

Toronto & East York
 Toronto City Hall
 100 Queen Street West
 Toronto, Ontario
 M5H 2N2
 416-397-5330

North York
 North York Civic Centre
 5100 Yonge Street
 Toronto, Ontario
 M2N 5V7
 416-397-5330

Scarborough
 Scarborough Civic Centre
 150 Borough Drive
 Toronto, Ontario
 M1P 4N7
 416-397-5330

Etobicoke York
 2 Civic Centre Court
 Toronto, Ontario
 M9C 5A3
 416-397-5330

Proposal for Residential Rental Property ("rental housing") Demolition and Conversion (Chapter 667 of the Toronto Municipal Code) - Please check applicable box(es):

- Demolition (including Interior Renovations or Alterations) Conversion to Freehold Ownership
 Conversion to Condominium Consent
 Conversion to Co-ownership/Life-Lease

Submission Requirements (see pages 6-7)

- A completed Rental Housing Declaration of Use and Screening Form;
- A completed Rental Housing Demolition and Conversion Application Form; and
- All other required items for submission as outlined on pages 6-7.

Before submitting your application, please contact:

- The applicable district Planning Consultant, Customer Service for further information about application requirements.

Address of subject land (street number, street name, suite/unit number)

48 GRENOBLE DRIVE

Describe location (closest major intersection, side of street)

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)

Present use of subject land

9-storey rental apartment building

Proposed use of subject land

Residential development with rental replacement

Registered owner of subject land (as it appears on deed/transfer)

Microbjo Properties Inc.

Email

mkelling@tenblock.ca

Mailing Address (street number, street name, suite/unit number)

30 Soudan Avenue, Suite 200

City/Town

Toronto

Postal Code

M4S1V6

Telephone (area code + number) (416) 322-4112

Fax (area code + number)

Applicant name (first, last)

GOLDBERG GROUP C/O MICHAEL GOLDBERG

Email

mgoldberg@goldberggroup.ca

Applicant is: Owner Lawyer Architect Agent Contractor Other: PLANNER

Mailing Address (street number, street name, suite/unit number)

2098 AVENUE ROAD

City/Town

TORONTO

Postal Code

M5M4A8

Telephone (area code + number) (416) 322-6364

Fax (area code + number)

Civic Service Centre _____	Ward _____
Staff Contact _____	Phone No. _____

2022 Rental Housing Demolition & Conversion

Project Information

Number of existing dwelling units: 109

Number of rental units: Existing 109 Proposed 109

Number of rental units by unit type (number of bedrooms):

Existing		Proposed	
Bachelor		Bachelor	
1 bedroom	50	1 bedroom	50
2 bedroom	59	2 bedroom	59
3 bedroom		3 bedroom	
4 bedroom		4 bedroom	
Other		Other	

Are all existing rental units affected by the proposal? Yes No

If no, how many existing units will be directly affected?	
Bachelor	
1 Bedroom	
2 Bedroom	
3 Bedroom	
4 Bedroom	
Other	

Have there been previous demolition or conversion activities on the subject land within the last 5 years? Yes No

If yes, how many previously existing rental units were affected? _____

Does this proposal also involve constructing an addition to the building(s)? Yes No

If yes, will the new addition contain rental units? Yes No

Are you also applying or have you applied for a Related Application(s) as defined in Chapter 667 of the Toronto Municipal Code?
(Please check all applicable boxes)

- | | |
|--|----------|
| | File No. |
| <input type="checkbox"/> Building Permit (and demolition permit) | _____ |
| <input type="checkbox"/> Ontario Heritage Act Approval | _____ |
| <input type="checkbox"/> Draft Plan of Condominium | _____ |
| <input type="checkbox"/> Official Plan Amendment | _____ |
| <input checked="" type="checkbox"/> Zoning By-law Amendment | _____ |
| <input checked="" type="checkbox"/> Site Plan Control | _____ |
| <input type="checkbox"/> Draft Plan of Subdivision | _____ |
| <input type="checkbox"/> Minor Variance | _____ |
| <input type="checkbox"/> Consent | _____ |
| <input type="checkbox"/> Other, specify | _____ |

