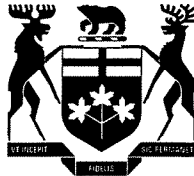


ISSUE DATE:

April 13, 2006

DECISION/ORDER NO:

1110



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 File Nos. See Attachment "1"

APPEARANCES:

<u>Parties</u>	<u>Counsel*/Agent</u>
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 Silvercore Inc. Greater Toronto Home Builders' Association and Urban Development Institute 1430649 Ontario Ltd. 2BRNOT2B Holdings 603613 N.B. Inc. (Malibu Investments Inc.) 640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited, Fleet Boulevard Limited	Steven Diamond* John Dawson* Cynthia MacDougall* Calvin Lantz*
Bedford and Bloor Realty and Lantower Yonge Bloor Capital Inc	

<p>Daniels Midtown Corporation Mattamy Bayview Limited 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 York University 1098748 Ontario Limited National Ballet School Bellwoods Centres for Community Living Inc. Wittington Properties Inc. Hyde Park Partnership Centre for Addiction and Mental Health</p>	
CN Railway	Michael Hackl*

Toronto Anglican Diocese Toronto Rehabilitation Institute	Pitman Patterson*
Owens Corning Canada Inc. Tom Katirai	Harold Elston*
Kraft Canada Inc.	Dennis Trinaistich*
The National Club Gerrard Clonmore Developments Limited Tap-Steeles Investments Ltd. Steeles Markham Developments Limited The Conservatory Group of Companies Ringley Construction Ltd. (formerly Workplace Safety and Insurance Board)	Susan Rosenthal* Mark Flowers*
685 Keele Street Limited Home Depot of Canada Inc. Lissard Holdings 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 Yonge-St. Clair Inc.	Signe Leisk*

5795 Yonge Street (1984) Limited Ivaco Inc.	Craig Parkinson*
Ministry of Municipal Affairs and Housing	Brenda Linington* Jess Fortner
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 18 Brownlow Holdings Ltd. 2BRNOT2B Holdings 940412 Ontario Limited, Adam Steiner et. al. Advent Health Care Corp. Avro Quay Limited Diamante Urban Corporation Duration Investments Ltd. MintoUrban Communities Inc. One City Hall Place Limited Pleasant View Holdings Ltd. Sun Life Assurance (Morningside Mall) Sun Life Assurance (Yonge) Sun Life Assurance Company of Canada(Lawrence and Morningside) Burnac Holdings Limited	Michael Kovacevic*
<u>Participant</u>	
Michael Rosenberg	

MEMORANDUM OF ORAL DECISION FROM A HEARING HELD ON MARCH 27th, 2006, DELIVERED BY S.W. LEE AND M. HUBBARD AND ORDER OF THE BOARD

This decision follows the hearing phase convened before the Board on March 27th, 2006 involving the new Official Plan for the City of Toronto. Since the time of the first prehearing conference, convened on April 19th and 20th 2004, this panel has conducted a series of prehearing conferences and hearing phases dealing with the adjudication of many of the appeals to the new Official Plan. During this process, the Board has issued a series of decisions approving various modifications to the text and maps of the Plan with the result that many of the appeals have now either been resolved in whole or in part. As well, certain policies, text and maps within the Plan have been finally approved, pursuant to the issuance of Decisions/Orders of the Board affecting transportation and parkland dedication matters.

At the last hearing phase conducted by the Board in January of this year, the panel was requested by counsel for the City to schedule a resumption of the hearing at the end of March. In making this request, the Board was advised that City staff intended to circulate to all of the parties a draft of the Official Plan documents that would incorporate all modifications approved by the panel to that date. As well, the Board understood that the City intended to consult with the other parties to confirm what portions of the Plan remained in dispute and what portions of the Plan, as modified, might be presented for approval. This request was not disputed by any party and accordingly, the March hearing was scheduled to receive the results of this consultation.

At the commencement of the hearing on March 27th, a series of documents were filed as exhibits on behalf of the City related to this consultation process. These documents were as follows.

