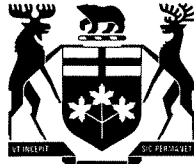


ISSUE DATE:

July 31, 2006

DECISION/ORDER NO:

2154



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:

M. HUBBARD, CHAIR

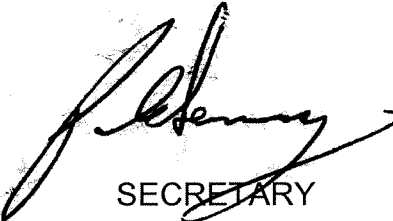
) Friday, the 28th
) day of July, 2006
)
)

THIS MATTER having come on for a public hearing;

AND THE BOARD having issued Order No. 1928 on June 6, 2006;

AND THE BOARD having received a request of the City of Toronto to amend certain Attachments to the order, to represent settlements presented to the Board on July 7, 2006;

THE BOARD ORDERS that Attachments 3, 4, 6 and 7 of Order No. 1928 are replaced with the Attachments, similarly numbered, to this order.



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 |

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| 44 | A | CIC Millwork Limited (39 Newcastle Street) | 0030251 |
| 45 | E | City of Toronto | 0030173 |
| 46 | E | CN Railway | 0030237 |
| 47 | E | Confederation of Resident and Ratepayer Association | 0030124 |
| 48 | D | Crompton Co./Cie | 0030265 |
| 49 | D | David Redwolf, B. Michelle Bedard-Hyland, Tona Mason, Deanna Fry and O'Bert Puck | 0030166 |
| 50 | B | Diamante Urban Corporation | 0030159 |
| 51 | D | Donald Kerr | 0030126 |
| 52 | D | Doreen Mount | 0030136 |
| 53 | A | Dorothea Knitting Mills Limited | 0030276 |
| 54 | A | Dow Chemical Canada Inc. | 0030268 |
| 55 | A | Duration Investments Limited | 0030147 |
| 56 | E | Edithvale Yonge Residents' Association, Lansing Community Association Inc., Silverview Homeowners' Association, South of Sheppard Preservation Group Inc. and Willowdale Central Ratepayers' Association | 0030132 |
| 57 | D | Elderbrook Developments Limited | 0030232 |
| 58 | B | Eminent Construction Limited | 0030179 |
| 59 | B | First Ontario Realty Corporation Limited | 0030191 |
| 60 | A | Frank Sarraino | 0030235 |
| 61 | B | G.C. Jain Investments | 0030243 |
| 62 | A | Georgian Bond Ave. Inc. | 0030242 |
| 63 | F | Gerrard Clonmore Developments Limited | 0030230 |
| 64 | E | Greater Toronto Home Builders' Association | 0030174 |
| 65 | D | Halltech Inc | 0030266 |
| 66 | G | Harbour Remediation and Transfer Inc. | 0030138 |
| 67 | B | Herron Gardens Inc. | 0030186 |
| 68 | G | Home Depot of Canada Inc. (Lakeshore Boulevard) | 0030275 |
| 69 | D | Home Depot of Canada Inc. | 0030226 |
| 70 | F | Hyde Park Limited Partnership | 0030182 |
| 71 | B | Interval Development Corporation Limited | 0030130 |
| 72 | F | TEDCO (City of Toronto Economic Development Corp) <i>(was Ivaco Inc)</i> | 0030278 |
| 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 | E&G | Lafarge Canada Inc. | 0030167 |
| 78 | A | Lanterra Bay Street Limited | 0030204 |
| 79 | D | Lissard Holdings Limited | 0030223 |
| 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., | 0030133 |
| 81 | G | Malibu Investments Inc. | 0030215 |
| 82 | B | 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 |

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|-----|-----|---|---------|
| 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 |

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| 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. (Participant status as of Sept. 14/04) | 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 |
|-----|---|-------------------------|---------|

