

☐ **Toronto and East York**

Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2  
416-392-7539

☐ **North York**

North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario M2N 5V7  
416-395-7000

☒ **Scarborough**

Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario M1P 4N7  
416-396-7526

☐ **Etobicoke York**

2 Civic Centre Court  
Toronto, Ontario  
M9C 5A3  
416-394-8002

Application(s) for: (please check all applicable boxes)

☐ **Official Plan Amendment**
☒ **Zoning By-law Amendment**
☒ **Site Plan Control**
☐ **Part Lot Control**
☐ **Draft Plan of Subdivision**
**Draft Plan of:** ☐ **Common Elements/Vacant Land Condominium**
☐ **Standard/Phased/Leasehold Condominium**

## Public Record Notice

Under The Planning Act, R.S.O. 1990, c. P. 13, s. 1.0.1, all information and material that is required to be provided to the City of Toronto respecting planning applications shall be made available to the public.

## Submission Requirements (see pages 6-7)

A pre-application consultation meeting is strongly encouraged 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 following information is required for the submission of a complete application. Unless otherwise noted in the Submission Requirements for your type of application, please include with your application a minimum of 20 sets of plans. All plans to be folded individually to 215 mm x 350 mm (8.5" x 14") with the title block exposed. Collate the plans into sets. Please note, plans that are not folded will not be accepted.

## Acknowledgement of Public Information

The applicant grants 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. The applicant agrees to 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.

## Sign Requirements (see page 8)

Posting of a sign on the subject land will be required for Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Subdivision and Draft Plan of (Common Elements/Vacant Land) Condominium applications within 14 days of submitting the application(s). Before submitting your application, please contact your district Planning Consultant, Customer Service for further information about application and sign requirements.

Address of subject land (Street Number/Name)

**2799 and 2815 Kingston Road**

Describe location (closest major intersection, what side of street land is located):

**The properties are located on the south side of Kingston Road between Eastville Ave. and Gradwell Drive. Major Intersection: St. Claire Ave. E and Kingston Road**

Legal description:

**Part of Lots 3 - 10, Plan M 475**

Present use of subject land:

**2799 - restaurant and 2815 - storage building which is vacant**

Proposed use of subject land:

**Mixed use - retail at grade and residential uses above**

Registered Owner of subject land (as it appears on Deed/Transfer)

**228816 Ontario Inc.**

Business E-mail

**armaansalek@gmail.com**

Business Address **174 Valley Road**

City **Toronto**

Postal Code **M2L 1G4**

Business Telephone (area code + number): **416 357 7555**

Business Fax (area code + number):

Applicant name (in full) **Shygon Development Corporation**

Business E-mail

**armaansalek@gmail.com**

Applicant is:

☐ Owner

☐ Lawyer

☐ Architect

☒ Agent

☐ Contractor

☐ Other:

Business Address **174 Valley Road**

City **Toronto**

Postal Code **M2L 1G4**

Business Telephone (area code + number): **416 357 7555**

Business Fax (area code + number):

Does the subject land contain six or more dwelling units?

☐ Yes

☒ No

If yes, are any of the dwelling units residential rental units?

☐ Yes

☒ No

# of rental units \_\_\_\_\_

*If the answer to both questions above is yes, a "Rental Housing Demolition and Conversion Screening and Declaration Form" is required to be submitted to the district Planning Consultant, Customer Service.*

Is the subject land designated under the Ontario Heritage Act?

☐ Yes

☒ No

## This section for Office Use Only

File No(s). \_\_\_\_\_

Project Identifier \_\_\_\_\_

Date Received \_\_\_\_\_

Civic Service Centre \_\_\_\_\_

Ward \_\_\_\_\_

Staff Contact \_\_\_\_\_

Phone No. \_\_\_\_\_

## Project Data

Note: More detailed statistics may be requested during review of the application.