2022 Rental Housing Demolition & Conversion

Data Summary by Unit Type and Rent Category, 2022

Unit Type	Number of Affordable Units (<Affordable)	2021 Rent Limits For Affordable Units* (\$)	Number of Mid-Range Units (<Mid-Range)	2021 Rent Limits For Mid-Range Unit* (\$)	Number of High-End Units (>Mid-Range)	Total Units (#)
Bachelor		\$1,211 or less		\$1,212 to \$1,816		
1 Bedroom	33	\$1,431 or less	12	\$1,432 to \$2,146		45
2 Bedroom	42	\$1,661 or less	14	\$1,662 to \$2,491		56
3 Bedroom		\$1,887 or less		\$1,888 to \$2,830		
2-bed townhouse		\$1,988 or less		\$1,989 to \$2,981		
3-bed townhouse		\$1,919 or less		\$1,920 to \$2,878		
4+-bed townhouse		\$1,989 or less		\$1,990 to \$2,983		
Other						
Total **	75		26			101

*Affordable Rent Limits are 1.0X the average City of Toronto rent by unit type, as reported for October 2020 by the Canada Mortgage and Housing Corporation (CMHC). Mid-Range Limits are above the Affordable Rent Limits and below 1.5X the average City of Toronto rent by unit type, as reported by CMHC.

** Ensure that the totals for all columns are noted and that the grand total comprises 100% of the rental units for the property.

Do the above rents include utility charges for heat, hydro, and water? Yes No

If no, which ones are not included? _____

Is parking included? Yes No Are TV service fees included? Yes No

Notes:

- In addition to the 101 units classified above, there are 6 vacant units and 2 units occupied but are subject to employment agreements and are not tenancies.

- Please see additional materials submitted directly to City Planning Housing staff

2022 Rental Housing Demolition & Conversion

Fee Calculation - Effective January 1, 2022

Enter amount below

Fees are based on the existing number of units directly affected by demolition or conversion.

Demolition		
Enter Fee & Amounts ▶	A) Base Fee \$7,535.18 + (Per Unit Fee x No. of Unit = B) Unit Amount) 7,535.18 + (\$301.42 x 109 = \$ 32,854.78)	(A + B) Base Fee + Unit Amount ▶ = \$ 40,389.96
Demolition – Delegated Approval		
Enter Fee & Amounts ▶	C) Base Fee \$1,507.03 + (Per Unit Fee x No. of Unit = D) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(C + D) Base Fee + Unit Amount ▶ = \$ _____
Conversion to Condominium*		
Enter Fee & Amounts ▶	E) Base Fee \$4,521.12+ (Per Unit Fee x No. of Unit = F) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(E + F) Base Fee + Unit Amount ▶ = \$ _____
Conversion to Condominium – Delegated Approval		
Enter Fee & Amounts ▶	G) Base Fee \$1,507.03 + (Per Unit Fee x No. of Unit = H) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(G + H) Base Fee + Unit Amount ▶ = \$ _____
Conversion to Freehold*		
Enter Fee & Amounts ▶	I) Base Fee \$4,521.12 + (Per Unit Fee x No. of Unit = J) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(I + J) Base Fee + Unit Amount ▶ = \$ _____
Conversion to Freehold – Delegated Approval		
Enter Fee & Amounts ▶	K) Base Fee \$1,507.03 + (Per Unit Fee x No. of Unit = L) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(K + L) Base Fee + Unit Amount ▶ = \$ _____
Other Consents*		
Enter Fee & Amounts ▶	M) Base Fee \$4,521.12 + (Per Unit Fee x No. of Unit = N) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(M + N) Base Fee + Unit Amount ▶ = \$ _____
Other Consents – Delegated Approval		
Enter Fee & Amounts ▶	O) Base Fee \$1,507.03 + (Per Unit Fee x No. of Unit = P) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(O + P) Base Fee + Unit Amount ▶ = \$ _____
Conversion to co-ownership or life lease		
Enter Fee & Amounts ▶	Q) Base Fee \$18,084.48 + (Per Unit Fee x No. of Unit = R) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(Q + R) Base Fee + Unit Amount ▶ = \$ _____
Conversion to co-ownership or life lease - Delegated		
Enter Fee & Amounts ▶	S) Base Fee \$1,507.03 + (Per Unit Fee x No. of Unit = T) Unit Amount) _____ + (\$75.36 x _____ = \$ _____)	(S + T) Base Fee + Unit Amount ▶ = \$ _____

*Fee exemptions may apply if a related application for an Official Plan Amendment is required along with a Rental Housing Demolition and Conversion Application, as defined in Chapter 667 of the Toronto Municipal Code. The Official Plan Amendment fee is required at the time of the Rental Housing Demolition and Conversion Application if that fee has not already been paid.

Total Fee	= \$ 40389.96
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As set out in §§ 441-4 and 442-9D of Chapters 441 and 442 of the Toronto Municipal Code, fees are adjusted every January 1st to reflect the applicable annual wage adjustment increase, and when that increase is not known by January 1st, the inflation rate of the previous Consumer Index for the previous year.

