



# 2014 Development Approval Application

**Toronto and East York**  
 Toronto City Hall  
 100 Queen Street West  
 Toronto, Ontario M5H 2N2  
 416-392-7539

**North York**  
 North York Civic Centre  
 5100 Yonge Street  
 Toronto, Ontario M2N 5V7  
 416-395-7000

**Scarborough**  
 Scarborough Civic Centre  
 150 Borough Drive  
 Toronto, Ontario M1P 4N7  
 416-396-7526

**Etobicoke York**  
 2 Civic Centre Court  
 Toronto, Ontario  
 M9C 5A3  
 416-394-8002

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:**  **Common Elements/Vacant Land Condominium**  
 **Standard/Phased/Leasehold Condominium**

**Public Record Notice**

Under The Planning Act, R.S.O. 1990, c. P. 13, s. 1.0.1, all information and material that is required to be provided to the City of Toronto respecting planning applications shall be made available to the public.

**Submission Requirements (see pages 6-7)**

A pre-application consultation meeting is strongly encouraged to identify key issues and the approvals that will be required and identify the supporting drawings, reports and studies required to achieve complete application status in accordance with the Planning Act and the Toronto Official Plan. The following information is required for the submission of a complete application. Unless otherwise noted in the Submission Requirements for your type of application, please include with your application a minimum of 20 sets of plans. All plans to be folded individually to 215 mm x 350 mm (8.5" x 14") with the title block exposed. Collate the plans into sets. Please note, plans that are not folded will not be accepted.

**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 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 for the purpose of application review.

**Sign Requirements (see page 8)**

Posting of a sign on the subject land will be required for Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Subdivision and Draft Plan of (Common Elements/Vacant Land) Condominium applications within 14 days of submitting the application(s). Before submitting your application, please contact your district Planning Consultant, Customer Service for further information about application and sign requirements.

Address of subject land (Street Number/Name) 200 Dundas Street East, 241-251 Jarvis Street and 280 George Street

Describe location (closest major intersection, what side of street land is located): North east corner Jarvis Street and Dundas Street East

Legal description: Lt 1-11, Plan 240E, Lane, Plan 240E, Pt Lt 15 E/S Jarvis Street, 16 ES Jarvis St Pl 10A Toronto PT 1, 63R4853, Toronto

Present use of subject land: hotel      Proposed use of subject land: mixed use (residential/commercial) building

Registered Owner of subject land (as it appears on Deed/Trans 1293446 Ontario Inc.      Business E-mail stevegupta@eastonsgroup.com

Business Address 3100 Steeles Avenue East, Suite 601      City Markham      Postal Code L3R 8T3

Business Telephone (area code + number): 905.940.9409      Business Fax (area code + number): 905.940.9412

Applicant name (in full) Aird & Berlis LLP c/o Kim M. Kovar      Business E-mail kkovar@airdberlis.com

Applicant is:  Owner     Lawyer     Architect     Agent     Contractor     Other:

Business Address 181 Bay Street, Suite 1800, Box 754      City Toronto      Postal Code M5J 2T9

Business Telephone (area code + number): 416.865.7769      Business Fax (area code + number): 416.863.1515

Does the subject land contain six or more dwelling units?     Yes     No  
 If yes, are any of the dwelling units residential rental units?     Yes     No    # 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.*

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

<b>This section for Office Use Only</b>		
File No(s) _____	Project Identifier _____	Date Received _____
Civic Service Centre _____		Ward _____
Staff Contact _____		Phone No. _____

# 2014 Development Approval Application

## Project Data

Note: More detailed statistics may be requested during review of the application.

### Site Data

Existing total lot area:	3,223 m <sup>2</sup>	Existing lot frontage:	46.9 m	Existing lot depth:	68.3 m
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### Building Data

Date of construction of the existing building (if known): \_\_\_\_\_

No. of buildings to be retained: Existing: 0 + Proposed: 1 = Total 1

	Existing:	Proposed:
▶ Ground floor area	_____ m <sup>2</sup>	1,963 m <sup>2</sup>
▶ Residential gross floor area	_____ m <sup>2</sup>	51,630 m <sup>2</sup>
▶ Non-residential gross floor area	_____ m <sup>2</sup>	2,460 m <sup>2</sup>
▶ Landscaped Open Space	_____ m <sup>2</sup>	353.8 m <sup>2</sup>
▶ Paved Surface Area	_____ m <sup>2</sup>	1,769.1 m <sup>2</sup>