### Site Data

Existing total lot area:	4,146.06 m <sup>2</sup>	Existing lot frontage:	101 m	Existing lot depth:	40 m
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### Building Data

Date of construction of the existing building (if known): unknown

No. of buildings to be retained: Existing: 0 + Proposed: 1 = Total 1

▶ Ground floor area	Existing: <u>158 (2799), 186 (2815)</u> m <sup>2</sup>	Proposed: <u>2,163.74</u> m <sup>2</sup>
▶ Residential gross floor area	Existing: <u>N/A</u> m <sup>2</sup>	Proposed: <u>14,546.22</u> m <sup>2</sup>
▶ Non-residential gross floor area	Existing: <u>158 (2799), 186 (2815)</u> m <sup>2</sup>	Proposed: <u>1,232</u> m <sup>2</sup>
▶ Landscaped Open Space	Existing: <u>unknown</u> m <sup>2</sup>	Proposed: <u>1155.94</u> m <sup>2</sup>
▶ Paved Surface Area	Existing: <u>unknown</u> m <sup>2</sup>	Proposed: <u>826.38</u> m <sup>2</sup>

Total gross floor area of all buildings on site when project is complete: 15,778.22sm

Lot coverage ratio (ground floor area ÷ lot area) 0.52 | Floor space ratio (gross floor area ÷ lot area) 3.81

▶ Height of building(s) – Existing: 1 storeys unknown m | Proposed: 9 storeys 28.85 m

Does the proposed building include retention of any of the existing floor area? ☐ Yes ☒ No

Minimum Setbacks	Front Lot Line	Side Lot Line	Side Lot Line	Rear Lot Line
Existing building to be retained	<u>NA</u> m	<u>NA</u> m	<u>NA</u> m	<u>NA</u> m
Proposed building –	<u>2</u> m	<u>1</u> m	<u>1</u> m	<u>9</u> m

Other information on setbacks (if appropriate):

### Breakdown of Project Components

Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Gross Floor Area (m <sup>2</sup> )	<u>14,546.22</u> m <sup>2</sup>	<u>1,232</u> m <sup>2</sup>	<u>        </u> m <sup>2</sup>	<u>        </u> m <sup>2</sup>	<u>        </u> m <sup>2</sup>
Percentage of Project (%)	<u>92</u> %	<u>8</u> %	<u>        </u> %	<u>        </u> %	<u>        </u> %

Number of Residential Units to be retained: Existing: 0 Proposed: 202 Total: 202

Type of Residential Tenure ☐ Rental ☐ Freehold ☒ Condo ☐ Other:         

Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
No. of Units	<u>        </u>	<u>4</u>	<u>145</u>	<u>53</u>	<u>NA</u>
Typical Unit Size	<u>        </u> m <sup>2</sup>	<u>44.5</u> m <sup>2</sup>	<u>45.2 - 68.7</u> m <sup>2</sup>	<u>66.3 - 98.7</u> m <sup>2</sup>	<u>        </u> m <sup>2</sup>

Parking and Loading Data Number of parking spaces provided in project: 208

### Breakdown of parking space allocation

for residential use 165 for residential visitors 31 for retail use 12

for office use          for industrial use          for institutional/other use         

### Location and number of parking spaces

☒ Open surface spaces # 2 ☐ Attached garage #          ☐ Detached garage #          ☐ Cash payment in lieu #         

☐ Above grade parking deck #          ☒ Below grade parking structure # 206 ☐ Off-site lease #         

Number of loading spaces provided in project: 1 Type of loading spaces provided (if applicable): G

### Access and Services

Road access ☐ Provincial Highway ☒ Municipal street ☐ Public lane ☐ Private right-of-way

Servicing: ☒ All of below

Municipal Water <input checked="" type="checkbox"/> available <input checked="" type="checkbox"/> connected	Municipal Sanitary Sewers <input checked="" type="checkbox"/> available <input checked="" type="checkbox"/> connected	Municipal Storm Sewers <input checked="" type="checkbox"/> available <input checked="" type="checkbox"/> connected	Other (septic)
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## Applicant's Declarations – Please check boxes to confirm

- ☒ The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium is/are consistent with the Provincial Policy Statement.
- ☒ The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium conforms to or does not conflict with any Provincial Plans (ie. the Growth Plan for the Greater Golden Horseshoe and/or the Greenbelt Plan).

