

**District Offices:**

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

<b>Date of Meeting:</b>	October 16, 2019		
<b>Applicant:</b>	<b>Name:</b> Tony Volpentesta	<b>Tel:</b>	<b>Email:</b> tvolpentesta@bousfields.ca
<b>Address of Subject Lands:</b>	1 Heron Hills Way		
<b>Summary/Description of Proposal</b>	Maintain existing office building. Construct 39 storey mixed use building consisting of a 4 storey podium element (parking) and a 35 storey tower element. The proposed building includes 350 residential dwelling units and 370 sqm of commercial uses at grade, as well as 353 parking spaces. 1 storey below grade parking.		
<b>Councillor Contact Information</b>	<b>Name:</b> C. Shelly Carroll	<b>Tel:</b>	

### Pre-Application Consultation Meeting Attendees

Name:	Organization:	Telephone Number	Email
As per sign-in sheet	Bousfields Inc.		Tony Volpentesta <tvolpentesta@bousfields.ca>

# PLANNING APPLICATION CHECKLIST

## Pre-Application Consultation

Address of Subject Lands:	1 Heron Hills Way
Date of Meeting:	October 16, 2019

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

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

#### Planning applications required:

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

#### OFFICIAL PLAN AMENDMENT (OPA)

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

#### SITE PLAN CONTROL APPLICATION (SPA)

<input type="checkbox"/>	Boundary Plan of Survey	<input type="checkbox"/>	Roof Plan
<input type="checkbox"/>	Topographical Survey	<input type="checkbox"/>	Site and Building Elevations
<input type="checkbox"/>	Perspective Drawing (4000m <sup>2</sup> or >) (7 copies)	<input type="checkbox"/>	Site and Building Sections
<input type="checkbox"/>	Context Plan	<input type="checkbox"/>	1:50 scale Detailed Colour Building Elevations (5 storeys or >)
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Landscape Plan (7 copies)
<input type="checkbox"/>	Site Grading Plan	<input type="checkbox"/>	Tree Preservation Plan
<input type="checkbox"/>	Underground Garage Plan(s)	<input type="checkbox"/>	Public Utilities Plan
<input type="checkbox"/>	Floor Plans(s)		
<input type="checkbox"/>	Other:		

#### 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  
[2 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 checked="" 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 checked="" 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 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 type="checkbox"/>	Energy Strategy (OPA, ZBA, SUB only)
<input type="checkbox"/>	Energy Efficiency Report (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 checked="" 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 checked="" 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 type="checkbox"/>	Energy Efficiency Report (SPA only)
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**Guidelines and Advisory Comments**

**Guidelines**

<input checked="" type="checkbox"/>	City of Toronto Urban Design Guidelines
<input type="checkbox"/>	District/Area based Urban Design Guidelines
<input checked="" type="checkbox"/>	Bird Friendly Guidelines
<input type="checkbox"/>	Green Roof By-law (SPA only)
<input type="checkbox"/>	Development Infrastructure Policy and Standards (DIPS)
<input checked="" type="checkbox"/>	Toronto Green Standards (ZBA,SUB,SPA only)
<input type="checkbox"/>	Other:

**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.

## **Planning Rationale**

As part of the Planning Rationale required for a statutory complete application, the applicant is to provide the following information:

- 1) A comprehensive analysis to the satisfaction of the City Planning Division to address the criteria set in Policy 2.2.5.10 of the Growth Plan (2019).
- 2) A Compatibility and Mitigation study for the proposed change. The terms of reference can be found in the following link:  
<https://www.toronto.ca/legdocs/mmis/2018/cc/bqrd/backgroundfile-114585.pdf>.
- 3) An Economic Benefits Study. The terms of reference can be found attached.

