

District Offices:

North York District
Community Planning Office
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7
Fax: 416-395-7155

Toronto and East York District
Community Planning Office
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2
Fax: 416-392-1330

Scarborough District
Community Planning Office
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario M1P 4N7
Fax: 416-396-4265

Etobicoke York District
Community Planning Office
2 Civic Centre Court
Toronto, Ontario M9C 5A3
Fax: 416-394-6063

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

Date of Meeting:	August 13, 2018		
Applicant: Bousfields Inc.	Name: David Huynh	Tel: 416-947-9744	Email: dhuynh@bousfields.ca
Address of Subject Lands:	2157 Lake Shore Boulevard West		
Summary/Description of Proposal	<p>The proposal is to develop the subject site with a 13-storey hotel building consisting of 165 suites and providing 65 parking spaces. Access to the parking area would be provided from the garage entrance on the adjacent block.</p> <p><u>Initial Comments from Staff:</u></p> <ul style="list-style-type: none"> - concern with the proposal for a 15-storey building; - no concern with the proposed Hotel use; - land owner of the subject site to have discussions with the abutting land owner to explore acquiring the land and modify the proposal to be more in keeping with zoning by-laws; - concern with the proposed separation distance on-site between the existing 10-storey building and the proposed 15-storey building; - concern with existing servicing within the area - review the core infrastructure agreement; - review the Humber Bay Shores Guidelines 2008; - review the Streetscape Plan regarding building setbacks and road widening; - layby parking is encouraged along Lake Shore Boulevard, however, future 		

	use is for a bike lane (as per the transportation study); - further review of drop-off/pick-up area and shared driveway access	
Councillor Contact Information	Name: Councillor Mark Grimes	Tel: 416-397-9273

Pre-Application Consultation Meeting Attendees

Name:	Organization:	Telephone Number	Email
Luisa Galli, Manager	City of Toronto, City Planning	416-394-8216	Luisa.Galli@toronto.ca
Emilia Floro, Manager	City of Toronto, City Planning	416-394-2558	Emilia.Floro@toronto.ca
Sabrina Salatino, Senior Planner	City of Toronto, City Planning	416-394-8025	Sabrina.Salatino@toronto.ca
Garvin Tom, Senior Planner	City of Toronto, City Planning	416-394-8217	Garvin.Tom@toronto.ca
Helen Lin, Engineer	City of Toronto, Engineering and Construction Services	416-394-8401	Helen.Lin@toronto.ca
Vivian Yao, Engineer	City of Toronto, Engineering and Construction Services	416-394-8081	Vivian.Yao@toronto.ca
David Huynh, Partner	Bousfields Inc.	416-947-9744	dhuynh@bousfields.ca
Robert Glover, Partner	Bousfields Inc.	416-947-9744	rglover@bousfields.ca
Mansoor Kazerouni, Global Director	IBI Group	416-596-1930 ext. 61663	mansoor.kazerouni@ibigroup.com
Aamer Shirazie	IBI Group	416-596-1930	aamer.shirazie@ibigroup.com

Address of Subject Lands:	2157 Lake Shore Boulevard West
Date of Meeting:	August 13, 2018

Refer to Building Toronto Together: A Development Guide at www.toronto.ca/developing-toronto/darp_guide.htm for more information regarding submission requirements.

List of Required Applications, Plans, Information/Studies

Submission Requirements

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

Planning applications required:

<input 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		
<input type="checkbox"/>	Other:		

Other Planning applications required:

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

Plans required with application submission

[20 paper copies unless noted, and one digital copy (i.e. PDF)]:

OFFICIAL PLAN AMENDMENT (OPA)

<input type="checkbox"/>	Context Plan	<input type="checkbox"/>	Concept Site and Landscape Plan
<input type="checkbox"/>	Boundary Plan of Survey	<input type="checkbox"/>	Topographical Survey
<input type="checkbox"/>	Other:		

