



Suite 1600  
1 First Canadian Place  
100 King Street West  
Toronto, Ontario  
Canada M5X 1G5  
Telephone (416) 862-7525  
Facsimile (416) 862-7681  
www.gowlings.com

August 5, 2009

**B. S. Onychuk, Q.C.**  
Direct (416) 369-4574  
Assistant (416) 369-6666  
bob.onychuk@gowlings.com

**DELIVERED AND VIA EMAIL**

The Mayor and Members of Council  
City of Toronto  
City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**Attention: Ulli S. Watkiss, Clerk**

Your Worship and Members of Council:

**Re: Complaint under Section 20(1) *Development Charges Act, 1997*  
People Players Inc. – 343 Evans Avenue, Etobicoke**

We have been retained by People Players Inc. the parent company of “**Famous PEOPLE Players (FPP)**”, in respect of the levying by the City Building Department of a \$186,554.91 development charge for a building permit issued to People Players Inc. for their new Evans Avenue home.

In our respectful opinion, there is no basis at all for the application of the Development Charge By-law to our client and their lease of new premises. In the alternative, the development charge was incorrectly calculated and determined. And finally, in the further alternative, it is our respectful opinion that if any development charge was even arguably exigible, that it should be waived by the City on policy grounds.

We therefore are filing this complaint, under the provisions of Section 20(1)(a), (b), and (c) of the *Development Charges Act, 1997*, and are requesting an opportunity to appear before Council for a determination of this matter.

**Famous PEOPLE Players**

FPP is a charitable, non-profit organization that has operated as part of the artistic community in Toronto for 35 years. It currently employs 32 full-time staff, 2 part-time staff, 4 co-op students, and a pool of over 30 volunteers. Its mandate is to integrate people who have developmental disabilities into society, specifically into the performing arts sector of society, by strengthening their life skills, by giving them confidence, and presenting them on a world class stage in world class artistic presentations. And FPP have succeeded remarkably in fulfilling that mandate to date.

FPP operates a theatrical school/centre for achievement for handicapped and developmentally challenged individuals (see [www.fpp.org](http://www.fpp.org)), and educate, promote and present their students for the Famous PEOPLE Players Dine and Dream Theatre. They operate the Dine and Dream Theatre and the Famous PEOPLE Players Centre for Excellence through a registered charity under the *Income Tax Act*, called People Players Inc.

The Board of Directors of People Players Inc. includes prominent Canadian and American arts and entertainment personalities and benefactors; and the Honorary Patrons include Her Excellency the Right Honourable Michaëlle Jean, the Premier of Ontario, Senator Pamela Wallin, Dr. David Suzuki, the late Paul Newman, Dan Aykroyd, Phil Collins, David Foster, Ed Begley Jr., Leslie Nielsen and others. The President and CEO of the company is Diane Dupuy, who was awarded the Order of Canada, as well as the Vanier Medal and the Library of Congress Medal, for her work with FPP for integrating people who are challenged into Canadian society.

FPP was founded in 1974. The company was soon discovered by Liberace in 1975 and won rave reviews for their performances in Las Vegas. The company continued their success on stage on Broadway, in helping reopen Radio City Music Hall and mounting two Broadway musicals to widely acclaimed reviews that achieved a special Tony nomination. A movie about their success and about Diane Dupuy was made into a CBS Movie of the Week called "Special People".

The company has travelled internationally, to Europe, the United States, and the Pacific Rim over its many years, including a number of times with our various Governors General of Canada, to showcase the talent of its troupe and to change world attitudes and to champion integration for people with disabilities.

FPP travelled to Japan following the Kobe earthquake, where they arranged a benefit for people with disabilities who had lost their parents in the Kobe tragedy, and received an award from Prince Takamado of Japan. It is for this reason that they were asked to perform before the Emperor and Empress of Japan in Ottawa on the occasion of the recent visit of their Highnesses to Canada. A fuller description of the history of FPP is attached as an appendix to this letter.

#### **Famous PEOPLE Players Relocation to 343 Evans Avenue, Etobicoke**

FPP were required to relocate from their premises at 110 Sudbury Avenue because the industrial building in which they were a tenant was slated to be torn down August 1<sup>st</sup>, 2009.

The decision to relocate to 343 Evans Avenue was in large part made because of the favourable rent proposed by the landlord, at \$7 per sq.ft., or \$144,228 per year, plus occupancy costs. Rental cost is a very important cost component to any not-for-profit organization, and it is to FPP. FPP had been paying \$7.50 per sq.ft., but including heat, hydro and taxes at its old space.

