

ISSUE DATE:

January 3, 2012



PL030412

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

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 File Nos. See Attachment "1"

APPEARANCES:

Parties	Counsel*/Agent
City of Toronto	Bruce Ketcheson* Robert Balfour* R. Andrew Biggart*
Aga Khan Foundation Canada	Brad Teichman*
Cadillac Fairview Corporation Limited Canadian Tire Corporation Limited Canadian Tire Real Estate Limited (Lakeshore) Eminent Construction Limited Monarch Construction Limited Monarch Construction Limited and Water View Corporation Options for Homes Non-Profit Organization Silvercore Inc. Greater Toronto Home Builders' Association and Urban Development Institute/Ontario 1430649 Ontario Limited 2BRNOT2B Holdings Inc. 603613 N.B. Inc. (Malibu Investments Inc.) 640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited, Fleet Boulevard Limited Bedford and Bloor Realty Inc. and Lantower Yonge Bloor Capital Daniels (Midtown) Corporation Mattamy (Bayview) Limited	Steven Diamond* John Dawson* Cynthia MacDougall* Calvin Lantz*

Mount Sinai Hospital Plazacorp Properties Limited Riva Glade Holdings Inc. Wellesley Residences Corp. Yonge Crescent Development Limited Yorkville (2001) Limited Hanfrow Holdings G.P. Inc. Talon International Developers Inc. Meridian Residences Inc. Centre for Addiction and Mental Health 534078 Ontario Limited, Weintraub Holdings Limited, Samper Developments Limited, Jassder Developments Limited, Judidon Holdings Inc., Cardon Holdings Inc., Dadadon Holdings Inc., Ruthdon Holdings Inc. Piagga Limited 1356071 Ontario Inc. Artlea Holding Limited, Siper Investments Limited, H & R Properties Limited, 1012502 Ontario Limited Rosalind Bradford (David Sadja) 1160963 Ontario (Spadina) 887343 Ontario Inc. and 567485 Ontario Inc. 1160963 Ontario (Rosehill) Herron Gardens Inc. Wellington Park Residences Corp. Marca Development Corporation Wittington Properties Limited First Ontario Realty Corporation Limited York University 1098748 Ontario Limited National Ballet School Bellwoods Centres for Community Living Inc. Wittington Properties Inc. Hyde Park Limited Partnership Centre for Addiction and Mental Health	
CN Railway	Michael Hackl*
Toronto Anglican Diocese Incorporated Toronto Rehabilitation Institute	J. Pitman Patterson*
Owens Corning Canada Inc.	Harold Elston*

Tom Katirai	
Kraft Canada Inc.	Dennis Trinaistich*
The National Club Gerrard Clonmore Developments Limited Tap-Steeles Investments Limited Steeles Markham Developments Limited The Conservatory Group of Companies Ringley Construction Ltd. (formerly Workplace Safety and Insurance Board)	Susan Rosenthal* Mark Flowers*
3685 Keele Street Limited Home Depot of Canada Inc. Lissard Holdings Limited Morningard Developments Limited Thoroughbred Developments Limited	Cathy Biesma
Edithvale Yonge Residents' Association, Lansing Community Association Inc., Silverview Homeowners' Association, South of Sheppard Preservation Group Inc., Willowdale Central Ratepayers' Association	George Belza
Ripley Area Residents Group Ltd. and Swansea Area Ratepayers Group Confederation of Resident and Ratepayer Associations (CORRA)	William Roberts*
Harbour Remediation and Transfer Inc. Lafarge Canada Inc. Ontario Realty Corporation and Hydro One Ontario Realty Corporation (90 Harbour Street & West Donlands) Ontario Restaurant Hotel and Motel Association, et al The Roehampton Corporation Wittington Properties Limited (Yonge-St. Clair)	Signe Leisk*
5795 Yonge Street (1984) Limited TEDCO (City of Toronto Economic Development Corp.) (formerly Ivaco Inc.)	Craig Parkinson*
Ministry of Municipal Affairs and Housing	Peter Matheson Young*

