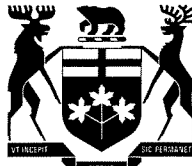


ISSUE DATE:

December 20, 2006

DECISION/ORDER NO:

3534



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL030412

The Ontario Municipal Board has received appeals under subsection 17(36) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, from a decision of the Minister of Municipal Affairs and Housing to approve in part, the new Official Plan for the City of Toronto, as adopted by By-law 1082-2002, to provide policy direction in the six municipalities of the former Metropolitan Toronto. MMAH File No. 20-OP-2002 / OMB Files No. See Attachment 1

B E F O R E:

S. W. LEE
VICE-CHAIR

) Friday, the 15th day
)
) of December, 2006
)

THIS MATTER having come on for a public hearing;

AND THE BOARD having issued Order No. 1928, amended by Order No. 2154;

AND THE BOARD having received a request of the City of Toronto to amend certain Attachments to the orders, to represent settlements and clarifications presented to the Board;

THE BOARD ORDERS that Attachments 3, 4, 5, 6, 7 and 8 of Order Nos. 1928 and 2154 are replaced with the Attachments, similarly numbered, to this order.

A handwritten signature in cursive script, appearing to read 'P. Kelly'.

SECRETARY

ATTACHMENT 1**APPEALS TO THE CITY OF TORONTO NEW OFFICIAL PLAN**

No.	Sched	APPELLANT NAME	O.M.B. FILE No.
1	B	2BRNOT2B Holdings Inc.	O030212
2	B	26 Wellington Capital and Lombard Insurance Company	O030122
3	A	125 QW-1 Inc & 125 QW-2 Inc.	O030143
4	B	464 Avenue Road Holdings Inc.	O030253
5	A	600 Fleet Street Developments Limited	O030202
6	G	640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited, Fleet Boulevard Limited	O030201
7	A	1430 Yonge-St.Clair Inc.	O030261
8	B	3018-3020 Yonge Street Limited	O030252
9	D	3685 Keele Street Limited	O030224
10	B	5795 Yonge Street (1984) Limited	O030074
11	B	1051023 Ontario Limited (<i>and Point of View Developments Inc.</i>)	O030281
12	D	1098748 Ontario Limited	O030193
13	B	1160963 Ontario Inc. (Spadina)	O030183
14	B	1160963 Ontario Inc. (Rosehill)	O030185
15	A	1213763 Ontario Limited	O030158
16	G	1255870 Ontario Limited	O030213
17	A	1299089 Ontario Ltd.	O030123
18	B	1322105 Ontario Limited	O030250
19	A	1430649 Ontario Limited	O030199
20	B	1503342 Ontario Limited	O030254
21	B	887343 Ontario Inc. and 567485 Ontario Inc.	O030184
22	B	940412 Ontario Ltd., Adam Steiner, 572550 Ontario Ltd., Captiva Investments Limited	O030141
23	B	Advent Health Care Corp.	O030161
24	D	Aga Khan Foundation Canada	O030169
25	B	Amexon Holdings Inc.	O030220
26	D	Apco Industries Co. Limited	O030267
27	G	Avro Quay Limited	O030146
28	B	BBT Devgroup Inc.	O030241
29	B	Bank of Nova Scotia	O030229
30	B	Bedford and Bloor Realty Inc. and Lantower Yonge Bloor Capital Inc	O030200
31	A	Bellwoods Centres for Community Living Inc (<i>Participant – Sept 14/04</i>)	O030195
32	B	Sheppard Valley Holdings (<i>formerly Bloorview MacMillan Children's Ctr</i>)	O030240
33	A	Brimley Birch Properties Inc.	O030236
34	B	Brownlow Holdings Limited	O030154
35	A	Burnac Holdings Limited (<i>Party status re Appeal E47/CORRA</i>)	O030157
36	B	Cadillac Fairview Corporation Limited	O030180
37	A	Canadian Automobile Association (Central Ontario)	O030279
38	A	Canadian Tire Corporation Limited (Yonge Street)	O030171
39	G	Canadian Tire Real Estate Limited (Lakeshore Boulevard)	O030181
40	A	Canadian Tire Real Estate Limited (Dundas Street)	O030231
41	D	Canderel Stoneridge Equity Group	O030218
42	G	Castan Waterfront Developments Inc.	O030219
43	A	CIC Millwork Limited (101 Portland Street)	O030244