The amount of the development charge payments requested by the Building Department, before they would approve or issue a building permit, was \$186,554.91 -- more than the rent for the premises for a whole year!!

Famous PEOPLE Players is leasing a 1,881 m<sup>2</sup> unit, Unit 343, in an industrial mall building at 291 – 351 Evans Avenue (see attached site plan) for a 12-year period. The industrial building, within which FPP's space is located, is a 8,307m<sup>2</sup> industrial building, housing small and medium size industrial warehousing tenancies. With the exception of the 1,881 m<sup>2</sup> being leased by FPP, some 77% of the building is occupied by a variety of industrial uses.

The zoning for the property is "IC1", or "Class 1 Industrial Zone" under Etobicoke's Zoning Code, Section 320-115, as amended, which permits "theatres", "restaurants", and "business, professional and industrial administrative offices" in the Industrial Zone; therefore, no variance or rezoning was required for FPP to relocate their dinner theatre, theatre school and head office to this location.

The only renovations being made by FPP to the Evans Avenue space are all internal. There is no extension or addition to the existing buildings anywhere, with the exception of an outdoor canopy that will hang over the front door of the unit. Of the 20,604 sq.ft. rented, only 14,069 sq.ft. or 68% of the space is actually being renovated and refitted for a dinner theatre, including a kitchen and washroom facilities; the existing front office and a part of the former back warehousing area remains in its existing condition.

Draft building and site plans were filed with the City Building Department on Monday, February 2<sup>nd</sup>, 2009, and FPP's architect met with Ms. Rose Borg at the Building Department counter to review the zoning and to establish that FPP was a permitted use on the site.

It was at this meeting that Ms. Borg indicated that FPP would need to apply for the PAL (preliminary review process). Our architect was informed that this was a mandatory requirement for a tenant fit-up, and that this would have to be completed prior to submitting formal building permit applications. There was no suggestion at this meeting that any development charges might be payable or would be required by the City (although the new Development Charge By-law was proceeding to City Council for its meeting on February 23 – 25, 2009).

(FPP's architect recalls that at a subsequent meeting, City Building Staff did mention that development charges "may" apply, but when further clarification was sought, there was no direction, and it was later stated by the Manager of Plans Examination that there was "much uncertainty, and the City staff were not fully aware of all changes that were coming". It was, however, the view of FPP that development charges could not possibly apply to the internal renovations of space in a properly zoned building).

FPP's first submission for the PAL review was made on March 23<sup>rd</sup>, 2009. The drawings were reviewed and comments received on April 1<sup>st</sup>, 2009. As a result of the comments, revised final plans were resubmitted to the City on April 8<sup>th</sup>, 2009.

Because of an administrative problem internally within the Building Department, the resubmitted drawings were lost for a period of weeks, and were only found after Councillor Grimes' executive assistant checked on the status of the resubmission with Building Department staff. The submission was found and reviewed, and sign-off was given on May 1<sup>st</sup>, 2009.

A formal building permit application was then submitted on May 6<sup>th</sup>, 2009, some 6 days after the new Development Charge By-law (By-law 275-2009) had come into effect.

Building staff then indicated to FPP's architects that FPP would need to go through the STAR process before a building permit could be issued -- even though it was patently obvious that this was not a significant development application. There was no basis for requiring a site plan review of the FPP tenant fit-up, either at law or otherwise; however, FPP did not have the benefit of legal advice assisting them on essentially a tenant fit-up and internal renovation. STAR review drawings were submitted on May 12, 2009.

At no time were either FPP's architects, or anyone at Famous PEOPLE Players told that they could apply for a building permit contemporaneously with both the PAL review and the STAR review required by staff. In fact FPP's architects were told the contrary.

FPP's architects have indicated to us that had they been told at any time in the process that a development charge by-law was looming in the background that could apply to the project, they would have moved to submit the building permit applications well before May 1<sup>st</sup>, 2009. And had they not been told that they could not submit a building permit application until after they have received the PAL sign-off (which was an incorrect statement for Building Department to make), they would also have filed full building permit drawings with their PAL resubmission on April 8<sup>th</sup>, 2009.

#### **Development Charge By-law 275 -2009**

When the building permit application was filed on May 6<sup>th</sup>, 2009, FPP was informed that it was the position of the City's Building Department that the new Development Charge By-law passed in February 2009, which came into effect May 1<sup>st</sup>, 2009 should apply to the FPP tenant fit-up of its space at 343 Evans Avenue, and that the DC charges would need to be paid. Building Department staff required that the DC charge be paid before any building permit would be issued to FPP for its tenant's improvements.