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) | Linnington |
| 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*, in its entirety;
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 2, as it relates to the appeal by Premium Properties Limited (OMB File No O030272) involving 115 Commander Boulevard;
12. 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);
13. Section 4.8, *Institutional Areas*, Policies 1 to 6, as they relate to the appeal by CAMH (OMB File No. O040060) with respect to 175 Brentcliffe Road;
14. 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);
15. Section 5.1.1, *Height and/or Density Incentives*, in its entirety;
16. 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);
17. 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. 0030271);
18. 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. 0030173);
 19. 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. 0030173);
 20. Site and Area Specific Policy 142 with respect to the appeal by Hyde Park Limited Partnership (OMB File No. 0030182) 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;
 21. Site and Area Specific Policy 29 as it relates to the appeal by 154150 Ontario Limited involving 2133 Islington Avenue (OMB File No. 0040053);
 22. 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. 0030133);
 23. 2 McDonald's Place, McDonald's Canada, (OPA 31) (OMB Case No. PL051215);
 24. 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. 0030120);
 25. Lafarge Canada Inc.
55 Commissioners St. & 54 Polson Street (OMB File No. 0030167);
 26. 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

27. 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. 0030196);

28. 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;
29. York University Secondary Plan, with respect to the appeal by York University, (OMB File No. O030192)
30. Motel Strip Secondary Plan, with respect to:
 - the appeal by Monarch Construction and Water View Corporation (OMB File No. O030170);
31. 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. 464 Avenue Road Holdings Inc.
151/153/165 St. Clair Avenue West - OMB File No. O030253
4. 640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited, Fleet Boulevard Limited
640/640R/642/650 Fleet Street - OMB File No. O030201
5. 3018-3020 Yonge Street
3018-3020 Yonge Street - OMB File No. O030252
6. 5795 Yonge Street (1984) Limited
5791 and 5795 Yonge Street - OMB File No. O030074
7. Point of View Developments Inc. /1051023 Ontario Limited
1625 Military Trail and north side of Military Trail - OMB File No. O030281
8. 1160963 Ontario Inc. (Spadina)
330 Spadina Road - OMB File No. O030183
9. 1160963 Ontario Inc. (Rosehill)
50 Rosehill Avenue - OMB File No. O030185
10. 1322105 Ontario Limited
156 Evans Avenue & 839 Oxford Street - OMB File No. O030250
11. 1503342 Ontario Limited
3391 Bloor Street - OMB File No. O30254

12. 887343 Ontario Inc. & 567485 Ontario Inc.
314/316/315/317/325 Bogert Avenue & 306/308/305/307 Poyntz Avenue
- OMB File No. O030184
13. 940412 Ontario Ltd, Adam Steiner et al
53 Saulter Street, & Strange Street -OMB File No. O030141
14. Advent Health Care Corporation
555 Finch Ave. W., North York Branson Hospital - OMB File No.O030161
15. Amexon Holdings Inc.
60-80 Park Lawn Road - OMB File No. O030220
16. Avro Quay Limited
25 Queen's Quay West - OMB File No. O030146
17. BBT Devgroup Inc.
650 & 672 Sheppard Avenue East - OMB File No. O030241
18. Bank of Nova Scotia
311 Bay Street - OMB File No. O030229
19. Bedford and Bloor Realty Inc. & Lantower Yonge Bloor Capital Inc.
230-244 Bloor St. W. & 1 Bedford Road - OMB File No. O030200
20. Sheppard Valley Holdings (formerly Bloorview MacMillan Children's
Centre)
25 Buchan Court - OMB File No. O030240
21. Brownlow Holdings Limited
18 Brownlow Avenue - OMB File No. O030154
22. Cadillac Fairview Corporation Limited
939 Lawrence Ave. E (Don Mills Centre) - OMB File No. O030180
23. Canadian Tire Real Estate Limited
1015 Lakeshore Blvd. E.- OMB File No. O030181
24. Castan Waterfront Developments
20 Polson St., 176 Cherry St., 215 & 351-369 Lakeshore Blvd. E.
- OMB File No. O030219
25. Diamante Urban Corporation
76 & 100 Davenport Rd. - OMB File No. O030159

