



# 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): 11, 17, 19, 21 Yorkville Avenue, 16, 18 Cumberland Street		
Describe location (closest major intersection, what side of the street is the land located): Yonge St and Yorkville Ave, south side of Yorkville Ave, and 2 properties (16 & 18) on north side of Cumberland St		
Legal Description: See enclosed Boundary Survey Plan for Legal Description		
Registered Owner(s) of subject land (as it appears on Deed/Transfer): 11 Yorkville Partners Inc.		Business E-mail:
Business Address: 2300 Yonge Street	City: Toronto	Postal Code: M4P 1E4
Business Telephone (area code + number): 416-486-4242	Business Fax (area code + number): 416-486-3780	
Applicant name (in full): Kristy Shortall	Business E-mail: ks@metropia.ca	
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Lawyer <input type="checkbox"/> Architect <input type="checkbox"/> Planner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Other:		
Business Address: 2300 Yonge Street	City: Toronto	Postal Code: M4P 1E4
Business Telephone (area code + number): 416-486-4242	Business Fax (area code + number): 416-486-3780	

<b>This section for Office Use Only</b>	
File No(s): _____	Date Received: _____
Staff Contact: _____	Ward: _____
	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.

836 Yonge Street: Site Plan Approval 15 154088 STE 27 SA May 8, 2015 NOAC Issued Jun 22, 2016  
 Rezoning 13 246101 STE 27 OZ Oct 4, 2013 Closed  
 826 Yonge Street: Site Plan Approval 16 270346 STE 27 SA Dec 23, 2016 Under Review  
 Rezoning 15 114759 STE 27 OZ Feb 11, 2015 Council Approved Apr 26, 2017  
 37 Yorkville Avenue: Site Plan Approval 16 155457 STE 27 SA May 13, 2016 Under Review

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.

1. PIN 21197-0139 LT – Subject to (and together with) CA257819. Transfer from Central Guaranty Trust Company to 173458 Canada Inc.
2. PIN 21197-0142 LT – Subject to CA749065. Easement in favor of Rogers Cable Inc. regarding a communication services distribution system

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 81

**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

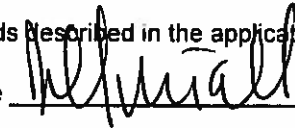
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## Declaration of Land Owner(s)

I/We 11 Yorkville Partners 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 David Speigel Signature   
 (please print)

Address of land owner 2300 Yonge Street, Suite 807 Date 2018.03.22

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 11 Yorkville Partners Inc. authorize Kristy Shortall  
 (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:  
11, 17,19,21 Yorkville Ave, 16, 18 Cumberland St.

Name of land owner David Speigel Signature  Date 2018.03.22  
 (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 \_\_\_\_\_

# 2018 Development Approval

## Declaration of Applicant

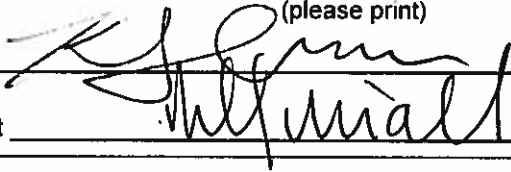
I Kristy Shortall, do solemnly declare that  
(please print)

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 Kristy Shortall

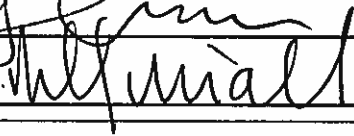
(please print)

Applicant's Signature



Date 2018.03.22

Signature of owner/agent



Date 2018.03.22

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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	\$ _____	2
Schedule 3 - Combined Application-Official Plan & Zoning By-law Amendment	Enter amount from line 326 on Schedule 3	410,029.57	3
Schedule 4 - Site Plan Control	Enter amount from line 436 on Schedule 4	\$ 218,213.47	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
<b>Total</b>		<b>\$ 628,243.04</b>	

### 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.