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| <input 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 checked="" 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 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.**

<b>Meeting Date:</b>	March 5, 2020	<b>Requestor:</b>	Urban Strategies on behalf of First Capital Realty
<b>Folder Number:</b>	TBD	<b>District:</b>	Etobicoke York District
<b>Planner:</b>	Sabrina Salatino	<b>Manager:</b>	Sarah Henstock
<b>STAR STREAM:</b>	<input type="checkbox"/> Routine	<input checked="" type="checkbox"/> Complex	<input type="checkbox"/> GoldSTAR <input type="checkbox"/> Open Door

**PROPERTY INFORMATION**

<b>Municipal Address:</b>	2150 & 2194 Lake Shore Boulevard West and 15 & 23 Park Lawn Road		
<b>Official Plan/Secondary Plan Designation:</b>	General Employment Areas/Regeneration Areas		
<b>Zoning:</b>	E 1.0		
<b>Natural Heritage Features:</b>	The area of the site along the south side of the Gardiner Express Way Note: Mimico Creek (further than 120 m from the subject site)		
<b>Cultural Heritage Features:</b>	n/a		
<b>Built Heritage Features:</b>	Existing Mr. Christie's Water Tower - to be evaluated through this application process.		

**Description of current uses:**

- 2150 Lake Shore Boulevard West and 15 & 23 Park Lawn Road – Land is currently vacant with the existing Mr. Christie's Water Tower.
- 2194 Lake Shore Boulevard West – an existing one-storey building (that contains a BMO Bank) with a surface parking lot.

**Description of proposal:**

Zoning By-law Amendment and Draft Plan of Subdivision for the construction of a new GO Station as well as an intensified mixed-use development. This phased redevelopment will also include new public streets, a new public park, and Privately-Owned Publicly Accessible Spaces (POPS). Note: the applications will include City-owned lands.

**Note:**

- Additional materials/studies may be required/requested after review and consideration of the first submission.
- Peer review of the studies (including Noise & Vibration, Air Quality and Odour Testing, and Rail Safety Strategy) will be commissioned by the City, at the cost of the applicant.

## APPLICATIONS REQUIRED:

Official Plan Amendment (OPA)	<input checked="" type="checkbox"/>	Site Plan Control (SPA)	<input 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 checked="" type="checkbox"/>	Draft Plan of Condominium (CDM)	<input type="checkbox"/>
		Standard Common Elements	<input type="checkbox"/>
		Other	<input type="checkbox"/>
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 [2 paper copies unless noted and 1 digital copy (i.e. PDF)]

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

### Engineering & Construction Services [2 paper copy unless noted and 1 digital copy (i.e. PDF)]

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

### Urban Forestry Services [2 paper copy unless noted and 1 digital copy (i.e. PDF)]

<input checked="" type="checkbox"/>	<a href="#">Arborist/Tree Preservation Report and/or Declaration</a> (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"/>	<a href="#">Boundary Plan of Survey</a> (All Applications)	<input checked="" type="checkbox"/>	<a href="#">Topographical Survey</a> (OPA, ZBA, SPA, SUB, CDM only)
<input checked="" type="checkbox"/>	<a href="#">Draft Plan of Subdivision</a> (SUB only)	<input type="checkbox"/>	<a href="#">Draft Plan of Condominium</a> (CDM only)

**Architectural Plans** [2 paper copies (one full sized and one 11x17) unless noted, and one digital copy]

<input checked="" type="checkbox"/>	<a href="#">Context Plan</a> (OPA, ZBA, SPA, SUB, CDM only)	<input checked="" type="checkbox"/>	<a href="#">Site Plan</a> (OPA, ZBA, SPA, only)
<input checked="" type="checkbox"/>	<a href="#">Underground Garage Plan(s)</a> (ZBA, SPA only)	<input type="checkbox"/>	<a href="#">Roof Plan</a> (SPA only)
<input checked="" type="checkbox"/>	<a href="#">Site and Building Elevations</a> (ZBA, SPA only)	<input checked="" type="checkbox"/>	<a href="#">Floor Plans(s)</a> (ZBA, SPA only)
<input type="checkbox"/>	<a href="#">1:50 scale Detailed Colour Building Elevations ( &gt;= 5 Storey)</a> (SA only)	<input checked="" type="checkbox"/>	<a href="#">Site and Building Sections</a> (ZBA, SA only)
<input checked="" type="checkbox"/>	<a href="#">Subdivision Concept Plan</a> (SUB only)	<input type="checkbox"/>	<a href="#">Perspective Drawing (4000m<sup>2</sup> or &gt;)</a> (SPA only)

**Civil & Utilities Plans** [2 paper copy unless noted, and one digital copy]

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

**Landscape Plans** [2 paper copies unless noted, and one digital copy]

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

**Other** [2 paper copies unless noted, and one digital copy]

<input checked="" type="checkbox"/>	Rail Safety Strategy	<input checked="" type="checkbox"/>	Compatibility/Mitigation Strategy
<input checked="" type="checkbox"/>	Air Quality and Odour Testing		

## ADDITIONAL INFORMATION, GUIDELINES AND ADVISORY COMMENTS

**Additional Information**

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

**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 \(ZBA,SUB,SPA only\)](#)
  - Tier 1
  - Tier 2 – To enroll contact Environmental Planning, [sustainablecity@toronto.ca](mailto: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.

**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](#).