

District Offices:

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|---|--|---|--|
| <input type="checkbox"/> North York District Community Planning Office North York Civic Centre 5100 Yonge Street Toronto, Ontario M2N 5V7 Fax: 416-395-7155 | <input type="checkbox"/> Toronto and East York District Community Planning Office Toronto City Hall 100 Queen Street West Toronto, Ontario M5H 2N2 Fax: 416-392-1330 | <input type="checkbox"/> Scarborough District Community Planning Office Scarborough Civic Centre 150 Borough Drive Toronto, Ontario M1P 4N7 Fax: 416-396-4265 | <input checked="" type="checkbox"/> Etobicoke York District Community Planning Office 2 Civic Centre Court Toronto, Ontario M9C 5A3 Fax: 416-394-6063 |
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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

Proposal

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|--|--|-------------|--------------------------------------|
| Date of Meeting: | July 28, 2022 | | |
| Applicant: | Name: David Wittenberg | Tel: | Email: dwittenberg@devron.com |
| Address of Subject Lands: | 13-21 John Street | | |
| Summary/Description of Proposal | <p>To demolish the existing auto body shop and office building and construct a new 40 storey mixed-use building with commercial uses at grade. A total of 461 residential units are proposed. A total of 146 parking spaces are proposed within two levels of below-grade parking. A total GFA of 34,684.16 m² is proposed, of which 842.52 m² is proposed to be commercial area.</p> <p>Preliminary comments:</p> <ul style="list-style-type: none"> • The overall site plan is proposing a land assembly for which some of the parcels still require follow-up/clarification in terms of their ownership, conveyance and easement conditions; • The proposed private lane, appears to connect well into the surrounding street network. Clarification is required to better understand the agency and the rear access for the abutting properties along Weston Rd; • The pedestrian access must be continuous around the building with a minimum 2.1m wide clearway throughout, especially at the rear where the drop-off area for the residential lobby is envisioned. There are opportunities to minimize the width of the lane to 6m, reducing curb radii and allocating undisturbed landscaped areas with tree plantings along the southern and | | |

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| | <p>eastern property limits. For this, the underground construction limit must be pulled away a minimum 2-3m from the property line and/or a minimum 1.5-2m deep soil trench;</p> <ul style="list-style-type: none"> • The streetscape along John St has recently been reconstructed with soil trenches and trees in tree grates. The proposal appears to be impacting this installation so we ask that a full reconstruction in keeping with the overall John St streetscape details be reinstated to match; • Similarly, the South Station Rd streetscaping must be redesigned to include street trees behind the curb with City of Toronto typical streetscape details. All new street trees must be provided with adequate soil volume; • The at-grade landscaping must be refined and scaled to better match the architectural expression, reinforce the uses and key entrances at grade, be coordinated with the overall streetscape and ensure a minimum 2.1m clearway is achieved throughout; • The outdoor amenity space must meet the minimum required 2 m²/unit as per the Tall Building Design Guidelines. Priority must be given to the at-grade areas available |
| Councillor Contact Information | <p>Name: Councillor Nunziata</p> <p>Tel: 416-338-0220</p> |

Pre-Application Consultation Meeting Attendees

| Name: | Organization: | Telephone Number | Email |
|-------------------------|---|-------------------------|--|
| David Wittenberg | Devron | | dwittenberg@devron.com |
| Pouyan Safapour | Devron | | psafapour@devron.com |
| Peter Smith | Bousfields | | psmith@bousfields.ca |
| Ryan Doherty | Bousfields | | rdoherty@bousfields.ca |
| Jens Holm | 3XN | | jho@3xn.dk |
| Giacomo Pizzo | 3XN | | GPI@3xn.dk |
| Raza Mehdi | Turner Fleischer | | raza.mehdi@turnerfleischer.com |
| Emilia Sasso | City of Toronto – Planning | | Emilia.Sasso@toronto.ca |
| Elisabeth Silva Stewart | City of Toronto - Planning | | Elisabeth.SilvaStewart@toronto.ca |
| Tunde Paczai | City of Toronto – Urban Design | | tunde.paczai@toronto.ca |
| Samuel Baptiste | City of Toronto – Transportation Planning | | Samuel.baptiste@toronto.ca |
| Jetmir Balashi | City of Toronto – Urban Forestry | | Jetmir.balashi@toronto.ca |
| Nick Garisto | City of Toronto – Parks | | Nicola.garisto@toronto.ca |

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|---------------------------|-------------------|
| Address of Subject Lands: | 13-21 John Street |
| Date of Meeting: | July 28, 2022 |

Refer to the [Development Guide](#) for more information regarding submission requirements.

