



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): 26 Grenville Street and 25 Grosvenor Street		
Describe location (closest major intersection, what side of the street is the land located): Mid-block between Bay Street and Yonge Street, north of College Street		
Legal Description: Lots 80 to 84, 99 to 102 and Part of Lots 85, 98 and 103 and Part of the Lane Registered Plan 159 City of Toronto		
Registered Owner(s) of subject land (as it appears on Deed/Transfer): See Attachment 1		Business E-mail:
Business Address: 1 Dundas Street West, Suite 1800	City: Toronto	Postal Code: M5G 2L5
Business Telephone (area code + number): 4163278018	Business Fax (area code + number):	
Applicant name (in full): Greenwin Holdings Inc. c/o Brad Clifton, Guy D'Onofrio	Business E-mail: BClifton@greenwin.ca, gdonofrio@greenwin.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: 19 Lesmill Rd.	City: Toronto	Postal Code: M3B 2T3
Business Telephone (area code + number): (416) 487-3883	Business Fax (area code + number): (416) 544-4882	

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

RECEIVED
By Nolan Tipping at 10:37 am, Mar 19, 2019

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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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>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.</p> <p>18 115208 STE 27 CO</p>
<p>If known, are the subject lands within an area of archaeological potential? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>Are the subject lands designated under the Ontario Heritage Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If known, are there any easements or restrictive covenants affecting the subject lands?</p> <p><input checked="" 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.</p> <p>Parts 4, 5, 6 and 11 are subject to easement as in Inst No. CA255713</p>
<p>Does the proposal remove lands from Employment areas? <input type="checkbox"/> Yes <input checked="" 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 checked="" 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 <u>Rental Housing Demolition and Conversion Declaration of Use and Screening Form</u> is required to be submitted to the District Planning Consultant, Customer Service to determine if the proposal requires a <u>Rental Housing Demolition and Conversion Application</u>.</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 (2014). <input checked="" 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 Growth Plan for the Greater Golden Horseshoe (2017) and/or the Greenbelt Plan (2017). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

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Declaration of Land Owner(s)

I/We See Attachment 1 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 _____

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 See Attachment 1 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 See Attachment 1 Signature _____ Date _____

Name of land owner See Attachment 1 Signature _____ Date _____

Signature of signing Officer(s) of Corporation See Attachment 1 Corporate Seals, if applicable

Signature of signing Officer(s) of Corporation See Attachment 1

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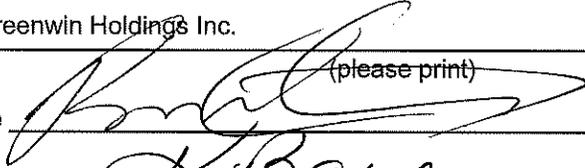
Declaration of Applicant

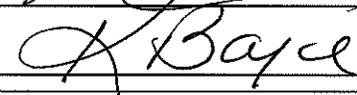
I Greenwin Holdings Inc., do solemnly declare that
(please print)

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 Greenwin Holdings Inc.

Applicant's Signature  (please print) Date 3/8/2019

Signature of owner/agent  Date 3/8/2019

Kris Bayce, CEO

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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	\$ 430,974.28	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		\$ 430,974.28	

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 2.3: Zoning By-Law Amendment - Mixed Use

Step 1 - Base Fee

Enter Base Fee amount of \$42,514.70 (Base Fee waived with concurrent subdivision application) \$42,514.70 201

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	43,868.04 m ²	less 500m ²	43,368.04	208
Rate per m ²			\$ 8.84	209
Multiply line 208 by the rate on line 209 (If negative, enter 0)			383,373.47	210

Secondary Use = Non-Residential

Enter the Non-Residential GFA	1,091.44		1,091.44	211
If line 208 is negative, enter the amount on 212. Otherwise, enter 0			0	212
Add line 211 and line 212			1,091.44	213
Rate per m ²			\$ 4.66	214
Multiply line 213 by the rate on line 214 (if negative, enter 0)			5,086.11	215
Add line 210 and line 215			This is your m ² fee	\$ 388,459.58 216

