



2019 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
 Draft Plan of Condominium

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: mbianchi@starlightinvest.com
Business Address: 1400-3280 Bloor Street West, Centre Tower	City: Toronto, ON	Postal Code: M8X 2X3
Business Telephone (area code + number): 416-855-2301	Business Fax (area code + number): 416-855-0192	
Applicant name (in full): Walker, Nott, Dragicevic Associates Ltd.	Business E-mail: tpeck@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: _____
Staff Contact: _____	Ward: _____
	Phone Number: _____

Proposal Details

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

1. Have the subject lands ever been the subject of 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

2. Have the subject lands ever been within 120m or less of lands that were the subject of 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 for 1. or 2. please provide the file number(s) and status of the application(s). For Official Plan Amendments, also provide the purpose and effect of the OPA and the address of affected lands.

Subject Lands (1637-1645 Bathurst Street): Under Review; 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

Are the subject lands 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.

Water main easement (Instrument No. L T543029, 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 L T523871 and LT543029.

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

Do the subject lands contain six (6) 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 Declaration of Use and Screening Form is required to be submitted to the District Planning Consultant, Customer Service to determine if the proposal requires a Rental Housing Demolition and Conversion Application.

Please note that the Rental Housing Demolition and Conversion Application, when required, must be submitted as a companion application with the City Planning Development Approval, Committee of Adjustment or Building Permit Application.

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 (2014). Yes No

The application(s) for Official Plan Amendment / Zoning By-law Amendment / Draft Plan of Subdivision / Draft Plan of Condominium [Common Elements or Vacant Land] conform(s) with the Growth Plan for the Greater Golden Horseshoe (2017) and/or the Greenbelt Plan (2017). Yes No

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Declaration of Land Owner(s)

I/We IMH 1637-1645 Bathurst Ltd. do solemnly declare that:

Check or complete either one of the following options:

1. 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 Starlight Group Property Holdings Inc. on behalf of IMH 1637-1645 Bathurst Ltd. Signature 

Address of land owner 1400-3280 Bloor Street West, Centre Tower, Toronto, ON, M8X 2X3 Date 12/12/2019

2. 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 the attached list) have been notified of the application being made on their properties. I include the permissions of those land owners whose signatures are affixed immediately below and, in respect of any lands that may be owned by the City of Toronto, I attach a letter of consent from the City of Toronto, in its capacity as land owner, to include its lands in this application:

Name of land owner _____ Signature _____

Address of land owner _____ Date _____

Name of land owner _____ Signature _____

Address of land owner _____ Date _____

Please 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.

If the application includes any land that may be owned by the City of Toronto, 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 Program & Policy Management. If the City of Toronto grants its consent, the letter of consent from the City of Toronto must be submitted with the application.

Authorization of Agent

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

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 Starlight Group Property Holdings Inc. on behalf of IMH 1637-1645 Bathurst Ltd. Signature  Date 12/12/2019

Name of land owner _____ Signature _____ Date _____

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 Tyler Peck (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 Tyler Peck (Walker, Nott, Dragicevic Associates Limited)
(please print)

Applicant's Signature  Date 16/12/2019

Signature of owner/agent  Date 12/12/2019

Application
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Fee Schedules

Fee Calculation - Effective January 1, 2019

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	\$ _____	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	\$ <u>71,706.46</u>	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		\$ <u>71,706.46</u>	

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.

Planning Application fees may be paid by: Debit Card, Certified Cheque, Money Order, Cash, MasterCard, Amex or Visa as follows:

- Payment by credit card is limited to a maximum of \$20,000.00. Any balance of payment may be paid by cash, cheque, debit card
- Personal or company cheques less than \$2,000.00 must be certified
- All cheques are to be made payable to "The Treasurer – City of Toronto"

Credit Card payments are accepted at most locations.

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Schedule 4.1: Site Plan Control - Residential

Step 1 - Base Fee

Enter Base Fee amount of \$21,691.00

\$21,691.00 401

Step 2.1 - Residential - Complete this step if the proposed use of the development is 100% residential.

Complete the appropriate column according to the total project GFA:

Column A: Less than 500m²Column B: 500.01m² to 700m²Column C: 700.01m² to 1,400m²Column D: 1,400.01m² to 4,400m²Column E: Over 4,400m²

	Column A	Column B	Column C	Column D	Column E	
Enter total project GFA					8,503	402
	500	500	700	1,400	4,400	403
Subtract line 403 from line 402					4,103	404
Rate per m ²	\$ 0	\$ 15.29	\$ 11.82	\$ 7.67	\$ 3.82	405
Multiply line 404 by line 405					15,673.46	406
	\$ 0	\$ 0	\$ 3,058	\$ 11,332	\$ 34,342	407
Add line 406 and line 407					50,015.46	▶ \$50,015.46 408
Total						
Add line 401 and line 408						▶ \$71,706.46 436
Enter the amount on line 436 plus any other applicable fees on page 5 of the application form.						