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## **2015 OPERATING BUDGET BRIEFING NOTE**

### **Information Regarding Ontario Municipal Board Hearings**

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#### **Issue / Background:**

At its meeting held on January 29, 2015, the Budget Committee requested the City Solicitor to provide a briefing note to the February 4, 2015 Budget Committee meeting outlining:

- a. A complete list of all complex development applications, by Ward, that were appealed to the Ontario Municipal Board in 2013 and 2014;
- b. The cost of all outside law firms and planning firms that were hired to work with city staff to prepare and attend at the Ontario Municipal Board;
- c. The total cost to City Legal Services to prepare and attend at the Ontario Municipal Board in 2013 and 2014; and
- d. The results of the Ontario Municipal Board hearings that ruled in the City's favour versus those that ruled in favour of the applicant.

#### **Key Points:**

##### **(a) List of Complex Development Applications Appealed to the OMB in 2013 and 2014**

- For the purpose of responding to this request for information, Legal Services has defined a "complex" development application to be those type of development applications that would typically result in a longer OMB Hearing than the appeal of a Committee of Adjustment minor variance or consent to sever application.
- The more complex OMB Hearings would normally involve one or more of the following types of development applications: Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, Plan of Subdivision, Plan of Condominium, Fees/Levies Dispute, and/or expropriation.
- Accordingly, the lists of complex development applications appealed to the OMB in 2013 and 2014 do not include appeals from the decisions of the Committee of Adjustment. This information is filed by municipal address.

Appendix 1 provides the list of the 54 complex development application appeals heard by the OMB in 2013.

Appendix 2 provides the list of the 106 complex development application appeals heard by the OMB in 2014.

The Ward number for each file/hearing is noted in the right hand column.

**(b) Cost of Outside Firms Related to OMB Hearings in 2013 and 2014**

In 2013 the cost of all outside consultants that were hired as expert witnesses to work with City staff to prepare for and attend at the Ontario Municipal Board was \$297,077.50.

In 2014 the cost of all outside consultants that were hired as expert witnesses to work with City staff to prepare for and attend at the Ontario Municipal Board was \$163,056.31.

The above-noted amounts were paid out of Legal Services' budget for outside expert witnesses.

In addition to these costs for expert witnesses at OMB Hearings, the City also retained outside law firms to assist in the appeals arising out of the municipal comprehensive five year review of the Official Plan. In 2013 and 2014 those costs were \$77,797.51 and \$101,748.73 (as of Nov. 30/14), respectively. Those costs are not part of Legal Services' budget. They are funded out of City Planning's Capital Budget.

**(c) Total Cost to Legal Services to Prepare for and Attend at OMB in 2013 and 2014**

The outside costs to Legal Services in preparing for and attending the OMB in 2013 and 2014 consist of the outside expert witness costs noted above, namely \$297,077.50 in 2013 and \$163,056.31 in 2014.

In terms of staff time, in 2013 and 2014, City lawyers attended OMB hearings for 390 days and 455 days, respectively. Each OMB hearing day requires many days to explore potential settlement opportunities, hearing preparation, agreement preparation and other follow up. Based on the average salary and benefits for a Solicitor of \$171,000, the cost of attending OMB hearings equates to \$256,500 in 2013 and \$299,250 in 2014. This relates only to hearing days and does not include preparatory or follow up work.

**(d) Results of OMB Hearings in 2013 and 2014**

The results of all of the OMB Hearings in 2013 and 2014 (including Committee of Adjustment appeals) are set out below. They are detailed by their final outcome: wins, losses, settlements, and withdrawals. Matters that are still pending are marked as "N/A".

**2013**

Type	Outcome	# of Files		# of Hearing Days
<b>Committee of Adjustment</b>				
	Loss	8		12
	N/A	3		5
	Settle	28		31
	Win	19		27
	Withdrawn	1		1
		<b>59</b>		<b>76</b>

<b>Expropriation</b>				
	N/A	2		4
	Win	1		2
		<b>3</b>		<b>6</b>

<b>Fees/Levies</b>				
	Settle	1		2
	Win	3		6
		<b>4</b>		<b>8</b>

<b>OPA/Re-zoning</b>				
	Loss	15		85
	N/A	11		48
	Settle	44		138
	Win	8		23
	Withdrawn	5		5
		<b>83</b>		<b>299</b>

<b>Subdivision/Condo</b>				
	Settle	1		1
		<b>1</b>		<b>1</b>

	<b>Total</b>	<b>150</b>		<b>390</b>
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**2014**

Type	Outcome	# of Files	# of Hearing Days
<b>Committee of Adjustment</b>			
	Loss	17	28
	N/A	6	10
	Settle	30	39
	Win	14	17
	Withdrawn	6	7
		<b>73</b>	<b>101</b>

<b>Expropriation</b>			
	N/A	3	11
		<b>3</b>	<b>11</b>

<b>Fees/Levies</b>			
	Settlement	1	1
	Win	2	4
		<b>3</b>	<b>5</b>

<b>OPA/Re-Zoning</b>			
	Loss	10	32
	N/A	41	119
	Settle	28	105
	Win	15	71
	Withdrawn	2	2
		<b>96</b>	<b>329</b>

<b>Subdivision/Condo</b>			
	Settle	2	9
		<b>2</b>	<b>9</b>

	<b>Total</b>	<b>177</b>	<b>455</b>
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**Date:** February 6, 2015