Exhibits 136A to C were the three-volume set of the draft Official Plan as circulated by the City to the parties on February 8th, 2006. The panel was advised that the approved modifications within these documents were highlighted in red text. In addition to the circulation of modified volumes, the City also distributed with these materials in February two supporting documents comprising a Table of Concordance and a Status of Official Plan document. The Table of Concordance listed by Chapter

and Section all of the approved modifications to policy, text and maps within the volumes and further provided particulars as to the appeals and related exhibit numbers associated with each modification. The Status of Official Plan document outlined the various policies and maps of the Official Plan which the City understood, based on a review of the outstanding appeals, remained in dispute. The document also listed those policies and maps within the Official Plan which the City believed were no longer disputed and for which approval would be requested by the municipality from this panel at the March 27th hearing.

When these materials were circulated by the City in February, the parties were asked to review their contents and advise the City of any comments in advance of the scheduled hearing. The Board understands that a number of comments were received which resulted in changes to the Table of Concordance and Status of Official Plan documents. Modified versions of these materials, incorporating these comments, were filed with the Board respectively as Exhibits 131 and 132.

The panel also had filed at the March 27th hearing Exhibit 133, being an Errata. This document contained a small number of corrections to the Official Plan that were identified by the City as comprising substantive "corrections" to various parts of the Plan and identified through the review of the comments received during the February circulation process. In addition to the Errata, a further list of corrections was also filed at the hearing and marked as Exhibit 137. This list, prepared by Mr. Belza, included a number of the changes contained within the Errata as well as various other corrections to the Plan that the panel understands involve fixes to punctuation, grammar, spelling and the like. The City has undertaken to review these changes with Mr. Belza in due course and to incorporate all necessary technical revisions in the final version of the Plan that will be brought into force in due course. This panel is content to proceed on that basis.

Oral testimony concerning the preparation and contents of the foregoing exhibits was provided by Ms Kerri Voumvakis, the Manager of the City's Official Plan team and a qualified land use planner. Ms Voumvakis explained that the City was seeking approval of those portions of the Official Plan that either were no longer the subject of general appeals previously filed with the Board or were the subject of earlier decisions of this

panel that approved various modifications to the Plan. For the purpose of supporting this request, Ms Voumvakis told the Board that City staff had reviewed all of the modifications approved to date and had further examined each of the issues raised by the various appeals as summarized in the consolidated issues list prepared by the City in August, 2005 and previously filed as Exhibit 101. Through this endeavour, the City sought to confirm what portions of the Official Plan remained in dispute and what portions could be presented for the Board's consideration for approval. The result of this exercise, and the consultation process referred to above, was the preparation of the modified Official Plan volumes, Table of Concordance and Status of Official Plan document.

During her testimony, Ms Voumvakis confirmed that the City was not requesting approval at this time of the Official Plan policies, as they related to the various outstanding site specific appeals that remain under categories B and F of the Board's road map. Those matters would be determined in due course either through the completion of the processing of the related development applications or by individual adjudication of the appeals.

In terms of the general policies of the Plan, it was the evidence of Ms Voumvakis that large portions of the policies and related maps no longer remained in dispute. While a number of general appeals remain, Ms Voumvakis testified that these appeals could be grouped into certain general disputed policy areas including housing, Section 37, employment policies, transportation and utility policies, and interpretation provisions within the Plan. The portions of the Plan that remain in dispute and the particulars of the related appeals are outlined within the Status of Official Plan index which is attached to this Decision as Schedule 1. This document has been updated at the direction of the Board to incorporate changes made at the hearing on March 27th. This updated Schedule includes, amongst a number of minor corrections, requests for revisions submitted by GTHBA/UDI pertaining to Section 3.2.3.3 of the Plan; identification of the interests of CORRA and Edithvale Residents et al in relation to issues involving policies and text related to Interpretation of the Plan; and further particulars of policies in issue as related to the site specific appeal involving 56 – 58 Sandringham Road.

The Table of Concordance, as filed with the Board at the hearing, is attached as Schedule 2 to this disposition. Finally, a revised version of the Errata as approved by the Board is attached as Schedule 3.

Ms Voumvakis then addressed the planning merits of the undisputed portions of the Official Plan during her testimony. She reviewed the various Chapters of the Plan and expressed the opinion that approval of the undisputed portions of the Plan, as set out in the Status of Official Plan document attached as Schedule 2, could be supported on the basis of proper planning. It was her opinion that it would now be timely to bring these provisions into effect, given the length of time that had passed since the adoption of the Plan by City Council and the substantial reduction in the number of outstanding appeals and associated issues that resulted from the Board's hearing process.

Notwithstanding Ms Voumvakis' support for partial approval of the Plan, she indicated that the City was requesting that issuance of the Board's final order be withheld until June of this year. Three reasons were given for this delay.