Fee Calculation – Effective January 1, 2013

Complete and attach all schedules that apply to your application submission.

Schedule I – Official Plan Amendment		
Enter amount from Line 101 on Schedule I	\$ _____	1
Schedule II – Zoning By-law Amendment		
Enter amount from line 227 from Schedule II	\$ <u>\$95,317</u>	2
Schedule III – Combined Application – Official Plan & Zoning By-law Amendment		
Enter amount from line 326 from Schedule III	\$ _____	3
Schedule IV – Site Plan Control		
Enter amount from line 436 from Schedule IV	\$ <u>60,524.95</u>	4
Schedule V – Draft Plan of Condominium		
Enter amount from line 512 from Schedule V	\$ _____	5
Schedule VI – Draft Plan of Subdivision		
Enter amount from line 605 from Schedule VI	\$ _____	6
Schedule VII – Part Lot Control Exemption		
Enter amount from line 705 from Schedule VII	\$ _____	7
TOTAL	<div>\$ <u>155,841.95</u></div>	

The following surcharges also apply, but will not be collected until later in the planning process:

- a surcharge to cover the City Clerk's direct cost of providing public notices required to process planning applications, included but not limited to Notification of Complete Application, Notice of Public Meeting, Notice of Adoption/Refusal (levied at the time of the notices).
- a surcharge to cover costs associated with community consultation meetings for facility rental, translation and sign language services (levied at the time of the meeting).

As set out in Chapter 441-4 of the City of Toronto Municipal Code, fees are adjusted every January 1st to reflect the inflation rate of the previous October Consumer Price Index increase for the past year.

Accepted methods for payment of fees: Debit Card, Certified Cheque, Money Order, Cash, Master Card, Amex or Visa. (Credit Card payments are accepted at most locations.) Personal or Company Cheques will be accepted only for amounts greater than \$2,000.00. Please make all amounts payable to the Treasurer of the City of Toronto.

# SCHEDULE II - ZONING BY-LAW AMENDMENT

Proceed directly to Step 3, If you are applying for a Lifting of the H Symbol only

## Step 1 - Base Fee

Enter Base fee amount of \$15,924.35

\$ 15,924.35

201

Complete Step 2.1, if your proposed development is 100% Residential

Complete Step 2.2, if your proposed development is 100% Non-Residential

Complete Step 2.3, if your proposed development is mixed use (residential and non-residential uses)

### Step 2.1 - Residential

Complete the following Step, if the proposed use of the development is 100% Residential

Proposed Use = Residential

Enter the project GFA

m<sup>2</sup>

less 500m<sup>2</sup>

202

Rate per m<sup>2</sup>

\$ 5.39

203

Multiply line 202 by the rate on line 203 (If negative, enter 0)

This is your m<sup>2</sup> fee

\$

\$

204

### Step 2.2 - Non-Residential

Complete the following Step, if the proposed use of the development is 100% Non-Residential

Proposed Use = Non Residential

Enter the project GFA

m<sup>2</sup>

less 500m<sup>2</sup>

205

Rate per m<sup>2</sup>

\$ 4.01

206

Multiply line 205 by the rate on line 206 (If negative, enter 0)

This is your m<sup>2</sup> fee

\$

\$

207

### Complete Step 2.3 if the proposed use of the development is mixed use (Residential and Non-Residential uses)

For applications that contain both residential and non-residential uses, the additional per m<sup>2</sup> rate is applied based on Primary and Secondary use.

For applications that propose both residential and non-residential, the use with the greater GFA shall be deemed the Primary use and charged at that particular use rate.

The Primary use will only apply to residential or non-residential. The use with the lesser GFA determines the Secondary use. Secondary use will always be charged at the Mixed Use rate.