Total gross floor area of all buildings on site when project is complete: 54,090

Lot coverage ratio (ground floor area ÷ lot area)	Floor space ratio (gross floor area ÷ lot area) <u>16.78</u>
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▶ Height of building(s) – Existing: \_\_\_\_\_ storeys \_\_\_\_\_ m Proposed: 47 storeys 147 m

Does the proposed building include retention of any of the existing floor area?  Yes  No to top of mechanical penthouse

Minimum Setbacks	W Front Lot Line	N Side Lot Line	S Side Lot Line	E Rear Lot Line
Existing building to be retained	_____ m	_____ m	_____ m	_____ m
Proposed building –	<u>0</u> m	<u>0</u> m	<u>0</u> m	<u>0</u> m

Other information on setbacks (if appropriate): \_\_\_\_\_

### Breakdown of Project Components

Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Gross Floor Area (m <sup>2</sup> )	51,630 m <sup>2</sup>	1160 m <sup>2</sup>	_____ m <sup>2</sup>	_____ m <sup>2</sup>	1300 m <sup>2</sup>
Percentage of Project (%)	95.5 %	.2.1 %	_____ %	_____ %	.2.4 %

Number of Residential Units to be retained: Existing: 0 Proposed: 958 Total: 958

Type of Residential Tenure  Rental  Freehold  Condo  Other: \_\_\_\_\_

Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
No. of Units	_____	252	387	225	94
Typical Unit Size	_____ m <sup>2</sup>	.340 m <sup>2</sup>	.480 m <sup>2</sup>	.570 m <sup>2</sup>	.740 m <sup>2</sup>

Parking and Loading Data Number of parking spaces provided in project: 405

Breakdown of parking space allocation Residential/Commercial - 82; Visitors/Commercial - 51; Car-Share - 5  
 for residential use 267 for residential visitors \_\_\_\_\_ for retail use \_\_\_\_\_  
 for office use \_\_\_\_\_ for industrial use \_\_\_\_\_ for institutional/other use \_\_\_\_\_

### Location and number of parking spaces

Open surface spaces # \_\_\_\_\_  Attached garage # \_\_\_\_\_  Detached garage # \_\_\_\_\_  Cash payment in lieu # \_\_\_\_\_

Above grade parking deck # \_\_\_\_\_  Below grade parking structure # 405  Off-site lease # \_\_\_\_\_

Number of loading spaces provided in project: 4 Type of loading spaces provided (if applicable): 1 - Type G; 1 - Type B; 2 - Type C

### Access and Services

Road access  Provincial Highway  Municipal street  Public lane  Private right-of-way

Servicing:  All of below

Municipal Water	Municipal Sanitary Sewers	Municipal Storm Sewers	Other (septic)
<input type="checkbox"/> available <input type="checkbox"/> connected	<input type="checkbox"/> available <input type="checkbox"/> connected	<input type="checkbox"/> available <input type="checkbox"/> connected	

# 2014 Development Approval Application

## Applicant's Declarations – Please check boxes to confirm

- 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.
- 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 (i.e. the Growth Plan for the Greater Golden Horseshoe and/or the Greenbelt Plan).

Fee Calculation – Effective January 1, 2014

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

Schedule I – Official Plan Amendment Enter amount from Line 101 on Schedule I	\$ _____ 1
Schedule II – Zoning By-law Amendment Enter amount from line 227 from Schedule II	\$ _____ 2
Schedule III – Combined Application – Official Plan & Zoning By-law Amendment Enter amount from line 326 from Schedule III	\$ _____ 3
Schedule IV – Site Plan Control Enter amount from line 436 from Schedule IV	167,508.88 \$ _____ 4
Schedule V – Draft Plan of Condominium Enter amount from line 512 from Schedule V	\$ _____ 5
Schedule VI – Draft Plan of Subdivision Enter amount from line 605 from Schedule VI	\$ _____ 6
Schedule VII – Part Lot Control Exemption Enter amount from line 705 from Schedule VII	\$ _____ 7
TOTAL _____	<b>\$167,508.88</b>

The following surcharges also apply, but will not be collected until later in the planning process:

- a surcharge to cover the City Clerk's direct cost of providing public notices required to process planning applications, included but not limited to Notification of Complete Application, Notice of Public Meeting, Notice of Adoption/Refusal (levied at the time of the notices).
- a surcharge to cover costs associated with community consultation meetings for facility rental, translation and sign language services (levied at the time of the meeting).