APPENDIX 1

**List of Complex OMB Hearings in 2013**

	Hearing Dates	Application Type	Ward
<b>94 Cumberland St.</b>	Jan 21, 2013 Jan 24, 2013 Feb 04, 2013 Feb 05, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>27</b>
<b>2 Laird Drive</b>	Jul 15, 2013 Nov 22, 2013	OPA/Re-Zoning OPA/Re-Zoning	<b>26</b>
<b>4027 and 4031 Ellesmere Road</b>	Nov 18, 2013 Nov 19, 2013 Nov 20, 2013 Nov 21, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>44</b>
<b>328 Dupont Street</b>	Jun 24, 2013 Sep 06, 2013	OPA/Re-Zoning OPA/Re-Zoning	<b>20</b>
<b>362 Wallace Avenue</b>	Aug 16, 2013	OPA/Re-Zoning	<b>18</b>
<b>Owner; Castlepoint Studios - 158 Sterling Rd.</b>	Aug 14, 2013 Aug 15, 2013 Nov 20, 2013 Dec 03, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>18</b>
<b>11 PEEL AVENUE</b>	Jul 24, 2013	OPA/Re-Zoning	<b>18</b>
<b>55 MAC FROST WAY</b>	Jun 10, 2013 Jun 11, 2013	OPA/Re-Zoning OPA/Re-Zoning	<b>42</b>
<b>35 AUTO MALL DRIVE</b>	Jun 26, 2013 Sep 05, 2013 Nov 07, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>42</b>
<b>88 Erskine Avenue and 73 - 79 Keewatin Avenue - Seniors buildings</b>	Jan 14, 2013 Jan 15, 2013 Jan 16, 2013 Jan 17, 2013 Jan 18, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>25</b>
<b>1185 Eglinton Avenue East - Zoning By-law Amendment</b>	Nov 13, 2013	OPA/Re-Zoning	<b>26</b>
<b>100 Ranleigh Avenue</b>	Jul 26, 2013	OPA/Re-Zoning	<b>25</b>

<b>1001-1019 Sheppard Avenue East</b>			<b>24</b>
	Feb 11, 2013	OPA/Re-Zoning	
	Feb 12, 2013	OPA/Re-Zoning	
	Feb 13, 2013	OPA/Re-Zoning	
	Feb 14, 2013	OPA/Re-Zoning	
<b>245 - 251 College Street and 39 and 40 Glasgow Street</b>			<b>20</b>
	Mar 18, 2013	OPA/Re-Zoning	
	Mar 19, 2013	OPA/Re-Zoning	
	Mar 20, 2013	OPA/Re-Zoning	
	Mar 21, 2013	OPA/Re-Zoning	
	Mar 22, 2013	OPA/Re-Zoning	
	Mar 25, 2013	OPA/Re-Zoning	
	Mar 26, 2013	OPA/Re-Zoning	
	Mar 27, 2013	OPA/Re-Zoning	
	Mar 28, 2013	OPA/Re-Zoning	
	Apr 02, 2013	OPA/Re-Zoning	
	Apr 03, 2013	OPA/Re-Zoning	
	Apr 04, 2013	OPA/Re-Zoning	
	Apr 05, 2013	OPA/Re-Zoning	
	Apr 11, 2013	OPA/Re-Zoning	
	Apr 12, 2013	OPA/Re-Zoning	
<b>24, 28, 30, 60 and 66 Howard Park Avenue (Two medium rise buildin</b>			<b>14</b>
	Apr 15, 2013	OPA/Re-Zoning	
<b>1486 Bathurst Street &amp; 11 Raglan Avenue</b>			<b>21</b>
	Sep 09, 2013	OPA/Re-Zoning	
	Nov 28, 2013	OPA/Re-Zoning	
<b>383 Sorauren Avenue</b>			<b>14</b>
	Sep 05, 2013	OPA/Re-Zoning	
<b>405 DUFFERIN STREET</b>			<b>18</b>
	Jul 11, 2013	Expropriation	
<b>40 Wellesley Street East - OPA and Rezoning</b>			<b>27</b>
	Feb 19, 2013	OPA/Re-Zoning	
	Feb 20, 2013	OPA/Re-Zoning	
	Feb 21, 2013	OPA/Re-Zoning	
	Feb 22, 2013	OPA/Re-Zoning	
	Feb 25, 2013	OPA/Re-Zoning	
	Feb 26, 2013	OPA/Re-Zoning	
	Feb 27, 2013	OPA/Re-Zoning	
	Feb 28, 2013	OPA/Re-Zoning	
	Mar 01, 2013	OPA/Re-Zoning	
<b>115 Torbarrie Rd.</b>			<b>7</b>
	Mar 26, 2013	Fees/Levies	
	Mar 27, 2013	Fees/Levies	
<b>1145 Ossington Avenue - Rezoning</b>			<b>21</b>
	Apr 17, 2013	OPA/Re-Zoning	
	Apr 18, 2013	OPA/Re-Zoning	
	Apr 19, 2013	OPA/Re-Zoning	
	May 29, 2013	OPA/Re-Zoning	
	May 30, 2013	OPA/Re-Zoning	
	May 31, 2013	OPA/Re-Zoning	
<b>Expropriation - 1797 St. Clair Ave. West</b>			<b>17</b>
	Jan 22, 2013	Expropriation	
	Mar 12, 2013	Expropriation	
	Jun 11, 2013	Expropriation	