List of Required Applications, Plans, Information/Studies

Submission Requirements

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| <input checked="" type="checkbox"/> | Completed Development Approval Application Form |
| <input checked="" type="checkbox"/> | Project Data Sheet |
| <input checked="" type="checkbox"/> | Full Fees |

Planning applications required:

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|-------------------------------------|---|--------------------------|---|
| <input checked="" type="checkbox"/> | Official Plan Amendment (OPA) | <input type="checkbox"/> | Part Lot Control Exemption (PLCE) |
| <input checked="" type="checkbox"/> | Zoning By-law Amendment (ZBA) | <input type="checkbox"/> | Draft Plan of Subdivision (SUB) |
| <input checked="" type="checkbox"/> | Site Plan Control (SPA) | <input type="checkbox"/> | Draft Plan of Condominium (CDM) |
| <input type="checkbox"/> | Common Elements | <input type="checkbox"/> | Standard & Phased |

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| <input type="checkbox"/> | Other: | |
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Other Planning applications required:

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| <input type="checkbox"/> | Rental Housing Demolition & Conversion Application (RH) | <input type="checkbox"/> | Minor Variance |
| <input type="checkbox"/> | Consent | | |

Plans required with application submission
[2 paper copies unless noted, and one digital copy (i.e. PDF)]:

OFFICIAL PLAN AMENDMENT (OPA)

| | | | |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Boundary Plan of Survey | <input checked="" type="checkbox"/> | Concept Site and Landscape Plan |
| <input checked="" type="checkbox"/> | Context Plan | <input type="checkbox"/> | Electromagnetic Field (EMF) Management Plan |
| <input checked="" type="checkbox"/> | Site Plan | <input checked="" type="checkbox"/> | Topographical Survey |
| <input type="checkbox"/> | Other: | | |

ZONING BY-LAW AMENDMENT (ZBA)

| | | | |
|-------------------------------------|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Boundary Plan of Survey | <input checked="" type="checkbox"/> | Concept Site and Landscape Plan |
| <input checked="" type="checkbox"/> | Context Plan | <input type="checkbox"/> | Electromagnetic Field (EMF) Management Plan |
| <input checked="" type="checkbox"/> | Floor Plans(s) | <input checked="" type="checkbox"/> | Public Utilities Plan |
| <input checked="" type="checkbox"/> | Site and Building Elevations | <input checked="" type="checkbox"/> | Site and Building Sections |
| <input checked="" type="checkbox"/> | Site Plan | <input checked="" type="checkbox"/> | Soil Volume Plan |
| <input checked="" type="checkbox"/> | Topographical Survey | <input checked="" type="checkbox"/> | Tree Preservation Plan |
| <input checked="" type="checkbox"/> | Underground Garage Plan(s) | | |
| <input type="checkbox"/> | Other: | | |

SITE PLAN CONTROL APPLICATION (SPA)

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|-------------------------------------|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 1:50 scale Detailed Colour Building Elevations (5 storeys or >) | <input checked="" type="checkbox"/> | Boundary Plan of Survey |
| <input checked="" type="checkbox"/> | Concept Site and Landscape Plan | <input checked="" type="checkbox"/> | Construction Management Plan |
| <input checked="" type="checkbox"/> | Context Plan | <input checked="" type="checkbox"/> | Erosion/Sediment Control Plan |
| <input checked="" type="checkbox"/> | Floor Plan(s) | <input checked="" type="checkbox"/> | Landscape & Planting Plan |
| <input checked="" type="checkbox"/> | Lighting Plan | <input checked="" type="checkbox"/> | Perspective Drawing (4000m2 or >) |
| <input checked="" type="checkbox"/> | Public Utilities Plan | <input checked="" type="checkbox"/> | Roof Plan |
| <input checked="" type="checkbox"/> | Site and Building Elevations | <input checked="" type="checkbox"/> | Site and Building Sections |
| <input checked="" type="checkbox"/> | Site Grading Plan | <input checked="" type="checkbox"/> | Site Plan |
| <input checked="" type="checkbox"/> | Soil Volume Plan | <input checked="" type="checkbox"/> | Topographical Survey |
| <input checked="" type="checkbox"/> | Tree Preservation Plan | <input checked="" type="checkbox"/> | Underground Garage Plan(s) |
| <input type="checkbox"/> | Other: | | |

PLAN OF SUBDIVISION (SUB)

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|--------------------------|---|--------------------------|---|
| <input type="checkbox"/> | Boundary Plan of Survey | <input type="checkbox"/> | Context Plan |
| <input type="checkbox"/> | Draft Plan of Subdivision | <input type="checkbox"/> | Electromagnetic Field (EMF) Management Plan |
| <input type="checkbox"/> | Public Utilities Plan | <input type="checkbox"/> | Site Grading Plan |
| <input type="checkbox"/> | Subdivision Concept Plan | <input type="checkbox"/> | Topographical Survey |
| <input type="checkbox"/> | Tree Preservation Plan | | |
| <input type="checkbox"/> | Other: | | |