	Bob Boxma*
Apco Industries Co. Limited Crompton Co./Cie Dow Chemical Canada Inc. Halltech Inc. Rohm and Haas Canada Inc. Valspar Canada Inc. Kolter Property Company	Andrew Jeanrie*
Urquhart Consortium Inc.	Art McIlwain
1255870 Ontario Limited	John Inglis*
1213763 Ontario Limited Brownlow Holdings Limited 2BRNOT2B Holdings Inc. 940412 Ontario Ltd., Adam Steiner et. al. Advent Health Care Corp. Avro Quay Limited Diamante Urban Corporation Duration Investments Limited Minto Urban Communities Inc. One City Hall Place Limited Pleasant View Holdings Ltd. Sun Life Assurance Company of Canada (Morningside Mall) Sun Life Assurance Company of Canada (Yonge) Sun Life Assurance Company of Canada(Lawrence and Morningside) Burnac Holdings Limited	Patrick Devine* Jason Park*
<u>Participant</u>	
Michael Rosenberg	

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. W. LEE ON
MARCH 7, 2011 AND ORDER OF THE BOARD**

This proceeding was a Pre-hearing Conference with regards to the on-going disposition of outstanding appeals filed against the 2002 City of Toronto Official Plan, ("new Official Plan").

The appeals and properties at issue in this Pre-hearing Conference are listed on Attachments to the Decision/Order dated December 14, 2010, respecting Case No. PL030412, and are properties that are not currently subject to the new Official Plan.

The City of Toronto ("City") sought approval for modifications to the new Official Plan for the properties at 56-58 Sandringham Drive to reflect a settlement reached with the Appellant. The appeal of Rosalind Bradford to the new Official Plan is listed in Attachment 3 to the Decision/Order dated December 14, 2010, respecting Case No. PL030412. The subject properties are currently subject to the City of North York Official Plan, which remains in force for these lands. The Appellant proposes a two-storey addition to the existing dwelling on the subject properties; a minor variance to Zoning By-Law 7625 to permit the said addition was approved by the Committee of Adjustment in a decision which was finalized on July 14, 2010. The City proposed a site-specific modification to reflect a settlement reached between the City and the Appellant with respect to the Appellant's new Official Plan appeal (OMB File No. O040052). The Board was presented with the affidavit of Gerry Rogalski, (marked as Exhibit 250), a City of Toronto planner, in support of approving modifications to the new Official Plan. The Solicitor for the Appellant consented, by way of e-mail dated March 2, 2011, to Mr. Rogalski's affidavit being submitted to the Board. The Board Orders that the new Official Plan be modified as shown in Exhibit "B" to the affidavit of Mr. Rogalski filed as Exhibit 250. The appeal of the new Official Plan with respect to the subject properties has been settled with the City and can now be disposed of. Accordingly, the Board Orders that the appeal of Rosalind Bradford (OMB File No. O040052) be deleted from Attachment 3 to the Decision/Order dated December 14, 2010, respecting Case No. PL030412, thereby bringing the new Official Plan into force for the subject properties.

The City sought to remove the properties at 730 Dovercourt Road, and 323 and 357 Rusholme Road from Attachment 7 to the Decision/Order dated December 14, 2010, respecting Case No. PL030412. The Official Plan for the former City of Toronto is currently in force for the subject properties because a final Board Order with respect to an application by the owners (Case No. PL040659) has yet to be issued. The Board

was presented with the affidavit of Mr. Rogalski (marked as Exhibit 251) in support of the relief sought by the City. Therein, Mr. Rogalski noted that the owner's application conforms to the new Official Plan. The consent of the Solicitor for the Appellant to having Mr. Rogalski's affidavit filed with the Board was provided in an e-mail dated January 26, 2011, which was presented to the Board. The Board hereby Orders that 730 Dovercourt Road, and 323 and 357 Rusholme Road be removed from Attachment 7 to the Decision/Order dated December 14, 2010, respecting Case No. PL030412, thereby bringing the new Official Plan into force for the subject properties.

