

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:	July 28, 2020		
Applicant: Freed Developments	Name: Jimmy Sun	Tel: (416) 303-8634	Email: Jimmy.sun@freeddevelopments.com
Address of Subject Lands:	175 Wynford Drive		
Summary/Description of Proposal	Four new high-rise towers varying between 45 to 54 storeys resting on 8-storey podiums, consisting of hotel, retail, and residential uses. A new hotel/residential tower on the SW corner of the site is proposed to replace the existing DVP Hotel & Suites. Typical tower separation distances at or greater than 25m New public park (walnut and lilac grove) on adjacent City-owned lands. This public park would involve a re-configuration of the existing on-ramp to the Don Valley Parkway and would be considered as a community contribution. A new signalized intersection off of Wynford Drive to facilitate safer pedestrian, bicycle, and vehicular passage to and through the site.		
Councillor Contact Information	Name: Councillor Minnan-Wong- Ward 16	Tel: 416-397-9256	

Pre-Application Consultation Meeting Attendees

Name:	Organization:	Telephone Number	Email
John Andreevski	City Planning	(416) 395-7097	John.andreevski@toronto.ca
Kathryn Moore	City Planning	(416) 395-7176	Kathryn.moore@toronto.ca
Dawn Hamilton	City Planning, Urban Design	(416) 395-7184	Dawn.hamilton@toronto.ca
Michael Sakalauskas	Urban Design	(416) 395-7125	Michael.sakalauskas@toronto.ca
Diana Chang	Parks Planning	(416) 392-7902	Diana.chang@toronto.ca
Arthur Lo	Transportation Planning	(416) 395-7118	Arthur.lo@toronto.ca
Jason Timmins	Transportation Services	(416) 395-7440	Jason.timmins@toronto.ca
Bonnie Williams	Urban Forestry-Ravines & Natural Feature Protection	(416) 392-1377	Bonnie.williams@toronto.ca
Anna Lim	TRCA	(416) 661-6600 x5284	Anna.lim@trca.ca
Jimmy Sun	Freed Developments-Owner	(416) 303-8634	Jimmy.sun@freeddevelopments.com
Andrew Konev	Fengate Asset Management-Owner	-	Andrew.konev@fengate.com
Peter Smith	Bousfields	(416) 947-9744 x212	psmith@bousfields.ca
Heather Rolleston	Quadrangle	(416) 598-1240	hrolleston@quadrangle.ca
Claude Cormier	Claude Cormier + Associates Inc.	(514) 849-8262	ccormier@claudecormier.com
Kenneth Chan	LEA Consulting Ltd.	(289) 846 5307	Kchan@lea.ca

Address of Subject Lands:	175 Wynford Drive
Date of Meeting:	July 28, 2020

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

☒	Completed Development Approval Application Form
☒	Full Fees

Planning applications required:

☐	Official Plan Amendment (OPA)	☐	Part Lot Control Exemption (PLCE)
☒	Zoning By-law Amendment (ZBA)	☐	Draft Plan of Subdivision (SUB)
☐	Site Plan Control (SPA)		
☐	Draft Plan of Condominium (CDM)	☐	Common Elements
☐	Standard		
☐	Other:		

Other Planning applications required:

☐	Rental Housing Demolition & Conversion Application (RH)	☐	Minor Variance
☐	Consent		

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

OFFICIAL PLAN AMENDMENT (OPA)

☐	Context Plan	☐	Concept Site and Landscape Plan
☐	Boundary Plan of Survey	☐	Topographical Survey
☐	Other:		

ZONING BY-LAW AMENDMENT (ZBA)

☒	Underground Garage Plan(s)	☒	Floor Plans(s)
☒	Boundary Plan of Survey	☒	Site and Building Elevations
☒	Topographical Survey	☒	Site and Building Sections
☒	Context Plan	☒	Tree Preservation Plan
☒	Concept Site and Landscape Plan		
☐	Other:		

SITE PLAN CONTROL APPLICATION (SPA)

☐	Boundary Plan of Survey	☐	Roof Plan
☐	Topographical Survey	☐	Site and Building Elevations
☐	Perspective Drawing (4000m² or >) (7 copies)	☐	Site and Building Sections
☐	Context Plan	☐	1:50 scale Detailed Colour Building Elevations (5 storeys or >)
☐	Site Plan	☐	Landscape Plan (7 copies)
☐	Site Grading Plan	☐	Tree Preservation Plan
☐	Underground Garage Plan(s)	☐	Public Utilities Plan
☐	Floor Plan(s)		
☐	Other:		

PLAN OF SUBDIVISION (SUB)

☐	Boundary Plan of Survey	☐	Subdivision Concept Plan
☐	Topographical Survey	☐	Site Grading Plan
☐	Context Plan	☐	Tree Preservation Plan
☐	Draft Plan of Subdivision	☐	Public Utilities Plan
☐	Other:		

PLAN OF CONDOMINIUM (CDM)

☐	Boundary Plan of Survey	☐	Draft Plan of Condominium
☐	Topographical Survey		
☐	Other:		

PART LOT CONTROL EXEMPTION APPLICATION (PLC)

☐	Boundary Plan of Survey
☐	Other:

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

City Planning

☒	Draft Zoning By-law Amendment (text and schedule)(ZBA only)	☐	Draft Official Plan Amendment (text and schedule)(OPA only)
☒	Physical or Computer Generated Building Mass Model (OPA,ZBA,SPA only)	☒	Planning Rationale (OPA,ZBA,SUB,CDM only)
☒	Community Services and Facilities Study (OPA,ZBA,SUB only)	☒	Pedestrian Level Wind Study (ZBA,SPA only)
☐	Architectural Control Guidelines (ZBA,SUB,SPA only)	☐	Avenue Segment Review Study (OPA,ZBA only)
☐	Housing Issues Report (OPA,ZBA,CDM only)	☒	Sun/Shadow Study (ZBA,SPA only)
☒	Natural Heritage Impact Study (OPA,ZBA,SUB,SPA only)	☐	Urban Design Guidelines (ZBA,SUB,SPA only)
☒	Green Development Standards Checklist (ZBA,SUB,CDM,SPA only)	☐	Accessibility Design Standards Checklist (SUB,CDM,SPA only)
☒	Noise Impact Study (ZBA,SUB,SPA only)	☒	Vibration Study (ZBA,SUB,SPA only)
☒	Archaeological Assessment (OPA,ZBA,SUB,SPA only)	☒	Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA only)

Engineering & Technical Services

☒	Loading Study (ZBA,SPA only)	☒	Stormwater Management Report (ZBA,SUB,CDM,SPA only)
☒	Parking Study (ZBA,CDM,SPA only)	☒	Environmental Impact Study (OPA,ZBA,SUB,SPA only)
☐	Traffic Operations Assessment (ZBA,SUB,SPA only)	☒	Contaminated Site Assessment (OPA,ZBA,SUB,SPA only)
☒	Transportation Impact Study (OPA,ZBA,SUB,SPA only)	☒	Servicing Report (ZBA,SUB,CDM,SPA only)
☒	Geotechnical Study/Hydrogeological Review (ZBA,SUB,SPA only)		

Urban Forestry Services

☒	Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA only)
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Additional Information Requested**Health**

☐	Electromagnetic Field (EMF) Management Plan (OPA,ZBA,SUB only)
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City Planning

☒	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:	
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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.