### Economic Benefits Study

<b>Description</b>	<p>A Study that demonstrates how the subject proposal will contribute to the creation of a high quality and functional commercial component of a Mixed Use Area as stated in Policy 4.5.(2)(a)(b) of the Toronto Official Plan. The report should clearly address how the development will support and benefit the Mixed Use Area, the adjacent Employment Area and the overall economy of the City of Toronto.</p> <p>The purpose of the Study is to understand the impact and economic benefits for the Lands given their characteristics and ability to achieve key city-building objectives, <u>including a significant gain in gross floor area for office and other high value added employment uses (i.e. traded sector)</u>. The Study will contribute to a determination of the appropriate mix of uses and the distribution of densities across the lands by providing a written description of:</p> <ul style="list-style-type: none"><li>• details of site context including any characteristics (existing uses and GFA), accessibility, surrounding land uses and policy framework and land use planning designations;</li><li>• background information about the subject proposal and distribution of the development space at full build out;</li><li>• employment trends for the City of Toronto and study area providing demonstration that subject proposal will support the nature of business activities in the subject Mixed Use Area and adjacent Employment Area;</li><li>• market analysis including employment land availability trends that provides the rationale for not requiring any employment lands proposed to be converted and maintained and that there is a need for the conversion.</li><li>• market analysis that provides the rationale for development of diversity of employment space</li></ul>
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	<p>and desirability for occupancy;</p> <ul style="list-style-type: none"> <li>• how the proposed office-commercial GFA will contribute to the achievement of the City's forecast for employment growth to 2041;</li> <li>• economic impacts in terms of jobs generated, by employment category, through the redevelopment of the Lands and net new jobs created for the city;</li> <li>• measurement of the fiscal benefits in terms of municipal and provincial tax revenues accruing to the city and province associated with the redevelopment of the lands.</li> </ul>
<p><b>Rationale</b></p>	<p>The Provincial Policy Statement provides for land use conversions where it has been demonstrated that the land is not required over the long term for the employment purposes they are designated for and that there is a need for the conversion.</p> <p>Official Plan Section 4.5.2 (a) and (b) requires that development in Mixed Use Areas will</p> <p>a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;</p> <p>b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the Downtown and Central Waterfront, Centres, Avenues and other lands designated Mixed Use Areas, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;</p>
<p><b>Required Contents</b></p>	<p>The Study should, but not be limited to:</p> <ul style="list-style-type: none"> <li>• provide details of assessment criteria;</li> <li>• provide details regarding the methodology used and assessment;</li> </ul>

- discuss how the proposed development is consistent with the Provincial Policy Statement, is in accordance to the Planning Act (as amended), and conforms to The Growth Plan for the Greater Golden Horseshoe as it relates to Employment areas, including the conversion of lands within Employment areas to non-employment uses;
- discuss all of the required technical details listed in the “Description” for the Study as listed above;
- identify and analyse how the proposed development will contribute to the creation of a high quality commercial space within the Mixed Use Area and the creation of sustaining well-paid, stable, safe and fulfilling employment opportunities, as stated in Policy 4.5.(2)(a)(b) of the Toronto Official Plan;
- discuss the economic benefits of being located adjacent to an existing successful Employment Area and what synergies may occur due to this proximity;
- identify and analyse how the proposed development will contribute to the creation of a Mixed Use Area including economic impacts in terms of jobs generated, by employment category, through the redevelopment of the lands and net new jobs created for the city;
- identify and analyse if the proposed development is appropriate land use given their characteristics



and ability to achieve key city-building objectives, including a significant gain in non-residential gross floor area;

- identify and analyse how the proposed office-commercial GFA will contribute to the achievement of the City's forecast for employment growth to 2041;
- demonstration that the proposed development will support the nature of business activities in the subject Mixed Use Area and adjacent Employment Area and that market conditions provide a rationale for development of employment uses space and desirability for occupancy including but not limited to distribution of proposed development space, site accessibility, surrounding land uses, policy framework and land use designations, city and local sector employment and business trends, city and local real estate market indicators;
- expectations for the fiscal benefits in terms of municipal and provincial tax revenues accruing to the city and province associated with the redevelopment of the lands.