

APPLICATION REQUIREMENTS

	Official Plan	Zoning By-Law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
REQUIREMENTS of the CITY OF TORONTO ACT, PLANNING ACT and/or Regulations	•	•	•	•	•	
ADDITIONAL REQUIREMENTS of the OFFICIAL PLAN						
<p>In addition to the prescribed requirements of the Planning Act, the following non-prescribed information will also be required to evaluate a planning application, unless it is determined that certain studies, plans, drawings and reports are not applicable.</p> <p>Provision of the additional information indicated under the Official Plan, Zoning By-law, Plan of Subdivision, Plan of Condominium and Consent to Sever headings is mandatory under the Planning Act and this Official Plan.</p> <p>Provision of the additional information indicated under the Site Plan Control Approval heading is not mandatory but may be requested by the City in order to enable a site plan control application to be evaluated.</p>						
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		•	•			•
Arborist Tree Preservation Report		•	•	•	•	•
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.	•	•				

SCHEDULE 3

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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.	•	•	•		•	•
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		•	•		•	•

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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.		•				•
Servicing and Stormwater Management Report(s)		•	•	•	•	•
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	•	•	•			•
Urban Design Guidelines – when warranted by the scale or nature of the proposed development.		•	•			•
Vibration Study		•	•		•	•