



PLANNING APPLICATION CHECKLIST

Pre-Application Consultation

Address of Subject Lands:	1095 Leslie Street
Date of Meeting:	October 16, 2014

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 checked="" 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 (4000m ² 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 checked="" type="checkbox"/>	Boundary Plan of Survey	<input checked="" type="checkbox"/>	Subdivision Concept Plan
<input checked="" type="checkbox"/>	Topographical Survey	<input checked="" type="checkbox"/>	Site Grading Plan
<input checked="" type="checkbox"/>	Context Plan	<input checked="" type="checkbox"/>	Tree Preservation Plan
<input checked="" type="checkbox"/>	Draft Plan of Subdivision	<input checked="" 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 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 type="checkbox"/>	Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,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 type="checkbox"/>	Traffic Operations Assessment (ZBA,SUB,SPA only)	<input checked="" 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 (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.

Notes:

As provided in applicant's spreadsheet/checklist of submission requirements, a public road profile will be provided.

As discussed in the pre-application meeting of October 16, 2014, Community Planning will circulate the application to Heritage Preservation Services who will comment on whether and in what location a Archaeological Assessment is required.

As discussed in the pre-application meeting a Context Plan showing adjacent properties including the rail line, the valleylands and Celestica all to the east, the condo development to the north and the property and uses to the south to Eglinton Avenue, the planned LRT stop and Wilket Creek Park to the west is to be shown on the Plan. As well, future potential pedestrian connections between the condo development to the north and the subject development including pedestrian access to the LRT stop. And the potential build out of the Rowntree lands to the south of the proposed development.

As provided in the applicant's spreadsheet/checklist; a computer generated building mass model, 1:50 scale detailed coloured building elevations and perspective drawings of the proposal are to be provided.