

2022 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"/> 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):		
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: _____	

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Proposal Details

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

<p>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)?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>			
<p>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)?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes for 1. or 2. please provide the file numbers(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.</p>			
<p>If known, are the subject lands within an area of archaeological potential? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>			
<p>Are the subject lands designated under the Ontario Heritage Act? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>If known, are there any easements or restrictive covenants affecting the subject lands?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes, please provide the instrument number(s), and description of each easement and/or covenant and its effect. Please refer to attachments.</p>			
<p>Does the proposal remove lands from Employment areas? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>			
<p>Do the subject lands contain six (6) or more dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, are any of the dwelling units residential rental units? <input type="checkbox"/> Yes <input type="checkbox"/> No Number of rental units _____</p> <p>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.</p> <p>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.</p>			
<p>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 (2020). <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and/or the Greenbelt Plan (2017). <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			

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Declaration of Land Owner(s)

I/We _____ 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 _____ Signature *Chye*

Address of land owner _____ Date _____

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 _____ authorize _____

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

Name of land owner _____ Signature *Chye* Date _____

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 _____, 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 _____
(please print)

Applicant's Signature *L. D. Payne* Date June 2, 2022

Signature of owner/agent *[Signature]* Date _____

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Fee Schedules

Fee Calculation - Effective January 1, 2022

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;" 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.

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.

TITLE SUMMARY

(as of May 19, 2022)

Municipal addresses and legal descriptions:

111 Davisville Ave

PIN 21124-0319 (LT)

LT 16-19, 40-42 PL 799 NORTH TORONTO; PT LT 32 PL 284 TORONTO; PT LT 10-15, 39, 43-48 PL 799 NORTH TORONTO AS IN CA462387; CITY OF TORONTO

141 Davisville Avenue

PIN 21124-0320 (LT)

LT 20-22, 37-38 PL 799 NORTH TORONTO; PT LT 23, 36, 39 PL 799 NORTH TORONTO (CLOSED BY EN103239) AS IN EN114175; CITY OF TORONTO.

Registered owner:

3414493 Canada Inc. by Transfer registered on January 9, 2020 as Instrument No. **AT5337307** from 1224688 Ontario Limited (as to PIN 21124-0319 (LT)).

3414493 Canada Inc. by Transfer registered on July 22, 2003 as Instrument No. **AT226489** from Wingreen Realty Limited (as to PIN 21124-0320 (LT)).

Registered encumbrances:

As to PIN 21124-0319 (LT)

1. Instrument No. **TR70991**, registered December 27, 2000, is an Access Easement Agreement between in favour of Rogers Cable Inc.
2. Instrument No. **AT5337312**, registered January 9, 2020, is a Charge in favour of The Toronto-Dominion Bank, securing an original amount of \$23,661,850.
3. Instrument No. **AT5337313**, registered January 9, 2020, is a Notice of General Assignment of Rents in favour of The Toronto-Dominion Bank, as additional security to Charge No. AT5337312.
4. Instrument No. **AT5337314**, registered January 9, 2020, is a Charge in favour of The Toronto-Dominion Bank, securing an original amount of \$6,503,225.
5. Instrument No. **AT5337315**, registered January 9, 2020, is a Notice of General Assignment of Rents in favour of The Toronto-Dominion Bank, as additional security to Charge No. AT5337314.