44	A	CIC Millwork Limited (39 Newcastle Street)	O030251
45	E	City of Toronto	O030173
46	E	CN Railway	O030237
47	E	Confederation of Resident and Ratepayer Association	O030124
48	D	Crompton Co./Cie	O030265
49	D	David Redwolf, B. Michelle Bedard-Hyland, Tona Mason, Deanna Fry and O'Bert Puck	O030166
50	B	Diamante Urban Corporation	O030159
51	D	Donald Kerr	O030126
52	D	Doreen Mount	O030136
53	A	Dorothea Knitting Mills Limited	O030276
54	A	Dow Chemical Canada Inc.	O030268
55	A	Duration Investments Limited	O030147
56	E	Edithvale Yonge Residents' Association, Lansing Community Association Inc., Silverview Homeowners' Association, South of Sheppard Preservation Group Inc. and Willowdale Central Ratepayers' Association	O030132
57	D	Elderbrook Developments Limited	O030232
58	B	Eminent Construction Limited	O030179
59	B	First Ontario Realty Corporation Limited	O030191
60	A	Frank Sarraino	O030235
61	B	G.C. Jain Investments	O030243
62	A	Georgian Bond Ave. Inc.	O030242
63	F	Gerrard Clonmore Developments Limited	O030230
64	E	Greater Toronto Home Builders' Association	O030174
65	D	Halltech Inc	O030266
66	G	Harbour Remediation and Transfer Inc.	O030138
67	B	Herron Gardens Inc.	O030186
68	G	Home Depot of Canada Inc. (Lakeshore Boulevard)	O030275
69	D	Home Depot of Canada Inc.	O030226
70	F	Hyde Park Limited Partnership	O030182
71	B	Interval Development Corporation Limited	O030130
72	F	TEDCO (City of Toronto Economic Development Corp) (was Ivaco Inc)	O030278
73	D	Jayeff Investments Limited	O030168
74	D	John Weldon/Crown Regal Developments	O030282
75	A	Kolter Property Company	O030270
76	E	Kraft Canada Inc.	O030120
77	E&G	Lafarge Canada Inc.	O030167
78	A	Lanterra Bay Street Limited	O030204
79	D	Lissard Holdings Limited	O030223
80	F	M. & L. Quarrington, K. O'Brien, S. & B. Paine, P. & H. Caldwell, Mary Ann Gosling, M. Mossman & M.J. Asselstine, 843344 Ontario Limited, Term Capital Ltd., T.&M. Hurdman, Accurate Management Ltd., Bangor Construction Ltd. and Kinsale Investment Ltd.,	O030133
81	G	Malibu Investments Inc.	O030215
82	B	Marca Development Corporation	O030188
83	A	Martin Grove Mall Limited	O030221
84	B	Mattamy (Bayview) Limited	O030206
85	A	Menkes Development Inc.	O030248
86	A	Met Cap Living Management Inc.	O030135

87	B	Metrontario Group and Kenneth-Sheppard Limited	O030129
88	F	Milton and Florence Winberg	O030271
89	B	MintoUrban Communities Inc.	O030216
90	B	Monarch Construction Limited (Sheppard Avenue)	O030176
91	E	Monarch Construction Limited and Water View Corporation (Lakeshore)	O030177
92	D	Morningard Developments Limited	O030225
93	B	Mount Sinai Hospital	O030203
94	A	Mutual Life Assurance (Yonge Street)	O030148
95	D	National Ballet School	O030194
96	A	NEXXT Development Corporation	O030155
97	B	One City Hall Place Limited	O030160
98	A	Ontario College of Art and Design	O030273
99	A&G	Ontario Power Generation	O030121
100	G	Ontario Realty Corporation	O030258
101	D	Ontario Realty Corporation and Hydro One	O030238
102	A	Ontario Restaurant Hotel & Motel Association, TDL Group Ltd., Cara Operations Limited, Burger King Restaurants of Canada Inc., McDonald's Restaurants of Canada Limited	O030259
103	E	Options for Homes Non-Profit Corporation	O030170
104	A	Plaza Works Overlea Inc.	O030156
105	A	Plazacorp Properties Limited (Mount Pleasant Road)	O030190
106	G	Plazacorp Properties Limited (620 Fleet Street)	O030209
107	A	Pleasant View Holdings Ltd.	O030142
108	F	Premium Properties Limited	O030272
109	B	Quebex Development Corporation	O030247
110	A	Revenue Properties Canada Limited	O030262
111	D	Ripley Area Residents Group Ltd.	O030125
112	D	Riva Glade Holdings Inc.	O030207
113	D	Rohm and Haas Canada Inc.	O030269
114	A	Samuel Sarick Limited	O030150
115	A	Silvercore Inc.	O030172
116	D	St. Clements School	O030119
117	A	St. Jude Community Homes	O030197
118	B	St. Marys Cement Inc.	O030137
119	B	Steeles Markham Developments	O030217
120	B	Menkes Lakeshore Ltd. (formerly Stockton & Bush CL Limited)	O030208
121	A	Studio Court Limited	O030127
122	D	Sun Life Assurance Company of Canada (Morningside Mall)	O030234
123	A	Sun Life Assurance Company of Canada (5145 Dundas Street)	O030164
124	A	Sun Life Assurance Company of Canada (Eglinton Avenue)	O030152
125	D	Sun Life Assurance Company of Canada (Lawrence and Morningside)	O030139
126	A	Sun Life Assurance Company of Canada (University Avenue)	O030144
127	F	Sun Life Assurance Company of Canada (Yonge Street)	O030145
128	A	Sun Life Assurance Company of Canada (St. Clair Avenue)	O030151
129	D	Tap-Steeles Investments Limited	O030134
130	A	Terra Gold Development Limited	O030255
131	E	The Conservatory Group	O030257
132	B	The National Club	O030256
133	A	The Roehampton Corporation	O030260