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 for payment of fees: Debit Card, Certified Cheque, Money Order, Cash, Master Card 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.

# 2014 Development Approval Application

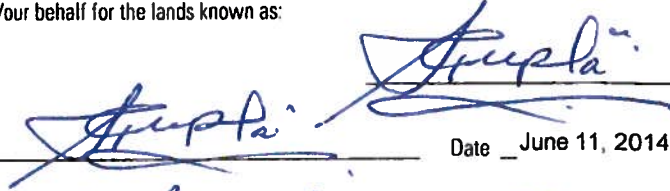
## Authorization of Agent

I/We Dundas Square Gardens Inc. authorize Aird & Berlis LLP c/o Kim. M. Kovar  
(please print) (please print)

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

Name of land owner Dundas Square Gardens Inc.  
(please print)

Signature



Date June 11, 2014

Name of land owner \_\_\_\_\_  
(please print)

Signature



Date June 11, 2014

Corporate seal(s), if applicable

Signature of Signing Officer(s) of Corporation \_\_\_\_\_



Signature of Signing Officer(s) of Corporation \_\_\_\_\_

The personal information on this form is collected under the authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, s. 136(c), City of Toronto By-law No. 1043-2008, and Planning Act, R.S.O. 1990, Chapter P.13. The information is used for the purpose of evaluating your planning application. Questions about this collection can be directed to the Manager, Customer Services, Toronto Building at one of the addresses indicated at the top of page 1 of this application.

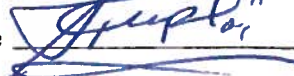
# 2014 Development Approval Application

## Declaration of the Land Owner(s)

I/We Dundas Square Gardens Inc., do solemnly declare that  
(please print)

Check and 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 Dundas Square Gardens Inc. Signature   
(please print)

Address of land owner \_\_\_\_\_ Date June 11, 2014

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 \_\_\_\_\_

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.

## Declaration of the Applicant

I \_\_\_\_\_, do solemnly declare that  
(please print)

- 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.
- 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 \_\_\_\_\_ Signature \_\_\_\_\_ Date May, 2014  
(please print)

Applicant's Signature \_\_\_\_\_  
Signature of owner/agent \_\_\_\_\_ Date May, 2014

The personal information on this form is collected under the authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, s. 136(c), City of Toronto By-law No. 1043-2008, and Planning Act, R.S.O. 1990 Chapter P. 13. The information is used for the purpose of evaluating your planning application. Questions about this collection can be directed to the Manager, Customer Services, Toronto Building at one of the addresses indicated at the top of page 1 of this application.

# Planning Application Checklist

Refer to Building Toronto Together: A Development Guide at [www.toronto.ca/developing-toronto](http://www.toronto.ca/developing-toronto) for more information regarding submission requirements.

## List of Required Applications, Plans, Information/Studies

### SUBMISSION REQUIREMENTS

- Completed Development Approval Application Form
- Full Fees

### PLANNING APPLICATIONS REQUIRED:

- Official Plan Amendment (OPA)
- Zoning By-law Amendment (ZBA)
- Site Plan Control (SPA)
- Draft Plan of Condominium (CDM)
  - Standard
  - Common Elements
  - Other: \_\_\_\_\_
- Part Lot Control Exemption (PLC)
- Draft Plan of Subdivision (SUB)

