



**Barry J. Morrison
& Associates Ltd.**

Urban Planning
& Development Consultants

One Ireland Court
Toronto, Ontario
M9A 2C9

Telephone: (416) 231-9854
Fax: (416) 233-7740

February 21, 2014

Mr. Alan Appleby
Director, Community Planning
North District
City of Toronto
North York Civic Centre, 5100 Yonge Street
Toronto Ontario M2N 5V7

Attention: Jason Brander / Paul Byrne

Dear Sir;

RE: Site Plan Application for 57 Linelle Street to permit a 25 unit townhouse
development - Park Lawn Company Limited. Your associated rezoning /OPA file No.
12 124500 NNY 23 OZ.

I am pleased to submit the above noted application along with the requisite number of plans and related supporting studies as noted on the attached list of plans and studies (page 9). I am also submitting the applicable fee of \$33,792.05 in a cheque payable to the Treasurer of the City of Toronto.

It is our belief that the application reflects the results of the community meeting on this development as well as all preliminary comments of circulated agencies.

We look forward to working with you and bringing this application to an expeditious and positive conclusion.

Yours truly;

Barry J. Morrison MCIP, RPP
President

2014 Development Approval Application

<input type="checkbox"/> Toronto and East York Toronto City Hall 100 Queen Street West Toronto, Ontario M5H 2N2 416-392-7539	<input type="checkbox"/> North York North York Civic Centre 5100 Yonge Street Toronto, Ontario M2N 5V7 416-395-7000	<input type="checkbox"/> Scarborough Scarborough Civic Centre 150 Borough Drive Toronto, Ontario M1P 4N7 416-396-7526	<input type="checkbox"/> Etobicoke York 2 Civic Centre Court Toronto, Ontario M9C 5A3 416-394-8002
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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): 57 Linelle Street, Toronto, M2N 2S4

Describe location (closest major intersection, what side of street land is located): Northwest Quadrant of 401 and Yonge St

Legal description: PT LOT 13 WEST OF YONGE ST E177 OF TORONTO

Present use of subject land: Office and/or to construct Proposed use of subject land: Residential

Registered Owner of subject land (as it appears on Deed/Transfer): Westside Cemetery Holdings Limited Business E-mail: 1baland@parklawncompany.ca

Business Address: 57 Linelle Street City: Toronto Postal Code: M2N 2S4

Business Telephone (area code + number): 647 933-9079 Business Fax (area code + number):

Applicant name (in full): Barry Morrison (BJM Ltd) Business E-mail: morrplan@aol.com

Applicant is: ☐ Owner ☐ Lawyer ☐ Architect ☒ Agent ☐ Contractor ☐ Other:

Business Address: ONE URELAND CT City: TORONTO Postal Code: M9A 2E9

Business Telephone (area code + number): 416 233-7740 Business Fax (area code + number): 416 231-9854

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

This section for Office Use Only

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: 11,863 m² Existing lot frontage: 20.23 m Existing lot depth: 77.75 m

Building Data

Date of construction of the existing building (if known): 1950

No. of buildings to be retained: Existing: NIL + Proposed: 25 = Total 25

▶ Ground floor area	Existing: <u>185</u> m ²	Proposed: <u>2,220</u> m ²
▶ Residential gross floor area	Existing: <u>220</u> m ²	Proposed: <u>2,064.64</u> m ²
▶ Non-residential gross floor area	Existing: _____ m ²	Proposed: _____ m ²
▶ Landscaped Open Space	Existing: _____ m ²	Proposed: _____ m ²
▶ Paved Surface Area	Existing: _____ m ²	Proposed: _____ m ²

Total gross floor area of all buildings on site when project is complete: 6064.64 m²

Lot coverage ratio (ground floor area ÷ lot area) 0.19 Floor space ratio (gross floor area ÷ lot area) 0.51 (891033)

▶ Height of building(s) – Existing: 1 storeys _____ m Proposed: 3 storeys 12.45 m