FPP needed a building permit forthwith because they had to vacate their premises at Liberty Village and their first dinner theatre performances at Evans Avenue were scheduled for August 15<sup>th</sup>, 2009. The internal tenant improvements would take 3 months to complete.

The time period from May 6<sup>th</sup>, 2009 to June 9<sup>th</sup>, 2009 (when a building permit was finally issued) were spent in arguing with the City's Building Department whether any DC charges were in fact applicable to this project and to FPP. Through Councillor Grimes' assistance, a Development Charge Late Payment Agreement was drafted by City Legal, which spread out the disputed DC payment over a 36-month period. Diane Dupuy, the CEO of FPP, signed the agreement in order to get the release of the building permit so that construction of the renovations could start. However, she indicated that she did not agree with the position of the City's Building Department, and indicated in writing on the first cheque under the Agreement that it was being made "under protest".

### Is Any Development Charge Payable by Famous PEOPLE Players?

The following sections out of the *Development Charges Act 1997* and the City's new Development Charge By-law are relevant:

1. Section 2(1), *Development Charges Act*, which reads:

“2. (1) The council of a municipality may by by-law impose development charges against land to pay for increased capital costs required ...” (underlining added)

The scheme of the Act is that development charges are charged against land, not against a lease or leasehold interest. It is therefore paid for by the owner of the land, not the tenant, on development or redevelopment that occurs on that land.

To apply a development charge against a tenant for his internal fixturings of space, albeit where he is changing the internal use, is contrary to the spirit and wording of the Act.

It would create the preposterous situation, as here in the FPP case, of a tenant having to pay development charges of \$186,554.91 -- greater than the entire annual rent -- on his space, although he would be occupying that space for only the term of his lease, whereas the development charge payment would carry on forever with respect to the land for that part of the building.

Under the scheme of the Act, development charges are only due on the development or redevelopment of land or buildings, not for an internal change of use, permitted by the zoning by-laws.

2. “Development” is not defined in the *Development Charges Act*. But it is defined in the City of Toronto's new Development Charge By-law, as follows:

“DEVELOPMENT - Any activity or proposed activity in respect of land that requires one or more of the actions referred to in ss. 415-5A and includes a trailer or mobile home park, the redevelopment of land or the redevelopment, expansion, extension or alteration, or any two or more of them, of a use, building or structure.”

The FPP renovations may technically be a “development” to the extent that they required a building permit, one of the actions referred to in ss. 415-5A; but it is not a “development” in the normal use of that term when dealing with the development of land or development of buildings on land.

It is clear that the FPP renovations are not “the redevelopment of land” referred to in the above section, nor “the redevelopment, expansion, extension or alteration, or any 2 or more of them”, (of any use, building or structure). The FPP renovations are only an “alteration”, at best, but do not fit any of the other criteria.

3. The City's new Development Charge By-law, and the *Development Charges Act, 1997*, both provide an exemption for existing industrial buildings. Sections 4(1) and (2) of the *Development Charges Act* read as follows:

"4. (1) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section. 1997, c. 27, s. 4 (1).

(2) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero. 1997, c. 27, s. 4 (2)."

The existing industrial building, Building C on the attached site plan, is not being expanded or enlarged in any way. The predominant uses in Building C, some 77% of the total building, remain industrial, and therefore the entire building remains as an industrial use, and the building remains as an industrial building. Therefore under the *Development Charges Act, 1997*, the amount of any development charge, assuming one was exigible or owing, would be zero.

4. Toronto's new Development Charge By-law, under Section 415-6 "Exemptions" provides the following:

**B. Exemptions for non-residential uses**

"Despite the provisions of this article, development charges shall not be imposed with respect to the following non-residential uses:

- ...  
(5) Industrial uses"

The City of Toronto does not define the term "industrial uses". More importantly, the *Development Charges Act, 1997* does not use the word "use" anywhere in the Act -- it deals with the concept of "land", "building", or "structure".

One of the possible interpretations of "Industrial uses" in the City Development Charge By-law would be: "uses permitted in an industrial zone". Here the property is zoned "Class 1 Industrial Zone, in which the permitted uses, under ss. 320-116, includes:

"theatres";  
"convenience restaurant, take-out restaurant and standard restaurant;" and  
"business, professional and industrial administrative offices".

A second interpretation is that "industrial uses" can mean "the use of the building". Here the overwhelming predominant use of the building is industrial, and therefore the whole of the building is exempt from development charges.