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			\$ 7.32	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			\$ 4.66	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	\$ _____ 225

Total

Add lines 201 and 216 OR add lines 201 and 225 as applicable
\$ 430,974.28 227

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

Fee Confirmation

Brad Clifton

From: Valesa Faria <Valesa.Faria@toronto.ca>
Sent: Friday, March 15, 2019 3:44 PM
To: Brad Clifton; Katherine Bailey
Cc: Paula White; Mike Dror; Ashley Varajão; Peter Raynes; Sean Gadon
Subject: Grenville/Grosvenor - Fee Calculation

Hello Brad,

We have reviewed your question. Please use option 1 for calculating fees as noted below:

- Option 1 - (210/257 total =82.7%). This results in an affordable GFA of **17,614.96 m²**, and a fee of **\$430,974.28**.

Should you have any further questions/concerns, please do not hesitate to let us know.

Thanks,

Valesa Faria | Manager, Affordable Housing Development
City of Toronto | Affordable Housing Office
Metro Hall, 7th Floor | 55 John Street | Toronto, ON. | M5V 3C6
T: (416) 392.0602 | M: (647) 273.9739 | E: valesa.faria@toronto.ca

Confidentiality Notice:

This e-mail message is privileged and confidential. Any unauthorized use or disclosure is prohibited. If you have received this email and are not the intended recipient, please advise the sender and delete it. Thank you.

From: Brad Clifton [mailto:BClifton@greenwin.ca]
Sent: March 12, 2019 11:49 AM
To: Katherine Bailey <Katherine.Bailey@toronto.ca>
Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>; Mike Dror <mdror@bousfields.ca>; Ashley Varajão <aVarajao@bousfields.ca>
Subject: RE: Fee Calculation

Just following up here. please advise. We are eager to submit this application for review.

Much appreciated.

Thanks.

Brad Clifton, RPP, MCIP

Tel: (416) 487-3883 | Cell: (416) 678-2455

From: Brad Clifton
Sent: Monday, March 11, 2019 12:44 PM
To: 'Katherine Bailey' <Katherine.Bailey@toronto.ca>

Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>; 'Mike Dror' <mdror@bousfields.ca>; Ashley Varajão <aVarajao@bousfields.ca>

Subject: RE: Fee Calculation

Importance: High

Katherine / Paula,

just following up here as we have done some additional calculations for these fees as a result of only being able to submit for 210 affordable units.

- Option 1 simply multiplies the GFA for the affordable suites by the proportion of units we can count as affordable (210/257total =82.7%). This results in an affordable GFA of **17,614.96 m2**, and a fee of **\$430,974.28**.
- Option 2 calculates affordable GFA based on the largest units (i.e. all the 2-bedrooms, all the 3-bedrooms and 52 of the 1-bedrooms = 210 units). It still assumes that the non-suite residential GFA is discounted by 82.7%. This results in a slightly larger affordable GFA of **18,097.21 m2**, and a slightly reduced fee of **\$426,714.73**.

Our preference is to submit option 2 as it results in a larger deduction at this moment in time. Especially since we will be following up with the affordable housing office immediately and requesting a further deduction for the full 257 units.

Can you please advise as to how you would like us to proceed? We would like to submit the application this week. I have also attached the project data sheet and the excel file we used to break out the calculations.

I am around to answer any questions you may have.

Brad Clifton, RPP, MCIP

Tel: (416) 487-3883 | Cell: (416) 678-2455

From: Katherine Bailey <Katherine.Bailey@toronto.ca>

Sent: Wednesday, March 6, 2019 11:03 AM

To: Brad Clifton <BClifton@greenwin.ca>

Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>

Subject: RE: Fee Calculation

Hi Brad,

I believe the process to revise the number of units would require reporting to Council again. Valesa can confirm.

Katherine

From: Brad Clifton [mailto:BClifton@greenwin.ca]

Sent: March-06-19 10:26 AM

To: Katherine Bailey <Katherine.Bailey@toronto.ca>

Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>

Subject: RE: Fee Calculation

Thanks Katherine,