

Mr. Peter Smith  
Bousfields Inc.  
3 Church Street, Suite 200  
Toronto ON M5E 1M2

March 14, 2018

**Re: Notification of Incomplete Application and  
Assignment of Application under City's STAR Process  
Application No.: 18 118403 STE 29 OZ  
Application to Amend the Official Plan to permit an 18-storey seniors' residence  
incorporating the heritage school house  
954, 956, 958 Broadview Avenue and 72 Chester Hill  
Ward 29 – Toronto-Danforth**

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Notification of Incomplete Application

This will acknowledge receipt of your application set out above. We are processing your application.

This application does not meet the complete application submission requirements of the Planning Act and Toronto Official Plan and is, therefore, considered an incomplete application. The following information and material has not been provided:

- Boundary Survey
- Topographical Survey
- A full set of architectural drawings (context plan, underground plans, floor plans, roof plan, site and building elevations and sections)
- Planning Rationale
- Building Mass Model
- Housing Issues Report and the submission of a Rental Housing Demolition and Conversion Declaration of Use and Screening Form
- Natural Heritage Impact Study
- Heritage Impact Assessment/Conservation Strategy
- Transportation Impact Study
- Public Consultation Plan
- Energy Strategy
- Concept Site and Landscape Plan

The above requested material is required based on Schedule 3 – Application Requirements of the Official Plan and the Planning Application Checklist. Submitting the material will result in a complete application.

To complete the review of your application, we require the submission of all of the above noted outstanding information and materials. We encourage the submission of all outstanding materials together. Once this information is submitted, you will be notified as to whether the application is deemed to be complete in accordance with the Planning Act and the Toronto Official Plan.

Further to the above, commenting divisions within the City of Toronto request the following additional information and material for the review of your application:

- Loading Study
- Parking Study
- Traffic Operations Assessment
- Geotechnical Study / Hydrological Review
- Stormwater Management Report
- Servicing Report
- Arborist/Tree Preservation Report
- Tree Preservation Plan


Assignment of Application under City's STAR Process

You are also advised that your application has been assigned to the "complex" stream under the City's STAR (Streaming The Application Review) process. This process provides for the streaming of most planning applications and sets target timelines for their review. This means that once the complete application submission requirements of the Planning Act and the Toronto Official Plan are satisfied, staff will endeavour to complete the review of your application within 9 months.

**The planner handling this application is George Pantazis at 416-392-3566 or [George.Pantazis@toronto.ca](mailto:George.Pantazis@toronto.ca).** Please confirm with this planner that the required sign has been erected, as indicated on the application form. When contacting this Division, please quote the address of the proposal and application number.

Please contact this planner if you have any questions about the processing of your application.

Yours truly,



Kyle Knoeck, Manager

Community Planning, Toronto and East York District

cc: Councillor Mary Fragedakis