

**District Offices:**

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| <input checked="" type="checkbox"/> <b>North York District</b><br>Community Planning Office<br>North York Civic Centre<br>5100 Yonge Street<br>Toronto, Ontario M2N 5V7<br>Fax: 416-395-7155 | <input type="checkbox"/> <b>Toronto and East York District</b><br>Community Planning Office<br>Toronto City Hall<br>100 Queen Street West<br>Toronto, Ontario M5H 2N2<br>Fax: 416-392-1330 | <input type="checkbox"/> <b>Scarborough District</b><br>Community Planning Office<br>Scarborough Civic Centre<br>150 Borough Drive<br>Toronto, Ontario M1P 4N7<br>Fax: 416-396-4265 | <input type="checkbox"/> <b>Etobicoke York District</b><br>Community Planning Office<br>2 Civic Centre Court<br>Toronto, Ontario M9C 5A3<br>Fax: 416-394-6063 |
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A Pre-Application Consultation Meeting was 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.

The information identified under the Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Plan of Condominium sections must be provided in accordance with the provisions of the *Planning Act* and the Toronto Official Plan. The information identified under the Site Plan Control Application section is being requested by the City in order to enable your site plan control application to be evaluated efficiently.

**Notes:**

- 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 of outstanding material required within 30 days of your submission, as required by the *Planning Act*.
- There may be additional financial requirements arising from the application to be paid by the proponent, including, but not limited to, park dedication or cash-in-lieu, peer review of technical reports, agreements and associated fees and applicable securities

### Proposal

<b>Date of Meeting:</b>	June 5, 2020		
<b>Applicant:</b> Bousfields Inc	<b>Name:</b> Tyler Grinyer	<b>Tel:</b> (416) 947-9744	<b>Email:</b> tgrinyer@bousfields.ca
<b>Address of Subject Lands:</b>	824 Sheppard Ave W & 177,179-181 Cocksfield Ave		
<b>Summary/Description of Proposal</b>	Residential development of 14 and 9 storeys with 311 residential units.		
<b>Councillor Contact Information</b>	<b>Name: Councillor Pasternak</b>	<b>Tel: 416-392-1371</b>	

### Pre-Application Consultation Meeting Attendees

Name:	Organization:	Telephone Number	Email

Address of Subject Lands:	824 Sheppard Ave W & 177,179-181 Cocksfield Ave
Date of Meeting:	June 23, 2020

Refer to Building Toronto Together: A Development Guide at [www.toronto.ca/developing-toronto/darp\\_guide.htm](http://www.toronto.ca/developing-toronto/darp_guide.htm) for more information regarding submission requirements.

### List of Required Applications, Plans, Information/Studies

#### Submission Requirements

<input checked="" type="checkbox"/>	<a href="#">Completed Development Approval Application Form</a>
<input checked="" type="checkbox"/>	<a href="#">Full Fees</a>

#### Planning applications required:

<input checked="" type="checkbox"/>	<a href="#">Official Plan Amendment (OPA)</a>	<input type="checkbox"/>	<a href="#">Part Lot Control Exemption (PLCE)</a>
<input checked="" type="checkbox"/>	<a href="#">Zoning By-law Amendment (ZBA)</a>	<input type="checkbox"/>	<a href="#">Draft Plan of Subdivision (SUB)</a>
<input checked="" type="checkbox"/>	<a href="#">Site Plan Control (SPA)</a>		
<input type="checkbox"/>	<a href="#">Draft Plan of Condominium (CDM)</a>	<input type="checkbox"/>	Common Elements
<input type="checkbox"/>	Standard		
<input type="checkbox"/>	Other:		

#### Other Planning applications required:

<input type="checkbox"/>	<a href="#">Rental Housing Demolition &amp; Conversion Application (RH)</a>	<input type="checkbox"/>	<a href="#">Minor Variance</a>
<input type="checkbox"/>	<a href="#">Consent</a>		

**Plans required with application submission  
[20 paper copies unless noted, and one digital copy (i.e. PDF)]:**

#### **OFFICIAL PLAN AMENDMENT (OPA)**

<input checked="" type="checkbox"/>	<a href="#">Context Plan</a>	<input checked="" type="checkbox"/>	<a href="#">Concept Site and Landscape Plan</a>
<input checked="" type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>	<input checked="" type="checkbox"/>	<a href="#">Topographical Survey</a>
<input type="checkbox"/>	Other:		

