

ISSUE DATE:

JUNE 18, 2008



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

City of Toronto

Aga Khan Foundation Canada

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

Bedford and Bloor Realty and Lantower

Counsel*/Agent

Bruce Ketcheson*

Robert Balfour*

R. Andrew Biggart*

Brad Teichman*

Steven Diamond*

John Dawson*

Cynthia MacDougall*

Calvin Lantz*

Yonge Bloor Capital Inc
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

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	Signe Leisk*

The Roehampton Corporation
Yonge-St. Clair Inc.

5795 Yonge Street (1984) Limited
Ivaco Inc.

Craig Parkinson*

Ministry of Municipal Affairs and Housing

Peter Matheson Young
Catherine Cosentino

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

Patrick Devine*
Jason Park*

Participant

Michael Rosenberg

**MEMORANDUM OF DECISION DELIVERED BY S.W. LEE
ON MAY 26, 2008, AND ORDER OF THE BOARD**

This decision addresses matters that were dealt with by the Board at a Prehearing Conference conducted on May 26th, 2008, in connection with the on-going disposition of outstanding matters related to the new Toronto Official Plan.

At the commencement of the Prehearing Conference the Board dealt with a request by the City to correct a technical error in the preparation of a map previously filed with the Board as part of an affidavit sworn by a City planner, and marked as Exhibit 203. This affidavit was tendered in support of modifications to the new Official Plan that were required to incorporate the new Scarborough Centre Secondary Plan into the parent Official Plan. Exhibit "B" to that affidavit contained modifications requested for approval, including the new Secondary Plan. Map 5-2 to that Secondary Plan depicted the Precincts within the Scarborough Centre, but the Map as filed as part of Exhibit 203 omitted the depiction of two components of the Secondary Plan as originally approved by City Council; namely, the Brimley Corridor and McCowan Corridor. This error was identified by City staff during preparation for this Prehearing Conference and, accordingly, the City's counsel requested the Board to exercise its jurisdiction to revise the earlier approval by allowing the corrected map to be inserted within the Secondary Plan as previously approved. After receiving submissions on this request, the Board agreed and directed that the corrected map, marked as Exhibit 206, be substituted within the Scarborough Centre Secondary Plan.

As with a number of earlier Prehearing Conferences, the Board then received from the City a number of affidavits prepared by City planners supporting requests for approval of various modifications to the new Official Plan. The modifications as

presented addressed the implementation within the Plan of various planning matters previously dealt with by the City or the Board affecting individual sites or areas. The planning opinions provided by the affidavits in support of the modifications were not disputed and the Board found that approval of same constituted proper planning. Particulars of each affidavit and the related modifications as approved are summarized below:

- Exhibit 207 - Affidavit of Victor Gottwald, Planner with the City of Toronto, in support of a modification to the new Official Plan to incorporate modifications required to recognize and implement a decision by the Ontario Municipal Board disposing of appeals by Amexon Holdings Inc. and Menkes Lakeshore Ltd. related to the development of lands located on the west side of Parklawn Road, north of Lakeshore Boulevard West, in the former City of Etobicoke.
- Exhibit 208 - Affidavit of Victor Gottwald, Planner with the City of Toronto, in support of a modification to the new Official Plan to incorporate a new Etobicoke Centre Secondary Plan;
- Exhibit 209 - Affidavit of Gerry Rogalski, Planner with the City of Toronto, in support of modifications to the new Official Plan to implement a decision of the Ontario Municipal Board involving a development project at 2425-2427 Bayview Avenue;
- Exhibit 210 – Affidavit of Gerry Rogalski, Planner with the City of Toronto, in support of a modification to the North York Centre Secondary Plan as contained within the new Official Plan to recognize a decision of the Ontario Municipal Board approving revised policies dealing with density incentives for provision of facilities related to bicycles; and

- Exhibit 211 - Affidavit of Anna Czajkowski, Planner with the City of Toronto, in support of a modification to the new Official Plan to add the Warden Woods Community Secondary Plan.

The appropriate adjustments to the attachments to the Board's previous Decisions/Orders approving portions of the new Official Plan will be implemented by a subsequent amending Order.

The next Prehearing Conference will be convened at the Board's chambers on September 10, 2008, commencing at 10:00 a.m. At that time the Board expects to receive a status report from the City and counsel for those parties whose have outstanding appeals related to completed or stale development applications filed with the Municipality. The Board directs the City to provide written notice to those parties in advance of the Prehearing Conference in order that they may be prepared, if necessary, to attend the Prehearing to speak to the status of their matters.

The Board so Orders.