134	D	Thoroughbred Developments Limited	O030227
135	D	Toronto Anglican Diocese Incorporated	O030274
136	D	Toronto Rehabilitation Institute	O030239
137	B	Transmetro Properties Limited	O030131
138	A	Univar Canada Ltd.	O030263
139	E	Urban Development Institute/Ontario	O030175
140	A	Urquhart Consortium Inc.	O030280
141	D	Valspar Canada Inc	O030264
142	B	Wellesley Residences Corp.	O030205
143	A	Wellington Park Residences Corp.	O030187
144	B	Wittington Properties Limited (Burnhamthorpe) / now St. Andrew on the Green Inc. (<i>Participant status as of Sept. 14/04</i>)	O030189
145	F	Wittington Properties Limited (Yonge & St. Clair)	O030196
146	G	Wittington Properties Limited (Bathurst Street)	O030228
147	D	Workplace Safety & Insurance Board / now Ringley Construction Ltd.	O030165
148	B	Yonge Crescent Development Limited	O030214
149	C&F	York University	O030192
150	A	Yorkville (2001) Limited	O030211

APPEALS ADDED AT PREHEARING CONFERENCE OF APRIL 19-20, 2004

151	D	1463290 Ontario Limited	O030249
152	B	1356071 Ontario Inc.	O040049
153	F	154150 Ontario Limited	O040053
154	D	426898 Ontario Limited	O040046
155	B	534078 Ontario Limited, Weintraub Holdings Limited, Samper Developments Limited, Jassder Developments Limited, Judidon Holdings Inc., Cardon Holdings Inc., Dadadon Holdings Inc., Ruthdon Holdings Inc.	O040047
156	F	Centre for Addiction and Mental Health (Donwoods)	O040060
157	B	Hanfrow Holdings G.P. Inc.	O040057
158	D	Meridian Residences Inc.	O040059
159	D	Owens Corning Canada Inc	O040061
160	B	Piagga Limited	O040048
161	D	Red Carpets Inn Ltd.	O040050
162	F	Rosalind Bradford	O040052
163	B	Talon International Developers Inc.	O040058
164	F	Tom Katirai	O040062

APPEAL ADDED BY TELEPHONE CONFERENCE CALL ON MAY 11, 2004

165	B	1212763 Ontario Limited	O040074
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APPEALS ADDED AT PREHEARING CONFERENCE OF SEPT. 14, 2004

166	B	B. Moran	O040175
167	B	Berkley Homes (Botham) Inc.	O040176
168	D	Centre for Addiction & Mental Health (Queen St. W.)	O040174
169	D	Daniels (Midtown) Corporation	O040180

**PERSONS GRANTED PARTY STATUS AT PREHEARING OF APRIL 19-20, 2004,
IN RELATION TO AN EXISTING APPEAL – NO OMB NUMBER ASSIGNED**

Name of Party	Appeal in which Party has an Interest	Lawyer/Agent
Burnac Holdings Limited	E47 – CORRA	Devine
Global Ventures Western Limited	F114 – Samuel Sarick (75-95 Barber Greene Rd)	Golden
Ministry of Municipal Affairs & Housing	C11 – 1051023 Ontario Ltd (Highland Creek) E45 – City of Toronto D49 – David Redwolf et al E76 – Kraft Canada Inc. E77 – Lafarge Canada Inc. E89 – Minto Urban Communities Inc. E101 – Ontario Realty Corp & Hydro One E131 – Conservatory Group C153 – 154150 Ontario Ltd (2133 Islington)	Linington
Point of View Developments Inc.	C11 – 1051023 Ontario Ltd (1625 Military Trail)	Brown

PERSONS GRANTED PARTICIPANT STATUS - PREHEARING CONFERENCE APRIL 19/20, 2004

Name of Party	Location	Lawyer/Agent
534078 Ontario Ltd, Samper Developments Ltd, Jassder Developments Ltd, Woodshaft Developments Ltd.	41 & 53 Warrender Avenue – Princess Apartments	Dawson
Artlea Holding Limited, Siper Investments Limited, H & R Properties Limited, 1012502 Ontario Limited	45 La Rose Avenue	Dawson
Artlea Holdings Inc., Siper Investments Inc., H & R Properties Ltd, Carldon Holdings Inc., Ruthdon Holdings Inc., Dadadon Holdings Inc.	Princess Gardens 25, 35	Dawson
Two-Twenty Apartments Limited	2 Triburnham Place	Dawson

PERSONS GRANTED PARTICIPANT STATUS - PREHEARING CONFERENCE SEPT. 14, 2004

Name of Party	Area of Interest	Lawyer/Agent
Michael Rosenberg	City-wide	Michael Rosenberg
Pedestrian Planning Network	City-wide	Rhona Swarbrick