<b>1-17 Anndale Dr/ 22-70 Glendora Ave/31-35 Bales Ave</b>			<b>23</b>
	Apr 02, 2013	Fees/Levies	
	Apr 03, 2013	Fees/Levies	
	Apr 04, 2013	Fees/Levies	
<b>1200 Sheppard Avenue East</b>			<b>24</b>
	May 24, 2013	OPA/Re-Zoning	
	Jun 17, 2013	OPA/Re-Zoning	
<b>259 &amp; 270 The Kingsway and 1144 Royal York Road</b>			<b>4</b>
	Sep 05, 2013	OPA/Re-Zoning	
	Oct 17, 2013	OPA/Re-Zoning	
	Oct 18, 2013	OPA/Re-Zoning	
	Oct 24, 2013	OPA/Re-Zoning	
	Oct 25, 2013	OPA/Re-Zoning	
	Nov 05, 2013	OPA/Re-Zoning	
	Nov 06, 2013	OPA/Re-Zoning	
	Dec 09, 2013	OPA/Re-Zoning	
<b>2 TRUE DAVIDSON DRIVE</b>			<b>29</b>
	Sep 24, 2013	Fees/Levies	
	Sep 25, 2013	Fees/Levies	
	Sep 26, 2013	Fees/Levies	
	Sep 27, 2013	Fees/Levies	
<b>111-113 FINCH AVENUE WEST</b>			<b>23</b>
	Jan 17, 2013	Expropriation	
	Jan 18, 2013	Expropriation	
<b>1675 - 1681 Lakeshore Blvd. East</b>			<b>32</b>
	Jan 31, 2013	Fees/Levies	
	Feb 01, 2013	Fees/Levies	
	Feb 04, 2013	Fees/Levies	
<b>91 SHEPPARD AVENUE EAST</b>			<b>23</b>
	Aug 21, 2013	OPA/Re-Zoning	
	Aug 22, 2013	OPA/Re-Zoning	
<b>51 Drewry Avenue/18 - 28 Inez Court - OPA/Rezoning/Site Plan</b>			<b>23</b>
	Sep 04, 2013	OPA/Re-Zoning	
<b>Lawrence-Allen Revitalization Study</b>			<b>15</b>
	Feb 11, 2013	OPA/Re-Zoning	
<b>245 - 251 College Street and 39 and 40 Glasgow Street</b>			<b>20</b>
	Mar 25, 2013	OPA/Re-Zoning	
	Mar 26, 2013	OPA/Re-Zoning	
	Mar 27, 2013	OPA/Re-Zoning	
	Mar 28, 2013	OPA/Re-Zoning	
<b>17 Island Road</b>			<b>44</b>
	May 06, 2013	OPA/Re-Zoning	
	May 07, 2013	OPA/Re-Zoning	
	May 08, 2013	OPA/Re-Zoning	
<b>1990 Bloor St. West</b>			<b>13</b>
	May 28, 2013	OPA/Re-Zoning	
	Dec 17, 2013	OPA/Re-Zoning	
<b>1544 Dundas Street West</b>			<b>18</b>
	Oct 22, 2013	OPA/Re-Zoning	
	Oct 23, 2013	OPA/Re-Zoning	

<b>16 Barbara Crescent</b>	Jan 08, 2013	OPA/Re-Zoning	<b>29</b>
<b>Queen Street West, Dufferin Street, Roncesvalles Avenue</b>	Apr 24, 2013	OPA/Re-Zoning	<b>14</b>
<b>Concord Adex Investments Limited</b>	Feb 11, 2013	Subdivision/Condo	<b>24</b>
<b>79 Lorraine Drive</b>	Mar 13, 2013	OPA/Re-Zoning	<b>23</b>
<b>451 Old Orchard Grove</b>	Jun 18, 2013	OPA/Re-Zoning	<b>16</b>
<b>297 College Street</b>	Feb 19, 2013	OPA/Re-Zoning	<b>20</b>
<b>48 Finch Avenue West</b>	Apr 08, 2013	OPA/Re-Zoning	<b>23</b>
<b>1216 Royal York Road</b>	Nov 26, 2013 Nov 27, 2013 Nov 28, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>4</b>
<b>51 Drewry Avenue/18 - 28 Inez Court - OPA/Rezoning/Site Plan</b>	May 15, 2013	OPA/Re-Zoning	<b>23</b>
<b>50 and 52 Neptune Drive</b>	Feb 11, 2013 Jun 05, 2013 Sep 09, 2013 Sep 10, 2013 Sep 11, 2013 Sep 12, 2013 Sep 13, 2013 Nov 05, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>15</b>
<b>Lawrence-Allen Revitalization Study</b>	Nov 05, 2013	OPA/Re-Zoning	<b>15</b>
<b>850 - 858 York Mills Road</b>	Mar 05, 2013 Aug 16, 2013 Oct 22, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>34</b>
<b>1200 Sheppard Avenue East</b>	May 09, 2013 Jun 10, 2013 Jun 11, 2013 Jun 17, 2013 Jun 18, 2013 Jun 19, 2013 Jun 20, 2013 Jun 21, 2013 Jun 24, 2013 Jun 25, 2013 Jun 26, 2013 Jun 27, 2013 Jun 28, 2013 Jul 02, 2013 Jul 03, 2013 Jul 04, 2013	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>24</b>