Plans/Drawings required with application submission: 20 paper copies unless noted, and 1 digital copy (ie. PDF)	DIGITAL Copy Required PAPER Copy Required
<b>OFFICIAL PLAN AMENDMENT (OPA)</b> <input type="checkbox"/> Context Plan <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey  <b>ZONING BY-LAW AMENDMENT (ZBA)</b> <input type="checkbox"/> Underground Garage Plan(s) <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey <input type="checkbox"/> Concept Plan <input type="checkbox"/> Concept Site and Landscape Plan  <b>SITE PLAN CONTROL APPLICATION (SPA)</b> <input checked="" type="checkbox"/> Boundary Plan of Survey <input checked="" type="checkbox"/> Topographical Survey <input checked="" type="checkbox"/> Perspective Drawing (not required for projects under 4000m2) (7 copies) <input checked="" type="checkbox"/> Context Plan <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Site Grading Plan <input checked="" type="checkbox"/> Underground Garage Plan(s) <input checked="" type="checkbox"/> Floor Plan(s)  <b>PLAN OF SUBDIVISION (SUB)</b> <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey <input type="checkbox"/> Context Plan <input type="checkbox"/> Draft Plan of Subdivision  <b>PLAN OF CONDOMINIUM (CDM)</b> <input type="checkbox"/> Boundary Plan of Survey <input type="checkbox"/> Topographical Survey  <b>PART LOT CONTROL EXEMPTION APPLICATION (PLC)</b> <input type="checkbox"/> Boundary Plan of Survey (7 copies)	<input type="checkbox"/> Concept Site and Landscape Plan <input type="checkbox"/> Other: _____  <input type="checkbox"/> Floor Plan(s) <input type="checkbox"/> Site and Building Elevations <input type="checkbox"/> Site and Building Sections <input type="checkbox"/> Tree Preservation Plan (7 copies) <input type="checkbox"/> Other: _____  <input checked="" type="checkbox"/> Roof Plan <input checked="" type="checkbox"/> Site and Building Elevations <input checked="" type="checkbox"/> Site and Building Sections <input checked="" type="checkbox"/> 1:50 Scale Detailed Colour Building Elevations (5 Storeys or >) (7 copies) <input checked="" type="checkbox"/> Landscape Plan (7 copies) <input checked="" type="checkbox"/> Tree Preservation Plan (7 copies) <input checked="" type="checkbox"/> Public Utilities Plan <input checked="" type="checkbox"/> Other: _Rendering _____  <input type="checkbox"/> Subdivision Concept Plan <input type="checkbox"/> Site Grading Plan <input type="checkbox"/> Tree Preservation Plan (7 copies) <input type="checkbox"/> Public Utilities Plan <input type="checkbox"/> Other: _____  <input type="checkbox"/> Draft Plan of Condominium <input type="checkbox"/> Other: _____  <input type="checkbox"/> Other: _____
<b>SEE PAGE 8 FOR THE TECHNICAL REQUIREMENTS OF THE SUBMISSION OF PAPER OR DIGITAL FILES</b>	

# Planning Application Checklist (con'd)

**Information/Studies required with application submission:  
5 paper copies unless noted, and 1 digital copy (ie. PDF)**

 **DIGITAL** Copy Required


 **PAPER** Copy Required

## Information/Studies required (5 copies):

### CITY PLANNING

- |   |   |
|---|---|
| <input type="checkbox"/> Draft Zoning By-law Amendment (text and schedule) (ZBA only)    | <input type="checkbox"/> Draft Official Plan Amendment (text and schedule) (OPA only)    |
| <input checked="" type="checkbox"/> Physical or Computer Generated Building Mass Model (OPA,ZBA,SPA only)   | <input type="checkbox"/> Planning Rationale (OPA,ZBA,SUB,CDM only)                              |
| <input type="checkbox"/> Community Services and Facilities Study (OPA,ZBA,SUB only)                         | <input checked="" type="checkbox"/> Pedestrian Level Wind Study (ZBA,SPA only)                  |
| <input type="checkbox"/> Architectural Control Guidelines (ZBA,SUB,SPA only)                                | <input type="checkbox"/> Avenue Segment Review Study (OPA,ZBA only)                             |
| <input type="checkbox"/> Housing Issues Report (OPA,ZBA,CDM only)     | <input checked="" type="checkbox"/> Sun/Shadow Study (ZBA,SPA only)                             |
| <input type="checkbox"/> Natural Heritage Impact Study (OPA,ZBA,SUB,SPA only)                               | <input type="checkbox"/> Urban Design Guidelines (ZBA,SUB,SPA only)                             |
| <input checked="" type="checkbox"/> Green Development Standards Checklist (ZBA,SUB,CDM,SPA only)            | <input type="checkbox"/> Accessibility Design Standards Checklist (SUB,CDM,SPA only)            |
| <input type="checkbox"/> Noise Impact Study (ZBA,SUB,SPA only)    | <input type="checkbox"/> Vibration Study (ZBA,SUB,SPA only)                                     |
| <input type="checkbox"/> Archaeological Assessment (OPA,ZBA,SUB,SPA only)                                   | <input type="checkbox"/> Heritage Impact Statement (Conservation Strategy) (ZBA,SUB,SPA only)   |