PERSONS GRANTED PARTICIPANT STATUS - PREHEARING CONFERENCE DEC. 7-8, 2004

Name of Party	Area of Interest	Lawyer/Agent
Kazuko Investments	North Midtown Sec Plan Appeal E47 - CORRA	Williams

ATTACHMENT 3

The following policies and land use designations of the Official Plan are not in effect as they pertain to the following appeals outstanding before the Ontario Municipal Board:

1. Section 2.2.3, *Avenues: Reurbanizing Arterial Corridors*, Policy 1, and Map 2, *Urban Structure*, as it relates to:
 - the absence of an *Avenue* shown along Steeles Avenue West from Murray Ross Parkway to Keele Street and the absence of an *Avenue* shown along Keele Street, from Steeles Avenue West to Murray Ross Parkway, with respect to the appeal by York University (OMB File No. O030192);
 - the absence of an *Avenue* shown along Eglinton Avenue East, from Laird Drive to the West Branch of the Don River, with respect to the appeal by Hyde Park Limited Partnership (OMB File No. O030182);
2. Map 5, *Surface Transit Priority Network*, as it relates to the exclusion of the section of Keele Street from Finch Avenue West to Steeles Avenue West as a Transit Priority Segment, with respect to the appeal by York University (OMB File No. O030192);
3. Section 3.1.2, *Built Form*, Policy 5;
4. Section 3.2.1, *Housing*, Policy 5(b), Policy 9, and the definitions respecting “Affordable rental housing and affordable rents” and “Affordable ownership housing”;
5. Section 3.4, *The Natural Environment*, Policy 5;
6. Section 3.4, *The Natural Environment*, Policy 11 (b);
7. Section 3.4, *The Natural Environment*, Policies 9, 10, and 12 and Map 9 as it relates to 56-58 Sandringham Drive, with respect to the appeal by Rosalind Bradford (OMB File No. O040052);
8. Map 10, *Special Policy Areas Key Map* and Maps 11 and 12, *Special Policy Areas Specific Maps*;
9. Section 4.2, *Apartment Neighbourhoods*, Policy 3(c), as it relates to the appeals by Greater Toronto Home Builders’ Association (OMB File No. O030174) and Urban Development Institute (OMB File No. O030175);

10. Section 4.5, *Mixed Use Areas*, Policies 1 to 4 and Maps 13 to 23, *Land Use Plans*, as they relate to:
 - 22 St. Clair Avenue East, 1479 to 1493 and 1501 Yonge Street and the other lands shown as Area 1 in Policy 8.1 of the Yonge-St. Clair Secondary Plan, with respect to the appeal by Wittington Properties Limited /Yonge & St. Clair (OMB File No. O030196);
11. Section 4.6, *Employment Areas*, Policy 3, as it relates to the appeal by TEDCO (OMB File No. O030278) and the lands south of New Toronto Street, west of Eighth Street, north of Birmingham Street and east of Thirteenth Street (excluding 124 Birmingham Street);
12. Section 4.8, *Institutional Areas*, Policy 6, as it relates to:
 - 2275 Bayview Avenue, with respect to the appeal by York University (OMB File No. O030192) and
 - 4700 Keele Street, with respect to the appeal by York University (OMB File No. O030192);
13. Maps 13 to 23, *Land Use Plans*, as they relate to:
 - 6-16 Humberview Crescent and 2400-2402 Weston Road, with respect to the appeal by M&L Quarrington et al (OMB File No. O030133);
 - 56-58 Sandringham Drive, with respect to the appeal by Rosalind Bradford (OMB File No. O040052);
 - 12 Centre Avenue, with respect to the appeal by Tom Katirai (OMB File No. O040062);
 - lands bounded by Brentcliffe Road to the west, Vanderhoof Avenue to the north and east, and Research Road to the south, with respect to the appeal by Hyde Park Partnership Limited (OMB File No. O030182);
 - the north sides of Gerrard Street East and Clonmore Drive, west of 168 Clonmore Drive, with respect to the appeal by Gerard Clonmore Developments Limited (OMB File No. O030230);
14. Schedule 1, *Existing Minor Streets With Right-of-Way Widths Greater Than 20 Metres*, as it relates to 19 Park Lane Circle regarding Post Road, Park Lane Circle, and all four Lawrence Avenue East street sections with respect to the appeal by Milton and Florence Winberg (OMB File No. O030271);
15. The policies of the Plan as they relate to the lands located at 310 and 320 Tweedsmuir Avenue with respect to the appeal by the City of Toronto (OMB File No. O030173);