### Step 2.3 - Mixed Use (Complete either section A or Section B below)

A. Complete the following Step, if the primary use is Residential and the secondary use is Non-Residential

Primary Use = Residential

Enter the residential GFA

14,546.22 m<sup>2</sup>

less 500m<sup>2</sup>

14,046.22sm

208

Rate per m<sup>2</sup>

\$ 5.39

209

Multiply line 208 by the rate on line 209 (If negative, enter 0)

\$75.709

210

Secondary Use = Non-Residential

Enter the non-residential GFA

1,232sm

211

If line 208 is negative, enter the amount on 212. Otherwise enter 0

0

212

Sum of 211 and 212

1,232sm

213

Rate per m<sup>2</sup>

\$ 2.99

214

Multiply line 213 by the rate on line 214

\$3,683.68

215

Add line 210 plus line 215

This is your m<sup>2</sup> fee

\$79,392.68

\$ \$79,392.68

216

B. Complete the following Step, if the primary use is Non-Residential and the secondary use is Residential

Primary Use = Non Residential

Enter the Non-Residential GFA

m<sup>2</sup>

less 500m<sup>2</sup>

217

Rate per m<sup>2</sup>

\$ 4.01

218

Multiply line 217 by the rate on line 218 (If negative, enter 0)

219

Secondary Use = Residential

Enter the residential GFA

220

If line 217 is negative, enter the amount on 221. Otherwise enter 0

221

Sum of 220 and 221

222

Rate per m<sup>2</sup>

\$ 2.99

223

Multiply line 222 by the rate on line 223

224

Add line 219 plus line 224

This is your m<sup>2</sup> fee

\$

225

### Step 3 - Zoning By-law Amendment - Lifting of Holding Symbol

Complete the following Step if applying for Lifting of the H symbol

Enter Base fee amount of \$8,790.29

\$

226

### TOTAL

Add lines, 201, 204, 207, 216, 225 plus line 226, as applicable.

\$ \$95,317

227

Enter the amount on line 227 on page 3 of the application form

SCHEDULE IV - SITE PLAN CONTROL

Step 1.0 - Base Fee

Enter Base fee amount of \$4,587.30

\$ 4,587.30

401

- Complete Step 2.1, if your proposed development is 100% Residential
- Complete Step 2.2, if your proposed development is 100% Non-Residential
- complete Step 2.3, if your proposed development is mixed use (residential and non-residential uses)

Step 2.1 - Residential

Complete the following Step, if the proposed use of the development is 100% Residential

Proposed Use = Residential

	Complete this column if project GFA is less than 500m <sup>2</sup>	Complete this column if project GFA is more than 500m <sup>2</sup> but less than 700m <sup>2</sup>	Complete this column if project GFA is more than 700m <sup>2</sup> but less than 1400m <sup>2</sup>	Complete this column if project GFA is more than 1400m <sup>2</sup> but less than 4400m <sup>2</sup>	Complete this column if project GFA is is more than 4400m <sup>2</sup>	
Enter total project GFA						402
Minus	500	500	700	1400	4400	403
Subtract line 403 from line 402						404
Rate per m <sup>2</sup>	\$ 0	\$ 10.75	\$ 8.31	\$ 5.40	\$ 2.68	405
Multiply line 404 by line 405						406
	\$ 0	\$ 0.00	\$2,150.00	\$7,967.00	\$24,167.00	407
Add lines 406 and 407						\$ 408

Step 2.2 - Non-Residential

Complete the following Step, if the proposed use of the development is 100% Non-Residential

Proposed Use = Non-Residential

Enter the project GFA	m <sup>2</sup>	less 500 m <sup>2</sup>		409
If line 404 is negative, enter the amount on 410. Otherwise enter 0				410
Sum of 409 and 410				411
Rate per m <sup>2</sup>			\$ 2.68	412
Multiply line 411 by the rate on line 412 ( If negative, enter 0)				\$ 413

SCHEDULE IV - SITE PLAN CONTROL - Continued

Step 2.3 - Mixed Use (Complete either section A or Section B below)

**Complete Step 2.3 the proposed use of the development is a mixed use (Residential and Non-Residential uses)**  
For applications that contain both residential and non-residential uses, the additional per m<sup>2</sup> rate is applied based on Primary and Secondary use.  
For applications that propose both residential and non-residential, the use with the greater GFA shall be deemed the Primary use and charged at that particular use rate.  
The Primary use will only apply to residential or non-residential. The use with the lesser GFA determines the Secondary use. Secondary use will always be charged at the Mixed Use rate.