First, a number of additional settlements of appeals were to be considered at the meeting of City Council to be held at the end of April. Endorsement of these settlements by Council would result in additional modifications to the Plan which the municipality would ask the Board to address prior to the release of the order, at a prehearing conference that the City would be asking to be scheduled in June. Delaying the release of the Board's order would facilitate the incorporation of these modifications within the approved document.

Secondly, the City wanted time between the release of this decision and the issuance of the order to allow for both staff and the public to be made aware that substantial portions of the Official Plan were coming into effect. By providing this delay, it was hoped that the transition in application of the new policies from those contained within the old official plans of the former municipalities would be made easier.

Finally, one of the issues under consideration for settlement by the City involves certain policies and text references within the Official Plan related to the interpretation of the document. The parties involved with this issue apart from the City, are the Greater Toronto Home Builders' Association and the Urban Development Institute, CORRA and

the Edithvale Residents' Association et al. The counsel and agent for these parties, during Ms Voumvakis' testimony, namely Messrs. Dawson, Roberts and Belza, each advised the Board that while they did not object to the City's request for approval at this time of portions of the Plan, they did not want their clients' positions prejudiced in the event that the proposed settlement of the interpretation issue was not accepted by City Council at the April meeting. In that regard, they noted that they were prepared not to embark on cross-examination of Ms Voumvakis on the issues related to the interpretation policies, provided that the City would undertake to recall the witness for cross-examination if the settlement was not endorsed by the City. They also wished to ensure that if the Board was prepared to grant the approvals requested by the City, then they would have the right to request the panel to reconsider the approval, without the need for a Section 43 motion to be brought, if the interpretation issue was not resolved.

These requests were not opposed by City Counsel, who agreed that it was important for the interpretation issues to be resolved in order to achieve a workable policy document. Given the submissions received, and the evidence of Ms Voumvakis, the panel is prepared to consider approval at this time of the uncontested portions of the Plan, on the understanding that the parties will have the right to make further submissions on this matter, at the next prehearing conference, if the interpretation issue is not resolved. For the purpose of implementing this direction, the Board directs the City to circulate to all of the parties any proposed modifications to the interpretation policies, prior to the next prehearing conference. Any party, who has a concern with the modifications, or with the failure of the City to endorse the proposed settlement of this issue, will be expected to address the panel at that time.

Subject to the foregoing direction, the panel is prepared to grant the approval of those portions of the Plan as summarized within Schedules 1, 2 and 3 to this disposition. This approval encompasses not only the uncontested portions of the Plan but also various modifications previously approved by the Board through a series of earlier decisions and now summarized in the Table of Concordance. In reaching this conclusion, the Board is mindful not only of the evidence and opinions provided by Ms Voumvakis, but also of the previous planning evidence provided by various witnesses, addressing different portions of the Plan. The Board is satisfied that as a result of the lengthy hearing process that has been followed, substantial progress has been

achieved in resolving the number of outstanding appeals and issues. Given the care taken by the City to identify those matters that remain to be resolved, the panel believes that the partial approval of the Plan can be considered to represent good planning without prejudicing the interests of those parties whose appeals remain to be determined. As a result, significant portions of the Plan may now be approved and it is in the public interest to do so.

In rendering this decision, the Board reiterates that its decision to approve the Plan does not apply to the remaining site specific appeals nor to those portions of the document that remain in dispute, as outlined in the Status of Official Plan document attached hereto as Schedule 2. For those remaining matters, the Board's adjudication process will continue.

The Board also wishes to confirm that the approval granted by this decision does not apply to the area of the City encompassed by the appeals to the Central Waterfront Secondary Plan. The appeals to the Official Plan involving this area have previously been consolidated with the appeals to the Secondary Plan and are therefore being dealt with by a separate panel. In that regard, the Board acknowledges the submission by the counsel for Lafarge Canada Inc. that while her client does not oppose the approval of the Regeneration policies within the Official Plan, as applied to the areas of the City outside of the Central Waterfront, they reserve their right to challenge the application of these policies within the area subject to the Waterfront hearing. This position was also outlined in the letter of Mr. Makuch, dated March 24th, 2005, which the Board marked as Exhibit 139.