If the City were to apply the interpretation of the City by-law in the manner interpreted by the Building Department -- that because there is a "change of use" from industrial to restaurant and theatre and office for a part of the building, that development charges are chargeable -- then the result would be that any time any restaurant, for example, or office space, is renovated or introduced into any industrial mall in the City of Toronto, development charges of \$99.30 per sq. meter of GFA would be payable -- even if the lease were for one year, or three years, or five years.

This would be a preposterous scenario that cannot possibly have been intended by City Council. It would drive all your non-industrial uses out of industrial zones even though they are permitted uses, and were intended in order to create diversity and complementarity in the industrial area.

However, it is our fundamental position that:

- (a) The FPP uses are permitted uses in this industrial zone;
- (b) That the FPP uses do not change the characterization of the entire industrial building as an existing industrial building, and
- (c) The entire industrial building, including the FPP space, is exempt and should remain exempt from development charges under the City's Development Charge By-law.

#### Alternative Submissions

In the alternative, and without acknowledging in any way that development charges are in any way applicable to the Famous PEOPLE Players' space, it would be our submission that City Council should waive any development charges in this case.

Famous PEOPLE Players, as noted earlier, is a charitable not-for-profit organization that has done exceptional charitable work with developmentally challenged children and adults, and has added an important breadth and depth to the arts community of this City. Famous PEOPLE Players are known for their great work internationally, throughout Canada, and by virtually everyone in Toronto.

There are precedents where City Council has waived development charges for charitable organizations, where, for example, a building was being built by a charitable or religious organization for either its own or other charitable purposes.

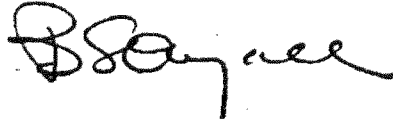
There is also the issue here of whether Building Department staff knowingly, or unknowingly, delayed the filing of a building permit application, which caused the application to be filed after May 1<sup>st</sup>, 2009.

In the circumstances here, and in order to resolve the issue as to the applicability or not of the Development Charges By-law of the City to this project, we would suggest that a resolution where the development charges were waived in full by the City of Toronto would be appropriate.

Failing the resolution of this matter by City Council, we regretfully have been instructed to pursue this matter before the Ontario Municipal Board.

All of which is respectfully submitted.

Yours very truly,



B.S. Onyschuk, Q.C.

cc: Ms. Diane Dupuy, CEO, Famous PEOPLE Players





# Famous PEOPLE Players

d r e a m s   c a n   c o m e   t r u e

Famous PEOPLE Players is a not for profit, one of a kind, black light theatre company who has prided itself on have successfully being in business for 35 years without having to rely on government operating grants.

Famous PEOPLE Players currently employs 32 full-time staff, 2 part-time staff, 4/term Co-Op Students and a pool of 30 volunteers.

33 Lisgar Street, Toronto,  
Canada M6J 3T3  
Tel: 416-532-1137  
Fax: 416-532-6945

Honourary Patrons:  
Her Excellency the Right  
Honourable Michaëlle Jean,  
Governor General of Canada;  
Honourable Dalton McGuinty,  
Premier of Ontario;  
Pamela Wallin;  
Dr. David I. Suzuki;  
Dr. Deepak Chopra;  
Gil Cates;  
Ed Begley Jr.;  
Phil Collins;  
Leslie Nielsen;  
Don Harron.

PEOPLE Players Inc.  
is a registered charity under the  
Income Tax Act of Canada  
No. 11909 0959 RR0001.

Printed on recycled paper.

famouspeopleplayers@bellnet.ca  
www.fpp.org

## Mandate or Vision:

To provide a world class stage presentation and to integrate the people who are developmentally challenged into society by strengthening their life skills for the outside world.

We promote and educate our individuals for Famous PEOPLE Players Dine & Dream Theatre and instill in the hearts and minds of everyone that dreams can come true... when you believe in yourself.

The Famous PEOPLE Players' Centre for Excellence is more than just a theatre with black light performances. It is an inward journey to discover who you are. It is about meeting challenges. And it is about learning: learning about yourself, about others, about the environment and the environment within. Most of all, it is about using your full potential.

Our mandate is to: **'Inspire PEOPLE to Achieve More'**

We hope everyone who comes in contact with this Great Canadian Treasure will indeed be inspired in their own lives.

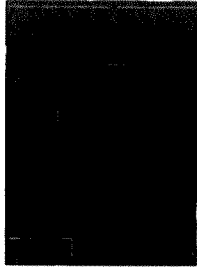
We are a not for profit performing arts organization operating in a professional manner where with a Highly skilled Board of Directors, paid staff and artists

## History

Famous PEOPLE Players was founded in 1974, by Diane Dupuy, a Member of the Order of Canada to integrate people who are challenged into the community. This was at a time when people with disabilities were labeled 'mentally retarded'. Segregated, they were sent to school for the 'mentally retarded' and on school buses for the 'Mentally Retarded'.