	Jul 05, 2013	OPA/Re-Zoning	
	Jul 08, 2013	OPA/Re-Zoning	
	Jul 09, 2013	OPA/Re-Zoning	
	Jul 10, 2013	OPA/Re-Zoning	
	Jul 11, 2013	OPA/Re-Zoning	
	Jul 12, 2013	OPA/Re-Zoning	
<b>426-444 Adelaide Street West</b>			<b>20</b>
	Jun 04, 2013	OPA/Re-Zoning	
<b>34 SOUTHPORT STREET</b>			<b>13</b>
	Aug 19, 2013	OPA/Re-Zoning	
	Aug 20, 2013	OPA/Re-Zoning	
	Aug 21, 2013	OPA/Re-Zoning	
<b>Pier 27 Toronto Inc.</b>			<b>28</b>
	Jan 08, 2013	OPA/Re-Zoning	
<b>213-221 St. Clair Avenue West</b>			<b>22</b>
	Nov 22, 2013	OPA/Re-Zoning	
<b>101 King St. East &amp; 54-70 Colborne Street</b>			<b>28</b>
	Apr 04, 2013	OPA/Re-Zoning	
	Sep 23, 2013	OPA/Re-Zoning	
	Sep 24, 2013	OPA/Re-Zoning	
	Sep 25, 2013	OPA/Re-Zoning	
	Sep 26, 2013	OPA/Re-Zoning	
	Sep 27, 2013	OPA/Re-Zoning	
<b>89 Avenue Road (Architects Alliance)</b>			<b>27</b>
	Jun 28, 2013	OPA/Re-Zoning	
	Jul 12, 2013	OPA/Re-Zoning	
	Sep 03, 2013	OPA/Re-Zoning	
	Nov 13, 2013	OPA/Re-Zoning	

**Appendix 2**

**List of Complex OMB Hearings in 2014**

	Hearing Dates	Application Type	Ward
<b>906 Yonge Street</b>			<b>27</b>
	Mar 27, 2014	OPA/Re-Zoning	
	Jun 02, 2014	OPA/Re-Zoning	
	Jun 03, 2014	OPA/Re-Zoning	
	Jun 04, 2014	OPA/Re-Zoning	
	Nov 14, 2014	OPA/Re-Zoning	
	Nov 17, 2014	OPA/Re-Zoning	
	Nov 18, 2014	OPA/Re-Zoning	
	Nov 19, 2014	OPA/Re-Zoning	
	Nov 20, 2014	OPA/Re-Zoning	
	Nov 21, 2014	OPA/Re-Zoning	
	Nov 22, 2014	OPA/Re-Zoning	
	Nov 23, 2014	OPA/Re-Zoning	
	Nov 24, 2014	OPA/Re-Zoning	
	Nov 25, 2014	OPA/Re-Zoning	
	Nov 26, 2014	OPA/Re-Zoning	
	Nov 27, 2014	OPA/Re-Zoning	
	Nov 28, 2014	OPA/Re-Zoning	
	Nov 29, 2014	OPA/Re-Zoning	
	Nov 30, 2014	OPA/Re-Zoning	
	Dec 01, 2014	OPA/Re-Zoning	
	Dec 02, 2014	OPA/Re-Zoning	
	Dec 03, 2014	OPA/Re-Zoning	
	Dec 04, 2014	OPA/Re-Zoning	
	Dec 05, 2014	OPA/Re-Zoning	
<b>Southwest Corner of Morningside Avenue and McNicoll Avenue</b>			<b>42</b>
	Apr 07, 2014	OPA/Re-Zoning	
	Apr 08, 2014	OPA/Re-Zoning	
<b>2590 and 2594 Midland Ave.</b>			<b>41</b>
	Mar 03, 2014	OPA/Re-Zoning	
	Mar 04, 2014	OPA/Re-Zoning	
	Mar 05, 2014	OPA/Re-Zoning	
	Mar 06, 2014	OPA/Re-Zoning	
	Mar 07, 2014	OPA/Re-Zoning	
<b>200 David Dunlap Circle</b>			<b>34</b>
	May 20, 2014	Subdivision/Condo	
	May 23, 2014	Subdivision/Condo	
	Nov 04, 2014	Subdivision/Condo	
<b>241 Pellatt Avenue</b>			<b>11</b>
	Sep 03, 2014	OPA/Re-Zoning	
<b>17 Beechwood Drive</b>			<b>29</b>
	Nov 10, 2014	OPA/Re-Zoning	
<b>361 The West Mall/24 Eva Road</b>			<b>3</b>
	Feb 03, 2014	OPA/Re-Zoning	
<b>587-599 Yonge Street</b>			
	Jul 21, 2014	OPA/Re-Zoning	