Attached to the Errata, marked as Exhibit 133, was a revised Map 8-6 to the North York Centre Secondary Plan. This revised map contained a change to the Density Limit shown for a parcel of land located within the south-east corner of the properties depicted on the area of the map. At the hearing, counsel for the City informed the Board that this parcel was now the subject of an on-going development application involving a proposed amendment to the North York Secondary Plan of the North York Official Plan. As a result of discussions with counsel for the applicant, the City had agreed not to proceed with the request for the approval of the map change and the Board was so advised. The panel further understands that an update on the status

of this property will be provided in due course. Subject to that reservation, the balance of Map 8-6, as well as the other changes noted in the Errata, are approved.

In addition to dealing with the requests for partial approval, the Board also addressed a number of additional matters during the course of the proceedings on March 27th.

The Board received and marked as Exhibit 139 a letter from counsel for TDL Group Corporation et al, confirming the withdrawal of their appeal (Appeal 102E). The issues related to this appeal involved certain policies of the Plan as related to the development of "drive through" facilities. While the appeal was previously scheduled for hearing, the matter was ultimately settled by the City, which settlement resulted in the adoption of the following Council Resolution, which the panel notes for the record:

"Since it is not the intent of the Official Plan to generally prohibit drive-through facilities as a use, the City acknowledges that Council may approve an application for a zoning by-law amendment to permit a drive-through facility on lands designated in the Official Plan as :

- (i) Mixed Use Areas;
- (ii) Regeneration Areas;
- (iii) Employment Areas; and
- (iv) Institutional Areas,

without an amendment to the Official Plan, where the proposal generally conforms to the policies of the Official Plan and Council-approved guidelines for such facilities, unless the Plan contains an explicit site or area-specific prohibition on drive-through facilities."

In addition to the withdrawal of the TDL Group Corporation appeal, Mr. Devine also attended before the panel and advised that he was instructed to confirm the withdrawal of the appeal by Samuel Sarick Limited (Appeal 114F). This withdrawal is so noted.

Exhibit 134 was also filed with the Board. This exhibit comprises a new Site and Area Specific Policy 264 and revised Map 28, to reflect the partial settlement of the CORRA appeal involving the area of the former Bathurst-St. Clair Part II Plan. The basis for this modification was outlined in the affidavit of Paul Bain, previously filed with the Board as Exhibit 129, and considered by the panel at the hearing held on February 2nd, 2006. At that time the panel accepted the affidavit and oral evidence of Mr. Bain and approved the proposed modifications. This panel remains satisfied that the proposed modification and map change as tendered at the March 27th hearing should be approved. At the request of the parties involved with this matter, the Board specifically adopts the following finding as set out in paragraph 9 of Mr. Bain's affidavit:

"Having examined views to and from the top of the escarpment in the subject area and reviewed the proposed development with respect to scale and height, my professional opinion, which is consistent with the aforementioned Board decision, is that the approved development at 700 Huron Street would conform to the site and area specific policy set out in Exhibit "F" to this affidavit".

Exhibit 141 filed with the Board on March 27th was the affidavit of Terry Wertepny, a planner with the City of Toronto. This affidavit supported modifications to the Plan required to permit disposal of certain City-owned properties determined to be surplus to the municipal requirements, notwithstanding policies contained within the Plan that would have precluded such conveyances. The Board understands that these modifications are required to ensure that the transactions which have been authorized by City Council are not prohibited once the new Official Plan comes into force. On that basis the Board approves the modifications as set out in the Exhibits to the Affidavit of Mr. Wertepny.

Significant discussion took place at the hearing regarding the scheduling of time to address the hearing of the remaining appeals to the Plan. At the request of the Board, counsel for the City produced a Proposal for Scheduling that was marked as Exhibit 135. After receiving submissions on the calendar, the Board agreed to the schedule the following dates.

The next prehearing conference will be convened at the Board's chambers on June 5th, 2006, commencing at 10:00 am. At that time the Board will be dealing with any additional modifications arising from the City's consideration of various proposed settlements referred to previously in this decision. As well, the Board will receive, if necessary, submissions related to the interpretation issues, if unresolved, and the potential reconsideration of the approvals outlined in this decision. Finally, the Board understands that the City wishes to establish hearing time commencing in mid-September and October to deal with appeals involving the proposed Housing and Section 37 policies. The panel would urge all counsel involved with these matters to review their calendars and to agree on dates to be provided to the Board well in advance of the next prehearing. A procedural order will then be established for these matters at the June conference. It should be noted that the Board's fall calendar is quickly filling up so this scheduling be discussed without delay.