27. Eminent Construction Limited
S/W Corner of Byng & Doris Avenues (Northtown Plaza)
- OMB File No. O030179
28. First Ontario Realty Corporation Limited
435-513 Rosewell Ave. & 164-170 Cheritan Ave. - OMB File No. O030191
29. G. C. Jain Investments
401 Logan Ave/1142 & 1160 Dundas St. E./45 & 55 Dickens St.
- OMB File No. O030243
30. Herron Gardens Inc.
25 Herron Avenue - OMB File No. O030186
31. Home Depot of Canada Inc.
429 Lakeshore Blvd. E. - OMB File No. O030275
32. Interval Development Corporation Ltd.
20 Carlton Street & 25 Wood Street - OMB File No. O030130
33. Malibu Investments In c. (603613 N.B. Inc.)
600 Fleet Street - OMB File No. O030215
34. Marca Development Corporation
1245 -1301 Dupont St. & 213-215 Emerson Av. (Galleria Mall)
- OMB File No. O030188
35. Mattamy (Bayview) Limited
725 Warden Avenue, Morningside Heights - Block 140, Plan 66M 2396
- OMB File 0030206
36. Metrontario Group and Kenneth-Sheppard Limited
160 Greenfield Ave / 150 & 163 Maplehurst Ave / 120 & 166 Sheppard
Ave. East - OMB File No. O030129
37. MintoUrban Communities Inc.
23/33 Sheppard Ave. E. - OMB File No. O030216
38. Monarch Construction Limited
2025-35-40-45 Sheppard Avenue East - OMB File No. O030176
39. Mount Sinai Hospital
217 & 235 McCaul Street and 60 Murray Street and 600 University
Avenue - OMB File No. O030203

40. One City Hall Place
Lands located at Bay St, Dundas St. West and Elizabeth St.
- OMB File No. O030160
41. Ontario Realty Corporation
90 Harbour Street & West Donlands - OMB File No. O030258
42. Plazacorp Properties Limited (620 Fleet St.)
620 Fleet Street - OMB File No. O030209
43. Quebex Development Corporation
20 Gothic Avenue - OMB File No. O030247
44. St. Mary's Cement Inc.
22 Bathurst Street - OMB File No. O030137
45. Steeles Markham Developments
S/E Corner of Steeles Avenue & Markham Road - OMB File No. O030217
46. Menkes Lakeshore Ltd. (formerly Stockton & Bush CL Limited)
10 Park Lawn Road & 2200 Lake Shore Blvd. W - OMB File No. O030208
47. The National Club
Re: 311 Bay Street - OMB File No. O030256
48. Transmetro Properties Limited
350 Progress Ave & S/W Corner of Brimley Rd & Hwy 401
- OMB File No. O030131
49. Wellesley Residences Corp.
46 Wellesley St. E. - OMB File No. O030205
50. Wittington Properties Ltd./ St. Andrew on the Green Inc.
7-11 Burnhamthorpe Road - OMB File No. O030189
51. Wittington Properties Limited
20-24 Bathurst Street & 450-500 Lake Shore Blvd West
- OMB File No. O030228
52. Yonge Crescent Development Limited
955 Yonge St. (Rosedale Subway Station Lands) - OMB File No. O030214
53. 1356071 Ontario Inc.
1900 Lake Shore Blvd. W. - OMB File No. O040049

54. 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
55. Hanfrow Holdings G.P. Inc.
100 Spadina Rd, 97 Walmer Road & 109 Bernard Avenue
- OMB File No. O040057
56. Piagga Limited
35 Balmuto Street & 764 Yonge Street - OMB File No. O040048
57. Talon International Developers Inc.
311 Bay Street - OMB File No. O040058
58. 1212763 Ontario Limited
5555 Dundas Street West - OMB File No. O040074
59. B. Moran
224 Lytton Blvd. - OMB File No. O040175
60. Berkley Homes (Botham) Inc.
1 Botham Road - OMB File No. O040176
61. Monarch Construction Limited and Waterview Corporation
2115 & 2139 Lake Shore Blvd (OMB File No. O030177)
62. Yonge Woodlawn Developments Limited
1233 Yonge Street & 9 Woodlawn Avenue
– as it relates to Section 3.2.1, Housing
63. 806054 Ontario Limited, Issac & Harry Nash Limited, Harriet Bunting Weld and Harry Nash
620 Avenue Road and 215-217 Lonsdale Road