ZONING BY-LAW AMENDMENT (ZBA)

<input checked="" type="checkbox"/>	Underground Garage Plan(s)	<input checked="" type="checkbox"/>	Floor Plans(s)
<input checked="" type="checkbox"/>	Boundary Plan of Survey	<input checked="" type="checkbox"/>	Site and Building Elevations
<input checked="" type="checkbox"/>	Topographical Survey	<input checked="" type="checkbox"/>	Site and Building Sections
<input checked="" type="checkbox"/>	Context Plan	<input checked="" type="checkbox"/>	Tree Preservation Plan
<input checked="" type="checkbox"/>	Concept Site and Landscape Plan		
<input type="checkbox"/>	Other:	Additional materials may be required after the initial circulation	

SITE PLAN CONTROL APPLICATION (SPA)

<input checked="" type="checkbox"/>	Boundary Plan of Survey	<input checked="" type="checkbox"/>	Roof Plan
<input checked="" type="checkbox"/>	Topographical Survey	<input checked="" type="checkbox"/>	Site and Building Elevations
<input checked="" type="checkbox"/>	Perspective Drawing (4000m² or >) (7 copies)	<input checked="" type="checkbox"/>	Site and Building Sections
<input checked="" type="checkbox"/>	Context Plan	<input checked="" type="checkbox"/>	1:50 scale Detailed Colour Building Elevations (5 storeys or >)
<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Landscape Plan (7 copies)
<input checked="" type="checkbox"/>	Site Grading Plan	<input checked="" type="checkbox"/>	Tree Preservation Plan
<input checked="" type="checkbox"/>	Underground Garage Plan(s)	<input checked="" type="checkbox"/>	Public Utilities Plan
<input checked="" type="checkbox"/>	Floor Plan(s)		
<input type="checkbox"/>	Other:	Additional materials may be required after the initial circulation	

PLAN OF SUBDIVISION (SUB)

<input type="checkbox"/>	Boundary Plan of Survey	<input type="checkbox"/>	Subdivision Concept Plan
<input type="checkbox"/>	Topographical Survey	<input type="checkbox"/>	Site Grading Plan
<input type="checkbox"/>	Context Plan	<input type="checkbox"/>	Tree Preservation Plan
<input type="checkbox"/>	Draft Plan of Subdivision	<input type="checkbox"/>	Public Utilities Plan
<input type="checkbox"/>	Other:		

PLAN OF CONDOMINIUM (CDM)

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

PART LOT CONTROL EXEMPTION APPLICATION (PLC)

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

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

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 checked="" 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 type="checkbox"/>	Community Services and Facilities Study (OPA,ZBA,SUB only)	<input checked="" 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 type="checkbox"/>	Archaeological Assessment (OPA,ZBA,SUB,SPA only)	<input type="checkbox"/>	Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA only)
<input checked="" type="checkbox"/>	Public Consultation Plan (OPA,ZBA, SUB only)	<input checked="" type="checkbox"/>	Energy Strategy (OPA, ZBA, SUB only)
<input checked="" type="checkbox"/>	Energy Efficiency Report (SPA only)		

Engineering & Technical Services

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

Urban Forestry Services

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

Health

<input type="checkbox"/>	Electromagnetic Field (EMF) Management Plan (OPA,ZBA,SUB only)
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City Planning

<input checked="" type="checkbox"/>	Energy Efficiency Report (SPA only)
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Guidelines and Advisory Comments

Guidelines

- [City of Toronto Urban Design Guidelines](#)
- [District/Area based Urban Design Guidelines](#)
- [Bird Friendly Guidelines](#)
- [Green Roof By-law \(SPA only\)](#)
- [Development Infrastructure Policy and Standards \(DIPS\)](#)
- [Toronto Green Standards \(ZBA,SUB,SPA only\)](#)
- Other: Additional materials may be required after the initial circulation

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.