Does the proposed building include retention of any of the existing floor area? ☐ Yes ☒ No

Minimum Setbacks	Front Lot Line	Side Lot Line	Side Lot Line	Rear Lot Line
Existing building to be retained	<u>SEE PLANS</u> m	_____ m	_____ m	_____ m
Proposed building –	_____ m	_____ m	_____ m	_____ m

Other information on setbacks (if appropriate):

Breakdown of Project Components

Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Gross Floor Area (m ²)	<u>6064.64</u> m ²	_____ m ²	_____ m ²	_____ m ²	_____ m ²
Percentage of Project (%)	<u>100</u> %	_____ %	_____ %	_____ %	_____ %

Number of Residential Units to be retained: Existing: NIL Proposed: 25 Total: 25

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	_____	_____	_____	_____	_____
Typical Unit Size	_____ m ²	_____ m ²	_____ m ²	_____ m ²	_____ m ²

Parking and Loading Data Number of parking spaces provided in project: 50

Breakdown of parking space allocation

for residential use 50 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 # 25 ☐ Attached garage # _____ ☐ Detached garage # 25 ☐ Cash payment in lieu # _____
☐ Above grade parking deck # _____ ☐ Below grade parking structure # _____ ☐ Off-site lease # _____

Number of loading spaces provided in project: _____ Type of loading spaces provided (if applicable): _____

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 checked="" type="checkbox"/> connected	<input type="checkbox"/> available <input checked="" type="checkbox"/> connected	<input type="checkbox"/> available <input checked="" 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 (ie. 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

\$ 33792.05

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 _____

\$ 33792.05

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 441-40f 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.

SCHEDULE IV - SITE PLAN CONTROL - Continued

Step 2.3 - Mixed Use (Complete either section A or Section B below)

Complete Step 2.3 the proposed use of the development is a 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 Step, if the primary use is Residential and the secondary use is Non-Residential

Primary Use = Residential

	Complete this column if project GFA is less than 500m ²	Complete this column if project GFA is more than 500m ² but less than 700m ²	Complete this column if project GFA is more than 700m ² but less than 1400m ²	Complete this column if project GFA is more than 1400m ² but less than 4400m ²	Complete this column if project GFA is is more than 4400m ²	
Enter Residential GFA						
Minus	500	500	700	1400	4400	414
Subtract line 415 from line 414						415
Rate per m ²	\$ 0	\$ 10.94	\$ 8.46	\$ 5.49	\$ 2.73	416
Multiply line 416 by line 417						417
	\$ 0	\$ 0.00	\$ 2,188.00	\$ 8,110.00	\$ 24,580.00	418
Add lines 418 and 419						419
	\$	\$	\$	\$	\$	420

Secondary Use = Non-Residential

Enter the Non-Residential GFA		421
If line 416 is negative, enter the amount on 422. Otherwise enter 0		422
Sum of 421 and 422		423
Rate per m ²	\$ 3.79	424
Multiply line 423 by the rate on line 424		425
Add lines 420 and 425	\$	426

B. Complete the following Step, 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 500 m ²		427
Rate per m ²			\$ 2.73	428
Multiply line 427 by the rate on line 428 (If negative, enter 0)				429

Secondary Use = Residential

Enter the Residential GFA		430
If line 427 is negative, enter the amount on line 431. Otherwise enter 0		431
Sum of 430 from line 431		432
Rate per m ²	\$ 3.79	433
Multiply line 432 by the rate on line 433		434
Add lines 429 and 434	\$	435

Total

Add lines 401, 408, 413, 426 and 435, as applicable

Enter the amount on line 436 on page 3 of the application form

\$ 33792.05 436

2014 Development Approval Application

Authorization of Agent

I/We Larry Boland (please print) authorize Barry Morrison (BJM+C+d) (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:

57 Linelle Street

Name of land owner Westside Cemetery Holdings Limited (please print) Signature L Boland Date Feb 19 / 2014