### ENGINEERING & TECHNICAL SERVICES

- |   |   |
|---|---|
| <input type="checkbox"/> Loading Study (ZBA,SPA only)                         | <input checked="" type="checkbox"/> Stormwater Management Report (ZBA,SUB,CDM,SPA only)   |
| <input type="checkbox"/> Parking Study (ZBA,CDM,SPA only)                     | <input type="checkbox"/> Environmental Impact Study (OPA,ZBA,SUB,SPA only)                |
| <input type="checkbox"/> Traffic Operations Assessment (ZBA,SUB,SPA only)     | <input type="checkbox"/> Contaminated Site Assessment (OPA,ZBA,SUB,SPA only)              |
| <input type="checkbox"/> Transportation Impact Study (OPA,ZBA,SUB,SPA only)   | <input checked="" type="checkbox"/> Servicing Report (ZBA,SUB,CDM,SPA only)               |
| <input checked="" type="checkbox"/> Geotechnical Study (ZBA,SUB,SPA only)     |   |

### URBAN FORESTRY SERVICES

- Arborist/Tree Preservation Report and/or Declaration (ZBA,SUB,CDM,SPA only)  

## Additional Information Requested

### HEALTH

- Electromagnetic Field (EMF) Management Plan (OPA, ZBA, SUB only)  

### CITY PLANNING

- Energy Efficiency Report (SPA only)  

### 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 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.

# Technical Requirements

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Refer to Building Toronto Together: A Development Guide at [www.toronto.ca/developing-toronto](http://www.toronto.ca/developing-toronto) for more information regarding submission requirements.



## PAPER FORM

- Collate the plans/drawings into sets;
- The plans/drawings must be folded to 216mm x 356mm (8.5" x 14") with the title block exposed; and
- Plans/Drawings that are not folded will not be accepted.



## DIGITAL FORM

### GENERAL REQUIREMENTS

- All electronic files must be submitted in "Portable Document Format" (PDF) version 7 or later;
- All PDF files must be submitted on DVD-RW. For security reasons USB Drives or Flash Media is not allowed;
- Each PDF file must be submitted without a password and/or restrictions;
- Each PDF file must be submitted to mirror paper copies exactly;
- Plans/Drawings with multiple pages and sets must be combined into a single PDF in the same order as the submitted paper document;
- Each Information/Study must be submitted as a separate PDF file;
- Each PDF file submitted must not exceed 100MB; and
- Each PDF file must be properly labelled. PDF file names should have an abbreviated description of the document (See Naming Conventions below).

### NAMING CONVENTION

- PDF file names must use underscores/abbreviations that describe the digital file and reference the subject property.

Examples:

- Plans\_100main\_st.pdf
- PlansDrawings\_100main\_st.pdf
- 100main\_Plans.pdf
- Parking\_100main\_st.pdf
- SunShadowStudy\_100main\_st.pdf
- SWMReport\_100main\_st.pdf



# Submitted Plans, Information/Studies

## PLANS/DRAWINGS

Please list all plans/drawings submitted with application.

Drawing types with multiple drawing numbers can be grouped together. ie Landscape Plan Drawing No. L1-L10

DRAWING TYPE	DRAWING NUMBER(S)	DRAWING DATE (MM/DD/YYYY)
Architectural Drawings	A1.00 A002 A003 A1.01-A1.27 A3.01 - A3.07 A4.1-A4.2	May 15, 2014
Landscape Drawings	L-001	May 20, 2014
Landscape Drawings	L-100 L200-L210 L300-L302 L31-L311 L320-L321 L400	May 14, 2014
Electrical Plans	E3.01-E3.06	
Renderings/Perspectives (2)	no drawing number	undated

## INFORMATION/STUDIES

Please list all Information/Studies submitted with application

DRAWING TYPE	DRAWING DATE (MM/DD/YYYY)
Arborist Report	04/29/2014
Pedestrian Level Wind Study	05/07/2014
Draft Environmental Investigation/Geotechnical Study	03/00/1995
Sun Shade Analysis	05/15/2014
Luminaire Schedule	undated
Noise/Vibration Report	05/00/2014
Update to Transportation Impact and Parking Study	May 28, 2014
Mass Model	undated
By-law 134-2013	11/11/2013
Toronto Green Development Standards Checklist	undated

This section for Office Use Only

DATE STAMP

# Procedures for Erecting Signs

Sign required for:  Official Plan Amendment,  
 Zoning By-law Amendment,  
 Draft Plan of Subdivision,  
 Draft Plan of Common Elements/Vacant Land Condominium

You will be required to post a sign on the subject land within 14 days of submitting any of the above noted application(s) according to the following criteria:


## Specifications

Location: Post a sign within 3 m (10 ft.) of the street line, midway between side lot lines, and, if the site has more than one street frontage, on each street frontage.

