



Application

2020 Development Approval

<input type="checkbox"/> Toronto & East York Toronto City Hall 100 Queen Street West Toronto, ON M5H 2N2 416-397-5330	<input checked="" type="checkbox"/> North York North York Civic Centre 5100 Yonge Street Toronto, ON M2N 5B7 416-397-5330	<input type="checkbox"/> Scarborough Scarborough Civic Centre 150 Borough Drive Toronto, ON M1P 4N7 416-397-5330	<input type="checkbox"/> Etobicoke York 2 Civic Centre Court Toronto, ON M9C 5A3 416-397-5330
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Application(s) for: (please check all applicable boxes)

<input type="checkbox"/> Official Plan Amendment	<input checked="" type="checkbox"/> Zoning By-law Amendment	<input type="checkbox"/> Site Plan Control	<input type="checkbox"/> Part Lot Control
<input type="checkbox"/> Draft Plan of Subdivision	<input type="checkbox"/> 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): 3180-3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202 Yonge Street		
Describe location (closest major intersection, what side of the street is the land located): North of Beford Park Avenue, west of Yonge Street, and south of Woburn Avenue		
Legal Description: PART OF LOT 621, 622, 623, 624, 625, 626, 627, 1235, 1236, 1237, 1238, 1239, 1240 AND 1241, City of Toronto		
Registered Owner(s) of subject land (as it appears on Deed/Transfer): NYX Yonge LP		Business E-mail: yashar@nyxcapital.com
Business Address: 1131A Leslie Street (Suite 400)	City: Toronto	Postal Code: M3C 3L8
Business Telephone (area code + number): 416 548 5590	Business Fax (area code + number): 416 548 5591	
Applicant name (in full): Weston Consulting (c/o Jane McFarlane)	Business E-mail: jmcfarlane@westonconsulting.com	
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: 201 Millway Ave (Suite 19)	City: Vaughan	Postal Code: L4K 5K8
Business Telephone (area code + number): 905.738.8080 ext. 225	Business Fax (area code + number): 905.738.6637	

This section for Office Use Only

File No(s): _____	Date Received: _____
Staff Contact: _____	Ward: _____
	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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p> <p>If Yes for 1. or 2. please provide the file numbers(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>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>There is an access easement on subject lands. This access easement is 15' wide at the rear of the property as depicted on the survey. Its purpose is to provide access to the properties on Yonge Street between Woburn Avenue and Bedford Park Avenue. A restrictive covenant is registered on title for 3188 Yonge St. It is registered in favour of the Toronto Dominion Bank and restricts the owner from opening a bank, trust company, or any other financial institution on the property.</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>4</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 (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>	

2020 Development Approval**Declaration of Land Owner(s)**I/We NYX Yonge LP 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 Yashar Fatehi Signature Yashar Fatehi
DocuSigned by: C24772B933BB469...

Address of land owner 1131A Leslie St (Suite 400), North York, ON M3C 3L8 Date October 26, 2020

Name of land owner 2468816 ONTARIO LIMITED Signature [Signature]

Address of land owner _____ Date October 26, 2020

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 AgentI/We NYX Yonge LP authorize Weston Consulting (c/o Jane McFarlane)

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

3180-3202 Yonge Street, Toronto ON

Name of land owner Yashar Fatehi (ASO) Signature Yashar Fatehi Date October 26, 2020
DocuSigned by: C24772B933BB469...

Name of land owner 2468816 ONTARIO LIMITED Signature [Signature] Date October 26, 2020

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 Jane McFarlane, 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 Jane McFarlane

(please print)

Applicant's Signature Jane McFarlane Date October 29, 2020

Signature of owner/agent Yashar Patel Date October 26, 2020

DocuSigned by:
C24772B933BB469...

2020 Development Approval**Fee Schedules****Fee Calculation - Effective January 1, 2020****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	143,532.81	
Enter amount from line 227 on Schedule 2	\$ _____	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	\$ 143,532.81	

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.