Workshops and institutions were the only means of support for people who were perceived as different from others.

It was our President & Founder who believed that if you put people who were labeled as mentally retarded all together, they would always be seen as 'retarded'. If we took them out of their segregated environments and integrated them into the community, they would be as Diane termed, 'normalized'. This is



# Famous PEOPLE Players

d r e a m s   c a n   c o m e   t r u e

33 Lisgar Street, Toronto,  
Canada M6J 3T3  
Tel: 416-532-1137  
Fax: 416-532-6945

Honourary Patrons:  
Her Excellency the Right  
Honourable Michaëlle Jean,  
Governor General of Canada;  
Honourable Dalton McGuinty,  
Premier of Ontario;  
Pamela Wallin;  
Dr. David T. Suzuki;  
Dr. Deepak Chopra;  
Gil Cates;  
Ed Begley Jr.;  
Phil Collins;  
Leslie Nielsen;  
Don Harron.

PEOPLE Players Inc.  
is a registered charity under the  
Income Tax Act of Canada  
No. 11909 0959 RR0001.

Printed on recycled paper.

famouspeopleplayers@bel.net.ca  
www.fpp.org

what happened when Diane and the company were discovered by Liberace in 1975 and won rave reviews in Las Vegas without the critics knowing who the company members were. Audiences were dazzled as they watched them work under the black light which makes them disappear before the audience by wearing black jumpsuits that covered their heads and bodies. (This method alone is what is causing the University of Abu Dhabi to reach out to Diane to help within their community to have women experience theatre in a socially acceptable way).

Attitudes changed across the board and integration became one of the main focuses at both the Provincial and Federal Government levels. Famous PEOPLE Players changed attitudes and continued their success on stage by reopening Radio City Music Hall and performing two musicals on Broadway to widely acclaimed reviews achieving a special Tony nomination. A movie about their success and about Diane Dupuy was made into a CBS Movie of the week called 'Special People', a movie that is in the process of being re-released.

Our President & Founder has taken her mission to the global community. Famous PEOPLE Players has toured all over the world changing attitudes and bringing integration to the forefront of the world. Following the Kobe earthquake, Famous PEOPLE Players their parents in the tragedy. Enough money was raised to purchase homes for them and her meeting with government officials allowed them to be integrated into society.

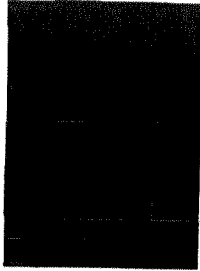
As well, it was Famous PEOPLE Players who were the first to perform at the Peace Memorial in Hiroshima where Diane Dupuy was presented with an award from Prince Takamado.

In addition, former Canadian Ambassador to Washington, the Honourable Ray Hnatyshyn arranged for her to travel down to Washington with Famous PEOPLE Players. They spent a week there where they hosted workshops, spoke to inner-city kids and performed four live performances at the Canadian Embassy.

Another trip took Famous PEOPLE Players to South Korea where, for the first time, children with disabilities that lived in one room, worked in one room, slept in one room and ate in one room were able to go out to a theatre to see a live performance of Famous PEOPLE Players. It was a very inspirational experience for all involved.

Famous PEOPLE Players along with the Governor General of Canada, opened the first Dinner Theater of its kind in the world in Toronto in 1994. This event was covered by CNN News worldwide, which in turn, brought our story to the attention of the world and helped build patrons and attract tourists to visit Famous PEOPLE Players in Toronto.

According to Toronto Tourism, we are often the number one choice on their Familiarization Tours.



# Famous PEOPLE Players

d r e a m s   c a n   c o m e   t r u e

This is what makes audiences around the world witness a 'Great Canadian Treasure' which makes its mark on the very fabric and heritage of our country.

Now that we have successfully operated for 35 years, we have developed our new 'Exceptional Achievement Program' that will entice people globally to become a part of our program. (see attached)

33 Lisgar Street, Toronto,  
Canada M6J 3T3  
Tel: 416-532-1137  
fax: 416-532-6945

Honourary Patrons:  
Her Excellency the Right  
Honourable Michaëlle Jean,  
Governor General of Canada;  
Honourable Dalton McGuinty,  
Premier of Ontario;  
Pamela Wallin;  
Dr. David T. Suzuki;  
Dr. Deepak Chopra;  
Gil Cates;  
Ed Begley Jr.;  
Phil Collins;  
Leslie Nielsen;  
Don Harron.

