checkbox"/>	Energy Efficiency Report (SPA)	<input checked="" type="checkbox"/>	Complete Community Assessment (OPA, ZBA) (See Downtown Plan Policy 5.2)

Engineering & Construction Services [1 paper copy unless noted and 1 digital copy (i.e. PDF)]

<input checked="" type="checkbox"/>	Loading Study (ZBA,SPA)	<input checked="" type="checkbox"/>	Stormwater Management Report (ZBA,SUB,CDM,SPA)
<input checked="" type="checkbox"/>	Parking Study (ZBA,CDM,SPA)	<input type="checkbox"/>	Environmental Impact Study (OPA,ZBA,SUB,SPA)
<input checked="" type="checkbox"/>	Traffic Operations Assessment (ZBA,SUB,SPA)	<input checked="" type="checkbox"/>	Contaminated Site Assessment (OPA,ZBA,SUB,SPA) (Peer Review required)
<input checked="" type="checkbox"/>	Transportation Impact Study (OPA,ZBA,SUB,SPA)	<input checked="" type="checkbox"/>	Servicing Report (ZBA,SUB,CDM,SPA)
<input checked="" type="checkbox"/>	Geotechnical Study / Hydrological Review (ZBA,SUB,SPA)		

Urban Forestry Services [1 paper copy unless noted and 1 digital copy (i.e. PDF)]

<input checked="" type="checkbox"/>	Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA)
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PLANS REQUIRED WITH APPLICATION SUBMISSION

Survey Plans [1 paper copy unless noted, and one digital copy]

<input checked="" type="checkbox"/>	Boundary Plan of Survey (All Applications)	<input checked="" type="checkbox"/>	Topographical Survey (OPA, ZBA, SPA, SUB, CDM)
<input type="checkbox"/>	Draft Plan of Subdivision (SUB)	<input type="checkbox"/>	Draft Plan of Condominium (CDM)

Architectural Plans [1 paper copy unless noted and 1 digital copy (i.e. PDF)]

<input checked="" type="checkbox"/>	Context Plan (OPA, ZBA, SPA, SUB, CDM)	<input checked="" type="checkbox"/>	Site Plan (OPA, ZBA, SPA)
<input checked="" type="checkbox"/>	Underground Garage Plan(s) (ZBA, SPA)	<input checked="" type="checkbox"/>	Roof Plan (SPA)
<input checked="" type="checkbox"/>	Site and Building Elevations (ZBA, SPA)	<input checked="" type="checkbox"/>	Floor Plans(s) (ZBA, SPA)
<input checked="" type="checkbox"/>	1:50 scale Detailed Colour Building Elevations (>= 5 Storey) (SPA)	<input checked="" type="checkbox"/>	Site and Building Sections (ZBA, SPA)
<input type="checkbox"/>	Subdivision Concept Plan (SUB)	<input checked="" type="checkbox"/>	Perspective Drawing (4000m² or >) (SPA)

Civil & Utilities Plans [1 paper copy unless noted, and one digital copy]

<input checked="" type="checkbox"/>	Site Grading Plan (SPA, SUB)	<input checked="" type="checkbox"/>	Construction Management Plan (SA)
<input checked="" type="checkbox"/>	Erosion/Sediment Control Plan (SPA)	<input checked="" type="checkbox"/>	Public Utilities Plan (SPA, SUB)

Landscape Plans [1 paper copy unless noted and 1 digital copy (i.e. PDF)]

<input checked="" type="checkbox"/>	Tree Preservation Plan (ZBA, SPA, SUB)	<input checked="" type="checkbox"/>	Landscape Plan (SPA)
<input checked="" type="checkbox"/>	Landscape Plan Details (SPA)	<input checked="" type="checkbox"/>	Concept Site and Landscape Plan (OPA, ZBA)

ADDITIONAL INFORMATION, GUIDELINES AND ADVISORY COMMENTS

Additional Information

- [Electromagnetic Field \(EMF\) Management Plan](#) (OPA,ZBA,SUB)

Guidelines

- [City of Toronto Urban Design Guidelines](#)
- Growing Up Design Guidelines
- [District/Area based Urban Design Guidelines](#)
- Bloor-Yorkville/North Midtown Design Guidelines
- [Bird Friendly Guidelines](#)
- [Green Roof By-law](#) (SPA)
- [Development Infrastructure Policy and Standards \(DIPS\)](#)
- [Toronto Green Standards \(ZBA,SUB,SPA\)](#)
(Applications submitted on or after May 1, 2018 are required to meet Version 3 of the Toronto Green Standard:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-version-3/mid-to-high-rise-residential-all-non-residential-version-3/>)

City Owned Property

- One or all of the properties that is subject to the application is owned by the City of Toronto. You will require authorization from City of Toronto Real Estate Services to act on their behalf. Please contact City of Toronto Real Estate Services in advance of application submission to secure authorization.