## Sign Information

Planner and File Number information may be obtained by contacting the Planning Consultant in the applicable Planning Customer Service Office (see below). Once obtained, contact the Planner assigned to the file to discuss the exact wording and appropriate graphics for the sign.

For planning application sign specifications please access our website at [www.toronto.ca/planning/developing-toronto](http://www.toronto.ca/planning/developing-toronto) which includes a detailed instruction sheet and Adobe Illustrator working file.

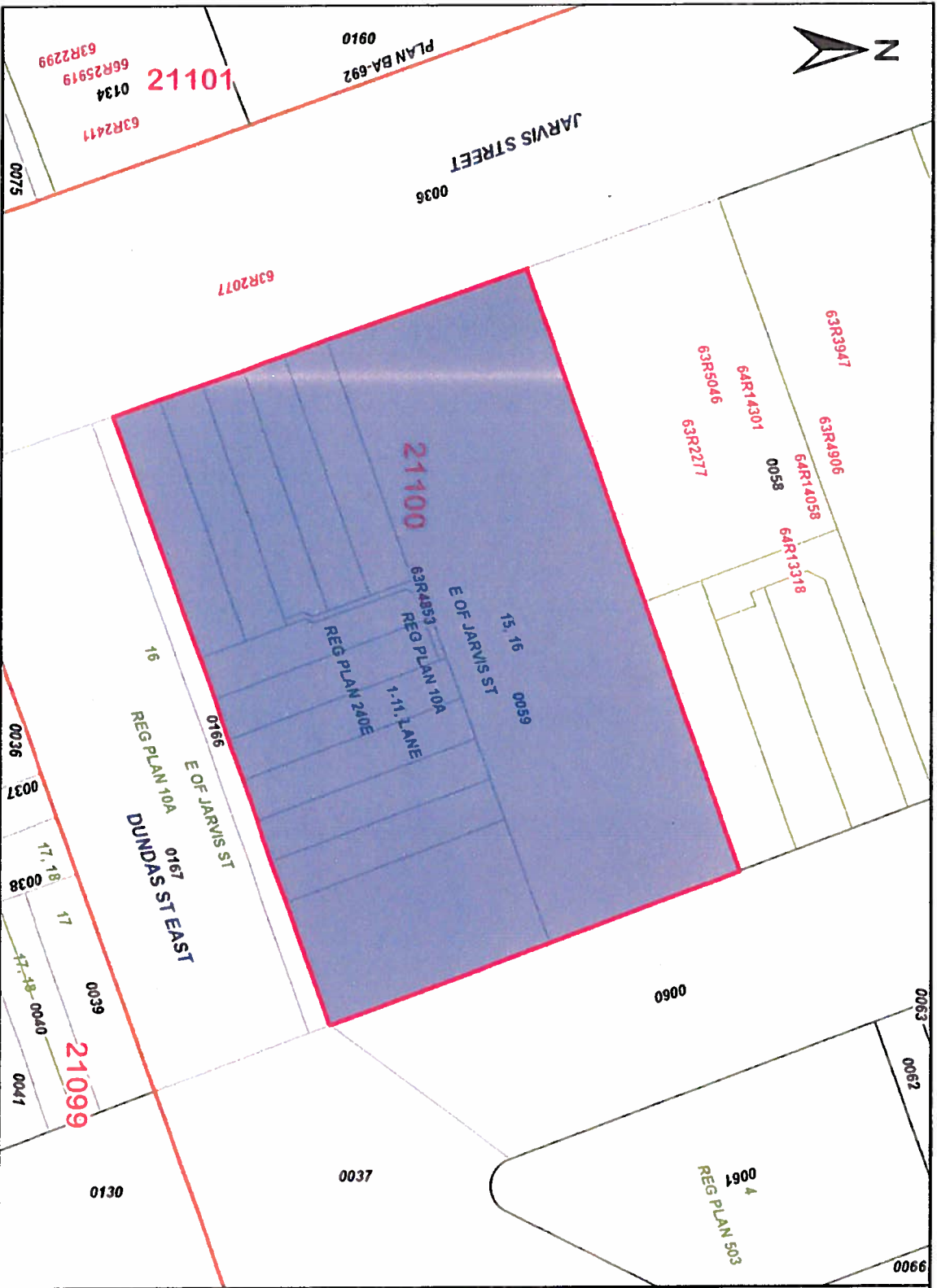
<i>Appropriate Graphic</i>	<h2>Development Proposal</h2> <p>123 Street Address Line 1 123 Street Address Line 2</p>
<p><i>[ Contact the assigned Planner for the exact wording of the proposal description ]</i></p> <p><i>x Line 3</i></p> <p><i>x Line 4</i></p> <p><i>x Line 5</i></p>	
<p><b>STATUTORY PUBLIC MEETING:</b> Information will be posted once meeting is scheduled</p> <p><i>x Line 2</i></p>	
<p> <b>TORONTO</b> FILE# [ Full File Number ]</p> <p>For Information: <a href="http://www.toronto.ca/planning/developmentapplications">www.toronto.ca/planning/developmentapplications</a> City Planner: [ Name ] [ Phone Number ] [ email ]@toronto.ca</p>	