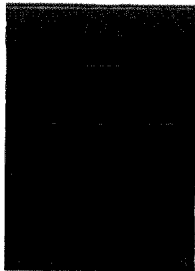
PEOPLE Players Inc.  
is a registered charity under the  
Income Tax Act of Canada  
No. 11909 0959 RR0001.

Printed on recycled paper.

famouspeopleplayers@bellnet.ca  
www.fpp.org

## Other outreach endeavors into the community include:

- Worked with Children's Aid over Christmas on an event hosted by Ken Shaw, CTV's Senior Editor and News Anchor sponsored by Famous PEOPLE Players patrons. (will be an annual event).
- Regent Park Youth Group sponsored by Shorcan Investment Company.
- Kiwanis partnership for Aktion Club Kids - Kiwanis is a global organization of volunteers that offers activities to help children develop self-esteem, respect for others and valuable life skills. Kiwanis designed Aktion Club Clubs for adults living with disabilities. Famous PEOPLE Players is an integral part of their program.
- Expanding outreach opportunities with schools, colleges and special donor recognition. Our President and Founder is passionate about speaking with Schools and Churches. These intimate connections have led us to developing workshops designed specifically for students with hearing impairments, team building workshops for groups of students of all abilities, homeschoolers, and bi-lingual programming. Currently we have two Teacher's College placements coming in the Spring. (Queen's Faculty of Education and OISE).
- Bloorview Kids Rehab – Famous PEOPLE Players is represented at Charity Golf Tournaments. Currently talks are being undertaken for Famous PEOPLE Players to incorporate the history of Bloorview Kids Rehab into a black light play.
- Sheridan College/Schulich School of Business Marketing Project Strategies.
- Scotiabank colouring book written by Diane Dupuy, our President & Founder and illustrated by Steve Botelho, a Famous PEOPLE Player and distributed at all GTA Scotia Banks, including a \$25 RESP certificate.
- Famous PEOPLE Players is the only company of its kind in the world. By providing world-class entertainment both at our Dine &



# Famous PEOPLE Players

d r e a m s   c a n   c o m e   t r u e

Dream Theatre and on tour, FPP is able to cross societal borders and language barriers while touching the hearts of people everywhere.

33 Lisgar Street, Toronto,  
Canada M6J 3T3  
Tel: 416-532-1137  
Fax: 416-532-6945

Honourary Patrons:  
Her Excellency the Right  
Honourable Michaëlle Jean,  
Governor General of Canada;  
Honourable Dalton McGuinty,  
Premier of Ontario;  
Pamela Wallin;  
Dr. David T. Suzuki;  
Dr. Deepak Chopra;  
Gil Cates;  
Ed Begley Jr.;  
Phil Collins;  
Leslie Nielsen;  
Don Harron.

PEOPLE Players Inc.  
is a registered charity under the  
Income Tax Act of Canada  
No. 11909 0559 RR0001.

Printed on recycled paper.

famouspeopleplayers@bellnet.ca  
www.fpp.org

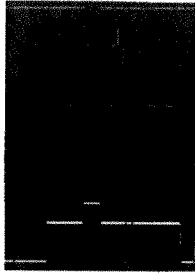
- In highly motivational key-note speeches and workshops, Diane Dupuy, shares her wealth of experience on the human condition and how to find your dream and make it a reality. She leaves every audience with a new and healthier outlook on life. A few groups that have enjoyed Diane's entertaining, touching and inspiring message, as well as Famous PEOPLE Players performances are:

Canadian Mental Health Association, Rogers Communications, CAWEE, IBM Gold Circle, Toronto District School Board, Mary Centre, Scotiabank, Community Living, Canadian & Ontario Dental Associations, Ontario Real Estate Association, Caber Group, Canada Post, Probus Clubs, Ontario Ministry of Social Services, OADE (Ontario Association for Developmental Education), Canadian Diabetes Association, Eli Lilly's National Sales Meeting, Canada Post National Sales Meeting, Halton Region, Caber Distributors Inc., Manitoba Heavy Construction Convention Ixtapa Mexico.

Famous PEOPLE Players is an educational organization of *practical* learning where you learn how to function and adapt to the workforce and life beyond school. We teach valuable life skills, such as having a strong work ethic, how to show initiative, problem-solving practices, how to be a team player, stepping up to the plate in a crisis situation how to mentor and support people who are having difficulties. As we service and inspire people to achieve more, we become courageous, flexible, resilient, persistent, and gain integrity and dignity within ourselves. These are gift-like qualities that will grow inside you in leaps and bounds and will propel you above the crowd in your lifelong journey of career satisfaction.

