

Submission Instructions

Applications are to be submitted to the [Planning Consultant](#) in the applicable District. To avoid delays in submitting your applications, we encourage you to schedule an appointment in advance by contacting the Planning Consultant directly.

All submissions must include a covering memo indicating all submitted materials along with either this Planning Application Checklist, OR the Pre-Application Consultation Checklist received from your Pre-Application meeting.



A: Paper Form

- Collate the plans/drawings into sets;
- The plans/drawings must be folded to 216mm x 356mm (8.5" x 14") with the title block exposed; and
- Plans/Drawings that are not folded will not be accepted.

B: Digital Form

- USB key must be compatible with windows (i.e. in Fat32 or NTFS format);
- CD, DVD or USB must only have the PDF files for the application, uncompressed (i.e. no zipped files) and no folders;
- Each Plan/Drawing must be grouped as one PDF file for each type, ie. Architectural, Civil, etc.;
- Plans/Drawings with multiple pages and sets must be combined into a single PDF file in the same order as the submitted paper document;
- Each PDF file must be properly labelled. PDF file names should have an abbreviated description of the document (See Naming Conventions below);
- Each information/study must be submitted as a separate PDF file, including the Project Data Sheet;
- Each PDF file must be submitted without a password and/or restrictions;
- Each PDF file must be submitted to mirror paper copies exactly and be flattened (i.e. no layers);
- All electronic files must be submitted in "Portable Document Format" (PDF) version 7 or later; and
- Each PDF file submitted must not exceed 25MB and have no layers.

Naming Convention

- PDF file names must use underscores/abbreviations that describe the digital file and reference the subject property.

Examples:

- Architectural Plans_100main_st.pdf
- Civil & Utilities Plans_100main_st.pdf
- Survey Plans100main.pdf
- Parking_100main_st.pdf
- SunShadowStudy_100main_st.pdf
- SWMReport_100main_st.pdf

Refer to the [Developing Toronto website](#) to review the [Building Toronto Together: A Development Guide](#) for more information regarding the submission requirements, and [Procedures for Erecting Signs](#).

Applications For

Official Plan Amendment* (OPA)
 Zoning By-law Amendment* (ZBA)
 Draft Plan of Subdivision* (SUB)
 Site Plan Control (SPA)
 Part Lot Control Exemption (PLC)

Draft Plan of Condominium (CDM)

Leasehold
 Freehold
 Standard
 Phased
 Common Elements*
 Vacant Land*

** These applications require the posting of a sign, go to [Planning Application Signs](#) for requirements.*

All application submissions shall include the specified number of hard copies and 1 DVD/CD or USB key containing all the materials saved as PDF files. Refer to the detailed submission instructions on Page 1 for digital naming conventions and paper submission requirements.

Information/Studies Submitted with Application

1 digital copy, unless noted otherwise:

Indicate all materials provided by checking all applicable boxes from the listings below:

City Planning

[Draft Official Plan Amendment](#)
 (text and schedule)(OPA)
[Draft Zoning By-law Amendment](#)
 (text and schedule) (ZBA)
[Computer Generated Building Mass Model](#)
 (OPA,ZBA,SPA)
[Community Services and Facilities Study](#)
 (OPA,ZBA,SUB)
[Architectural Control Guidelines](#)
 (ZBA,SUB,SPA)
[Housing Issues Report](#) (OPA,ZBA,CDM)
 [Also required as part of [Rental Housing Demolition and Conversion Application](#)]
[Natural Heritage Impact Study](#)
 (OPA,ZBA,SUB,SPA)
[Toronto Green Standard Checklist](#)
 (ZBA,SUB,CDM,SPA)
 Tier 1 (Mandatory) **
 Tier 2,3,4 (Voluntary) ***
 ** See Energy Efficiency Report Requirement & Modelling Guidelines (SPA): [TGS Version 2](#) and [TGS Version 3](#)
 *** To enroll in Tier 2,3,4 contact
 Environmental Planning sustainablecity@toronto.ca

[Vibration Study](#) (ZBA,SUB,SPA)
[Heritage Impact Assessment/Conservation Strategy](#) (OPA,ZBA,SUB, SPA)
[Noise Impact Study](#) (ZBA,SUB,SPA)
[Public Consultation Strategy Report](#)
 (OPA,ZBA,SUB,CDM [Vacant Land])
[Energy Strategy](#) (OPA, ZBA,SUB)

