

## **NOTICE**

### **Site Plan Control Applications**

#### **New 1:50 Scale Elevation Drawing Requirement**

Effective **November 1, 2010**, all Site Plan Control applications submitted for buildings five storeys or higher must include:

detailed colour elevation drawings to a scale of 1:50 for a minimum building width of three typical bays, including the main building entrance, for the first three-storeys of the building.

City of Toronto By-law 1034-2010 regulates exterior design and sustainable design in development subject to Site Plan Control. Where development is five storeys or higher, detailed colour elevation drawings to a scale of 1:50 for a minimum building width of three typical bays, including the main building entrance, for the first three-storeys of the development shall be provided.

1:50 scale detailed colour elevation drawings will clearly label the exterior design features and materials. These drawings are required in addition to the standard elevation drawings submitted with the Site Plan Control application.

If you have any questions please contact Community Planning in your service District:

Etobicoke York District	416-394-8222
North York District	416-395-7000
Scarborough District	416-396-7526
Toronto & East York District	416-392-7501

#### **Background Information**

Site Plan Control is an important planning tool that enables the City to approve the design and technical aspects of a proposed development to ensure it contributes to the public realm in a manner that is attractive, functional and compatible with the surrounding area or planned context.

Section 114 of the *City of Toronto Act* provides two additional Site Plan Control powers dealing with exterior design and sustainability of buildings, as well as sustainable design elements in the public right-of-way adjacent to a development site. The Act requires provisions in the Official Plan and a Site Plan Control By-law to use these powers.

Official Plan Amendment No. 66 incorporates policies, unshaded text and sidebars into the Official Plan with respect to the additional Site Plan Control powers. At its August 25, 26 and 27, 2010 meeting, City Council enacted By-law 1034-2010 to regulate exterior design and sustainable design in development subject to Site Plan Control.

City Planning's Final Report on the by-law for the additional Site Plan Control powers is available on the City's web site at [www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-32771.pdf](http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-32771.pdf)

By-law 1034-2010 is available on the City's web site at:  
[www.toronto.ca/legdocs/bylaws/2010/law1034.pdf](http://www.toronto.ca/legdocs/bylaws/2010/law1034.pdf)