A. complete the following Step, if the primary use is Residential and the secondary use is Non-Residential  
Primary Use = Residential

	Complete this column if project GFA is less than 500m <sup>2</sup>	Complete this column if project GFA is more than 500m <sup>2</sup> but less than 700m <sup>2</sup>	Complete this column if project GFA is more than 700m <sup>2</sup> but less than 1400m <sup>2</sup>	Complete this column if project GFA is more than 1400m <sup>2</sup> but less than 4400m <sup>2</sup>	Complete this column if project GFA is is more than 4400m <sup>2</sup>	
Enter Residential GFA					14,546.22sm	414
Minus	500	500	700	1400	4400	415
Subtract line 415 from line 414					10,146.22sm	416
Rate per m <sup>2</sup>	\$ 0	\$ 10.75	\$ 8.31	\$ 5.40	\$ 2.68	417
Multiply line 416 by line 417					\$27,191.87	418
	\$ 0	\$ 0.00	\$2,150.00	\$7,967.00	\$24,167.00	419
Add lines 418 and 419	\$	\$	\$	\$	\$ 51,358.87	420

Secondary Use = Non-Residential

Enter the Non-Residential GFA	1,232sm	421
If line 416 is negative, enter the amount on 422. Otherwise enter 0	0	422
Sum of 421 and 422	1,232sm	423
Rate per m <sup>2</sup>	\$ 3.72	424
Multiply line 423 by the rate on line 424	\$4,583.04	425
Add lines 420 and 425	\$ 55,941.9	426

B. Complete the following Step, if the primary use is Non-Residential and the secondary use is Residential

Primary Use = Non-Residential						
Enter the Non-Residential GFA	m <sup>2</sup>	less 500 m <sup>2</sup>				427
Rate per m <sup>2</sup>				\$ 2.68		428
Multiply line 427 by the rate on line 428 (If negative, enter 0)						429
Secondary Use = Residential						
Enter the Residential GFA						430
If line 427 is negative, enter the amount on line 431. Otherwise enter 0						431
Sum of 430 from line 431						432
Rate per m2				\$ 3.72		433
Multiply line 432 by the rate on line 433						434
Add lines 429 and 434				\$		435
Total						
Add lines 401, 408, 413, 426 and 435, as applicable				\$ 60,524.95		436
Enter the amount on line 436 on page 3 of the application form						

**Authorization of Agent**

I/We 228816 Ontario Inc. authorize Shygon Development Corporation  
(please print) (please print)

to act as agent and sign the application form to the City of Toronto on my/our behalf for the lands known as:

2799 and 2815 Kingston Road - Part of Lots 3 - 10, Plan M 475

Name of land owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
(please print)

Name of land owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
(please print)

Corporate seal(s), if applicable

Signature of Signing Officer(s) of Corporation \_\_\_\_\_

Signature of Signing Officer(s) of Corporation \_\_\_\_\_

## Declaration of the Land Owner(s)

I/We 228816 Ontario Inc., do solemnly declare that  
(please print)

Check and complete either a) or b):

☒ a) As of the date of this application, I am the registered owner of all of the lands described in the application.

Name of land owner \_\_\_\_\_ Signature \_\_\_\_\_  
(please print)

Address of land owner \_\_\_\_\_ Date \_\_\_\_\_

☐ b) As of the date of this application, I am NOT the registered owner of all of the lands described in the application. I confirm that all owners of the lands described in the application (enumerated in attached list) have been notified of the application being made on their properties and furnish the permissions of those land owners whose signatures are affixed immediately below:

Name of land owner \_\_\_\_\_ Signature \_\_\_\_\_  
(please print)

Address of land owner \_\_\_\_\_ Date \_\_\_\_\_

Name of land owner \_\_\_\_\_ Signature \_\_\_\_\_  
(please print)

Address of land owner \_\_\_\_\_ Date \_\_\_\_\_

Name of land owner \_\_\_\_\_ Signature \_\_\_\_\_  
(please print)

Address of land owner \_\_\_\_\_ Date \_\_\_\_\_

Name of land owner \_\_\_\_\_ Signature \_\_\_\_\_  
(please print)

Address of land owner \_\_\_\_\_ Date \_\_\_\_\_

Note: If more space is needed for additional land owners, please attach a separate sheet.