16. The policies of the Plan as they relate to the lands located at 411 Kipling Avenue with respect to the appeal by the City of Toronto (OMB File No. O030173);
17. Site and Area Specific Policy 142 with respect to the appeal by Hyde Park Limited Partnership (OMB File No. O030182) as it relates to the lands bounded by Brentcliffe Road to the west, Vanderhoof Avenue to the north and east, and Research Road to the south;
18. Site and Area Specific Policy 233 as it relates to the appeal by M&L Quarrington et al, involving 6-16 Humberview Crescent and 2400-2402 Weston Road (OMB File No. O030133);
19. 2 McDonald's Place, McDonald's Canada, (OPA 31) (OMB Case No. PL051215);
20. Site and Area Specific Policy 15 as it relates to the appeal by Kraft Canada Inc. involving 2150 Lake Shore Blvd West (OMB File No. O030120);
21. Lafarge Canada Inc.
55 Commissioners St. & 54 Polson Street (OMB File No. O030167);
22. Site and Area Specific Policy 211 as it pertains to 76-100 Davenport Avenue and 36, 38-48 Yorkville Avenue, 51 and 55 Scollard Street, and 1263-1275 Bay Street

Chapter 6 – Secondary Plans

23. Yonge-St. Clair Secondary Plan, with respect to 22 St. Clair Avenue East, 1479 to 1493 and 1501 Yonge Street and the other lands shown within Area 1 in Section 8.1 of the Yonge-St. Clair Secondary Plan with respect to the appeal by Wittington Properties Limited /Yonge & St. Clair (OMB File No. O030196);
24. North York Centre Secondary Plan, with respect to 4759-4789 Yonge Street, with respect to the appeal by Sun Life Assurance (OMB File No. O030145), Willowdale Plaza, 23/33 Sheppard Avenue East, with respect to the appeal by MintoUrban Communities Inc. (OMB File No. O030216) and the density limit shown for 1-12 Oakburn Crescent & 1-40 Oakburn Place on Map 8-6;
25. York University Secondary Plan, with respect to the appeal by York University, (OMB File No. O030192)

26. Motel Strip Secondary Plan, with respect to:
 - the appeal by Monarch Construction and Water View Corporation (OMB File No. O030170);

27. King-Parliament Secondary Plan, Policies 6.4 and 15.8, with respect to the appeal by the City of Toronto (OMB File No. O030173).

ATTACHMENT 4

The policies and land use designations of the Official Plan are not in effect as they pertain to the following appeals outstanding before the Ontario Municipal Board:

1. 2BRNOT2B Holdings Inc.
74 Santamonica Blvd. & 350 Danforth Road - OMB File No. O030212
2. 26 Wellington Capital & Lombard Insurance Company
2277 Sheppard Ave. W. - OMB File No. O030122
3. 640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited, Fleet Boulevard Limited
640/640R/642/650 Fleet Street - OMB File No. O030201
4. 3018-3020 Yonge Street
3018-3020 Yonge Street - OMB File No. O030252
5. 1051023 Ontario Limited
North side of Military Trail - OMB File No. O030281
6. 1322105 Ontario Limited
156 Evans Avenue & 839 Oxford Street - OMB File No. O030250
7. 1503342 Ontario Limited
3391 Bloor Street - OMB File No. O30254
8. 887343 Ontario Inc. & 567485 Ontario Inc.
314/316/315/317/325 Bogert Avenue & 306/308/305/307 Poyntz Avenue
- OMB File No. O030184
9. 940412 Ontario Ltd, Adam Steiner et al
53 Saulter Street, & Strange Street -OMB File No. O030141
10. Advent Health Care Corporation
555 Finch Ave. W., North York Branson Hospital - OMB File No.O030161
11. Amexon Holdings Inc.
60-80 Park Lawn Road - OMB File No. O030220

12. Avro Quay Limited
25 Queen's Quay West - OMB File No. O030146
13. Bank of Nova Scotia
311 Bay Street - OMB File No. O030229
14. Sheppard Valley Holdings (formerly Bloorview MacMillan Children's
Centre)
25 Buchan Court - OMB File No. O030240
15. Brownlow Holdings Limited
18 Brownlow Avenue - OMB File No. O030154
16. Cadillac Fairview Corporation Limited
939 Lawrence Ave. E (Don Mills Centre) - OMB File No. O030180
17. Canadian Tire Real Estate Limited
1015 Lakeshore Blvd. E.- OMB File No. O030181
18. Castan Waterfront Developments
20 Polson St., 176 Cherry St., 215 & 351-369 Lakeshore Blvd. E.
- OMB File No. O030219
19. Diamante Urban Corporation
76 & 100 Davenport Rd. - OMB File No. O030159
20. Eminent Construction Limited
S/W Corner of Byng & Doris Avenues (Northtown Plaza)
- OMB File No. O030179
21. G. C. Jain Investments
401 Logan Ave/1142 & 1160 Dundas St. E./45 & 55 Dickens St.
- OMB File No. O030243
22. Herron Gardens Inc.
25 Herron Avenue - OMB File No. O030186
23. Home Depot of Canada Inc.
429 Lakeshore Blvd. E. - OMB File No. O030275
24. Interval Development Corporation Ltd.
20 Carlton Street & 25 Wood Street - OMB File No. O030130
25. Malibu Investments Inc. (603613 N.B. Inc.)
600 Fleet Street - OMB File No. O030215

