



2023 Development Approval

(Effective January 1, 2023)

☒ **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): 2400-2440 Dundas Street West		
Describe location (closest major intersection, what side of the street is the land located): West side of Dundas Street West, just north of Bloor Street West		
Legal Description: Lots 4 to 14 and Lots 16 to 22 and Part of Lot 15 and Part of Soho Street Registered Plan 776 City of Toronto		
Registered Owner(s) of subject land (as it appears on Deed/Transfer): Dundas Li Properties Inc.		Business E-mail: provazzi@li-limited.com
Business Address: 1840 Eglinton Avenue, Suite 202	City: Toronto	Postal Code: M6E 2J4
Business Telephone (area code + number): 416-873-5357	Business Fax (area code + number): N/A	
Applicant name (in full): Elsa Fancello, Fora Developments	Business E-mail: elsa@foradevelopments.com	
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: Owner Representative		
Business Address: 2440 Dundas Street West, Suite 200	City: Toronto	Postal Code: M6P1W9
Business Telephone (area code + number): 647-688-3572	Business Fax (area code + number): N/A	

This section for Office Use Only

File No(s): _____

Date Received: _____

Ward: _____

Staff Contact: _____

Phone Number: _____

Application

2023 Development Approval

(Effective January 1, 2023)

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 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>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 checked="" type="checkbox"/> No Number of rental units _____</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>

2023 Development Approval


(Effective January 1, 2023)

Declaration of Land Owner(s)

I/We Dundas Li 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 Paolo Rovazzi, A.S.O. Signature 

Address of land owner 1840 Eglinton Avenue West, Suite 202, Toronto, ON, M6E 2J4 Date March 13, 2023

☐ 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 Dundas Li Properties Inc. authorize Elsa Fancello, Fora Developments

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

2400-2440 Dundas Street West

Name of land owner Paolo Rovazzi, A.S.O. Signature  Date March 13, 2023

Name of land owner _____ Signature _____ Date _____

Signature of signing Officer(s) of Corporation _____ Corporate Seals, if applicable

Signature of signing Officer(s) of Corporation _____

2023 Development Approval

(Effective January 1, 2023)

Declaration of Applicant

I Elsa Fancello, Fora Developments, 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 Elsa Fancello, Fora Developments

(please print)

Applicant's Signature  Date March 13, 2023

Signature of owner/agent  Date March 13, 2023

Application

2023 Development Approval

(Effective January 1, 2023)

Fee Schedules

Fee Calculation - Effective January 1, 2023

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	527626.29	
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	\$ 527626.29	

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.









2023.03.13_Development Approval Application Form_2400-2440 Dundas St W_ZBA

Final Audit Report

2023-03-13

Created:	2023-03-13
By:	Elsa Fancello (elsa@foradevelopments.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP2j9fw7qu5oNBcu3093S4Ilt0Dvljbd

"2023.03.13_Development Approval Application Form_2400-2440 Dundas St W_ZBA" History

-  Document created by Elsa Fancello (elsa@foradevelopments.com)
2023-03-13 - 2:17:24 PM GMT
-  Document emailed to Paolo Rovazzi (provazzi@li-limited.com) for signature
2023-03-13 - 2:27:32 PM GMT
-  Email viewed by Paolo Rovazzi (provazzi@li-limited.com)
2023-03-13 - 2:45:13 PM GMT
-  Document e-signed by Paolo Rovazzi (provazzi@li-limited.com)
Signature Date: 2023-03-13 - 2:45:22 PM GMT - Time Source: server
-  Document emailed to Elsa Fancello (elsa@foradevelopments.com) for signature
2023-03-13 - 2:45:23 PM GMT
-  Email viewed by Elsa Fancello (elsa@foradevelopments.com)
2023-03-13 - 2:49:12 PM GMT
-  Document e-signed by Elsa Fancello (elsa@foradevelopments.com)
Signature Date: 2023-03-13 - 2:50:21 PM GMT - Time Source: server
-  Agreement completed.
2023-03-13 - 2:50:21 PM GMT