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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:	July 27, 2020	Requestor:	Peter Smith, Bousfields
Folder Number:	TBD	District:	TEY – Downtown Section
Planner:	Thomas Rees	Manager:	David Sit
STAR STREAM:	Routine <input type="checkbox"/>	Complex <input checked="" type="checkbox"/>	GoldSTAR <input type="checkbox"/> Open Door <input type="checkbox"/>

PROPERTY INFORMATION

Municipal Address:	236-250 King Street East
Official Plan/Secondary Plan Designation:	Regeneration Area
Zoning:	CRE (x41)
Natural Heritage Features:	None
Cultural Heritage Features:	Yes – St. Lawrence Neighbourhood HCD
Built Heritage Features:	Yes – 2 listed heritage properties and 2 contributing properties in HCD

Description of current uses:

Low-rise mixed-use, mostly retail/commercial

Description of proposal:

42-storey mixed-use building

APPLICATIONS REQUIRED:

Official Plan Amendment (OPA)	<input type="checkbox"/>	Site Plan Control (SPA)	<input type="checkbox"/>
Zoning By-law Amendment (ZBA) * Separate checklist to be provided for Site Plan Control, which is also required.	<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"/>

INFORMATION/STUDIES REQUIRED WITH APPLICATION SUBMISSION

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

<input type="checkbox"/>	Draft Zoning By-law Amendment (text and schedule) (ZBA only)	<input type="checkbox"/>	Draft Official Plan Amendment (text and schedule) (OPA only)
<input checked="" type="checkbox"/>	Physical or Computer Generated Building Mass Model (OPA,ZBA,SPA only) *SketchUP or AutoCAD model file preferred.	<input checked="" type="checkbox"/>	Planning Rationale (OPA,ZBA,SUB,CDM only) *Include rationale regarding LPAT decision on St. Lawrence HCD Plan and regarding the King Parliament Secondary Plan Review
<input checked="" type="checkbox"/>	Community Services and Facilities Study (OPA,ZBA,SUB only) *Refer to Downtown CS&F Strategy	<input checked="" type="checkbox"/>	Pedestrian Level Wind Study (ZBA,SPA only) *Full study based on physical model in a wind tunnel required with initial submission
<input type="checkbox"/>	Architectural Control Guidelines (ZBA,SUB,SPA only)	<input type="checkbox"/>	Avenue Segment Review Study (OPA,ZBA only)
<input checked="" type="checkbox"/>	Housing Issues Report (OPA,ZBA,CDM only) *only required if there are any existing residential rental units, either vacant or occupied.	<input checked="" type="checkbox"/>	Sun/Shadow Study (ZBA,SPA only)
<input type="checkbox"/>	Natural Heritage Impact Study (OPA,ZBA,SUB,SPA only)	<input type="checkbox"/>	Urban Design Guidelines (ZBA,SUB,SPA only)
<input checked="" type="checkbox"/>	Green Development Standards Checklist (ZBA,SUB,CDM,SPA only)	<input type="checkbox"/>	Accessibility Design Standards Checklist (SUB,CDM,SPA only)
<input checked="" type="checkbox"/>	Noise Impact Study (ZBA,SUB,SPA only)	<input checked="" type="checkbox"/>	Vibration Study (ZBA,SUB,SPA only)
<input checked="" type="checkbox"/>	Archaeological Assessment (OPA,ZBA,SUB,SPA only)	<input checked="" type="checkbox"/>	Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA only) *Demonstrate compliance with St. Lawrence HCD Plan per LPAT decision and compliance with the Official Plan.
<input checked="" type="checkbox"/>	Public Consultation Plan (OPA,ZBA, SUB only)	<input checked="" type="checkbox"/>	Energy Strategy (OPA, ZBA, SUB only)
<input type="checkbox"/>	Energy Efficiency Report (SPA only)		
<input type="checkbox"/>	Rail Safety Study (OPA, ZBA, SPA)		

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

<input checked="" type="checkbox"/>	Loading Study (ZBA,SPA only) *only required if proposed loading does not comply with existing zoning bylaw	<input checked="" type="checkbox"/>	Stormwater Management Report (ZBA,SUB,CDM,SPA only)
<input checked="" type="checkbox"/>	Parking Study (ZBA,CDM,SPA only)	<input type="checkbox"/>	Environmental Impact Study (OPA,ZBA,SUB,SPA only)
<input type="checkbox"/>	Traffic Operations Assessment (ZBA,SUB,SPA only)	<input checked="" type="checkbox"/>	Contaminated Site Assessment (OPA,ZBA,SUB,SPA only) *Phase 1 ESA required with initial submission
<input checked="" type="checkbox"/>	Transportation Impact Study (OPA,ZBA,SUB,SPA only)	<input checked="" type="checkbox"/>	Servicing Report (ZBA,SUB,CDM,SPA only)
<input checked="" type="checkbox"/>	Geotechnical Study / Hydrological Review (ZBA,SUB,SPA only) *Also provide Hydrogeological Review Summary Form		

