

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 Plan of 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	•	•				
Plan of Subdivision – a plan that identifies the legal description and illustrates how a property is proposed to be divided.			•			

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Plan of Condominium – a plan that identifies the legal description and illustrates how a property or building is proposed to be divided or shared.				•		
Accessibility Design Standards Checklist – design guidelines to ensure accessible, equitable and barrier-free access.			•	•		•
Aeronautical Report – to assess the impact of development applications proposed on lands that fall within an area subject to a zoning regulation made pursuant to the Aeronautics Act (federal), including zoning regulations made under delegated authority by a provincial authority.	•	•				•
Air Quality and Odour Study – a technical report that provides a written description of the impact of air emissions, including odour and dust, by the surrounding environment on the proposed development as well as mitigation measures to reduce any negative impacts.		•	•			•
Arborist Report – for all properties with existing trees, trees within six metres of all property lines, or trees within 12 metres for areas regulated by the Ravine and Natural Feature Protection By-law, Municipal Code Chapter 658. The Arborist Report provides detailed information, including the location, species, size and condition, of individual trees and associated significant vegetation on private and public lands that may be affected by a proposed development and describes all proposed regulated tree impacts (injuries and removals), 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.		•	•			•
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.	•	•	•		•	•
Computer Generated Building Mass Model – a 3D model of the proposed development to be integrated into the City’s context model to evaluate the impacts of the scale of the development.	•	•				•
Community Services/Facilities Study – for large development proposals.	•	•	•			

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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.	•	•				•
Conceptual Servicing Plan – a plan to show how municipal services will be provided to the site, including to all proposed building(s) and services, and how those proposed services will comply with the City’s policies, guidelines, and standards and provincial requirements. Conceptual servicing connections, including municipal connections, utilities and drainage system(s).	•	•	•		•	
Contaminated Site Assessment – if any portion of a property is to be conveyed to the City (e.g., parks, roads or lanes).	•	•	•		•	•
Cultural Heritage Evaluation Report – for all properties that meet one or more criteria set out in Policy 22 of Section 3.1.6 of the Official Plan.	•	•	•			
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 – a report to investigate and analyze the soil and bedrock composition to determine its structural stability to accommodate the proposed development and to determine the feasibility and infiltration of groundwater.		•	•		•	•
Green Development Standards Checklist (Toronto Green Standard Checklist) – a set of performance measures, targets, and principles to achieve more sustainable and resilient new development. It addresses environmental issues, including air and water quality, greenhouse gas emissions, energy efficiency, solid waste, and enhancement of the natural environment.		•	•	•		•
Heritage Impact Assessment (HIA) – 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.	•	•		•		

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Methane Gas Study - a report that identifies and evaluates the possible presence of methane at a proposed development site within the vicinity of a closed municipal landfill and in accordance with Policy 3.4.23 of the Official Plan. The Study shall also provide mitigation measures that need to be undertaken prior to any development occurring on the site.	•	•	•			•
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		•	•		•	•
Pedestrian Level Wind Study - for buildings over six storeys/20 metres in height.		•				•
Rail Safety and Risk Mitigation Report - for all properties abutting rail facilities, a Rail Safety and Risk Mitigation Report (RSRM) and peer review is required. 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 Report - a report to evaluate the effects of a proposed change to the Official Plan that may impact the City's municipal servicing infrastructure (including sanitary, storm and water) and watercourses, or the effects of development on the City's municipal servicing infrastructure (including sanitary, storm and water) and watercourses.	•	•	•	•	•	•
Site Servicing Plan - a plan to show how the site, including all proposed buildings and services, will be provided with municipal services and that those services comply with the City's policies, guidelines and standards and provincial requirements. The Site Servicing Plan includes information to allow for technical review of the proposed site servicing.					•	•
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.		•	•		•	•
Stormwater Management Report - a report to identify, evaluate, and mitigate the impacts of the change in stormwater runoff on existing infrastructure and the environment due to a proposed development.		•	•	•		•

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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.	•	•	•	•	•	•
Transportation Impact Study – to evaluate the multi-modal effects of a development or redevelopment on the transportation system, suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development, and protect the safe operation and maintenance of existing and future transit infrastructure, including for higher order transit.	•	•	•	•	•	•
Tree Protection Plan – for all properties with existing trees, trees within six metres of all property lines, or trees within 12 metres for areas regulated by Ravine and Natural Feature Protection By-law, Municipal Code Chapter 658. A Tree Protection Plan prepared in conjunction with an Arborist Report that identifies the location, species and size of trees and regulated tree protection zones, identifies any proposed tree impacts (injuries and removals) where applicable, and illustrates details of protection measures including the location of protective barriers.		•	•		•	•
Urban Design Guidelines – when warranted by the scale or nature of the proposed development.		•	•			•
Vibration Study		•	•		•	•