A comprehensive list identifying each property included in the lands described in the application must also be attached, together with the name and address of the property owner notified and an indication as to whether or not the owner has furnished permission for the application. Those owners indicated on the list as having furnished permission must also have their signatures affixed above.

## Declaration of the Applicant

I Shygon Development Corporation, do solemnly declare that  
(please print)

1. I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.
2. Enclosed is the required fee, which I certify is accurate, and the prescribed information and supporting documentation required for each application. I agree to pay any further costs which may be determined as these applications are reviewed.

Name of applicant Armaan Salek Signature \_\_\_\_\_ Date \_\_\_\_\_  
(please print)

Applicant's Signature

Signature of owner/agent \_\_\_\_\_ Date \_\_\_\_\_

The personal information on this form is collected under the authority of the City of Toronto Act, 2006, s. 136(c), By-law No. 1043-2008, and the Planning Act, 1990. The information is used for the purpose of evaluating your planning application. Questions about this collection can be directed to the Manager, Customer Services, Toronto Building at one of the addresses indicated at the top of page 1 of this application.



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

- ☒ Completed Development Approval Application Form
- ☒ Full Fees

### PLANNING APPLICATIONS REQUIRED:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Official Plan Amendment (OPA)</li> <li><input checked="" type="checkbox"/> Zoning By-law Amendment (ZBA)</li> <li><input checked="" type="checkbox"/> Site Plan Control (SPA)</li> <li><input type="checkbox"/> Draft Plan of Condominium (CDM) <ul style="list-style-type: none"> <li><input type="checkbox"/> Standard</li> <li><input type="checkbox"/> Common Elements</li> <li><input type="checkbox"/> Other: _____</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Part Lot Control Exemption (PLC)</li> <li><input type="checkbox"/> Draft Plan of Subdivision (SUB)</li> </ul> |
|--|---|

Plans/Drawings required with application submission: 20 paper copies unless noted, and 1 digital copy (ie. PDF)	 <b>DIGITAL</b> Copy Required  <b>PAPER</b> Copy Required
<b>OFFICIAL PLAN AMENDMENT (OPA)</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Context Plan </li> <li><input type="checkbox"/> Boundary Plan of Survey </li> <li><input type="checkbox"/> Topographical Survey </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Concept Site and Landscape Plan </li> <li><input type="checkbox"/> Other: _____ </li> </ul>
<b>ZONING BY-LAW AMENDMENT (ZBA)</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Underground Garage Plan(s) </li> <li><input checked="" type="checkbox"/> Boundary Plan of Survey </li> <li><input checked="" type="checkbox"/> Topographical Survey </li> <li><input type="checkbox"/> Concept Plan </li> <li><input checked="" type="checkbox"/> Concept Site and Landscape Plan </li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Floor Plan(s) </li> <li><input checked="" type="checkbox"/> Site and Building Elevations </li> <li><input checked="" type="checkbox"/> Site and Building Sections </li> <li><input checked="" type="checkbox"/> Tree Preservation Plan (7 copies) </li> <li><input type="checkbox"/> Other: _____ </li> </ul>
<b>SITE PLAN CONTROL APPLICATION (SPA)</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Boundary Plan of Survey </li> <li><input checked="" type="checkbox"/> Topographical Survey </li> <li><input checked="" type="checkbox"/> Perspective Drawing (not required for projects under 4000m2) (7 copies) </li> <li><input checked="" type="checkbox"/> Context Plan </li> <li><input checked="" type="checkbox"/> Site Plan </li> <li><input checked="" type="checkbox"/> Site Grading Plan </li> <li><input checked="" type="checkbox"/> Underground Garage Plan(s) </li> <li><input checked="" type="checkbox"/> Floor Plan(s) </li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Roof Plan </li> <li><input checked="" type="checkbox"/> Site and Building Elevations </li> <li><input checked="" type="checkbox"/> Site and Building Sections </li> <li><input checked="" type="checkbox"/> 1:50 Scale Detailed Colour Building Elevations (5 Storeys or &gt;) (7 copies) </li> <li><input checked="" type="checkbox"/> Landscape Plan (7 copies) </li> <li><input checked="" type="checkbox"/> Tree Preservation Plan (7 copies) </li> <li><input checked="" type="checkbox"/> Public Utilities Plan </li> <li><input type="checkbox"/> Other: _____ </li> </ul>
<b>PLAN OF SUBDIVISION (SUB)</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Boundary Plan of Survey </li> <li><input type="checkbox"/> Topographical Survey </li> <li><input type="checkbox"/> Context Plan </li> <li><input type="checkbox"/> Draft Plan of Subdivision </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Subdivision Concept Plan </li> <li><input type="checkbox"/> Site Grading Plan </li> <li><input type="checkbox"/> Tree Preservation Plan (7 copies) </li> <li><input type="checkbox"/> Public Utilities Plan </li> <li><input type="checkbox"/> Other: _____ </li> </ul>
<b>PLAN OF CONDOMINIUM (CDM)</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Boundary Plan of Survey </li> <li><input type="checkbox"/> Topographical Survey </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Draft Plan of Condominium </li> <li><input type="checkbox"/> Other: _____ </li> </ul>
<b>PART LOT CONTROL EXEMPTION APPLICATION (PLC)</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Boundary Plan of Survey (7 copies) </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Other: _____ </li> </ul>



