PLAN OF CONDOMINIUM (CDM)

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| <input type="checkbox"/> | Boundary Plan of Survey | <input type="checkbox"/> | Context Plan |
| <input type="checkbox"/> | Draft Plan of Condominium | <input type="checkbox"/> | Topographical Survey |
| <input type="checkbox"/> | Other: | | |

PART LOT CONTROL EXEMPTION APPLICATION (PLC)

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| <input type="checkbox"/> | Boundary Plan of Survey |
| <input type="checkbox"/> | Other: |

**Information/Studies required with application submission
[0 paper copies unless noted and 1 digital copy (i.e. PDF)]:**

City Planning

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| <input checked="" type="checkbox"/> | Accessibility Design Standards Checklist (SUB,CDM,SPA) | <input checked="" type="checkbox"/> | Archaeological Assessment (OPA,ZBA,SUB,SPA) |
| <input type="checkbox"/> | Architectural Control Guidelines (ZBA,SUB,SPA) | <input type="checkbox"/> | Avenue Segment Review Study (OPA,ZBA) |
| <input checked="" type="checkbox"/> | Block Context Plan (OPA, ZBA [site specific], SUB, SPA) | <input checked="" type="checkbox"/> | Community Services and Facilities Study (OPA,ZBA,SUB) |
| <input checked="" type="checkbox"/> | Compatibility/Mitigation Study (OPA, ZBA, SPA) | <input checked="" type="checkbox"/> | Computer Generated Building Mass Model (OPA,ZBA,SPA) |
| <input checked="" type="checkbox"/> | Draft Official Plan Amendment (text and schedule)(OPA) | <input checked="" type="checkbox"/> | Draft Zoning By-law Amendment (text and schedule)(ZBA) |
| <input checked="" type="checkbox"/> | Energy Strategy (OPA,ZBA,SUB) | <input type="checkbox"/> | Heritage Impact Assessment (ZBA,SUB,SPA) |
| <input type="checkbox"/> | Housing Issues Report (OPA,ZBA,CDM) | <input type="checkbox"/> | Natural Heritage Impact Study (OPA,ZBA,SUB,SPA) |
| <input checked="" type="checkbox"/> | Noise Impact Study (ZBA,SUB,SPA) | <input checked="" type="checkbox"/> | Planning Rationale (OPA,ZBA,SUB,CDM) |
| <input checked="" type="checkbox"/> | Pedestrian Level Wind Study (ZBA,SPA) | <input checked="" type="checkbox"/> | Public Consultation Strategy Report (OPA,ZBL,SUB,CDM [Vacant Land]) |
| <input checked="" type="checkbox"/> | Simplified Report Graphics (OPA,ZBA) | <input checked="" type="checkbox"/> | Sun/Shadow Study (ZBA,SPA) |
| <input checked="" type="checkbox"/> | Vibration Study (ZBA,SUB,SPA) | <input checked="" type="checkbox"/> | Air Quality Study |
| <input checked="" type="checkbox"/> | Toronto Green Standard Checklist (ZBA,SUB,SPA) | | |
| | <input checked="" type="checkbox"/> Tier 1 (Mandatory)** | | |
| | <input type="checkbox"/> Tier 2, 3, 4 (Voluntary)*** | | |
| | **See Energy Efficiency Modelling Guidelines and Report Requirements (SPA): TGS Version 3 (see Guidelines) | | |
| | *** To enroll in Tier 2, 3, 4 contact Environmental Planning sustainablecity@toronto.ca | | |

Engineering & Technical Services

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

Urban Forestry Services

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| <input checked="" type="checkbox"/> | Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA) |
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Additional Information Requested

City Planning

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| <input checked="" type="checkbox"/> | Energy Efficiency Report (SPA) | <input checked="" type="checkbox"/> | Checklists and Statistics Templates - Toronto Green Standard V 3 |
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Guidelines and Advisory Comments

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| <input checked="" type="checkbox"/> | City of Toronto Urban Design Guidelines | <input checked="" type="checkbox"/> | Development Infrastructure Policy and Standards (DIPS) |
| <input checked="" type="checkbox"/> | District/Area based Urban Design Guidelines | <input checked="" type="checkbox"/> | Energy Modelling Guidelines Version 3 |
| <input checked="" type="checkbox"/> | Green Roof By-law (SPA) | <input checked="" type="checkbox"/> | Toronto Green Standard (ZBA,SUB,SPA) |

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.