6. Instrument No. **AT5337316**, registered January 9, 2020, is a Charge (Demand Debenture dated January 9, 2020) in favour of The Toronto-Dominion Bank, securing an original amount of \$500,000,000.
7. Instrument No. **AT5337317**, registered January 9, 2020, is a Charge (Demand Debenture dated January 9, 2020) in favour of The Toronto-Dominion Bank, securing an original amount of \$1,000,000,000.
8. Instrument No. **AT5337847**, registered January 10, 2020, is a Notice of Pari-Passu Agreement by The Toronto-Dominion Bank with respect to Instrument Nos. AT5337312, AT5337313, AT5337314 and AT5337315.
9. Instrument No. **AT5591907**, registered December 7, 2020, is a Charge in favour of The Toronto-Dominion Bank, securing an original amount of \$81,427,159.50
10. Instrument No. **AT5591908**, registered December 7, 2020, is a Notice of General Assignment of Rents in favour of The Toronto-Dominion Bank, as additional security to Charge No. AT5591907.
11. Instrument No. **AT5592012**, registered December 7, 2020, is a Notice, whereby Charge No. AT5337312 is amended.
12. Instrument No. **AT5592013**, registered December 7, 2020, is a Notice, whereby Charge No. AT5337314 is amended.
13. Instrument No. **AT5592095**, registered December 7, 2020, is a Postponement, whereby Charge No. AT5337316 is postponed to Charge No. AT5591907, AT5591908, AT5592012 and AT5592013.
14. Instrument No. **AT5592163**, registered December 7, 2020, is a Postponement, whereby Charge No. AT5337317 is postponed to Charge No. AT5591907.
15. Instrument No. **AT5592176**, registered December 7, 2020, is a Notice of Pari-Passu Agreement by The Toronto-Dominion Bank with respect to Instrument Nos. AT5337312, AT5337313, AT5337314, AT5337315, AT5591907, AT5591908.

As to PIN 21124-0320 (LT)

1. Instrument No. **CA703757**, registered December 13, 2000, is an Access Easement Agreement in favour of Rogers Cable Inc.
2. Instrument No. **AT360101**, registered December 12, 2003, is a Notice of Encroachment and Easement Agreement between 1224688 Ontario Limited (as owner of 111 Davisville Avenue), 3414493 Canada Inc. (as registered leasehold owner of 111 Davisville Avenue), 3414493 (as owner of 141 Davisville Avenue) and The Toronto-Dominion Bank (with respect to Charges and related security of 111 Davisville Avenue). Vehicular and pedestrian access to and from 141 Davisville is gained through a driveway that is partially located on 111 Davisville Avenue.

3. Instrument No. **AT2678632**, registered April 29, 2011, is a Charge (Demand Debenture dated April 29, 2011) in favour of First National Financial GP Corporation, securing an original amount of \$500,000,000.
4. Instrument No. **AT5781092**, registered June 29, 2021, is a Charge in favour of Computershare Trust Company of Canada, securing an original amount of \$72,294,524.27
5. Instrument No. **AT5781093**, registered June 29, 2021, is a Notice of General Assignment of Rents in favour of Computershare Trust Company of Canada, as additional security to Charge No. AT5781092.
6. Instrument No. **AT5781104**, registered June 29, 2021, is a Postponement, whereby Charge No. AT2678632 is postponed to Charge No. AT5781093.
7. Instrument No. **AT5781128**, registered June 29, 2021, is a Charge (Demand Debenture dated November 26, 2018) in favour of The Toronto-Dominion Bank, securing an original amount of \$1,000,000,000.

Easements and Restrictions:

1. Instrument No. **CA703757**, registered December 13, 2000, is an Access Easement Agreement in favour of Rogers Cable Inc. (as to PIN 21124-0320 (LT)).
2. Instrument No. **TR70991**, registered December 27, 2000, is an Access Easement Agreement between in favour of Rogers Cable Inc. (as to PIN 21124-0319 (LT)).
3. Instrument No. **AT360101**, registered December 12, 2003, is a Notice of Encroachment and Easement Agreement between 1224688 Ontario Limited (as owner of 111 Davisville Avenue), 3414493 Canada Inc. (as registered leasehold owner of 111 Davisville Avenue), 3414493 (as owner of 141 Davisville Avenue) and The Toronto-Dominion Bank (with respect to Charges and related security of 111 Davisville Avenue). Vehicular and pedestrian access to and from 141 Davisville is gained through a driveway that is partially located on 111 Davisville Avenue (as to PIN 21124-0320 (LT)).