<b>625, 629 and 637 Yonge Street</b>			<b>27</b>
	Feb 19, 2014	OPA/Re-Zoning	
	Jul 24, 2014	OPA/Re-Zoning	
	Nov 21, 2014	OPA/Re-Zoning	
<b>266-270 King Street West</b>			<b>20</b>
	Jan 06, 2014	OPA/Re-Zoning	
	Mar 28, 2014	OPA/Re-Zoning	
	Jun 16, 2014	OPA/Re-Zoning	
	Jun 17, 2014	OPA/Re-Zoning	
	Jun 18, 2014	OPA/Re-Zoning	
	Jun 19, 2014	OPA/Re-Zoning	
	Jun 20, 2014	OPA/Re-Zoning	
	Jun 23, 2014	OPA/Re-Zoning	
	Jun 24, 2014	OPA/Re-Zoning	
	Jun 25, 2014	OPA/Re-Zoning	
	Jun 26, 2014	OPA/Re-Zoning	
	Jun 27, 2014	OPA/Re-Zoning	
	Jul 23, 2014	OPA/Re-Zoning	
	Sep 23, 2014	OPA/Re-Zoning	
	Sep 24, 2014	OPA/Re-Zoning	
	Oct 14, 2014	OPA/Re-Zoning	
	Oct 15, 2014	OPA/Re-Zoning	
	Oct 16, 2014	OPA/Re-Zoning	
	Oct 17, 2014	OPA/Re-Zoning	
<b>North Downtown Yonge - Appeal</b>			<b>28</b>
	Sep 04, 2014	OPA/Re-Zoning	
	Nov 07, 2014	OPA/Re-Zoning	
<b>448 and 456 Kenneth Ave. - Rezoning Application</b>			<b>23</b>
	Jun 23, 2014	OPA/Re-Zoning	
<b>1880 and 1882 Queen Street East/ 196 Woodbine Avenue</b>			<b>32</b>
	Mar 05, 2014	OPA/Re-Zoning	
	Mar 06, 2014	OPA/Re-Zoning	
<b>2800 Keele Street</b>			<b>9</b>
	Jul 16, 2014	OPA/Re-Zoning	
<b>1884 Queen Street East</b>			<b>32</b>
	Jun 18, 2014	OPA/Re-Zoning	
<b>88 Erskine Avenue and 73 - 79 Keewatin Avenue - Seniors buildings</b>			<b>25</b>
	Jun 03, 2014	OPA/Re-Zoning	
<b>350 and 352 Sheppard Avenue East</b>			<b>23</b>
	Dec 08, 2014	OPA/Re-Zoning	
<b>595 Bay Street</b>			<b>27</b>
	May 02, 2014	OPA/Re-Zoning	
<b>Queen Street West Restaurant Study Bylaw</b>			<b>14</b>
	Feb 14, 2014	OPA/Re-Zoning	
	Jun 23, 2014	OPA/Re-Zoning	
<b>64 Brentwood Road South</b>			<b>5</b>
	Sep 24, 2014	OPA/Re-Zoning	
<b>6-16 Glen Road / 4-100 Howard Street / 603-611 Sherbourne Street</b>			<b>28</b>
	Sep 18, 2014	OPA/Re-Zoning	
<b>Mimico Revitalization</b>			<b>6</b>
	Apr 22, 2014	OPA/Re-Zoning	
	Sep 22, 2014	OPA/Re-Zoning	

<b>282 St. Clair Avenue West</b>			<b>22</b>
	Jan 28, 2014	OPA/Re-Zoning	
	Jan 29, 2014	OPA/Re-Zoning	
	Jan 30, 2014	OPA/Re-Zoning	
<b>300 Valermo Drive</b>			<b>6</b>
	Dec 09, 2014	OPA/Re-Zoning	
	Dec 10, 2014	OPA/Re-Zoning	
	Dec 11, 2014	OPA/Re-Zoning	
	Dec 12, 2014	OPA/Re-Zoning	
<b>Princeway Investments(2 &amp; 6 Royal York Rd)</b>			<b>6</b>
	Mar 04, 2014	OPA/Re-Zoning	
<b>St. Clair Avenue West - Avenues Studies - Zoning By-laws</b>			<b>22</b>
	Mar 06, 2014	OPA/Re-Zoning	
	Oct 20, 2014	OPA/Re-Zoning	
<b>Highway 427/Dundas Street West - Official Plan Amendment Application</b>			<b>5</b>
	Feb 18, 2014	OPA/Re-Zoning	
<b>Pier 27 Toronto Inc.</b>			<b>28</b>
	Sep 24, 2014	OPA/Re-Zoning	
	Nov 20, 2014	OPA/Re-Zoning	
	Nov 21, 2014	OPA/Re-Zoning	
	Dec 08, 2014	OPA/Re-Zoning	
<b>Avro Quay Limited(25 Queens Quay East)</b>			<b>28</b>
	Jul 08, 2014	OPA/Re-Zoning	
	Sep 15, 2014	OPA/Re-Zoning	
	Sep 16, 2014	OPA/Re-Zoning	
	Sep 17, 2014	OPA/Re-Zoning	
	Sep 18, 2014	OPA/Re-Zoning	
	Sep 19, 2014	OPA/Re-Zoning	
	Sep 22, 2014	OPA/Re-Zoning	
	Sep 23, 2014	OPA/Re-Zoning	
<b>365-375 Church St. - Zoning By-law Amendment</b>			<b>27</b>
	Apr 14, 2014	OPA/Re-Zoning	
<b>5559 Dundas Street West and 25 Vickers Road - OPA/Zoning Area Study</b>			<b>5</b>
	Feb 18, 2014	OPA/Re-Zoning	
<b>355 Church Street</b>			<b>27</b>
	May 12, 2014	OPA/Re-Zoning	
<b>25 Richmond St. E.</b>			<b>28</b>
	Jun 09, 2014	OPA/Re-Zoning	
	Nov 04, 2014	OPA/Re-Zoning	
	Nov 05, 2014	OPA/Re-Zoning	
<b>North Downtown Yonge - Appeal</b>			<b>28</b>
	Sep 04, 2014	OPA/Re-Zoning	
<b>2800 Bloor Street West</b>			<b>5</b>
	Dec 12, 2014	OPA/Re-Zoning	
<b>Mimico Revitalization</b>			<b>6</b>
	Dec 10, 2014	OPA/Re-Zoning	
	Dec 11, 2014	OPA/Re-Zoning	