26. Marca Development Corporation
1245 -1301 Dupont St. & 213-215 Emerson Av. (Galleria Mall)
- OMB File No. O030188
27. Mattamy (Bayview) Limited
725 Warden Avenue, Morningside Heights - Block 140, Plan 66M 2396
- OMB File 0030206
28. Metrontario Group and Kenneth-Sheppard Limited
160 Greenfield Ave / 150 & 163 Maplehurst Ave / 120 & 166 Sheppard
Ave. East - OMB File No. O030129
29. MintoUrban Communities Inc.
23/33 Sheppard Ave. E. - OMB File No. O030216
30. Monarch Construction Limited
2025-35-40-45 Sheppard Avenue East - OMB File No. O030176
31. Mount Sinai Hospital
217 & 235 McCaul Street and 60 Murray Street and 600 University
Avenue - OMB File No. O030203
32. One City Hall Place
Lands located at Bay St, Dundas St. West and Elizabeth St.
- OMB File No. O030160
33. Ontario Realty Corporation
90 Harbour Street & West Donlands - OMB File No. O030258
34. Plazacorp Properties Limited (620 Fleet St.)
620 Fleet Street - OMB File No. O030209
35. Quebex Development Corporation
20 Gothic Avenue - OMB File No. O030247
36. St. Mary's Cement Inc.
22 Bathurst Street - OMB File No. O030137
- 3.7 Menkes Lakeshore Ltd. (formerly Stockton & Bush CL Limited)
10 Park Lawn Road & 2200 Lake Shore Blvd. W - OMB File No. O030208
38. The National Club
Re: 311 Bay Street - OMB File No. O030256

39. Transmetro Properties Limited
350 Progress Ave & S/W Corner of Brimley Rd & Hwy 401
- OMB File No. O030131
40. Wellesley Residences Corp.
46 Wellesley St. E. - OMB File No. O030205
41. Wittington Properties Ltd./ St. Andrew on the Green Inc.
7-11 Burnhamthorpe Road - OMB File No. O030189
42. Wittington Properties Limited
20-24 Bathurst Street & 450-500 Lake Shore Blvd West
- OMB File No. O030228
43. Yonge Crescent Development Limited
955 Yonge St. (Rosedale Subway Station Lands) - OMB File No. O030214
44. 1356071 Ontario Inc.
1900 Lake Shore Blvd. W. - OMB File No. O040049
45. 534078 Ontario Limited, Weintraub Holdings Limited, Samper
Developments Limited, Jassder Developments Limited, Judidon Holdings
Inc., Cardon Holdings Inc., Dadaon Holdings Inc., Ruthdon Holdings Inc.
1137, 1139 & 1141 Royal York Road - OMB File No. O040047
46. Hanfrow Holdings G.P. Inc.
100 Spadina Rd, 97 Walmer Road & 109 Bernard Avenue
- OMB File No. O040057
47. Piagga Limited
35 Balmuto Street & 764 Yonge Street - OMB File No. O040048
48. Talon International Developers Inc.
311 Bay Street - OMB File No. O040058
49. 1212763 Ontario Limited
5555 Dundas Street West - OMB File No. O040074
50. B. Moran
224 Lytton Blvd. - OMB File No. O040175
51. Monarch Construction Limited and Waterview Corporation
2115 & 2139 Lake Shore Blvd (OMB File No. O030177)
52. Yonge Woodlawn Developments Limited
1233 Yonge Street & 9 Woodlawn Avenue
- as it relates to Section 3.2.1, Housing

53. 806054 Ontario Limited, Issac & Harry Nash Limited, Harriet Bunting Weld
and Harry Nash
620 Avenue Road and 215-217 Lonsdale Road

ATTACHMENT 5

The policies and land use designations of the Official Plan are not in effect as they pertain to the following Secondary Plan areas as shown on Map 1 attached hereto:

1. Central Waterfront Secondary Plan – Adopted by By-law No.346-2003, OMB File No. PL030412 and OMB Case No. PL030514;
2. Regent Park Secondary Plan - Adopted by By-law No. 140-2005;
3. Etobicoke Centre Secondary Plan - Approved by the OMB on February 25, 2005 by Decision/Order No. 0412, OMB Cases No. PL030066 and PL030681;
4. Scarborough Centre Secondary Plan - Adopted by By-law No. 1019-2005;
5. Warden Woods Secondary Plan - Adopted by By-law No. 949 -2005;
6. Sheppard Commercial Area Secondary Plan;
7. Bathurst/Strachan Secondary Plan;
8. York University Secondary Plan - 4700 Keele Street - OMB File No. 0030192.



Note: For information purposes only.

Proposed New or Amendments to Existing
 Secondary Plan Areas - Yet to be approved
 by the O.M.B.



