

**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 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>	<b>May 10th, 2022</b>		
<b>Applicant:</b>	<b>Name: Laurie Payne</b>	<b>Tel:</b>	<b>Email: lpayne@ogdc.ca</b>
<b>Address of Subject Lands:</b>	7 St. Dennis Drive and 10 Grenoble Drive		
<b>Summary/Description of Proposal</b>	Proposal to redevelop existing softscape and hardscape on subject site with four new high-rise residential towers with heights of 52-storeys, 46-storeys, 34-storeys, and 42-storeys. The proposal also includes parkland dedication and a multi-use path. The existing 17-storey rental buildings will remain.		
<b>Councillor Contact Information</b>	<b>Name: Denzil Minan-Wong</b>	<b>Tel:</b>	

### Pre-Application Consultation Meeting Attendees

Name:	Organization:	Telephone Number	Email
Laurie Payne	Osmington Gerofsky Development Corp.		lpayne@ogdc.ca

Address of Subject Lands:	7 St. Dennis Drive and 10 Grenoble Drive
Date of Meeting:	May 10, 2022

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

### List of Required Applications, Plans, Information/Studies

**Submission Requirements**

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

**Planning applications required:**

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

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

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

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

**ZONING BY-LAW AMENDMENT (ZBA)**

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

**SITE PLAN CONTROL APPLICATION (SPA)**

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

**PLAN OF SUBDIVISION (SUB)**

<input checked="" type="checkbox"/>	<a href="#">Boundary Plan of Survey</a>	<input checked="" type="checkbox"/>	<a href="#">Context Plan</a>
<input checked="" type="checkbox"/>	<a href="#">Draft Plan of Subdivision</a>	<input type="checkbox"/>	<a href="#">Electromagnetic Field (EMF) Management Plan</a>

<input checked="" type="checkbox"/>	<a href="#">Public Utilities Plan</a>	<input checked="" type="checkbox"/>	<a href="#">Site Grading Plan</a>
<input checked="" type="checkbox"/>	<a href="#">Subdivision Concept Plan</a>	<input checked="" type="checkbox"/>	<a href="#">Topographical Survey</a>
<input checked="" type="checkbox"/>	<a href="#">Tree Preservation Plan</a>		
<input type="checkbox"/>	Other:		

**PLAN OF CONDOMINIUM (CDM)**

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

**PART LOT CONTROL EXEMPTION APPLICATION (PLC)**

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

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

**City Planning**

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

**Engineering & Technical Services**

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

**Urban Forestry Services**

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

**City Planning**

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

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

**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.