Remove signs(s) within 30 days of final approval, withdrawal or refusal of the application.

### Customer Service Offices

Etobicoke York District at 416-394-8002  
Scarborough District at 416-396-7526

North York District at 416-395-7000  
Toronto and East York District at 416-392-7539



# ServiceOntario

PRINTED ON 11 JUN. 2014 AT 16:14:09  
FOR SANDRAMARKI



## PROPERTY INDEX MAP TORONTO (No. 80)

- LEGEND**
- FRESHOLD PROPERTY
  - LEASEHOLD PROPERTY
  - LIMITED INTEREST PROPERTY
  - CONDOMINIUM PROPERTY
  - RETIRED PH (MAP UPDATE PENDING)
  - PROJECT NUMBER
  - BLOCK NUMBER
  - GEOGRAPHIC FABRIC
  - EASEMENT

**THIS IS NOT A PLAN OF SURVEY**

### NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS.

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY.

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS.

ONLY MAJOR EASEMENTS ARE SHOWN.

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED.





Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #66

21100-0059 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PAGE 1 OF 2  
PREPARED FOR Sandramark!  
ON 2014/06/11 AT 16:19:25

PROPERTY DESCRIPTION: LT 1-11 PL 240E TORONTO; LANE PL 240E TORONTO; PT LT 15 E/S JARVIS ST, 16 E/S JARVIS ST PL 10A TORONTO PT 1, 63R4853; CITY OF TORONTO

PROPERTY REMARKS:  
ESTATE/CO-OWNERS:  
FEE SIMPLE  
LT CONVERSION QUALIFIED  
OWNERS' NAMES  
DUNDAS SQUARE GARDENS INC.  
RECENTLY:  
FIRST CONVERSION FROM BOOK  
CAPACITY SHARE  
BENO

PIN CREATION DATE:  
2003/07/28

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FOREFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 2003/07/28 **						
63R4821	1976/05/03	PLAN BOUNDRIES ACT				C
REMARKS: D351, SEE CT174335 (A550895)						
63R4853	1990/11/02	PLAN REFERENCE				C
CA571201	1998/11/06	TRANSFER	\$1,000,000			C
AT317053	2003/10/27	NOTICE OF LEASE		1293446 ONTARIO INC.		C
REMARKS: EXPRM: 2005/08/31						
AT3291206	2013/05/02	CHARGE	\$18,000,000	1293446 ONTARIO INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
AT3291207	2013/05/02	NO ASSGN RENT GEN		1293446 ONTARIO INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
REMARKS: RENTS RE:AT3291206						
AT3461149	2013/11/25	NOTICE	\$2	CITY OF TORONTO		C
REMARKS: THIS NOTICE IS FOR AN INDETERMINATE PERIOD						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #66

2100-0059 (L1)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PAGE 2 OF 2  
PREPARED FOR Sandramark  
ON 2014/06/11 AT 16:19:25

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CRD
AT3461150	2013/11/25	POSTPONEMENT REPAIRS: AT3291206 TO AT3461149		COMPUTERSHARE TRUST COMPANY OF CANADA	CITY OF TORONTO	C
AT3512426	2014/02/03	APL CH NAME OWNER		1293446 ONTARIO INC.	DUNDAS SQUARE GARDENS INC.	C

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