The following surcharges also apply as set out in § 442-9 of Chapter 442, but will not be collected until later in the planning process.

- A surcharge to cover the City Clerk's direct costs of providing public notices required to process planning applications (levied at the time of the notice).
- A surcharge to cover facility rental and translation and sign language services to process planning applications (levied at the time of the meeting).

Under Chapter 667, the applicant is required to give notice of the application to the tenants of the residential rental property, at their own expense.

2022 Rental Housing Demolition & Conversion

Authorization of Agent

I/We Microbjo Properties Inc. authorize GOLDBERG GROUP C/O Michael Goldberg
(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
48 GRENOBLE DRIVE

Name of Land Owner (First, Last) Microbjo Properties Inc. Signature  Digitally signed by Matthew Kelling Date: 2022.03.21 12:30:16 -04'00' Date: 2022-03-21
(please print) (yyyy-mm-dd)

Name of Land Owner (First, Last) _____ Signature _____ Date: _____
(please print) (yyyy-mm-dd)

Corporate seal(s), if applicable

Signature of Signing Officer(s) of Corporation _____

Signature of Signing Officer(s) of Corporation _____


Declaration of the Land Owner

I/We Microbjo Properties Inc., do solemnly declare that
(please print)

1. As of the date of this application, I am the registered owner of the lands described in the application. 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. I acknowledge that the information provided in the Rental Housing Declaration of Use and Screening Form is an integral part of this application and have attached the completed and signed Declaration of Use and Screening Form to this application.
3. I acknowledge that it is an offence to demolish or convert residential rental property if the proposed work is subject to Chapter 667 of the Toronto Municipal Code.
4. Enclosed is the required fee, which I certify is accurate, and supporting documentation required for the application. I agree to pay any further costs which may be determined as this application is reviewed.

Name of Land Owner (First, Last) Microbjo Properties Inc. Signature  Digitally signed by Matthew Kelling Date: 2022.03.21 12:30:47 -04'00' Date: 2022-03-02
(please print) (yyyy-mm-dd)

Name of Land Owner (First, Last) _____ Signature _____ Date: _____
(please print) (yyyy-mm-dd)

Applicant's Signature 

Signature of Owner/Agent  Digitally signed by Matthew Kelling Date: 2022.03.21 12:31:21 -04'00' Date: 2022-03-21
(yyyy-mm-dd)

The personal information on this form is collected under the legal authority of the *City of Toronto Act, S.O. 2006*, Chapter 11. Schedule A, ss. 111 and 136 (c) and the City of Toronto Municipal Code, Chapter 667. This information is used to evaluate your application and for aggregate statistical reporting. Questions about this collection can be directed to the Manager, Customer Services, Toronto Building at one of the addresses indicated on top of page 1 of this application.

2022 Rental Housing Demolition & Conversion

Information and Instructions for Applications to Demolish or Convert Rental Housing

Application Purpose

The City of Toronto has a by-law regulating rental housing demolition and conversion – Municipal Code Chapter 667, Residential Rental Property Demolition and Conversion Control. It requires the owner of residential rental property (“rental housing”) considering a demolition or conversion that is subject to the provisions of the by-law to obtain a permit from the City of Toronto. This permit is in addition to any other permits or approvals as required under the *Building Code Act, 1992*, the *Planning Act*, the *City of Toronto Act, 2006*, or any City of Toronto by-law.

A proposal is subject to the by-law if it involves six or more existing dwelling units, any of which are rental units, and the proposal is to:

- Demolish all or part of a building, including interior renovations/alterations if they would result in a change to the number or unit type of any of the existing rental units; or
- Convert from existing rental housing use to uses such as offices; changing self-contained rental dwelling units to something else such as a care home non-rental purposes, including changing to non-residential with central services or to individual rooms; changing the rental status of the housing to freehold ownership, condominium, co-ownership, or life lease forms of ownership; severing a rental property such that the number of rental units remaining on any severed or retained parcel is reduced to fewer than six.

A proposal does not require a permit under the by-law if it involves:

- Five or fewer existing dwelling units, or that involves six or more existing dwelling units but none are rental units;
- Properties that are condominium-registered or life-lease properties;
- Demolition activity on a rental property where the portion affected contains no residential units, including retail space or ancillary space such as underground parking, indoor amenity or property management facilities;
- Additions to a rental property that do not directly affect existing units; or
- Severing rental properties where each severed parcel contains six or more rental units or where a severed parcel contained no existing dwelling units.