**SEE PAGE 8 FOR THE TECHNICAL REQUIRMENTS OF THE SUBMISSION OF PAPER OR DIGITAL FILES**

**Information/Studies required with application submission:  
5 paper copies unless noted, and 1 digital copy (ie. PDF)**



## Information/Studies required (5 copies):

### CITY PLANNING

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

### ENGINEERING & TECHNICAL SERVICES

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

### URBAN FORESTRY SERVICES

- ☒ Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA only) 

## Additional Information Requested

### HEALTH

- ☐ Electromagnetic Field (EMF) Management Plan (OPA, ZBA, SUB only) 

### CITY PLANNING

- ☐ Energy Efficiency Report (SPA only) 

### SURCHARGES THAT MAY APPLY (LEVIED AT THE TIME OF THE NOTICE)

- Notification of Complete Application (OPA, ZBA, SUB, CDM [common elements and vacant land only])
- Notice of Public Meeting (OPA,ZBA,SUB,CDM [common elements and vacant land only])
- Notice of Adoption/Refusal (OPA,ZBA only)

A surcharge to cover facility rental, translation, sign language services, and direct costs associated with expanded notification to process planning applications may also apply (levied at the time of the meeting)

- 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.

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.



## PAPER FORM

- Collate the plans/drawings into sets;
- The plans/drawings must be folded to 216mm x 356mm (8.5" x 14") with the title block exposed; and
- Plans/Drawings that are not folded will not be accepted.



## DIGITAL FORM

### GENERAL REQUIREMENTS

- All electronic files must be submitted in "Portable Document Format" (PDF) version 7 or later;
- All PDF files must be submitted on DVD-RW. For security reasons USB Drives or Flash Media is not allowed;
- Each PDF file must be submitted without a password and/or restrictions;
- Each PDF file must be submitted to mirror paper copies exactly;
- Plans/Drawings with multiple pages and sets must be combined into a single PDF in the same order as the submitted paper document;
- Each Information/Study must be submitted as a separate PDF file;
- Each PDF file submitted must not exceed 100MB; and
- Each PDF file must be properly labelled. PDF file names should have an abbreviated description of the document (See Naming Conventions below).

### NAMING CONVENTION

- PDF file names must use underscores/abbreviations that describe the digital file and reference the subject property.  
Examples:
  - Plans\_100main\_st.pdf
  - PlansDrawings\_100main\_st.pdf
  - 100main\_Plans.pdf
  - Parking\_100main\_st.pdf
  - SunShadowStudy\_100main\_st.pdf
  - SWMReport\_100main\_st.pdf

## PLANS/DRAWINGS

Please list all plans/drawings submitted with application.

