



2018 Development Approval

Toronto & East York
 Toronto City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2
 416-397-5330

North York
 North York Civic Centre
 5100 Yonge Street
 Toronto, ON M2N 5B7
 416-397-5330

Scarborough
 Scarborough Civic Centre
 150 Borough Drive
 Toronto, ON M1P 4N7
 416-397-5330

Etobicoke York
 2 Civic Centre Court
 Toronto, ON M9C 5A3
 416-397-5330

Application(s) for: (please check all applicable boxes)

- Official Plan Amendment
 Zoning By-law Amendment
 Site Plan Control
 Part Lot Control
 Draft Plan of Subdivision
 Condominium Application

Public Record Notice: The information collected on this form is considered to be a public record as defined by section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

Acknowledgement of Public Information: The applicant grants the City permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either online or through other means for the purpose of application review. The applicant agrees to provide a reasonable number of copies of any such document, or parts thereof, in paper and/or electronic form, to the City for internal use and distribution to the public either online or through other means for the purposes of application review.

If the applicant believes there may be a security risk by allowing the public access to any portion of these documents, you must indicate the portion of the documents to which you believe this concern applies, along with supporting documentation outlining the reasons for your concern along with the document submitted as part of the application. The Chief Planner, or delegate, will consider but will not be bound to agree with such submissions prior to reproduction, in whole or in part, any identified portions for internal use, inclusion in staff reports or public distribution to the application review.

Address of Subject Lands (Street Number/Name): 1637-1645 Bathurst Street		
Describe location (closest major intersection, what side of the street is the land located): East side of Bathurst Street, between Ardmore Road and Burton Road		
Legal Description: Lots 4 to 10 Inclusive, Plan M-347, City of Toronto		
Registered Owner(s) of subject land (as it appears on Deed/Transfer): IMH 1637-1645 Bathurst Ltd.		Business E-mail: aburke@starlightinvest.com
Business Address: 1400-3280 Bloor Street West, Centre Tower	City: Toronto ON	Postal Code: M8X 2X3
Business Telephone (area code + number): 416-234-8444	Business Fax (area code + number): 416-234-8445	
Applicant name (in full): Walker, Nott, Dragicevic Associates Limited	Business E-mail: wnott@wndplan.com	
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Lawyer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Planner <input type="checkbox"/> Contractor <input type="checkbox"/> Other:		
Business Address: 90 Eglinton Avenue East, Suite 970	City: Toronto ON	Postal Code: M4P 2Y3
Business Telephone (area code + number): 416-968-3511	Business Fax (area code + number): 416-960-0172	

This section for Office Use Only		
File No(s): _____	Date Received: _____	
_____	Ward: _____	
Staff Contact: _____	Phone Number: _____	



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Proposal Details

The following information is required to expedite the evaluation of a Complete Application by the City.

If known, has the subject lands ever been the subject to and/or is within 120m of lands that have been subject to an application under the Planning Act for approval of a Draft Plan of Subdivision, Draft Plan of Condominium, Consent, Zoning By-law Amendment, Official Plan Amendment, Minor Variance, or Site Plan Control application(s)?

Yes No Unknown

If Yes, please provide the file number(s) and status of the application(s). If for an Official Plan Amendment, also provide purpose and effect of amendment and the address of the lands affected.

1646-1648 Bathurst Street: Official Plan Amendment (06 152992 STE 21 OZ) for rental housing condominium conversion and Draft Plan of Condominium (06 152996 STE 21 CD) applications, OMB appeal. 1647 Bathurst Street: Consent application (B0020/17TEY) and associated Minor Variance applications (A0237/17TEY-A0242/17TEY), current applications. 1657 Bathurst Street: Minor Variance application (A0223/15TEY) approved, Draft Plan of Condominium application (16 104520 STE 21 CD), current application.

If known, are the subject lands within an area of archaeological potential? Yes No Unknown

Is the subject land designated under the Ontario Heritage Act? Yes No

If known, are there any easements or restrictive covenants affecting the subject lands?

Yes No Unknown

If Yes, please provide the instrument number(s), and description of each easement and/or covenant and its effect.

Service laneway easement (Instrument No. LT523871, July 1952), the purpose of the easement is for a "right-of-way in, over, along, and upon" the subject lands.

Water main easement (Instrument No. LT543029, June 1953), the purpose of the easement is for a "watermain in, over, along and upon" the subject lands.

Instrument No. LT551657 contains the exact same easements as LT523871 and LT543029.

Does the proposal remove lands from Employment areas? Yes No Unknown

Does the subject lands contain six or more dwelling units? Yes No

If Yes, are any of the dwelling units residential rental units? Yes No Number of rental units 25

If the answer to both questions above is yes, a "Rental Housing Demolition and Conversion Screening and Declaration" form is required to be submitted to the district Planning Consultant, Customer Service.