"S. W. Lee"

S.W. LEE
EXECUTIVE VICE-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.	0030212
2	B	26 Wellington Capital and Lombard Insurance Company	0030122
3	A	125 QW-1 Inc & 125 QW-2 Inc.	0030143
4	D	464 Avenue Road Holdings Inc.	0030253
5	A	600 Fleet Street Developments Limited	0030202
6	G	640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited, Fleet Boulevard Limited	0030201
7	A	1430 Yonge-St.Clair Inc.	0030261
8	B	3018-3020 Yonge Street Limited	0030252
9	D	3685 Keele Street Limited	0030224
10	D	5795 Yonge Street (1984) Limited	0030074
11	B/D	1051023 Ontario Limited (<i>and Point of View Developments Inc.</i>)	0030281
12	D	1098748 Ontario Limited	0030193
13	A	1160963 Ontario Inc. (Spadina)	0030183
14	A	1160963 Ontario Inc. (Rosehill)	0030185
15	A	1213763 Ontario Limited	0030158
16	G	1255870 Ontario Limited	0030213
17	A	1299089 Ontario Ltd.	0030123
18	D	1322105 Ontario Limited	0030250
19	A	1430649 Ontario Limited	0030199
20	B	1503342 Ontario Limited	0030254
21	B	887343 Ontario Inc. and 567485 Ontario Inc.	0030184
22	B	940412 Ontario Ltd., Adam Steiner, 572550 Ontario Ltd., Captiva Investments Limited	0030141
23	B	Advent Health Care Corp.	0030161
24	D	Aga Khan Foundation Canada	0030169
25	B	Amexon Holdings Inc.	0030220
26	D	Apco Industries Co. Limited	0030267
27	G	Avro Quay Limited	0030146
28	D	BBT Devgroup Inc.	0030241
29	B	Bank of Nova Scotia	0030229
30	A	Bedford and Bloor Realty Inc. and Lantower Yonge Bloor Capital Inc	0030200
31	A	Bellwoods Centres for Community Living Inc (<i>Participant – Sept 14/04</i>)	0030195
32	D	Sheppard Valley Holdings (<i>formerly Bloorview MacMillan Children’s Ctr</i>)	0030240

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
44	A	CIC Millwork Limited (39 Newcastle Street)	O030251
45	E	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	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	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	B	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	B	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	F	TEDCO (City of Toronto Economic Development Corp) (<i>was Ivaco</i>)	O030278

		<i>Inc)</i>	
73	D	Jayeff Investments Limited	0030168
74	D	John Weldon/Crown Regal Developments	0030282
75	A	Kolter Property Company	0030270
76	E	Kraft Canada Inc.	0030120
77	D&G	Lafarge Canada Inc.	0030167
78	A	Lanterra Bay Street Limited	0030204
79	D	Lissard Holdings Limited	0030223
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 Investment Ltd.,	0030133
81	G	Malibu Investments Inc.	0030215
82	A	Marca Development Corporation	0030188
83	A	Martin Grove Mall Limited	0030221
84	B	Mattamy (Bayview) Limited	0030206
85	A	Menkes Development Inc.	0030248
86	A	Met Cap Living Management Inc.	0030135
87	B	Metrontario Group and Kenneth-Sheppard Limited	0030129
88	D	Milton and Florence Winberg	0030271
89	B	MintoUrban Communities Inc.	0030216
90	B	Monarch Construction Limited (Sheppard Avenue)	0030176
91	D	Monarch Construction Limited and Water View Corporation (Lakeshore)	0030177
92	D	Morningard Developments Limited	0030225
93	B	Mount Sinai Hospital	0030203
94	A	Mutual Life Assurance (Yonge Street)	0030148
95	D	National Ballet School	0030194
96	A	NEXXT Development Corporation	0030155
97	B	One City Hall Place Limited	0030160
98	A	Ontario College of Art and Design	0030273
99	A&G	Ontario Power Generation	0030121
100	G	Ontario Realty Corporation	0030258
101	D	Ontario Realty Corporation and Hydro One	0030238
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	0030259
103	A	Options for Homes Non-Profit Corporation	0030170
104	A	Plaza Works Overlea Inc.	0030156
105	A	Plazacorp Properties Limited (Mount Pleasant Road)	0030190
106	A	Plazacorp Properties Limited (620 Fleet Street)	0030209
107	A	Pleasant View Holdings Ltd.	0030142
108	D	Premium Properties Limited	0030272
109	B	Quebex Development Corporation	0030247

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	D	Steeles Markham Developments	O030217
120	B	Menkes Lakeshore Ltd. <i>(formerly Stockton & Bush CL Limited)</i>	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	B	Hullmark Centre Inc. <i>(formerly Sun Life Assurance)</i>	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	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	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	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	A	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	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	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	B	Rosalind Bradford	O040052
163	B	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

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 Canada Limited	PL051215

173	A	University of Toronto	
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**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)	Linington
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 <i>Participant</i> status Oct 16/06	F172 – McDonald’s Restaurants Canada Limited	Flowers/ Chan

Don Mills Residents Inc.	F172 – McDonald’s Restaurants 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

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
Arlea Holding Limited, Siper Investments Limited, H & R Properties Limited, 1012502 Ontario Limited	45 La Rose Avenue	Dawson
Arlea 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
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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 McKellar; David Moore;	Appeal F172 – McDonald's Restaurants	