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. 3351 Markham Road - Steeles Markham Developments Limited;
5. 1030 McNicoll Avenue - St. John's McNicoll Centre;
6. 661 Sheppard Avenue West, Tri Level Claims Consultants;
7. 462 Dufferin Street, Portuguese Assembly of God;
8. 65, 867 & 869 Sheppard Avenue West, K. Akvan;
9. 920 and 922 Sheppard Avenue West, Urban Fabric Development;
10. 230 Finch Avenue, Yu Min Zhang;
12. 198-210 Finch Avenue East, Nop-Top Enterprises & Marco Marchante;
13. 40 Laing Street, Mirko Radojcic;
14. 2973 & 3035 Weston Road, Lindvest Properties (Mainshep) Limited;
15. 1120 Weston Road, Barrie - View Farms Limited;
16. 129 Fenmar Drive, Grudel Investments Inc.;
17. 147 Brandon Avenue, Citoronto Investments Limited;
18. 99 Chandos Avenue, 99 Chandos Studio Lofts Inc.;

19. 1759 Lawrence Avenue, Akrsmosadat Seyesdinasab;
20. 2242 Bloor Street, 1095909 Ontario Inc.;
21. 1736 Weston Road, Grace Restoration Ministries;
22. 829, 833, 839 Oxford Street and 156, 160 Evans Avenue, 1322105 Ontario Inc.;
23. 252, 270, 272 and 276 Bering Avenue, Zanini Developments;
24. 4331 Lawrence Avenue East, City of Toronto;
25. 3195 Sheppard Avenue East, Daniel Executive;
26. Davenport Village Secondary Plan;
27. 5559 Dundas Street West and 25 Vickers Road – The Great Atlantic and Pacific Company of Canada Limited
28. 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. PL050761, O050131 - 2924, 2926 and 2928 Bayview Avenue;
23. PL050775, O050130 - 121 Avenue Road;
24. PL050819, O050135 - 799, 803, 803R, 807,809 Broadview Avenue;
25. PL050918, O050153 - 164 Avenue Road;
26. PL050968, O050164 - 2415 Jane Street;
27. PL051070, O050175 - 6-16 Church Street;
28. PL051144, O050182 - 2 & 6 Royal York Road;
29. PL051180, O050187 - 5789-5883 Steeles Avenue E.;
30. PL051203, O050191 - 1171 Queen Street W.;
31. PL051208, O050194 - Warden Woods Secondary Plan - 651 Warden Avenue;
32. PL051237, O050197 - 77 Charles Street W.;
33. PL051314, O060018 - 629, 633 & 675 Eastern Avenue;
34. PL060020, O060006 - 590 Jarvis Street;
35. PL060046, O060040 - 1-11 Sylvan Avenue;
36. PL060084, O060027 - 1500 Weston Road;
37. PL060087, O060039 - 48 Abell Street;
38. PL060121, O060036 - 955 to 969 Weston Road;

39. PL060190, O060050 - 351 Wallace Avenue;
40. PL060202, O060078 - 91, 93, 95, 97 & 99 Finch Avenue;
41. PL060214, O060051 - 70 to 200 Russell Hill Road;
42. PL060236, O060049 - 430 Broadview Avenue and 14 St. Matthews Road;
43. PL060300, O060064 - 280-282 Scarborough Golf Club Road;
44. PL060066 - City Initiated Amendments to Density Incentives for Bicycle Storage - North York Centre Secondary Plan;
45. PL060298, O060062 - 1-12 Oakburn Crescent and 12-40 Oakburn Place;
46. PL897152, O940186 - OPA No. 480, Yonge/Eglinton TTC Terminal lands;
47. PL980945, O980209 - 1880 Eglinton Avenue E.;
48. PL051301 - 1300-1330 Castlefield Avenue;
49. PL060370 - East side of East Avenue between Baronial Court and Broadbridge Drive;
50. PL060382 - 30 Morrow Avenue;
51. PL060443 – 150 Sudbury Street (30 Abell Street);
52. PL060507 – 2425 & 2427 Bayview Avenue;
53. PL060541 – 2130 Bayview Avenue;
54. PL060314, O060068 – 3290,3310 and 3330 Markham Road.