In addition to requesting the prehearing conference, the City also proposed the scheduling of hearings in July and August to deal with a number of the outstanding appeals. Accordingly, the Board has booked the following hearing dates for later this year: July 4th to 7th; July 10th to 13th; August 21st to 24th; and August 28th to 31st. The hearing will be conducted at the Board chambers, commencing on July 4th, 2006. The Board expects, subject to further potential settlements, the following appeals to be heard during this hearing phase:

1. Appeal E46 / CN Railway
2. Appeal E76 / Kraft Canada Inc. (both general and site specific)
3. Appeal E77 / Lafarge Canada Inc. (both general and site specific excluding the Central Waterfront)
4. Appeal F54 / Dow Chemical Canada Inc.
5. Appeal F108 / Premium Properties Limited
6. Appeal D99 / Ontario Power Generation

7. Appeal F72 / Toronto Economic Development Corporation
8. Appeal E91 / Monarch Construction Limited and Water View Corporation
9. Appeal F11 / 1051023 Ontario Limited
10. Appeal F140 / Urquhart Consortium Inc.

The Board directs the City solicitor to contact each of these parties for the purpose of organizing the orderly scheduling of these matters. A status report is to be provided to the Board at the June 5th prehearing conference.

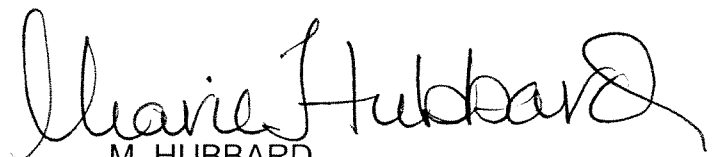
The Board also wished to acknowledge its acceptance of a request made by Mr. Dawson, solicitor for Monarch Construction and Water View Corporation, for this panel to preside over the hearing of any appeals that may arise by virtue of the site specific applications submitted by these parties involving what is known as the Central Site within the area known as the "Motel Strip" located within the former City of Etobicoke.

Finally, the Board acknowledges the desire of the City to schedule additional hearing time to deal with the remaining site specific appeals in November and December of this year. The Board will request further submissions from counsel on this aspect at the next prehearing conference.

The Board so Orders.



S.W. LEE
EXECUTIVE VICE-CHAIR



M. HUBBARD
CHAIR

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	B	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&F	1051023 Ontario Limited (<i>and Point of View Developments Inc.</i>)	O030281
12	F	1098748 Ontario Limited	O030193
13	B	1160963 Ontario Inc. (Spadina)	O030183
14	B	1160963 Ontario Inc. (Rosehill)	O030185
15	B	1213763 Ontario Limited	O030158
16	E	1255870 Ontario Limited	O030213
17	A	1299089 Ontario Ltd.	O030123
18	F	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	B	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	B	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	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	B	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	B	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	F	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	B	Elderbrook Developments Limited	O030232
58	B	Eminent Construction Limited	O030179
59	B	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	E	Greater Toronto Home Builders' Association	O030174
65	D	Halltech Inc	O030266
66	E	Harbour Remediation and Transfer Inc.	O030138
67	B	Herron Gardens Inc.	O030186
68	B	Home Depot of Canada Inc. (Lakeshore Boulevard)	O030275
69	E	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	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	B	Malibu Investments Inc.	O030215
82	B	Marca Development Corporation	O030188
83	A	Martin Grove Mall Limited	O030221
84	E	Mattamy (Bayview) Limited	O030206
85	A	Menkes Development Inc.	O030248
86	B	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	F	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	F	One City Hall Place Limited	O030160
98	A	Ontario College of Art and Design	O030273
99	D	Ontario Power Generation	O030121
100	B	Ontario Realty Corporation	O030258
101	E	Ontario Realty Corporation and Hydro One	O030238
102	E	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	B	Plazacorp Properties Limited (620 Fleet Street)	O030209
107	B	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	B	Riva Glade Holdings Inc.	O030207
113	D	Rohm and Haas Canada Inc.	O030269
114	F	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	B	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	B	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	B	Terra Gold Development Limited	O030255
131	E	The Conservatory Group	O030257
132	B	The National Club	O030256
133	B	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	F	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	B	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	B	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	B	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	B	Centre for Addiction & Mental Health (Queen St. W.)	O040174
169	B	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