<b>620 Church Street</b>	Feb 06, 2014 Feb 07, 2014	Subdivision/Condo Subdivision/Condo	<b>27</b>
<b>1678 - 1704 Avenue Road, 375, 377 Fairlawn Avenue and 412 - 416</b>	Oct 28, 2014 Oct 29, 2014 Dec 05, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>16</b>
<b>95 Broadway Avenue</b>	Feb 24, 2014 Feb 25, 2014 Feb 26, 2014 Feb 27, 2014 Feb 28, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>22</b>
<b>ICBL Ellesmere</b>	Jul 25, 2014 Sep 08, 2014 Sep 09, 2014 Sep 10, 2014 Sep 11, 2014 Sep 12, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>37</b>
<b>5799 - 5915 Yonge Street - OPA and ZBLA</b>	Jul 22, 2014	OPA/Re-Zoning	<b>24</b>
<b>154 Front Street East</b>	Feb 11, 2014	OPA/Re-Zoning	<b>28</b>
<b>500 Sheppard Avenue East</b>	Jul 15, 2014	OPA/Re-Zoning	<b>23</b>
<b>2183 Lake Shore Blvd West - OPA and Rezoning</b>	Apr 10, 2014 Apr 11, 2014 Jun 16, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>6</b>
<b>154 FRONT STREET EAST</b>	May 15, 2014	OPA/Re-Zoning	<b>28</b>
<b>202 Bathurst Street</b>	Jul 31, 2014	OPA/Re-Zoning	<b>19</b>
<b>51-77 Quebec Avenue and 40-66 High Park Avenue</b>	Mar 21, 2014 Jun 06, 2014 Sep 08, 2014 Sep 09, 2014 Sep 10, 2014 Sep 11, 2014 Sep 12, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>13</b>
<b>49 Sheppard Avenue East/14-24 Bonnington Place</b>	Jul 16, 2014 Oct 22, 2014 Nov 13, 2014 Nov 14, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>23</b>

<b>81 WELLESLEY STREET EAST</b>	Oct 31, 2014	OPA/Re-Zoning	<b>27</b>
<b>2 Laird Drive</b>	Feb 18, 2014 Feb 19, 2014 Feb 20, 2014 Feb 21, 2014 Feb 24, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>26</b>
<b>591-593 Sheppard Avenue East</b>	Jul 14, 2014 Sep 26, 2014	OPA/Re-Zoning OPA/Re-Zoning	<b>24</b>
<b>5, 7, 9, 11 &amp; 15 Kenaston Gardens and 577 Sheppard Avenue East</b>	Nov 05, 2014 Nov 06, 2014 Nov 07, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>24</b>
<b>191 and 193 Empress Avenue</b>	Dec 04, 2014 Dec 05, 2014	OPA/Re-Zoning OPA/Re-Zoning	<b>23</b>
<b>362 Wallace Avenue</b>	Jan 09, 2014 Jan 10, 2014	OPA/Re-Zoning OPA/Re-Zoning	<b>18</b>
<b>Owner; Castlepoint Studios - 158 Sterling Rd.</b>	Feb 26, 2014 Mar 04, 2014 Mar 31, 2014 May 27, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>18</b>
<b>Official Plan and Growth Plan Review</b>	Apr 28, 2014 Sep 02, 2014 Oct 08, 2014 Oct 09, 2014 Oct 10, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>ALL</b>
<b>11 PEEL AVENUE</b>	Jan 07, 2014 Jan 08, 2014	OPA/Re-Zoning OPA/Re-Zoning	<b>18</b>
<b>35 AUTO MALL DRIVE</b>	Jan 24, 2014 Mar 07, 2014	OPA/Re-Zoning OPA/Re-Zoning	<b>42</b>
<b>440 DUFFERIN STREET</b>	Oct 21, 2014	OPA/Re-Zoning	<b>18</b>
<b>170 NORTH QUEEN STREET</b>	Oct 02, 2014	OPA/Re-Zoning	<b>5</b>
<b>1001 Ellesmere Road</b>	Dec 01, 2014	OPA/Re-Zoning	<b>37</b>
<b>2135 Sheppard Avenue East and 299 Yorkland Boulevard</b>	Sep 25, 2014	OPA/Re-Zoning	<b>33</b>
<b>Southeast Quadrant of Don Mills &amp; Eglinton Avenue East</b>	Nov 06, 2014	OPA/Re-Zoning	<b>36</b>