ATTACHMENT 6

The policies and land use designations of the Official Plan are not in effect as they pertain to the following properties that remain subject to development applications filed with the City of Toronto:

1. 156 Rowntree Mill Road;
2. 40 Adelaide Street West, 40 Temperance Street, and 335 and 347 Bay Street - Exchange Tower Limited;
3. 44 and 48 Havelock Street - JDC Property Management;
4. 1030 McNicoll Avenue - St. John's McNicoll Centre;
5. 661 Sheppard Avenue West, Tri Level Claims Consultants;
6. 462 Dufferin Street, Portuguese Assembly of God;
7. 65, 867 & 869 Sheppard Avenue West, K. Akvan;
8. 920 and 922 Sheppard Avenue West, Urban Fabric Development;
9. 230 Finch Avenue, Yu Min Zhang;
10. 198-210 Finch Avenue East, Nop-Top Enterprises & Marco Marchante;
11. 40 Laing Street, Mirko Radojic;
12. 2973 & 3035 Weston Road, Lindvest Properties (Mainshep) Limited;
13. 1120 Weston Road, Barrie - View Farms Limited;
14. 129 Fenmar Drive, Grudel Investments Inc.;
15. 147 Brandon Avenue, Citoronto Investments Limited;
16. 99 Chandos Avenue, 99 Chandos Studio Lofts Inc.;
17. 1759 Lawrence Avenue, Akrsmosadat Seyesdinasab;

18. 2242 Bloor Street, 1095909 Ontario Inc.;
19. 1736 Weston Road, Grace Restoration Ministries;
20. 829, 833, 839 Oxford Street and 156, 160 Evans Avenue, 1322105 Ontario Inc.;
21. 252, 270, 272 and 276 Bering Avenue, Zanini Developments;
22. 4331 Lawrence Avenue East, City of Toronto;
23. 3195 Sheppard Avenue East, Daniel Executive;
24. Davenport Village Secondary Plan;
25. 5559 Dundas Street West and 25 Vickers Road – The Great Atlantic and Pacific Company of Canada Limited
26. 2716-2718 Kennedy Road – 1632495 Ontario Inc.

ATTACHMENT 7

The policies and land use designations of the Official Plan are not in effect as they pertain to the following properties that remain subject to appeals before the Ontario Municipal Board:

1. PL021010, O020178 - NE York Mills Road & Don Valley Parkway;
2. PL021011, O020174 - 4001, 4003, 4005 Bayview Avenue;
3. PL021014, O020170 - 3291 Kingston Road;
4. PL030172, O030041 - 800 Lansdowne Avenue;
5. PL030514, O030096 - Central Waterfront Secondary Plan Appeals;
6. PL030836, O030341 - 24, 26, 28 Rural Avenue;
7. PL040139, O040022 - 4383 Bathurst Street & 569 Sheppard Avenue West
8. PL040659, O040113 - 730 Dovercourt Road & 323, 257 Rusholme Road;
9. PL040745, O050013 - 555 Brimorton Road;
10. PL040887, O040178 - 40 The Esplanade;
11. PL040967, O040190 - 1055 Wilson Avenue;
12. PL041180, O040219 - 1900 Bayview Avenue;
13. PL041192, O040221 - 500 Lakeshore Blvd. W.;
14. PL041202, O040222 - 61, 65, 69 & 71 Churchill Avenue;
15. PL050227, O050036 - 32-50, 65-80 Forest Manor Road;
16. PL050355, O050060 - 15 Glen Morris Street;

17. PL050402, O050068 - 103 - 134 Hucknall Road;
18. PL050590, O050104 - 110, 140 and 160 Eriskin Avenue;
19. PL050662, O050101- 100,112,120,128 Howland Avenue;
20. PL050698, O050109 - 103-105 West Lodge Avenue;
21. PL050720, O050112 - 4, 6 & 8 St. Thomas St & 100-110 Charles Street West;
22. PL050775, O050130 - 121 Avenue Road;
23. PL050819, O050135 - 799, 803, 803R, 807,809 Broadview Avenue;
24. PL050918, O050153 - 164 Avenue Road;
25. PL050968, O050164 - 2415 Jane Street;
26. PL051070, O050175 - 6-16 Church Street;
27. PL051144, O050182 - 2 & 6 Royal York Road;
28. PL051180, O050187 - 5789-5883 Steeles Avenue E.;
29. PL051203, O050191 - 1171 Queen Street W.;
30. PL051208, O050194 - Warden Woods Secondary Plan - 651 Warden Avenue;
31. PL051237, O050197 - 77 Charles Street W.;
32. PL051314, O060018 - 629, 633 & 675 Eastern Avenue;
33. PL060046, O060040 - 1-11 Sylvan Avenue;
34. PL060084, O060027 - 1500 Weston Road;
35. PL060087, O060039 - 48 Abell Street;
36. PL060121, O060036 - 955 to 969 Weston Road;
37. PL060190, O060050 - 351 Wallace Avenue;
38. PL060202, O060078 - 91, 93, 95, 97 & 99 Finch Avenue;