#### **ZONING BY-LAW AMENDMENT (ZBA)**

<input checked="" type="checkbox"/>	<a href="#">Underground Garage Plan(s)</a>	<input checked="" type="checkbox"/>	<a href="#">Floor Plans(s)</a>
<input checked="" type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>	<input checked="" type="checkbox"/>	<a href="#">Site and Building Elevations</a>
<input checked="" type="checkbox"/>	<a href="#">Topographical Survey</a>	<input checked="" type="checkbox"/>	<a href="#">Site and Building Sections</a>
<input checked="" type="checkbox"/>	<a href="#">Context Plan</a>	<input checked="" type="checkbox"/>	<a href="#">Tree Preservation Plan</a>
<input checked="" type="checkbox"/>	<a href="#">Concept Site and Landscape Plan</a>		
<input type="checkbox"/>	Other:		

#### **SITE PLAN CONTROL APPLICATION (SPA)**

<input checked="" type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>	<input checked="" type="checkbox"/>	<a href="#">Roof Plan</a>
<input checked="" type="checkbox"/>	<a href="#">Topographical Survey</a>	<input checked="" type="checkbox"/>	<a href="#">Site and Building Elevations</a>
<input checked="" type="checkbox"/>	<a href="#">Perspective Drawing (4000m<sup>2</sup> or &gt;) (7 copies)</a>	<input checked="" type="checkbox"/>	<a href="#">Site and Building Sections</a>
<input checked="" type="checkbox"/>	<a href="#">Context Plan</a>	<input checked="" type="checkbox"/>	<a href="#">1:50 scale Detailed Colour Building Elevations (5 storeys or &gt;)</a>
<input checked="" type="checkbox"/>	<a href="#">Site Plan</a>	<input checked="" type="checkbox"/>	<a href="#">Landscape Plan (7 copies)</a>
<input checked="" type="checkbox"/>	<a href="#">Site Grading Plan</a>	<input checked="" type="checkbox"/>	<a href="#">Tree Preservation Plan</a>
<input checked="" type="checkbox"/>	<a href="#">Underground Garage Plan(s)</a>	<input checked="" type="checkbox"/>	<a href="#">Public Utilities Plan</a>
<input checked="" type="checkbox"/>	<a href="#">Floor Plan(s)</a>		
<input type="checkbox"/>	Other:		

#### **PLAN OF SUBDIVISION (SUB)**

<input type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>	<input type="checkbox"/>	<a href="#">Subdivision Concept Plan</a>
<input type="checkbox"/>	<a href="#">Topographical Survey</a>	<input type="checkbox"/>	<a href="#">Site Grading Plan</a>
<input type="checkbox"/>	<a href="#">Context Plan</a>	<input type="checkbox"/>	<a href="#">Tree Preservation Plan</a>
<input type="checkbox"/>	<a href="#">Draft Plan of Subdivision</a>	<input type="checkbox"/>	<a href="#">Public Utilities Plan</a>
<input type="checkbox"/>	Other:		

**PLAN OF CONDOMINIUM (CDM)**

<input type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>	<input type="checkbox"/>	<a href="#">Draft Plan of Condominium</a>
<input type="checkbox"/>	<a href="#">Topographical Survey</a>		
<input type="checkbox"/>	Other:		

**PART LOT CONTROL EXEMPTION APPLICATION (PLC)**

<input type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>
<input type="checkbox"/>	Other:

**Information/Studies required with application submission  
[5 paper copies unless noted and 1 digital copy (i.e. PDF)]:**

**City Planning**

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

**Engineering & Technical Services**

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

**Urban Forestry Services**

<input checked="" type="checkbox"/>	<a href="#">Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA only)</a>
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**Additional Information Requested**

**Health**

<input type="checkbox"/>	<a href="#">Electromagnetic Field (EMF) Management Plan (OPA,ZBA,SUB only)</a>
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**City Planning**

<input checked="" type="checkbox"/>	<a href="#">Energy Efficiency Report (SPA only)</a>
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**Guidelines and Advisory Comments**

**Guidelines**

- [City of Toronto Urban 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 \(ZBA,SUB,SPA only\)](#)
- Other: \_\_\_\_\_

**City Owned Property**

- One or all of the properties subject of 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 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.