President & Founder, Diane Dupuy is dedicated to spearheading an extremely successful and ever-growing Educational Program where part of current school curriculum '*Character Matters*' is enhanced. The program proactively involves today's youth in decisions for the future and provides a series of workshops before each school performance throughout the year for students; this workshop focuses on different themes. We have amalgamated the provincially mandated 'Character Development Program' into our program as well as providing tailored lessons on the following topics: Bullying, Movement/Fitness, Environmental Responsibility, Canadian History, Integration and Dance/Drama/Music/Visual Arts, Addiction.

We have hosted groups from most of the school boards in Ontario and have regular outreach programs with the following boards: Toronto Public and Separate, Peel Public, Dufferin Peel Separate, Simcoe County Public and Separate, Durham Public and Separate, York Region Public and Separate, Hamilton Wentworth Public and Separate, Halton Public and Separate, Wellington Separate, Ottawa Carleton Public, Upper Grand Public, Kawartha



# Famous PEOPLE Players

d r e a m s   c a n   c o m e   t r u e

Pine Ridge Public. Famous PEOPLE Players is the featured destination for Co-op programs in each department as well as volunteer hours to satisfy curriculum requirements.

We are on their approved destination list for School Groups to take part in our Education Programs. We continue lessons taught in the classroom with the practical experience of visiting Famous PEOPLE Players.

33 Lisgar Street, Toronto,  
Canada M6J 3J3  
Tel: 416-532-1137  
Fax: 416-532-6945

Honourary Patrons:  
Her Excellency the Right  
Honourable Michaëlle Jean,  
Governor General of Canada;  
Honourable Dalton McGuinty,  
Premier of Ontario;  
Pamela Wallin;  
Dr. David T. Suzuki;  
Dr. Deepak Chopra;  
Gil Cates;  
Ed Begley Jr.;  
Phil Collins;  
Leslie Nielsen;  
Don Harron.

PEOPLE Players Inc.  
is a registered charity under the  
Income Tax Act of Canada  
No. T11909 0959 RR0001.

Printed on recycled paper.

famouspeopleplayers@belfinet.ca  
www.fpp.org

## Numbers of Presentations/Exhibits:

- 3-4 new productions each year
- Minimum 4 tours yearly, nationally and internationally
- Dinner Theatre - Tuesdays through Saturdays; School, Lunch & Dinner Shows
- Our members and participants include people ranging in age from 1-101 years of age.
- We currently have a membership of 25,000 patrons affiliated with our Dine & Dream Theatre alone.
- Tour groups which accounts for approximately 8,000 patrons each year.
- Large and small business like Canadian Tire, Canada Post, Cineplex Media, Scotiabank, IBM, bring their staff to Famous PEOPLE Players to be inspired by custom performance workshops and corporate events accounting for approximately 7,000 patrons.
- Individual Families account for approximately 10,000 patrons.
- Approximately 25,000 plus school children partake in our in-house Educational Program yearly.
- Over 100,000 people a year, both adults and students experience Famous PEOPLE Players either at the theatre or on tour to be wholesomely entertained and leave with a great sense of hope for the future.

**MSAI**  
Municipal Services  
Architecture & Engineering  
100 King Street West  
Toronto, Ontario M5X 1C7  
Tel: (416) 593-8888  
Fax: (416) 593-8889