The City sought to remove the property at 45 Lisgar Street from Attachment 6 to the Decision/Order dated December 14, 2010, respecting Case No. PL030412. The Board was presented with the affidavit of Mr. Rogalski (marked as Exhibit 252) in support of the relief sought by the City. The Board was also presented with the consent of the Solicitor for the Appellant, Medallion Developments, to Mr. Rogalski's affidavit being filed with the Board. The Board hereby Orders that 45 Lisgar Street be removed from Attachment 6 to the Decision/Order dated December 14, 2010, respecting Case No. PL030412, thereby bringing the new Official Plan into force for the subject property.

Attachment 1 to Decision/Order dated February 18, 2010, respecting Case No. PL030412 and Attachments 3 to 8 to Decision/Order dated December 14, 2010, respecting Case No. PL030412 have been updated pursuant to this Order and to the withdrawal of TEDCO's appeal respecting File No. O030278. Attachments 3 to 8 were last updated in the Decision/Order dated December 14, 2010, respecting Case No. PL030412.

The next Pre-hearing Conference will be convened at the Board Chambers on **January 26, 2012, commencing at 10:00 a.m.**

The Board so Orders.

"S. W. LEE"

S. W. LEE
ASSOCIATE CHAIR

O.M.B. Case No. PL030412

ATTACHMENT 1

APPEALS TO THE CITY OF TORONTO NEW OFFICIAL PLAN

No.	Sch	APPELLANT NAME	O.M.B. FILE No.
1	D	2BRNOT2B Holdings Inc.	O030212
2	D	26 Wellington Capital and Lombard Insurance Company	O030122
3	A	125 QW-1 Inc & 125 QW-2 Inc.	O030143
4	D	464 Avenue Road Holdings Inc.	O030253
5	A	600 Fleet Street Developments Limited	O030202
6	D	640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited, Fleet Boulevard Limited	O030201
7	A	1430 Yonge-St.Clair Inc.	O030261
8	D	3018-3020 Yonge Street Limited	O030252
9	D	3685 Keele Street Limited	O030224
10	D	5795 Yonge Street (1984) Limited	O030074
11	A/D	1051023 Ontario Limited (<i>and Point of View Developments Inc.</i>)	O030281
12	D	1098748 Ontario Limited	O030193
13	A	1160963 Ontario Inc. (Spadina)	O030183
14	A	1160963 Ontario Inc. (Rosehill)	O030185
15	A	1213763 Ontario Limited	O030158
16	G	1255870 Ontario Limited	O030213
17	A	1299089 Ontario Ltd.	O030123
18	D	1322105 Ontario Limited	O030250
19	A	1430649 Ontario Limited	O030199
20	A	1503342 Ontario Limited	O030254
21	A	887343 Ontario Inc. and 567485 Ontario Inc.	O030184
22	D	940412 Ontario Ltd., Adam Steiner, 572550 Ontario Ltd., Captiva Investments Limited	O030141
23	D	Advent Health Care Corp.	O030161
24	D	Aga Khan Foundation Canada	O030169
25	D	Amexon Holdings Inc.	O030220
26	D	Apco Industries Co. Limited	O030267
27	G	Avro Quay Limited	O030146
28	D	BBT Devgroup Inc.	O030241
29	A	Bank of Nova Scotia	O030229
30	A	Bedford and Bloor Realty Inc. and Lantower Yonge Bloor Capital	O030200
31	A	Bellwoods Centres for Community Living Inc (<i>Participant – Sept</i>)	O030195
32	D	Sheppard Valley Holdings (<i>formerly Bloorview MacMillan</i>)	O030240
33	A	Brimley Birch Properties Inc.	O030236
34	A	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	A	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