Name of land owner _____ (please print) Signature _____ Date _____

Corporate seal(s), if applicable

Signature of Signing Officer(s) of Corporation L Boland

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 Larry Boland (please print), do solemnly declare that

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 Westside Cemetery Holdings Limited (please print) Signature L Boland

Address of land owner 57 Linelle St. Toronto M2N 2S4 Date Feb 19, 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 _____ (please print) Signature _____

Address of land owner _____ Date _____

Name of land owner _____ (please print) Signature _____

Address of land owner _____ Date _____

Name of land owner _____ (please print) Signature _____

Address of land owner _____ Date _____

Name of land owner _____ (please print) Signature _____

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 Larry Boland (please print) BARRY MORRISON, do solemnly declare that

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 Westside Cemetery Holdings Limited (please print) Signature L Boland Date Feb 19, 2014

Applicant's Signature

Signature of owner/agent L Boland & B J Mor Date Feb 19, 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 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

OFFICIAL PLAN AMENDMENT (OPA)

- ☐ Context Plan (1D)
- ☐ Boundary Plan of Survey (1D)
- ☐ Topographical Survey (1D)

- ☐ Concept Site and Landscape Plan (1D)

☐ Other: _____ (1D)

ZONING BY-LAW AMENDMENT (ZBA)

- ☐ Underground Garage Plan(s) (1D)
- ☐ Boundary Plan of Survey (1D)
- ☐ Topographical Survey (1D)
- ☐ Concept Plan (1D)
- ☐ Concept Site and Landscape Plan (1D)

- ☐ Floor Plan(s) (1D)
- ☐ Site and Building Elevations (1D)
- ☐ Site and Building Sections (1D)
- ☐ Tree Preservation Plan (7 copies) (1D)

☐ Other: _____ (1D)

SITE PLAN CONTROL APPLICATION (SPA)

- ☒ Boundary Plan of Survey (1D)
- ☒ Topographical Survey (1D)
- ☒ Perspective Drawing (not required for projects under 4000m²) (7 copies) (1D)
- ☒ Context Plan (1D)
- ☒ Site Plan (1D)
- ☒ Site Grading Plan (1D)
- ☐ Underground Garage Plan(s) (1D)
- ☒ Floor Plan(s) (1D)

- ☒ Roof Plan (1D)
- ☒ Site and Building Elevations (1D)
- ☒ Site and Building Sections (1D)
- ☐ 1:50 Scale Detailed Colour Building Elevations (5 Storeys or >) (7 copies) (1D)
- ☒ Landscape Plan (7 copies) (1D)
- ☒ Tree Preservation Plan (7 copies) (1D)
- ☐ Public Utilities Plan (1D)
- ☒ Other: Technical service drawings included in reports (1D)

PLAN OF SUBDIVISION (SUB)

- ☐ Boundary Plan of Survey (1D)
- ☐ Topographical Survey (1D)
- ☐ Context Plan (1D)
- ☐ Draft Plan of Subdivision (1D)

- ☐ Subdivision Concept Plan (1D)
- ☐ Site Grading Plan (1D)
- ☐ Tree Preservation Plan (7 copies) (1D)
- ☐ Public Utilities Plan (1D)

☐ Other: _____ (1D)

PLAN OF CONDOMINIUM (CDM)

- ☐ Boundary Plan of Survey (1D)
- ☐ Topographical Survey (1D)

- ☐ Draft Plan of Condominium (1D)

☐ Other: _____ (1D)

PART LOT CONTROL EXEMPTION APPLICATION (PLC)

- ☐ Boundary Plan of Survey (7 copies) (1D)

☐ Other: _____ (1D)

SEE PAGE 8 FOR THE TECHNICAL REQUIREMENTS OF THE SUBMISSION OF PAPER OR DIGITAL FILES

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 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 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 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 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 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.

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

[illegible]

INFORMATION/STUDIES

Please list all Information/Studies submitted with application

[illegible]

This section for Office Use Only

DATE STAMP