

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)

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment | <input type="checkbox"/> Site Plan Control | <input type="checkbox"/> Part Lot Control |
| <input type="checkbox"/> Draft Plan of Subdivision | <input type="checkbox"/> 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):		
Describe location (closest major intersection, what side of the street is the land located):		
Legal Description:		
Registered Owner(s) of subject land (as it appears on Deed/Transfer):		Business E-mail:
Business Address:	City:	Postal Code:
Business Telephone (area code + number):	Business Fax (area code + number):	
Applicant name (in full):	Business E-mail:	
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Lawyer <input type="checkbox"/> Architect <input type="checkbox"/> Planner <input type="checkbox"/> Contractor <input type="checkbox"/> Other:		
Business Address:	City:	Postal Code:
Business Telephone (area code + number):	Business Fax (area code + number):	

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

2018 Development Approval

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.

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.

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 _____

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

2018 Development Approval

Declaration of Land Owner(s)

I/We Montrin Richview GP Inc. 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 _____ Signature _____
 (please print)

Address of land owner _____ Date _____

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 Montrin Richview GP Inc. Signature _____
 (please print)

Address of land owner 3250 Bloor Street West, Suite 1000, Toronto, M8X 2X9 Date April-27-2018

Name of land owner Build Toronto Inc. Signature _____
 (please print)

Address of land owner 200 King Street West, Suite 200, Toronto, M5H 3T4 Date April-26-2018

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 Montrin Richview GP Inc. authorize Bousfields Inc. c/o Peter Smith
 (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:
250 Wincott Drive and 4620 Eglinton Avenue West

Name of land owner Montrin Richview GP Inc. Signature _____ Date April-27-2018
 (please print)

Name of land owner Build Toronto Inc. Signature _____ Date April-26-2018
 (please print)

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

Signature of signing Officer(s) of Corporation _____


2018 Development Approval

Declaration of Applicant

I Bousfields Inc. c/o Peter Smith, 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 Bousfields Inc. c/o Peter Smith

Applicant's Signature  (please print) Date _____

Signature of owner/agent _____ Date April-27-2018

2018 Development Approval

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	\$ _____	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		\$ <input style="width: 100px; height: 20px;" type="text"/>	

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.

2018 Development Approval

Schedule 2.3: Zoning By-Law Amendment - Mixed Use

Step 1 - Base Fee

Enter Base Fee amount of \$41,664.74 (Base Fee waived with concurrent subdivision application) \$ 201

Step 2.3 - Mixed Use - Complete either Section A or Section B below if your proposed development is mixed use (residential and non-residential uses).

For applications that contain both residential and non-residential uses, the additional per m² rate is applied based on Primary and Secondary use. For applications that propose both residential and non-residential, the use with the greater GFA shall be deemed the Primary use and charged at that particular use rate. The Primary use will only apply to residential or non-residential. The use with the lesser GFA determines the Secondary use. Secondary use will always be charged at the Mixed Use rate.

A. Complete the following if the primary use is residential and the secondary use is non-residential.

Primary Use = Residential

Enter the Residential GFA	m ²	less 500m ²		208
Rate per m ²			\$ 8.66	209
Multiply line 208 by the rate on line 209 (If negative, enter 0)				210

Secondary Use = Non-Residential

Enter the Non-Residential GFA				211
If line 208 is negative, enter the amount on 212. Otherwise, enter 0				212
Add line 211 and line 212				213
Rate per m ²			\$ 4.57	214
Multiply line 213 by the rate on line 214 (if negative, enter 0)				215
Add line 210 and line 215			This is your m ² fee ▶	\$ <input type="text"/> 216

B. Complete the following if the primary use is non-residential and the secondary use is residential.

Primary Use = Non-Residential

Enter the Non-Residential GFA	m ²	less 500m ²		217
Rate per m ²			\$ 7.17	218
Multiply line 217 by the rate on line 218 (If negative, enter 0)				219

Secondary Use = Residential

Enter the Residential GFA				220
If line 217 is negative, enter the amount on 221. Otherwise, enter 0				221
Add line 220 and line 221				222
Rate per m ²			\$ 4.57	223
Multiply line 222 by the rate on line 223 (If negative, enter 0)				224
Add line 219 and line 224			This is your m ² fee ▶	\$ <input type="text"/> 225

Total

Add lines 201 and 216 **OR** add lines 201 and 225 as applicable ▶ \$ 227

Enter the amount on line 227 plus any other applicable fees on page 5 of the application form.

2018 Development Approval Application
250 Wincott Drive and 4620 Eglinton Avenue West
Comprehensive List of Property Ownership

Owner #1

Name of Land Owner: Montrin Richview GP Inc.
Address of Lands Subject to Application: 250 Wincott Drive
Address of Land Owner: 3250 Bloor Street West, Suite 200
Toronto, Ontario M8X 2X9
Furnished Permission for Application: Yes

Owner #2

Name of Land Owner: Build Toronto Inc.
Address of Lands Subject to Application: 4620 Eglinton Avenue West
Address of Land Owner: 200-200 King Street West
Toronto, Ontario M5H 3T4
Furnished Permission for Application: Yes