<b>743 WARDEN AVENUE</b>	Nov 24, 2014	OPA/Re-Zoning	<b>35</b>
<b>357 Birchmount Road</b>	Nov 27, 2014 Nov 28, 2014	OPA/Re-Zoning OPA/Re-Zoning	<b>36</b>
<b>Highland Creek Village, Study Area</b>	Mar 05, 2014	OPA/Re-Zoning	<b>44</b>
<b>1486 Bathurst Street &amp; 11 Raglan Avenue</b>	May 05, 2014 May 06, 2014 May 07, 2014 May 08, 2014 May 09, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>21</b>
<b>383 Sorauren Avenue</b>	Jan 06, 2014	OPA/Re-Zoning	<b>14</b>
<b>1926 LakeShore Blvd. West</b>	Jun 25, 2014 Sep 02, 2014 Mar 04, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>13</b>
<b>405 DUFFERIN STREET</b>	May 26, 2014	Expropriation	<b>18</b>
<b>3955 Keele Street - 1409460 Ontario Limited o/a Good Fellow's Auto Wholesaler</b>	Jan 07, 2014 Jun 06, 2014 Jul 22, 2014	Expropriation Expropriation Expropriation	<b>8</b>
<b>1280 - 1300 FINCH AVENUE WEST</b>	Jan 08, 2014 Jan 09, 2014 Mar 12, 2014 May 13, 2014 Aug 05, 2014 Oct 28, 2014 Nov 10, 2014	Expropriation Expropriation Expropriation Expropriation Expropriation Expropriation Expropriation	<b>8</b>
<b>259 &amp; 270 The Kingsway and 1144 Royal York Road</b>	Jan 23, 2014 Apr 28, 2014 Apr 29, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>4</b>
<b>600 - 620 The East Mall</b>	Jun 26, 2014	OPA/Re-Zoning	<b>3</b>
<b>410-446 Bathurst Street</b>	Mar 24, 2014 Jul 15, 2014	OPA/Re-Zoning OPA/Re-Zoning	<b>19</b>
<b>95 Broadway Avenue</b>	Feb 24, 2014 Feb 25, 2014 Feb 26, 2014 Feb 27, 2014	OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning OPA/Re-Zoning	<b>22</b>

<b>951-971 Bay St. and 36 Wellesley St. West</b>			<b>27</b>
	Jan 29, 2014	OPA/Re-Zoning	
	Jan 30, 2014	OPA/Re-Zoning	
	Jan 31, 2014	OPA/Re-Zoning	
	Feb 13, 2014	OPA/Re-Zoning	
<b>1675 - 1681 Lakeshore Blvd. East</b>			<b>32</b>
	Jul 08, 2014	Fees/Levies	
<b>91 SHEPPARD AVENUE EAST</b>			<b>23</b>
	Oct 09, 2014	OPA/Re-Zoning	
<b>By-law 963-2013 - Bathurst Street Interim Control By-law</b>			<b>19</b>
	Jul 15, 2014	OPA/Re-Zoning	
	Jul 16, 2014	OPA/Re-Zoning	
<b>1 Valhalla Inn Road</b>			<b>5</b>
	May 07, 2014	Fees/Levies	
	May 08, 2014	Fees/Levies	
	May 09, 2014	Fees/Levies	
<b>49 Hendon Avenue, 26-28 Greenview Avenue, 11-25 Eldora Avenue</b>			<b>23</b>
	Oct 29, 2014	Fees/Levies	
<b>51 Drewry Avenue/18 - 28 Inez Court - OPA/Rezoning/Site Plan</b>			<b>23</b>
	Jan 13, 2014	OPA/Re-Zoning	
	Jan 14, 2014	OPA/Re-Zoning	
	Apr 29, 2014	OPA/Re-Zoning	
	Apr 30, 2014	OPA/Re-Zoning	
<b>1990 Bloor St. West</b>			<b>13</b>
	Feb 12, 2014	OPA/Re-Zoning	
	Feb 13, 2014	OPA/Re-Zoning	
	Feb 14, 2014	OPA/Re-Zoning	
<b>1183 Dufferin Street</b>			<b>18</b>
	Dec 02, 2014	OPA/Re-Zoning	
<b>120 DONLANDS AVENUE</b>			<b>29</b>
	Sep 25, 2014	OPA/Re-Zoning	
	Dec 19, 2014	OPA/Re-Zoning	
<b>719 Sheppard Avenue West</b>			<b>10</b>
	Sep 22, 2014	OPA/Re-Zoning	
<b>441 Jane Street</b>			<b>13</b>
	Jun 04, 2014	OPA/Re-Zoning	
	Jun 05, 2014	OPA/Re-Zoning	
	Jun 06, 2014	OPA/Re-Zoning	
<b>103 Bayview Ridge</b>			<b>25</b>
	Aug 20, 2014	OPA/Re-Zoning	
	Nov 20, 2014	OPA/Re-Zoning	
<b>108 Bayview Ridge</b>			<b>25</b>
	Aug 20, 2014	OPA/Re-Zoning	
<b>599 SOUDAN AVENUE</b>			<b>22</b>
	Mar 31, 2014	OPA/Re-Zoning	
	Apr 01, 2014	OPA/Re-Zoning	
	Jul 22, 2014	OPA/Re-Zoning	