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 only)
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PLANS REQUIRED WITH APPLICATION SUBMISSION

Survey Plans [2 paper copies 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 only)
<input type="checkbox"/>	Draft Plan of Subdivision (SUB only)	<input type="checkbox"/>	Draft Plan of Condominium (CDM only)

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

<input checked="" type="checkbox"/>	Context Plan (OPA, ZBA, SPA, SUB, CDM only) *Provide on a separate drawing sheet and label surrounding building heights and land uses, as well as adjacent widths of rights-of-way	<input checked="" type="checkbox"/>	Site Plan (OPA, ZBA, SPA, only)
<input checked="" type="checkbox"/>	Underground Garage Plan(s) (ZBA, SPA only)	<input checked="" type="checkbox"/>	Roof Plan (ZBA, SPA only)
<input checked="" type="checkbox"/>	Site and Building Elevations (ZBA, SPA only)	<input checked="" type="checkbox"/>	Floor Plans(s) (ZBA, SPA only)
<input type="checkbox"/>	1:50 scale Detailed Colour Building Elevations (>= 5 Storey) (SPA only)	<input checked="" type="checkbox"/>	Site and Building Sections (ZBA, SPA only)
<input type="checkbox"/>	Subdivision Concept Plan (SUB only)	<input checked="" type="checkbox"/>	Perspective Drawing (4000m² or >) (ZBA, SPA only)

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

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

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

<input checked="" type="checkbox"/>	Tree Preservation Plan (ZBA, SPA, SUB only)	<input type="checkbox"/>	Landscape Plan (SPA only)
<input type="checkbox"/>	Landscape Plan Details (SPA only)	<input checked="" type="checkbox"/>	Concept Site and Landscape Plan (OPA, ZBA only) *Show all above and below-grade utilities

ADDITIONAL INFORMATION, GUIDELINES AND ADVISORY COMMENTS

Additional Information

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

Guidelines

- [City of Toronto Urban Design Guidelines](#) *Tall Building Design Guidelines
- [District/Area based Urban Design Guidelines](#)
- [Bird Friendly Guidelines](#)
- [Green Roof By-law](#) (SPA only)
- [Development Infrastructure Policy and Standards \(DIPS\)](#)
- [Toronto Green Standards](#) (ZBA,SUB,SPA only)
 - Tier 1
 - Tier 2 – To enroll contact Environmental Planning, sustainablecity@toronto.ca

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:

As discussed on July 27, please note the following preliminary comments. These comments are subject to change and do not reflect all potential issues and concerns that may be raised by City Planning staff.

- Proposed massing must comply with the St. Lawrence Neighbourhood HCD Plan as per the recent LPAT decision.
- Proposed massing must appropriately conserve the listed heritage buildings irrespective of the HCD Plan (i.e. appropriate tower step-back facing Queen St E not just determined by the HCD Plan)
- Increase the commercial/retail space and/or add office space since the proposed mix of uses, 2% commercial/retail and 98% residential, does not provide a sufficient mix of uses for this area.
- Proposed height of 42 storeys appears excessive given the existing and planned context and should be significantly reduced.
- Provide for minimum 6m wide sidewalks with no overhangs or cantilevers above.
- Provide for a minimum 3m tower step-back facing Princess Street
- City may seek conveyance of lands to extend the existing public lane to the westerly limit of the site in order to maximize opportunities for future mid-block connections.
- Increase proposed amount of outdoor amenity space and provide at least 4 sq. metres per dwelling unit of a combination of indoor and outdoor amenity space.
- Provide a significant number of visitor parking spaces to be owned by the future condo corporation.

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*

SIGNATURES

In signing this Pre-Application Consultation Checklist, I acknowledge that the drawings, reports, and other requirements indicated above must be submitted, along with a completed application form with Owner's signed authorization, any information or materials required by statute, the required application fees and schedules, and a copy of this Pre-Application Consultation Checklist in order for the planning application to be accepted at intake. In addition, I acknowledge and agree that any additional Notes set out herein form part of the requirements for a formal application.

Thomas Rees

X

August 6, 2020

Planning Staff

Planning Staff Signature

Date

Requestor

Requestor Signature

Date

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 PFD 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](#).