



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)

- 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): 48 Grenoble Drive		
Describe location (closest major intersection, what side of the street is the land located): South east of Don Mills and Eglinton Ave. E.; northwest corner of intersection of Grenoble Drive and Deauville Lane		
Legal Description: PCL G2-2 SEC M834; PT BLK G2 PL M834 NORTH YORK (see attachment for full description)		
Registered Owner(s) of subject land (as it appears on Deed/Transfer): Microbjo Properties Inc.		Business E-mail: mkelling@tenblock.ca
Business Address: 30 Soudan Avenue, Suite 200	City: Toronto	Postal Code: M4S 1V6
Business Telephone (area code + number): 416.322.4112	Business Fax (area code + number):	
Applicant name (in full): GOLDBERG GROUP C/O MICHAEL GOLDBERG	Business E-mail: mgoldberg@goldberggroup.ca	
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Lawyer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Planner <input type="checkbox"/> Contractor <input type="checkbox"/> Other:		
Business Address: 2098 AVENUE ROAD	City: Toronto	Postal Code: M5M 4A8
Business Telephone (area code + number): 416-322-6364 ext. 2100	Business Fax (area code + number): 416-932-9327	

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 checked="" 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>25 St. Dennis Drive: 15 261823 NNY 26 OZ (OMB Approved); 19 105324 NNY 16 SB (Under Review); 15261828 NN</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>E329290 (May 24, 2000) service easement i/f Rogers Cable Inc.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, are any of the dwelling units residential rental units? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Number of rental units <u>109</u></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 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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) 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 Microbjo Properties Inc. 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 Microbjo Properties Inc. Signature  Digitally signed by Matthew Kelling
Date: 2022.03.21 12:13:11 -0400'

Address of land owner 30 Soudan Avenue, Suite 200 Date March 21, 2022

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 Microbjo Properties Inc. authorize Goldberg Group c/o Michael Goldberg

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

48 Grenoble Drive

Name of land owner Microbjo Properties Inc. Signature _____ Date March 21, 2022

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 Goldberg Group c/o Michael Goldberg, 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 Goldberg Group c/o Michael Goldberg

(please print)

Applicant's Signature



Date March 21, 2022

Signature of owner/agent

Date

2022 Development Approval**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	\$ 679,878.02	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	\$ 320,902.20	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	\$ 1,000,780.22	

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 2.1: Zoning By-Law Amendment - Residential

Step 1 - Base Fee

Enter Base Fee amount of \$45,258.21 (base fee waived with concurrent subdivision application) ▶ \$ 45,258.21 201

Step 2.1 - Residential - Complete this step if the proposed use of the development is 100% residential.

Enter the project GFA 67,941 m² less 500m² ▶ 67,441 202

Rate per m² \$9.41 203

Multiply line 202 by the rate on line 203 (If negative, enter 0) This is your m² fee ▶ \$ 634,619.81 204

Total

Add line 201 and line 204 ▶ \$ 679,878.02 227

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

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Schedule 4.1: Site Plan Control - Residential

Step 1 - Base Fee

Enter Base Fee amount of \$23,090.74

\$ 23,090.74

 401

Step 2.1 - Residential - Complete this step if the proposed use of the development is 100% residential.

Complete the appropriate column according to the total project GFA:

Column A: Less than 500m²

Column B: 500.01m² to 700m²

Column C: 700.01m² to 1,400m²

Column D: 1,400.01m² to 4,400m²

Column E: Over 4,400m²

	Column A	Column B	Column C	Column D	Column E	
Enter total project GFA					67941	402
	500	500	700	1,400	4,400	403
Subtract line 403 from line 402					63,541	404
Rate per m ²	\$ 0	\$ 16.28	\$ 12.59	\$ 8.17	\$ 4.06	405
Multiply line 404 by line 405					\$257,976.46	406
	\$ 0	\$ 0	\$ 3,256	\$ 12,069	\$ 39,835	407
Add line 406 and line 407					\$297,811.46	\$297,811.46
Total						
Add line 401 and line 408						\$ \$320,902.20

Enter the amount on line 436 plus any other applicable fees on page 5 of the application form.

LEGAL DESCRIPTION:

PCL G2-2 SEC M834; PT BLK G2 PL M834 NORTH YORK LYING TO THE S OF A STRAIGHT LINE JOINING A POINT IN THE N LIMIT OF SAID BLOCK DISTANT 7.66 FT WLY THEREON FROM THE NE ANGLE THEREOF, WITH A POINT IN THE W LIMIT OF SAID BLOCK, DISTANT 96.22 FT SLY THEREON FROM THE NW ANGLE THEREOF; TORONTO , CITY OF TORONTO