Drawing types with multiple drawing numbers can be grouped together. ie Landscape Plan Drawing No. L1-L10

DRAWING TYPE	DRAWING NUMBER(S)	DRAWING DATE (MM/DD/YYYY)
Statistics, Context Plan and Renderings	A0	August 1, 2013
Site Plan and Roof Plan	A1	August 1, 2013
Underground P1 - P3 Plans	A2-1, A2-2, A2-3	August 1, 2013
Floor Plans (Ground - 9th Floor)	A3-1, A3-2, A3-3, A3-4	August 1, 2013
North Elevation and South Elevation	A4-1	August 1, 2013
East Elevation and West Elevation	A4-2	August 1, 2013
1:50 Front Elevation	A4-3	August 1, 2013
Building Sections	A5	August 1, 2013
Shadow Diagrams	SH-01, SH-02, SH-03, SH-04, SH-05	August 1, 2013
Site Servicing Plan	SERV-1	August 1, 2013
Existing Conditions	EX-1	August 1, 2013
General Notes	DET-1	August 1, 2013
SWM Grading and Construction Mitigation Plan	SWM-1	August 1, 2013
Tree Preservation Plan	L-1	August 1, 2013
Landscape Plan	L-2	August 1, 2013
Enlargements	L-3	August 1, 2013
Details, Sections and Elevations	L-4	August 1, 2013
Concept Landscape Plan	LC-1	August 1, 2013
Green Roof Plan	L5	August 1, 2013
Composite Utilities / Landscape Plan	L6	August 1, 2013
Public Utilities Plan	P-1	August 1, 2013

## INFORMATION/STUDIES

Please list all Information/Studies submitted with application

DRAWING TYPE	DRAWING DATE (MM/DD/YYYY)
Toronto Green Standards Checklist	August 2013
Kingston Road Site Servicing Design Brief	August 2013
Stormwater Management and Construction Mitigation Plan	August 2013
Arborist Report - 2799 - 2815 Kingston Road, Toronto On	June 13, 2013
Transportation Review - Avenue Segment Study	July 2013
Transportation Impact Study	July 2013
Planning Justification Report & Urban Design Rationale	August 2013
Draft Zoning By-law Amendment	August 2013
Kingston Road Avenue Segment Study	August 2013

This section for Office Use Only

DATE STAMP

Sign required for: ☒ Official Plan Amendment,  
☒ Zoning By-law Amendment,  
☒ Draft Plan of Subdivision,  
☒ Draft Plan of Common Elements/Vacant Land Condominium

You will be required to post a sign on the subject land within 14 days of submitting any of the above noted application(s) according to the following criteria:

## Specifications

Location: Post a sign within 3 m (10 ft.) of the street line, midway between side lot lines, and, if the site has more than one street frontage, on each street frontage.

## Sign Information

Planner and File Number information may be obtained by contacting the Planning Consultant in the applicable Planning Customer Service Office (see below). Once obtained, contact the Planner assigned to the file to discuss the exact wording and appropriate graphics for the sign.

For sign specifications please access our website at [www.toronto.ca/planning/sign.htm](http://www.toronto.ca/planning/sign.htm) which includes a detailed instruction sheet and Adobe Illustrator working file.

*Appropriate Graphic*

**Development Proposal**  
123 Street Address Line 1  
123 Street Address Line 2

[ *Contact the assigned Planner for the exact wording of the proposal description* ]


*x Line 3*

*x Line 4*

*x Line 5*

**STATUTORY PUBLIC MEETING:**  
Information will be posted once meeting is scheduled

*x Line 2*

 **Toronto** FILE# [ *Full File Number* ]  
For Information:  
[www.toronto.ca/planning/developmentapplications](http://www.toronto.ca/planning/developmentapplications)  
City Planner: [ *Name* ]  
[ *Phone Number* ] [ *email* ]@toronto.ca

Remove signs(s) within 30 days of final approval, withdrawal or refusal of the application.

## Customer Service Offices

Etobicoke York District at 416-394-8002  
Scarborough District at 416-396-7526

North York District at 416-395-7000  
Toronto and East York District at 416-392-7539