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44	A	CIC Millwork Limited (39 Newcastle Street)	O030251
45	D	City of Toronto	O030173
46	D	CN Railway	O030237
47	D	Confederation of Resident and Ratepayer Associations	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	D	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	D	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	A	Eminent Construction Limited	O030179
59	A	First Ontario Realty Corporation Limited	O030191
60	A	Frank Sarraino	O030235
61	A	G.C. Jain Investments	O030243
62	A	Georgian Bond Ave. Inc.	O030242
63	F	Gerrard Clonmore Developments Limited	O030230
64	D	Greater Toronto Home Builders' Association	O030174
65	D	Halltech Inc	O030266
66	G	Harbour Remediation and Transfer Inc.	O030138
67	A	Herron Gardens Inc.	O030186
68	G	Home Depot of Canada Inc. (Lakeshore Boulevard)	O030275
69	D	Home Depot of Canada Inc.	O030226
70	D	Hyde Park Limited Partnership	O030182
71	A	Interval Development Corporation Limited	O030130
72	A	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	A	Kraft Canada Inc.	O030120
77	D&G	Lafarge Canada Inc.	O030167
78	A	Lanterra Bay Street Limited	O030204
79	D	Lissard Holdings Limited	O030223
80	A	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	O030133
81	D	Malibu Investments Inc.	O030215
82	A	Marca Development Corporation	O030188
83	A	Martin Grove Mall Limited	O030221
84	A	Mattamy (Bayview) Limited	O030206
85	A	Menkes Development Inc.	O030248
86	A	Met Cap Living Management Inc.	O030135

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87	D	Metrontario Group and Kenneth-Sheppard Limited	O030129
88	D	Milton and Florence Winberg	O030271
89	A	MintoUrban Communities Inc.	O030216
90	B	Monarch Construction Limited (Sheppard Avenue)	O030176
91	D	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	A	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	A	Options for Homes Non-Profit Corporation	O030170
104	A	Plaza Works Overlea Inc.	O030156
105	A	Plazacorp Properties Limited (Mount Pleasant Road)	O030190
106	A	Plazacorp Properties Limited (620 Fleet Street)	O030209
107	A	Pleasant View Holdings Ltd.	O030142
108	D	Premium Properties Limited	O030272
109	D	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	D	St. Marys Cement Inc.	O030137
119	D	Steeles Markham Developments	O030217
120	D	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	O030139
126	A	Sun Life Assurance Company of Canada (University Avenue)	O030144
127	D	Hullmark Centre Inc. (formerly Sun Life Assurance)	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	D	The Conservatory Group	O030257
132	A	The National Club	O030256
133	A	The Roehampton Corporation	O030260

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134	D	Thoroughbred Developments Limited	O030227
135	D	Toronto Anglican Diocese Incorporated	O030274
136	D	Toronto Rehabilitation Institute	O030239
137	D	Transmetro Properties Limited	O030131
138	A	Univar Canada Ltd.	O030263
139	D	Urban Development Institute/Ontario	O030175
140	A	Urquhart Consortium Inc.	O030280
141	D	Valspar Canada Inc	O030264
142	A	Wellesley Residences Corp.	O030205
143	A	Wellington Park Residences Corp.	O030187
144	A	Wittington Properties Limited (Burnhamthorpe) / now St. Andrew on the Green Inc. (<i>Participant status as of Sept. 14/04</i>)	O030189
145	A	Wittington Properties Limited (Yonge & St. Clair)	O030196
146	D	Wittington Properties Limited (Bathurst Street)	O030228
147	D	Workplace Safety & Insurance Board / now Ringley Construction	O030165
148	A	Yonge Crescent Development Limited	O030214
149	A	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	A	1356071 Ontario Inc.	O040049
153	A	154150 Ontario Limited	O040053
154	D	426898 Ontario Limited	O040046
155	A	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	D	Centre for Addiction and Mental Health (Donwoods)	O040060
157	A	Hanfrow Holdings G.P. Inc.	O040057
158	D	Meridian Residences Inc.	O040059
159	D	Owens Corning Canada Inc	O040061
160	A	Piagga Limited	O040048
161	D	Red Carpets Inn Ltd.	O040050
162	D	Rosalind Bradford	O040052
163	A	Talon International Developers Inc.	O040058
164	A	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	D	B. Moran	O040175
167	D	Berkley Homes (Botham) Inc.	O040176
168	D	Centre for Addiction & Mental Health (Queen St. W.)	O040174
169	D	Daniels (Midtown) Corporation	O040180