<b>604 - 618 Richmond Street West</b>			<b>20</b>
	Dec 08, 2014	OPA/Re-Zoning	
	Dec 09, 2014	OPA/Re-Zoning	
	Dec 10, 2014	OPA/Re-Zoning	
	Dec 11, 2014	OPA/Re-Zoning	
	Dec 12, 2014	OPA/Re-Zoning	
<b>Queen Street West Restaurant Study Bylaw</b>			<b>14</b>
	Jun 23, 2014	OPA/Re-Zoning	
	Feb 12, 2014	OPA/Re-Zoning	
<b>289 and 291 Hounslow Avenue</b>			<b>23</b>
	Aug 18, 2014	OPA/Re-Zoning	
	Aug 19, 2014	OPA/Re-Zoning	
<b>Waterfront Revitalization East Bayfront</b>			<b>28</b>
	Jan 09, 2014	OPA/Re-Zoning	
	Feb 05, 2014	OPA/Re-Zoning	
	Feb 06, 2014	OPA/Re-Zoning	
	Feb 19, 2014	OPA/Re-Zoning	
	Feb 21, 2014	OPA/Re-Zoning	
	Feb 27, 2014	OPA/Re-Zoning	
	Mar 07, 2014	OPA/Re-Zoning	
	Mar 24, 2014	OPA/Re-Zoning	
	May 22, 2014	OPA/Re-Zoning	
	Jun 02, 2014	OPA/Re-Zoning	
	Jul 25, 2014	OPA/Re-Zoning	
	Oct 24, 2014	OPA/Re-Zoning	
	Nov 18, 2014	OPA/Re-Zoning	
	Dec 12, 2014	OPA/Re-Zoning	
<b>944 Queen Street West</b>			<b>19</b>
	Jun 03, 2014	OPA/Re-Zoning	
	Jun 04, 2014	OPA/Re-Zoning	
	Jun 05, 2014	OPA/Re-Zoning	
	Jun 06, 2014	OPA/Re-Zoning	
<b>1100 Briar Hill Avenue</b>			<b>15</b>
	Nov 25, 2014	OPA/Re-Zoning	
	Nov 26, 2014	OPA/Re-Zoning	
	Nov 27, 2014	OPA/Re-Zoning	
	Nov 28, 2014	OPA/Re-Zoning	
<b>190-194 Neville Park Boulevard</b>			<b>32</b>
	Oct 08, 2014	OPA/Re-Zoning	
	Oct 09, 2014	OPA/Re-Zoning	
	Oct 10, 2014	OPA/Re-Zoning	
	Dec 18, 2014	OPA/Re-Zoning	
	Dec 19, 2014	OPA/Re-Zoning	
<b>375-381 and 375R Queen St. West</b>			<b>20</b>
	May 12, 2014	OPA/Re-Zoning	
	May 13, 2014	OPA/Re-Zoning	
	May 14, 2014	OPA/Re-Zoning	
	May 15, 2014	OPA/Re-Zoning	
	May 16, 2014	OPA/Re-Zoning	
<b>2360 Yonge Street</b>			<b>16</b>
	Jul 17, 2014	OPA/Re-Zoning	
	Jul 18, 2014	OPA/Re-Zoning	
	Aug 20, 2014	OPA/Re-Zoning	
	Nov 18, 2014	OPA/Re-Zoning	

<b>213-221 St. Clair Avenue West</b>			<b>22</b>
	Mar 17, 2014	OPA/Re-Zoning	
	Mar 18, 2014	OPA/Re-Zoning	
	Mar 19, 2014	OPA/Re-Zoning	
	Mar 20, 2014	OPA/Re-Zoning	
	Mar 21, 2014	OPA/Re-Zoning	
<b>2221 Yonge Street</b>			<b>22</b>
	Apr 15, 2014	OPA/Re-Zoning	
	Jun 17, 2014	OPA/Re-Zoning	
	Sep 25, 2014	OPA/Re-Zoning	
	Sep 26, 2014	OPA/Re-Zoning	
<b>2131 Yonge Street</b>			<b>22</b>
	Feb 20, 2014	OPA/Re-Zoning	
	Jun 18, 2014	OPA/Re-Zoning	
	Jun 19, 2014	OPA/Re-Zoning	
	Jun 20, 2014	OPA/Re-Zoning	
<b>89 Avenue Road (Architects Alliance)</b>			<b>27</b>
	Jan 27, 2014	OPA/Re-Zoning	
	Jan 28, 2014	OPA/Re-Zoning	
	Jan 29, 2014	OPA/Re-Zoning	
	Jan 30, 2014	OPA/Re-Zoning	
	Jan 31, 2014	OPA/Re-Zoning	
	Feb 04, 2014	OPA/Re-Zoning	
	Feb 05, 2014	OPA/Re-Zoning	
	Feb 06, 2014	OPA/Re-Zoning	
	Feb 07, 2014	OPA/Re-Zoning	
	Feb 10, 2014	OPA/Re-Zoning	
	Feb 11, 2014	OPA/Re-Zoning	
	Feb 12, 2014	OPA/Re-Zoning	
	Feb 13, 2014	OPA/Re-Zoning	
	Feb 14, 2014	OPA/Re-Zoning	
	Mar 26, 2014	OPA/Re-Zoning	
	Apr 23, 2014	OPA/Re-Zoning	
	May 30, 2014	OPA/Re-Zoning	
<b>70-72 Carlton Street</b>			<b>27</b>
	Dec 09, 2014	OPA/Re-Zoning	
<b>484 Spadina Avenue</b>			<b>20</b>
	Mar 25, 2014	OPA/Re-Zoning	
	Jun 06, 2014	OPA/Re-Zoning	
	Nov 24, 2014	OPA/Re-Zoning	
	Nov 25, 2014	OPA/Re-Zoning	
	Nov 26, 2014	OPA/Re-Zoning	
	Nov 27, 2014	OPA/Re-Zoning	
	Nov 28, 2014	OPA/Re-Zoning	
	Dec 01, 2014	OPA/Re-Zoning	
	Dec 02, 2014	OPA/Re-Zoning	
	Dec 03, 2014	OPA/Re-Zoning	
	Dec 04, 2014	OPA/Re-Zoning	
	Dec 05, 2014	OPA/Re-Zoning	