Engineering & Construction Services

[Loading Study](#) (ZBA,SPA)
[Parking Study](#) (ZBA,CDM,SPA)
[Traffic Operations Assessment](#) (ZBA,SUB,SPA)
[Transportation Impact Study](#) (OPA,ZBA,SUB,SPA)
[Geotechnical Study/Hydrological Review](#)
 (ZBA,SUB,SPA)
[Stormwater Management Report](#) (ZBA,SUB,CDM,SPA)
[Servicing Report](#) (ZBA,SUB,CDM,SPA)
[Environmental Impact Study](#) (OPA,ZBA,SUB,SPA)
[Contaminated Site Assessment](#)
 (OPA,ZBA,SUB,SPA)

Urban Forestry Services

[Arborist/Tree Preservation Report](#)
 (ZBA,SUB,CDM,SPA)

[Archaeological Assessment](#) (OPA,ZBA,SUB,SPA)
[Planning Rationale](#) (OPA,ZBA,SUB,CDM)
[Pedestrian Level Wind Study](#) (ZBA,SPA)
[Avenue Segment Review](#) (OPA,ZBA)
[Sun/Shadow Study](#) (ZBA,SPA)
[Urban Design Guidelines](#) (ZBA,SUB,SPA)
[Accessibility Design Standards Checklist](#)
 (SUB,CDM,SPA)

Plans Submitted with Application

2 paper copies, unless noted otherwise, and 1 digital copy:

Survey Plans

[Boundary Plan of Survey](#) (All Applications)

[Topographical Survey](#) (All Applications)

[Draft Plan of Subdivision](#) (SUB)

[Draft Plan of Condominium](#) (CDM)

Architectural Plans

[Context Plan](#) (All Applications)

[Underground Garage Plan\(s\)](#) (ZBA, SPA)

[Site and Building Elevations](#) (ZBA, SPA)

[1:50 scale Detailed Colour Building Elevations](#)

(greater than or equal to 5 Storey (SPA)

[Subdivision Concept Plan](#) (SUB)

[Site Plan](#) (OPA, ZBA, SPA)

[Roof Plan](#) (SPA)

[Floor Plan\(s\)](#) (ZBA, SPA)

[Site and Building Sections](#) (ZBA, SPA)

[Perspective Drawing](#) (4000m² or greater) (SPA)

Civil & Utilities Plans

[Site Grading Plan](#) (SPA, SUB)

[Erosion/Sediment Control Plan](#) (SPA)

[Construction Management Plan](#) (SPA)

[Public Utilities Plan](#) (SPA, SUB)

Landscape & Lighting Plans

[Tree Preservation Plan](#) (ZBA, SPA, SUB)

[Landscape & Lighting Plan](#) (SPA)

[Concept Site and Landscape Plan](#)

(OPA, ZBA)

Electromagnetic Field Management Plan

[Electromagnetic Field \(EMF\) Management Plan](#) (OPA, ZBA, SUB)

Design Guidelines, By-laws, Standards, Requirements that may inform the application:

- [Design Guidelines by Building Type, Area-Specific, Streetscape and Public Space, Environmental, Public Art, and Healthy Communities](#)
- [Toronto Green Standard](#), including [Green Roofs](#) and the [Green Roof By-law](#)
- [Housing Related Requirements](#), including the [Rental Housing Demolition and Conversion By-law](#)
- [Section 37 Benefits](#)
- [Development Infrastructure Policy and Standards \(DIPS\)](#)

Advisory Comments

City Owned Property

If the City of Toronto has been identified as the owner of any of the lands described in the application, a letter of consent from the City of Toronto, in its capacity as land owner, must be requested from the City of Toronto's Director of Real Estate Services, Contact: Manager of Policy & Program Management. If the City of Toronto grants its consent, the letter of consent from the City of Toronto must be submitted with the application.

Municipal Numbering

Different kinds of developments need different kinds of municipal addressing or municipal numbering. In particular, those developments that result in new properties that do not have a municipal number. See [Municipal Numbering Application Form](#). This application form may be e-mailed or mailed to the City of Toronto, Land and Property Surveys, as indicated on the form.