

SCHEDULE 3: APPLICATION REQUIREMENTS

APPLICATION REQUIREMENTS	Official Plan	Zoning By-Law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Requirements of the <i>City of Toronto Act</i> , <i>Planning Act</i> and/or Regulations	•	•	•	•	•	•

Requirements of the Official Plan

In addition to the prescribed requirements of the *Planning Act* and the *City of Toronto Act*, the provision of the additional information and material indicated under the Official Plan, Zoning By-law, Plan of Subdivision, Site Plan Control Approval, Plan of Condominium and Consent to Sever headings is required under the *Planning Act*, the *City of Toronto Act* and this Official Plan, unless it is determined that certain studies, plans, drawings and reports are not applicable.

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Completed Application Form – including Permission to Reproduce and Provision of Requisite Copies. Applicants are required to (a) grant the City permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public for the purpose of application review, and (b) provide a reasonable number of copies of any such document, or parts thereof, in paper and/or electronic form, to the City for internal use and distribution to the public for the purpose of application review.	•	•	•	•	•	•
Boundary Survey – showing and quantifying the area(s) of all land parcel(s) relevant to the development proposal.	•	•	•	•	•	•
Appropriate Plans and Drawings	•	•	•	•	•	•
Planning Rationale – containing a description of pre-application consultation, including any community outreach, public meeting(s) and interested persons contact list created by the applicant in accordance with City standards.	•	•	•	•	•	
Draft Amendments	•	•				
Accessibility Design Standards Checklist			•	•		•
Air Quality Study		•	•			•

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Arborist Report – for properties with existing trees and/or trees within six metres of all property lines. A technical report that identifies the location, species, size and condition of trees and describes maintenance strategies and protection measures to be implemented.		•	•	•	•	•
Archaeological Assessment – for properties in the City’s database of lands containing archaeological potential.	•	•	•		•	•
Architectural Control Guidelines – when warranted by the scale or nature of the proposed development.		•	•			•
Avenue Segment Review – when required by the provisions of Section 2.2.3.	•	•				
Block Context Plan – for all properties. Written and drawn plans that demonstrate how the proposed development will be designed and planned to fit in the existing and/or planned public realm and built form context.	•	•	•		•	•
Building Mass Model – physical or computer generated.	•	•				•
Community Services/Facilities Study – for large development proposals.	•	•	•			
Compatibility/Mitigation Study – a technical report that provides a written description of the land use compatibility of sensitive land uses, including residential uses, where permitted or proposed outside of and adjacent to or near to Employment Areas or within the influence area of major facilities.	•	•				•
Contaminated Site Assessment – if any portion of a property is to be conveyed to the City (e.g., parks, roads or lanes).	•	•	•		•	•
Energy Strategy – for large development proposals or for development proposals within a Community Energy Plan area.	•	•	•			
Environmental Impact Study – if the proposed development is likely to have impacts on aspects of the environment not adequately assessed in the Natural Heritage Impact Study.	•	•	•			•
Geotechnical Study – hydrological review to be included where warranted.		•	•		•	•
Green Development Standards Checklist		•	•	•		•
Heritage Impact Assessment/Conservation Strategy – for properties in the City’s Heritage Register, whether listed or designated, or adjacent properties where new development could have an impact on a heritage property.	•	•	•		•	•

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Housing Issues Report – for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares.	•	•		•		
Loading Study – when proposal does not comply with City by-law standards.		•			•	•
Natural Heritage Impact Study – if the proposed development is likely to have impacts on the Natural Heritage System shown on Map 9.	•	•	•		•	•
Noise Impact Study		•	•		•	•
Odour Study		•	•			•
Parking Study – when proposal does not comply with City by-law standards.		•		•	•	•
Pedestrian Level Wind Study – for buildings over six storeys/20 metres in height.		•				•
Rail Safety and Risk Mitigation Report – for all properties within the area of influence of rail, a Rail Safety and Risk Mitigation Report (RSRM) and peer review is required where indicated in Section 3.6 of this Plan. The RSRM Report will be evaluated against the criteria established in the Rail Association of Canada/Federation of Canadian Municipalities Guidelines for New Development in Proximity to Railway Operations, and as set out in Section 3.6 of this Plan.		•	•			•
Servicing and Stormwater Management Report(s)		•	•	•	•	•
Soil Volume Plan – for all properties. Plan and section drawings with information such as below grade slab elevations and building setbacks, demonstrating that adequate soil volume suitable to support plant growth is being provided on site, and is being accommodated in the building structure.		•	•		•	•
Sun/Shadow Study – for buildings over six storeys/20 metres in height.		•				
Topographical Survey – showing the area(s) of all land parcel(s) relevant to the development proposal.	•	•	•	•	•	•
Traffic Operations Assessment – when warranted by the scale or nature of the proposed development.		•	•			•
Transportation Impact Study	•	•	•			•

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<p>Tree Protection Plan – for properties with existing trees and/or trees within 6 metres of all property lines. A plan prepared in conjunction with an arborist report that identifies the location, species and size of trees, identifies the extent of injury, where applicable, and illustrates details of protection measures including the location of protective barriers.</p>		•	•		•	•
<p>Urban Design Guidelines – when warranted by the scale or nature of the proposed development.</p>		•	•			•
<p>Vibration Study</p>		•	•		•	•