39. PL060214, O060051 - 70 to 200 Russell Hill Road;
40. PL060236, O060049 - 430 Broadview Avenue and 14 St. Matthews Road;
41. PL060300, O060064 - 280-282 Scarborough Golf Club Road;
42. PL060066 - City Initiated Amendments to Density Incentives for Bicycle Storage - North York Centre Secondary Plan;
43. PL060298, O060062 - 1-12 Oakburn Crescent and 12-40 Oakburn Place;
44. PL897152, O940186 - OPA No. 480, Yonge/Eglinton TTC Terminal lands;
45. PL980945, O980209 - 1880 Eglinton Avenue E.;
46. PL051301 - 1300-1330 Castlefield Avenue;
47. PL060370 - East side of East Avenue between Baronial Court and Broadbridge Drive;
48. PL060382 - 30 Morrow Avenue;
49. PL060443 – 150 Sudbury Street (30 Abell Street);
50. PL060507 – 2425 & 2427 Bayview Avenue;
51. PL060541 – 2130 Bayview Avenue;
52. PL060314, O060068 – 3290,3310 and 3330 Markham Road;
53. PL0060083 – 1705 Avenue Road.

ATTACHMENT 8

The following policies, maps and schedules contained within the former municipal official plans within the City of Toronto remain in effect pending completion of the adjudication of the outstanding appeals to the new Official Plan for the City of Toronto:

1. Former City of Etobicoke

- a.) Housing, Section 2.2, Policies 2.2.2; 2.2.4; 2.2.5; and 2.2.6;
- b.) Interpretation, Chapter 12 - Section 12.2, Definitions, for:
 - affordable housing
 - Secondary Plan

2. Former Borough of East York

- a.) Housing Policies, Policies 2.5.2(b); 2.5.10 and 2.5.11;
- b.) Interpretation - Section 4.21 Definitions for:
 - affordable housing
 - intrinsically affordable housing
 - assisted housing
 - Council
 - redevelopment
 - new development

3. Former Municipality of Metropolitan Toronto

- a.) Housing Policies
Policy 128 and 129
- b.) Special Policy Areas
Policies 52 (b), 53 and 54
- c.) Glossary of Terms
 - affordable housing
 - Council
 - Metropolitan Corporation
 - Special Policy Area
 - Valley, Stream and Waterfront Corridors

- Metropolitan Green Space System
- MTRCA
- tablelands
- regional storm
- flood plain
- one-zone concept
- two-zone concept

4. Former City of North York

- a.) Housing Policies
 - Part B, Section C4, Sections 1.1.7; 1.1(f); 2.4.3 only introductory paragraph and sub-sections (i); (ii); (iii) and 1 Affordable Housing,
 - Section 2.6
- b.) Definitions
 - Section 3, Introduction:
 - City
 - Council
 - Physically handicapped person
- c.) Part C.2, Parks and Open Space Floodplain/SPAs
 - Section 2, Definitions, Section 4.4.0, Special Policy Area, 4.4.1, Development Policies, 4.4.2, Hoggs Hollow Special Policy Area

5. Former City of Scarborough

- a.) Housing Policies
 - Sections 2.4.1.4; 2.4.3.3; 2.4.4; 2.4.5
 - City Centre Secondary Plan, Numbered Policy 5.3
 - Eglinton Community Secondary Plan, Numbered Policy 12. 4;
 - L'Amoreaux Community Secondary Plan, Numbered Policy 19, North-West Corner of Sheppard Avenue East and Chichester Place;
 - Malvern Community Secondary Plan, Numbered Policy 3.7,
 - Port Union Village Community Secondary Plan, Policy 10, Housing;
- b.) Special Policy Areas
 - General Policy 6, Agincourt Centre Secondary Plan (Figure 4.3.3 referred to in the policy apparently does not exist, the area is shown on the SPA maps in the new OP)

6. Former City of Toronto

- a.) Housing Policies, Section 6, sub-sections: 6.1; 6.3; 6.4; 6.7; 6.8; 6.9; 6.11; 6.12 and 6.16;
- b.) Special Policy Areas, Map 3, Policies 2.57 to 2.65 inclusive, Policies 2.68 to 2.73 inclusive;
- c.) Definitions, Chapter 17
 - *Affordable.*
 - *Affordable Housing and Low End of Market Housing*
 - *Housing Suitable for Families with Children*
 - *Social Housing*
 - *Accessory Apartments*
 - *Rental Property*
 - *Residential*
 - *Residential Care Facilities*
 - *Crisis Care Facilities*
 - *Regulatory Flood*
 - *One Zone*
 - *Special Policy Area*
- d.) Secondary Plans

North Midtown Part II Plan as it relates to 36, 38-48 Yorkville Avenue, 51 and 55 Scollard Street, 1263 and 1275 Bay Street, and 76 and 100 Davenport Road

7. Former City of York

- a.) Housing Policies, Sections 4.7; 4.9 and 9.6. Plus Appendix 1
- b.) Special Policy Areas, Section 22.5, Schedule F
- c.) Definitions:
 - flood plain
 - two-zone concept