

District Offices:

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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 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

Date of Meeting:	September 11, 2017 (2:30 pm)		
Applicant:	Name: Louis Tinker	Tel: 416-947-9744	Email: ltinker@bousfields.ca
Address of Subject Lands:	300 Bloor St. W.		
Summary/Description of Proposal	39 storey mixed-use bldg. including (mechanical penthouse) 127.5 metres Total GFA of 384,435 sq metres Site area 0.63 ac (0.26 ha) Proposed: 229 Units and 106 parking spaces Owned by the United Church of Canada/Bloor Street United Church		
Councillor Contact Information	Name: Councillor Joe Cressy	Tel: 416-392-4044	

Pre-Application Consultation Meeting Attendees

Name:	Organization:	Telephone Number	Email
Marianne McKenna	KPMB		mmckenna@kpmbarchitects.com
Andrew Dike	KPMB		adyke@kpmbarchitects.com
Murray Cook	Northrup		murry@northropdevinc.com
Larry Webb	Bloor St. United		N/A
Louis Tinker	Bousfields		ltinker@bousfields.ca
Barry Brooks/Julie Bogdanowicz/Laura	City Planning/Urban	416-392-1316	Barry.Brooks@toronto.ca Julie.Bogdanowicz@toronto.ca

Address of Subject Lands:	300 Bloor St. W.
Date of Meeting:	September 11, 2017

Refer to Building Toronto Together: A Development Guide at 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"/>	Completed Development Approval Application Form
<input checked="" type="checkbox"/>	Full Fees

Planning applications required:

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

Other Planning applications required:

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

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

OFFICIAL PLAN AMENDMENT (OPA)

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

ZONING BY-LAW AMENDMENT (ZBA)

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

SITE PLAN CONTROL APPLICATION (SPA)

<input type="checkbox"/>	Boundary Plan of Survey	<input type="checkbox"/>	Roof Plan
<input type="checkbox"/>	Topographical Survey	<input type="checkbox"/>	Site and Building Elevations
<input type="checkbox"/>	Perspective Drawing (4000m² or >) (7 copies)	<input type="checkbox"/>	Site and Building Sections
<input type="checkbox"/>	Context Plan	<input type="checkbox"/>	1:50 scale Detailed Colour Building Elevations (5 storeys or >)
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Landscape Plan (7 copies)
<input type="checkbox"/>	Site Grading Plan	<input type="checkbox"/>	Tree Preservation Plan
<input type="checkbox"/>	Underground Garage Plan(s)	<input type="checkbox"/>	Public Utilities Plan
<input type="checkbox"/>	Floor Plan(s)		
<input type="checkbox"/>	Other:		

PLAN OF SUBDIVISION (SUB)

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

PLAN OF CONDOMINIUM (CDM)

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

PART LOT CONTROL EXEMPTION APPLICATION (PLC)

<input type="checkbox"/>	Boundary Plan of Survey
<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"/>	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)	<input checked="" type="checkbox"/>	Planning Rationale (OPA,ZBA,SUB,CDM only)
<input checked="" type="checkbox"/>	Community Services and Facilities Study (OPA,ZBA,SUB only)	<input checked="" type="checkbox"/>	Pedestrian Level Wind Study (ZBA,SPA only)
<input type="checkbox"/>	Architectural Control Guidelines (ZBA,SUB,SPA only)	<input type="checkbox"/>	Avenue Segment Review Study (OPA,ZBA only)
<input type="checkbox"/>	Housing Issues Report (OPA,ZBA,CDM only)	<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 checked="" type="checkbox"/>	Accessibility Design Standards Checklist (SUB,CDM,SPA only)
<input type="checkbox"/>	Noise Impact Study (ZBA,SUB,SPA only)	<input type="checkbox"/>	Vibration Study (ZBA,SUB,SPA only)
<input type="checkbox"/>	Archaeological Assessment (OPA,ZBA,SUB,SPA only)	<input checked="" type="checkbox"/>	Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA only)
<input checked="" type="checkbox"/>	Public Consultation Plan (OPA,ZBA, SUB only)	<input checked="" type="checkbox"/>	Energy Strategy (OPA, ZBA, SUB only)
<input checked="" type="checkbox"/>	Energy Efficiency Report (SPA only)		

Engineering & Technical Services

<input checked="" type="checkbox"/>	Loading Study (ZBA,SPA only)	<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 checked="" type="checkbox"/>	Traffic Operations Assessment (ZBA,SUB,SPA only)	<input type="checkbox"/>	Contaminated Site Assessment (OPA,ZBA,SUB,SPA only)
<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/Hydrogeological Review (ZBA,SUB,SPA only)		

Urban Forestry Services

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

Health

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

<input type="checkbox"/>	Energy Efficiency Report (SPA only)
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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.