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APPEALS ADDED AT PREHEARING CONFERENCES OF JUNE 5 & JULY 7, 2006

170	B	806054 Ontario Limited et al	
171	B	Yonge Woodlawn Developments Limited	
172	D	McDonald's Restaurants of Canada Limited	PL051215
173	A	University of Toronto	

**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	A114 – Samuel Sarick (75-95 Barber Greene Rd)	Golden
Ministry of Municipal Affairs & Housing	B11 – 1051023 Ontario Ltd (Highland Creek) E45 – City of Toronto D49 – David Redwolf et al E76 – Kraft Canada Inc. D&G77 – Lafarge Canada Inc. B89 – Minto Urban Communities Inc. D101 – Ontario Realty Corp & Hydro One E131 – Conservatory Group A153 – 154150 Ontario Ltd (2133 Islington)	Linnington
Point of View Developments Inc.	B11 – 1051023 Ontario Ltd (1625 Military Trail)	Brown

**PERSONS GRANTED PARTY STATUS AT PREHEARINGS OF JUNE 5 & JULY 7, 2006
IN RELATION TO AN EXISTING APPEAL — NO OMB NUMBER ASSIGNED**

Name of Party	Appeal in which Party has an Interest	Lawyer/Agent
1703438 Ontario Inc. (was Crown Realty Inv. Inc) Requested Participant status Oct 16/06	F172 – McDonald's Restaurants of Canada Limited	Flowers/ Chan
Don Mills Residents Inc.	F172 – McDonald's Restaurants of Canada Limited	Burton
Harbord Village Residents' Association	A173 – University of Toronto	Susan Dexter
Huron Sussex Residents' Association	A173 – University of Toronto	David Powell/ Julie Mathien

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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 Rosenber
Pedestrian Planning Network	City-wide	Rhona Swarbric

**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

**PERSONS GRANTED PARTICIPANT STATUS - PREHEARING CONFERENCES OF
JUNE 5 & JULY 7, 2006**

Name of Party	Area of Interest	Lawyer/Agent
Advocacy Centre for Tenants Ontario	Housing Policies	Truemner
Annex Residents' Association	Housing Policies as related to Appeal A173 – University of Toronto	Diane & Robert Brown
Ed McMahon; Allan McKeellar; David Moore;	Appeal F172 – McDonald's Restaurants	

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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 3.4, *The Natural Environment*, Policy 5;
2. Section 3.4, *The Natural Environment*, Policy 11 (b);
3. Map 10, *Special Policy Areas Key Map* and Maps 11 and 12, *Special Policy Areas Specific Maps*;
4. Maps 13 to 23, *Land Use Plans*, as they relate to:
 - 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);
5. Lafarge Canada Inc. 55 Commissioners St. & 54 Polson Street (OMB File No. O030167);

Chapter 6 - Secondary Plans

6. King-Parliament Secondary Plan, Policy 6.4, with respect to the appeal by the City of Toronto (OMB File No. O030173).

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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. Avro Quay Limited
25 Queen's Quay West - OMB File No. O030146;
2. Cadillac Fairview Corporation Limited
939 Lawrence Ave. E (Don Mills Centre) - OMB File No. O030180;
3. Castan Waterfront Developments
20 Polson St., 176 Cherry St., 215 & 351-369 Lakeshore Blvd. E.
– OMB File No. O030219;
4. Home Depot of Canada Inc.
429 Lakeshore Blvd. E. - OMB File No. O030275;
5. Monarch Construction Limited
2025-35-40-45 Sheppard Avenue East - OMB File No. O030176;
6. Mount Sinai Hospital
217 & 235 McCaul Street and 60 Murray Street and 600 University Avenue -
OMB File No. O030203;
7. Ontario Realty Corporation
90 Harbour Street & West Donlands - OMB File No. O030258;
8. 1212763 Ontario Limited
5555 Dundas Street West - OMB File No. O040074;
9. 806054 Ontario Limited, Issac & Harry Nash Limited, Harriet Bunting Weld
and Harry Nash
620 Avenue Road and 215-217 Lonsdale Road.