The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium is/are consistent with the Provincial Policy Statement. Yes No

The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium conforms to or does not conflict with any Provincial Plans (ie. the Growth Plan for the Greater Golden Horseshoe and/or the Greenbelt Plan). Yes No

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Declaration of Land Owner(s)

I/We IMH 1637-1645 Bathurst Ltd. do solemnly declare that
(please print)

Check or complete either a) or b):

a) As of the date of this application, I am the registered owner of all of the lands described in the application.

Name of land owner IMH 1637-1645 Bathurst Ltd. Signature *[Signature]*
(please print)

Address of land owner 1400-3280 Bloor Street West, Centre Tower, Toronto, ON, M8X 2X3 Date Feb 6, '18

b) As of the date of this application, I am NOT the registered owner of all of the lands described in the application. I confirm that all owners of the lands described in the application (enumerated in attached list) have been notified of the application being made on their properties and furnish the permissions of those land owners whose signatures are affixed immediately below:

Name of land owner _____ Signature _____
(please print)

Address of land owner _____ Date _____

Name of land owner _____ Signature _____
(please print)

Address of land owner _____ Date _____

Note: If more space is needed for additional land owners, please attach a separate sheet.

A comprehensive list identifying each property included in the lands described in the application must also be attached, together with the name and address of the property owner notified and an indication as to whether or not the owner has furnished permission for the application. Those owners indicated on the list as having furnished permission must also have their signatures affixed above.

Authorization of Agent

I/We IMH 1637-1645 Bathurst Ltd. authorize Walker, Nott, Dragicevic Associates Limited
(please print) (please print)

to act as an agent and sign the application form to the City of Toronto on my/our behalf for the lands known as:
1637-1645 Bathurst Street

Name of land owner *David Chalmerz* Signature *[Signature]* Date Feb 6, '18
(please print)

Name of land owner _____ Signature _____ Date _____
(please print)

Signature of signing Officer(s) of Corporation _____ Corporate Seals, if applicable

Signature of signing Officer(s) of Corporation _____

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Declaration of Applicant

I Wendy Nott (Walker, Nott, Dragicevic Associates Limited), do solemnly declare that
(please print)

1. I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.
2. Enclosed is the required fee, which I certify is accurate, and the prescribed information and supporting documentation required for each application. I agree to pay any further costs which may be determined as these applications are reviewed.

Name of applicant Wendy Nott (Walker, Nott, Dragicevic Associates Limited)
(please print)

Applicant's Signature  Date February 9, 2018

Signature of owner/agent  Date Feb 6 '18

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Fee Schedules

Fee Calculation - Effective January 1, 2018

Complete and attach all schedules that apply to your application submission.

Schedule 1 - Official Plan Amendment	Enter amount from line 101 on Schedule 1	\$ _____	1
Schedule 2 - Zoning By-law Amendment	Enter amount from line 227 on Schedule 2	\$ 108,260.14	2
Schedule 3 - Combined Application-Official Plan & Zoning By-law Amendment	Enter amount from line 326 on Schedule 3	\$ _____	3
Schedule 4 - Site Plan Control	Enter amount from line 436 on Schedule 4	\$ _____	4
Schedule 5 - Draft plan of Condominium	Enter amount from line 509 on Schedule 5	\$ _____	5
Schedule 6 - Draft plan of Subdivision	Enter amount from line 605 on Schedule 6	\$ _____	6
Schedule 7 - Part Lot Control Exemption	Enter amount from line 705 on Schedule 7	\$ _____	7
Total		\$ 108,260.14	

SURCHARGES THAT MAY APPLY (LEVIED AT THE TIME OF THE NOTICE)

- Notification of Complete Application (OPA, ZBA, SUB, CDM [common elements and vacant land only])
- Notice of Public Meeting (OPA, ZBA, SUB, CDM [common elements and vacant land only])
- Notice of Adoption/Refusal (OPA, ZBA only)

A surcharge to cover facility rental, translation, sign language services, and direct costs associated with expanded notification to process planning applications may also apply (levied at the time of the meeting)

- There may also 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.

As set out in Chapter 441-4 of the City of Toronto Municipal Code, fees are adjusted every January 1st to reflect the inflation rate of the previous October Consumer Price Index increase for the past year.

Accepted methods of payment for fees: Debit Card, Certified Cheque, Money Order, Cash, MasterCard, Amex or Visa. (Credit Card payments are accepted at most locations.) Personal or Company Cheques will be accepted only for amounts greater than \$2,000.00. Please make all amounts payable to the Treasurer of the City of Toronto.