

**District Offices:**

**North York District**  
Community Planning Office  
North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario M2N 5V7  
Fax: 416-395-7155

**Toronto and East York District**  
Community Planning Office  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2  
Fax: 416-392-1330

**Scarborough District**  
Community Planning Office  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario M1P 4N7  
Fax: 416-396-4265

**Etobicoke York District**  
Community Planning Office  
2 Civic Centre Court  
Toronto, Ontario M9C 5A3  
Fax: 416-394-6063

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

**DATE ISSUED: AUGUST 24, 2018**

<b>Date of Meeting:</b>	August 13, 2018		
<b>Applicant:</b> David Huynh	<b>Name:</b> Bousfields Inc.	<b>Tel:</b> 416.947.9744	<b>Email:</b> <a href="mailto:dhuynh@bousfields.ca">dhuynh@bousfields.ca</a>
<b>Address of Subject Lands:</b>	2993-3011 Sheppard Ave E and 1800-1814 Pharmacy Avenue Southwest Corner of Sheppard/Pharmacy		
<b>Summary/Description of Proposal</b>	<p>-Proposed 18-storey mixed use development at the southwest corner of Sheppard Avenue East and Pharmacy Avenue, containing a total of 340 units</p> <p>-Proposed retail uses along both street frontages</p> <p>-To the rear of the proposed building, fourteen 3-storey townhouses are proposed within one building</p> <p>-Preliminary FSI of 4.67 based on a GFA of 30,833 square metres (including 1,281 square metres of retail space)</p> <p>-Vehicle access is proposed from Pharmacy Avenue</p>		

<b>Councillor Contact Information</b>	<b>Name:</b> Councillor Norm Kelly Ward 40-Scarborough Agincourt	<b>Tel:</b> 416.392.4047
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### Pre-Application Consultation Meeting Attendees

<b>Name:</b>	<b>Organization:</b>	<b>Telephone Number</b>	<b>Email</b>
Adam Rubinoff	Laurier Group	905.738.2009 ext. 227	<a href="mailto:arubinoff@laurierhomes.com">arubinoff@laurierhomes.com</a>
Ashley Herman	Freshway Developments Inc.	416.745.6060 ext. 102 647.403.6430	<a href="mailto:aherman@freshwaydev.com">aherman@freshwaydev.com</a>
David Huynh	Bousfields Inc.	416.947.9744	<a href="mailto:dhuynh@bousfields.ca">dhuynh@bousfields.ca</a>
Clifford Korman	Kirkor Architects + Planners	416.665.6060 ext. 306	<a href="mailto:ck@kirkorarchitects.com">ck@kirkorarchitects.com</a>
Xue Pei	City of Toronto Urban Design	416.396.7007	<a href="mailto:Xue.Pe@toronto.ca">Xue.Pe@toronto.ca</a>
Katrien Darling	City of Toronto Community Planning	416.396.7721	<a href="mailto:Katrien.Darling@toronto.ca">Katrien.Darling@toronto.ca</a>
Jetmir Balashi	City of Toronto Parks, Forestry & Recreation (Forestry-TPPR)	416.396.5114	<a href="mailto:Jetmir.Balashi@toronto.ca">Jetmir.Balashi@toronto.ca</a>
John Stuckless	City of Toronto Parks, Forestry & Recreation (Parks)	416.396.4495	<a href="mailto:John.Stuckless@toronto.ca">John.Stuckless@toronto.ca</a>
Nima Arbabi	City of Toronto Transportation Services	416.396.5662	<a href="mailto:Nima.Ababi@toronto.ca">Nima.Ababi@toronto.ca</a>

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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 checked="" type="checkbox"/>	<a href="#">Draft Plan of Condominium (CDM)</a>	<input type="checkbox"/>	Common Elements
<input checked="" 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 checked="" type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>	<input checked="" type="checkbox"/>	<a href="#">Draft Plan of Condominium</a>
<input checked="" 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 checked="" type="checkbox"/>	<a href="#">Avenue Segment Review Study (OPA,ZBA only)</a>
<input 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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: Refer to the City of Toronto's:

- i) Tall Buildings Design Guidelines
- ii) Wet Weather Flow Master Plan, and addendums as approved by City Council.

**NOTES:**

1. The servicing report required is a functional servicing report.
2. A comprehensive Housing Issues report is not required. Housing issues should be discussed in the Planning Rationale by addressing (a) to (e) under the "Required Contents" section, subsection "**Housing Issues Reports should contain**" of the Terms of Reference.
3. A peer review is required for noise and air quality reports. All peer reviews will require the submission of separate peer review fees.
4. All developments must comply with the Accessibility for Ontarians with Disabilities Act and the City of Toronto's Accessibility Guidelines.
5. There may be a need for additional information/materials through the review of the applications.

**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.