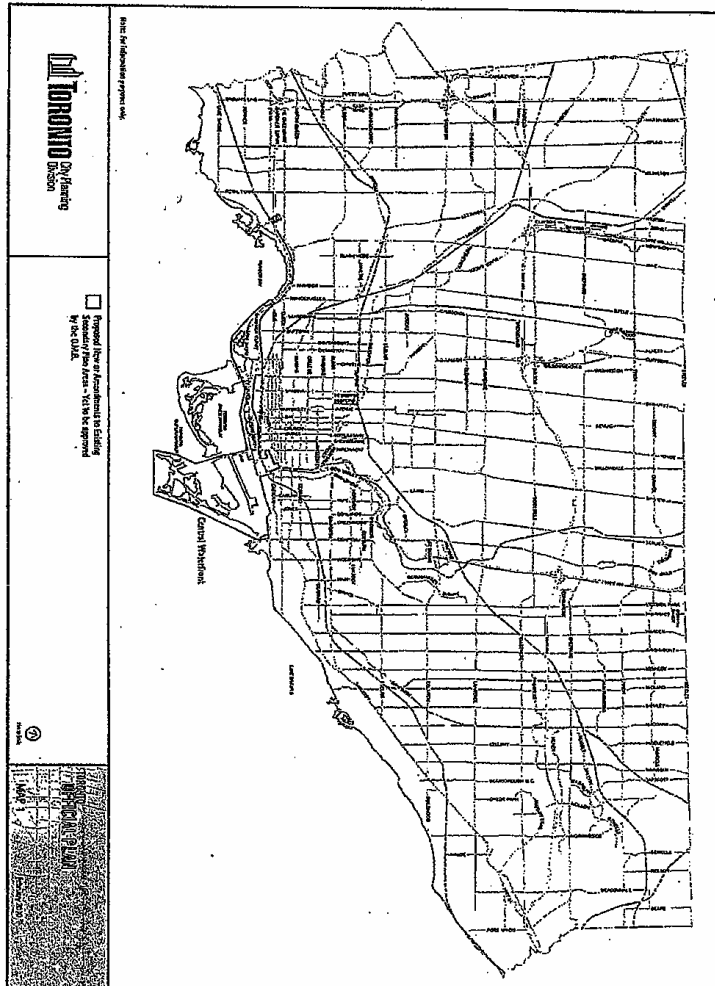
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ATTACHMENT 5

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;

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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. 1030 McNicoll Avenue - St. John's McNicoll Centre;
2. 2242 Bloor Street, 1095909 Ontario Inc.;
3. 5559 Dundas Street West and 25 Vickers Road – The Great Atlantic and Pacific Company of Canada Limited;

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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. PL030514, O030096 - Central Waterfront Secondary Plan Appeals;
2. PL050662, O050101- 100,112,120,128 Howland Avenue;
3. PL051070, O050175 - 6-16 Church Street;
4. PL060046, O060040 - 1-11 Sylvan Avenue;
5. PL060121, O060036 - 955 to 969 Weston Road;
6. PL051301 - 1300-1 330 Castlefield Avenue;
7. PL060541 – 2130 Bayview Avenue.

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 Municipality of Metropolitan Toronto

- a) Special Policy Areas
Policies 52 (b), 53 and 54
- b) Glossary of Terms
 - Special Policy Area
 - Valley, Stream and Waterfront Corridors
 - Metropolitan Green Space System
 - MTRCA
 - tablelands
 - regional storm
 - flood plain
 - one-zone concept
 - two-zone concept

2. Former City of North York

- a) 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

3. Former City of Scarborough

- a) 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)

4. Former City of Toronto

- a) Special Policy Areas, Map 3, Policies 2.57 to 2.65 inclusive, Policies 2.68 to 2.73 inclusive
- b) Definitions, Chapter 17
- *Regulatory Flood*

- *One Zone*
- *Special Policy Area*

5. **Former City of York**

- a) Special Policy Areas, Section 22.5, Schedule F
- b) Definitions
 - flood plain
 - two-zone concept