For a more complete understanding of the by-law and when a permit is required, please consult Chapter 667 of the Toronto Municipal Code available on-line at www.toronto.ca/legdocs/municode/1184_667.pdf.

Pre-Application Consultation

If your proposal has met the criteria in the Declaration of Use and Screening Form for a Rental Housing Demolition and Conversion application, it is encouraged that you meet with City staff to discuss your proposal in order to get a clear understanding of application requirements.

How to Apply

Submit a completed “Rental Housing Demolition and Conversion Application” by mail or in person to the applicable district Customer Service Office as indicated on page 1 of the Application form and attach all submissions. If an approval is obtained, and if your proposal requires a permit under Section 8 or 10 of the *Building Code Act, 1992*, a separate application must be made to Toronto Building. If you have applied or intend to apply for a related planning application, submit both the planning application and Rental Housing Demolition and Conversion Application at the same time so that they are reviewed concurrently.

Submission Requirements

A Rental Housing Demolition and Conversion Application will not be considered complete unless the following items are provided, to the satisfaction of the Chief Planner:

1. A completed Rental Housing Demolition and Conversion Application, including the Declaration of Use and Screening Form.
2. Full payment of fees (Fees are based on the existing number of units directly affected by the demolition or conversion).
3. A Housing Issues Report, including:
 - a. Description of the proposal as it relates to the City’s relevant Official Plan housing policies and Chapter 667 of the Toronto Municipal Code;
 - b. Data on the proposed housing units, including tenure status for all retained or proposed units, and the number and unit type of proposed converted or new units;
 - c. Description of any related applications as defined in Chapter 667 (for example, application for a rezoning, consent to sever, or demolition), phasing issues, and contextual considerations for the proposal;

2022 Rental Housing Demolition & Conversion

- d. Analysis and opinion of the proposal in light of the above noted descriptions, including the anticipated impact of the proposal on existing tenants and the supply of rental housing; and
- e. Completed Data Summary sheet (page 3) indicating the total number of existing rental units by rent category. If the proposal affects only a portion of the existing rental units, then a second data sheet should also be completed providing the same information but for only the affected rental units.

Note: If there is a related planning application and a Housing Issues Report is required to satisfy the planning application requirements, a single report may be submitted as long as all requirements for both applications are fulfilled.

4. Two copies of: a Survey, Draft Reference Plan, Context Plan, Concept Site and Landscape Plan, and Floor Plans.

Additional Requirements

1. If the proposal is for Demolition of Existing Rental Housing, also provide:
 - a. For the rental units proposed for demolition, the number of vacant units (dates vacated) and number of units used for purposes other than rental housing;
 - b. A list containing the suite numbers and mailing addresses of each rental unit;
 - c. A proposal for the replacement of the demolished rental units, with information comparing the proposed units and the existing rental units to be demolished; and
 - d. A Tenant Relocation and Assistance Plan to assist and mitigate hardship for the affected tenants.
2. If the proposal is for Demolition of Existing Social Housing (as defined in the Toronto Official Plan), also provide:
 - a. The same information as required above for the demolition of existing housing, as modified below:
The summary of data on the units and rents for the existing housing should also indicate the number of rent-geared-to-income (RGI) subsidies by unit type, and market rents by unit type for the remainder of the existing units proposed for demolition.
3. If the proposal is for Conversion to Condominium, also provide:
 - a. For the rental units proposed for conversion, the number of vacant units (dates vacated) and number of units currently used for purposes other than rental housing;
 - b. A list containing the suite numbers and mailing addresses of each rental unit; and
 - c. Indication of the nature of any renovations, improvements, repairs, or changes to the building undertaken in conjunction with the condominium conversion.
4. If the proposal is for Conversion to a non-residential use or for non-rental purposes, other than to condominium, also provide:
 - a. For the rental units proposed for conversion, the number of vacant units (dates vacated) and number of units currently used for purposes other than rental housing;
 - b. A list containing the suite numbers and mailing addresses of each rental unit; and
 - c. If residential use is to be maintained and existing tenants are able to remain, indication of the nature of any renovations, improvements, repairs or changes to the building undertaken in conjunction with the conversion.
5. If the proposal is for a Consent under section 53 of the Planning Act:
 - a. A copy of the information submitted with the application for consent on the lots to be retained and rental units and any other existing dwelling units for each proposed parcel of land.

Note: Not all of the above requirements will apply to a proposal. The pre-application consultation meeting will determine which of these must be provided with the initial submission to consider the application complete. Additional information requirements may also be identified during the review process.

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