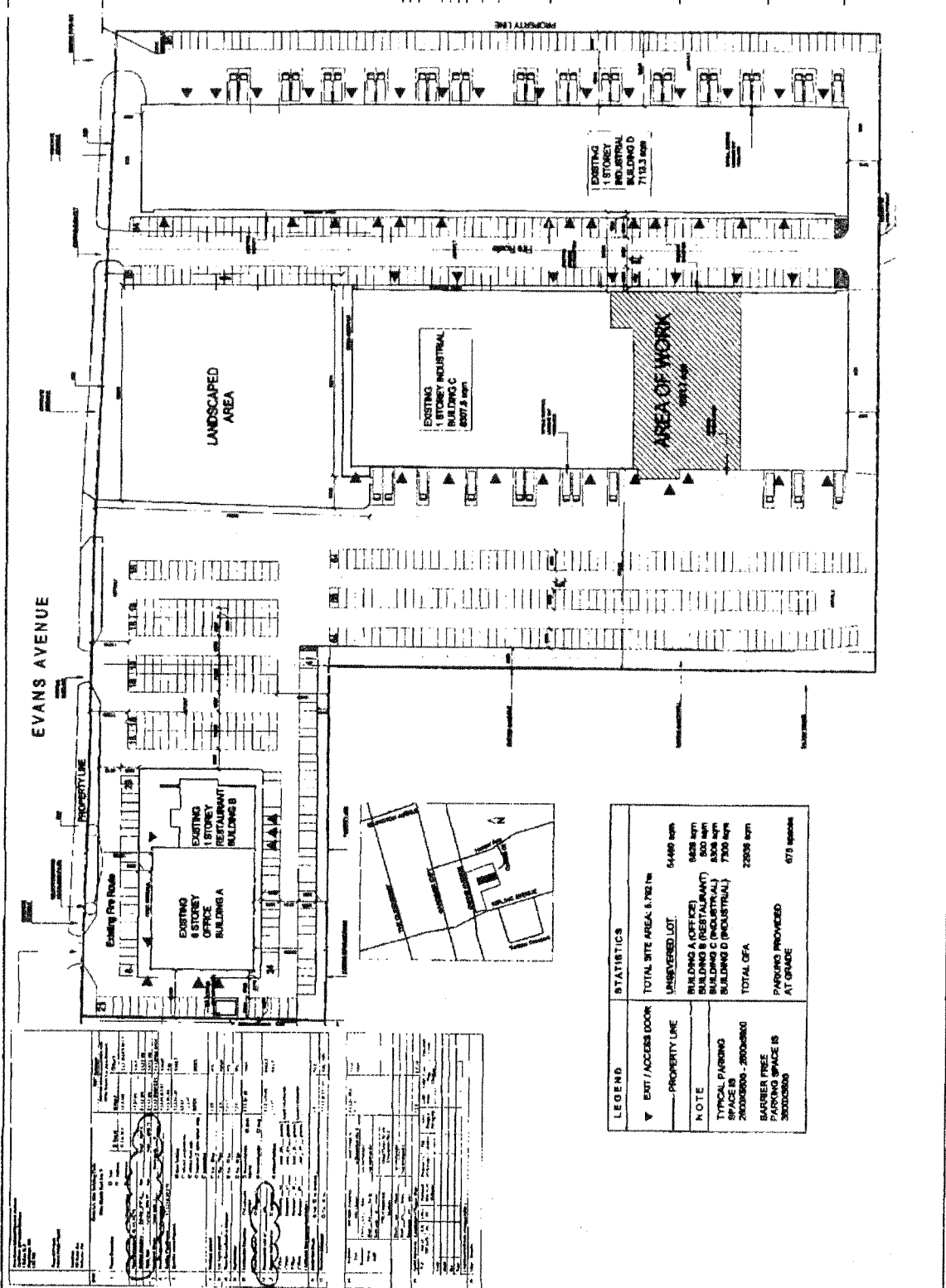


**CLIENT**  
Famous PEOPLE  
Players  
343 Etnes Avenue  
Unit 343, Toronto On.

**PROJECT**  
Entertainment  
Facility

**SHEET NO.:**  
Site Plan

**PROJECT NO.**  
1502  
**DATE:**  
Jan. 6, 09  
**SHEET NO.:**  
SP1



EVANS AVENUE

LANDSCAPED  
AREA

EXISTING  
1-STORY INDUSTRIAL  
BUILDING C  
8077.5 sqm

EXISTING  
1-STORY  
INDUSTRIAL  
BUILDING D  
7133.3 sqm

AREA OF WORK  
6617.5 sqm

EXISTING  
8-STORY  
OFFICE  
BUILDING A

EXISTING  
1-STORY  
RESTAURANT  
BUILDING B

LEGEND	
▽	ENTR / ACCESS DOOR
---	PROPERTY LINE
NOTE	
TYPICAL PARKING SPACES: 2600x5000 - 2800x5000	
BARRIER FREE PARKING SPACE IS 3000x5000	
STATISTICS	
TOTAL SITE AREA & 7621 m <sup>2</sup>	64400 sqm
UNDEVELOPED LOT	8428 sqm
BUILDING A (OFFICE)	800 sqm
BUILDING B (RESTAURANT)	8300 sqm
BUILDING C (INDUSTRIAL)	7300 sqm
BUILDING D (INDUSTRIAL)	23000 sqm
TOTAL GFA	673 sqm
PARKING PROVIDED AT GRADE	673 spaces

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY DESIGN	2008-12-15	J. SMITH	M. JONES
2	FINAL DESIGN	2009-01-10	J. SMITH	M. JONES
3	CONSTRUCTION PERMITS	2009-02-05	J. SMITH	M. JONES
4	CONSTRUCTION	2009-03-01	J. SMITH	M. JONES
5	COMPLETION	2009-04-15	J. SMITH	M. JONES