Municipal Numbering

- One or all of the properties that is subject to the application does not have a municipal number. Please contact City of Toronto, Survey and Mapping in advance of application submission to have a municipal number assigned. This should be done in advance of making your application submission to assist the City in better identifying location of your application on all of its correspondence.

Notes:

PLEASE BE ADVISED OF THE FOLLOWING:

1. *The purpose of this document is to identify the information required for a complete application/submission as set out in the Planning Act. Pre-Application Consultation does not imply or suggest any decision whatsoever on behalf of City staff or the City of Toronto to either support or refuse the application.*
2. *This document expires 1 year from the date of signing or at the discretion of the Director of Community Planning.*
3. *In the event this Pre-Application Consultation Checklist expires prior to the application being accepted by the City, another document may be required.*
4. *If an application is submitted without the information and materials identified in this Pre-Application Consultation Checklist the City may deem such an application incomplete as prescribed by the Planning Act.*
5. *Please be advised that in accordance with the Planning Act, it is the policy of the City of Toronto to provide public access to all Planning Act applications and supporting documentation submitted to the City. Therefore, the information contained in an application and any documentation, including reports, studies and drawings, provided in support of an application, by the owner, or the owner's agents, consultants and solicitors, constitutes public information and will become part of the public record. With the filing of an application, the applicant consents to the City of Toronto making the application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.*
6. *It may be determined during the review of the application that additional studies or information will be required as a result of issues arising during the processing of the application or due to updates to requirements and/or policies.*
7. *The identification of information and materials in the checklist is based on the material submitted to date. This checklist is provided as a guide, only. It is preliminary and does not constitute a statutory Notification of Complete / Incomplete Application. City Planning Division will notify you within 30 days of your formal submission, as required by the Planning Act.*
8. *There may be additional financial requirements arising from the formal application to be paid by the proponent, including, but not limited to, circulation costs, park dedication or cash-in-lieu, peer review of technical reports, agreements and associated fees and applicable securities*

SUBMISSION INSTRUCTIONS

Applications are to be submitted to the Planning Consultant in the applicable District. To avoid delays in submitting your applications, we encourage you to schedule an appointment in advance by contacting the [Planning Consultant](#) directly.

All submissions must include a covering memo indicating all submitted materials along with this Pre-Application Consultation Checklist.

Paper Form

- Collate all plans/drawings into sets as indicated by the groupings listed above (ie. Surveys, Architectural, Civil, etc.);
- All plans/drawings must be folded to 216mm x 356mm (8.5" x 14") with the title block exposed; and,
- Any plans/drawings that are not folded will not be accepted.

Digital Form

- All electronic files must be submitted in "Portable Document Format" (PDF) version 7 or later;
- All PDF files must be submitted on a CD/DVD. For security reasons USB Drives or Flash Media is not allowed;
- All plans/drawings must be saved in sets in the same order as the submitted paper document, consistent with the groupings listed above without layers (ie. One PDF file for all Architectural Drawings, one PDF file for all Civil Drawings, etc.);
- All reports/studies must be saved individually using a consistent naming convention (see naming conventions below)
- Each PDF file must be submitted without a password and/or restrictions;
- Each PDF file must be submitted to mirror paper copies exactly; and
- Each PDF file submitted must not exceed 25MB.

Naming Conventions

- PDF file names must clearly describe the digital file and reference the subject property. Examples include:
 - CivilPlans_100main_st.pdf
 - 100 main_Archplans.pdf
 - Parking 100main.pdf
 - Sun Shadow Study 100main.pdf
 - 100main_SWMReport.pdf

Refer to the [Developing Toronto website](#) to review the [Building Toronto Together: A Development Guide](#) for more information regarding the submission requirements, and [Procedures for Erecting Signs](#).