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2015 OPERATING BUDGET BRIEFING NOTE

Information Regarding Ontario Municipal Board Hearings

Issue / Background:

At its meeting held on January 29, 2015, the Budget Committee requested the City Solicitor to provide a briefing note to the February 4, 2015 Budget Committee meeting outlining:

- a. A complete list of all complex development applications, by Ward, that were appealed to the Ontario Municipal Board in 2013 and 2014;
- b. The cost of all outside law firms and planning firms that were hired to work with city staff to prepare and attend at the Ontario Municipal Board;
- c. The total cost to City Legal Services to prepare and attend at the Ontario Municipal Board in 2013 and 2014; and
- d. The results of the Ontario Municipal Board hearings that ruled in the City's favour versus those that ruled in favour of the applicant.

Key Points:

(a) List of Complex Development Applications Appealed to the OMB in 2013 and 2014

- For the purpose of responding to this request for information, Legal Services has defined a "complex" development application to be those type of development applications that would typically result in a longer OMB Hearing than the appeal of a Committee of Adjustment minor variance or consent to sever application.
- The more complex OMB Hearings would normally involve one or more of the following types of development applications: Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, Plan of Subdivision, Plan of Condominium, Fees/Levies Dispute, and/or expropriation.
- Accordingly, the lists of complex development applications appealed to the OMB in 2013 and 2014 do not include appeals from the decisions of the Committee of Adjustment. This information is filed by municipal address.

Appendix 1 provides the list of the 54 complex development application appeals heard by the OMB in 2013.

Appendix 2 provides the list of the 106 complex development application appeals heard by the OMB in 2014.

The Ward number for each file/hearing is noted in the right hand column.

(b) Cost of Outside Firms Related to OMB Hearings in 2013 and 2014

In 2013 the cost of all outside consultants that were hired as expert witnesses to work with City staff to prepare for and attend at the Ontario Municipal Board was \$297,077.50.

In 2014 the cost of all outside consultants that were hired as expert witnesses to work with City staff to prepare for and attend at the Ontario Municipal Board was \$163,056.31.

The above-noted amounts were paid out of Legal Services' budget for outside expert witnesses.

In addition to these costs for expert witnesses at OMB Hearings, the City also retained outside law firms to assist in the appeals arising out of the municipal comprehensive five year review of the Official Plan. In 2013 and 2014 those costs were \$77,797.51 and \$101,748.73 (as of Nov. 30/14), respectively. Those costs are not part of Legal Services' budget. They are funded out of City Planning's Capital Budget.

(c) Total Cost to Legal Services to Prepare for and Attend at OMB in 2013 and 2014

The outside costs to Legal Services in preparing for and attending the OMB in 2013 and 2014 consist of the outside expert witness costs noted above, namely \$297,077.50 in 2013 and \$163,056.31 in 2014.

In terms of staff time, in 2013 and 2014, City lawyers attended OMB hearings for 390 days and 455 days, respectively. Each OMB hearing day requires many days to explore potential settlement opportunities, hearing preparation, agreement preparation and other follow up. Based on the average salary and benefits for a Solicitor of \$171,000, the cost of attending OMB hearings equates to \$256,500 in 2013 and \$299,250 in 2014. This relates only to hearing days and does not include preparatory or follow up work.

(d) Results of OMB Hearings in 2013 and 2014

The results of all of the OMB Hearings in 2013 and 2014 (including Committee of Adjustment appeals) are set out below. They are detailed by their final outcome: wins, losses, settlements, and withdrawals. Matters that are still pending are marked as "N/A".

2013

Type	Outcome	# of Files		# of Hearing Days
Committee of Adjustment				
	Loss	8		12
	N/A	3		5
	Settle	28		31
	Win	19		27
	Withdrawn	1		1
		59		76

Expropriation				
	N/A	2		4
	Win	1		2
		3		6

Fees/Levies				
	Settle	1		2
	Win	3		6
		4		8

OPA/Re-zoning				
	Loss	15		85
	N/A	11		48
	Settle	44		138
	Win	8		23
	Withdrawn	5		5
		83		299

Subdivision/Condo				
	Settle	1		1
		1		1

	Total	150		390
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2014

Type	Outcome	# of Files		# of Hearing Days
Committee of Adjustment				
	Loss	17		28
	N/A	6		10
	Settle	30		39
	Win	14		17
	Withdrawn	6		7
		73		101

Expropriation				
	N/A	3		11
		3		11

Fees/Levies				
	Settlement	1		1
	Win	2		4
		3		5

OPA/Re-Zoning				
	Loss	10		32
	N/A	41		119
	Settle	28		105
	Win	15		71
	Withdrawn	2		2
		96		329

Subdivision/Condo				
	Settle	2		9
		2		9

	Total	177		455
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Date: February 6, 2015

APPENDIX 1

List of Complex OMB Hearings in 2013

	Hearing Dates	Application Type	Ward
94 Cumberland St.			27
	Jan 21, 2013	OPA/Re-Zoning	
	Jan 24, 2013	OPA/Re-Zoning	
	Feb 04, 2013	OPA/Re-Zoning	
	Feb 05, 2013	OPA/Re-Zoning	
2 Laird Drive			26
	Jul 15, 2013	OPA/Re-Zoning	
	Nov 22, 2013	OPA/Re-Zoning	
4027 and 4031 Ellesmere Road			44
	Nov 18, 2013	OPA/Re-Zoning	
	Nov 19, 2013	OPA/Re-Zoning	
	Nov 20, 2013	OPA/Re-Zoning	
	Nov 21, 2013	OPA/Re-Zoning	
328 Dupont Street			20
	Jun 24, 2013	OPA/Re-Zoning	
	Sep 06, 2013	OPA/Re-Zoning	
362 Wallace Avenue			18
	Aug 16, 2013	OPA/Re-Zoning	
Owner; Castlepoint Studios - 158 Sterling Rd.			18
	Aug 14, 2013	OPA/Re-Zoning	
	Aug 15, 2013	OPA/Re-Zoning	
	Nov 20, 2013	OPA/Re-Zoning	
	Dec 03, 2013	OPA/Re-Zoning	
11 PEEL AVENUE			18
	Jul 24, 2013	OPA/Re-Zoning	
55 MAC FROST WAY			42
	Jun 10, 2013	OPA/Re-Zoning	
	Jun 11, 2013	OPA/Re-Zoning	
35 AUTO MALL DRIVE			42
	Jun 26, 2013	OPA/Re-Zoning	
	Sep 05, 2013	OPA/Re-Zoning	
	Nov 07, 2013	OPA/Re-Zoning	
88 Erskine Avenue and 73 - 79 Keewatin Avenue - Seniors buildings			25
	Jan 14, 2013	OPA/Re-Zoning	
	Jan 15, 2013	OPA/Re-Zoning	
	Jan 16, 2013	OPA/Re-Zoning	
	Jan 17, 2013	OPA/Re-Zoning	
	Jan 18, 2013	OPA/Re-Zoning	
1185 Eglinton Avenue East - Zoning By-law Amendment			26
	Nov 13, 2013	OPA/Re-Zoning	
100 Ranleigh Avenue			25
	Jul 26, 2013	OPA/Re-Zoning	

1001-1019 Sheppard Avenue East			24
	Feb 11, 2013	OPA/Re-Zoning	
	Feb 12, 2013	OPA/Re-Zoning	
	Feb 13, 2013	OPA/Re-Zoning	
	Feb 14, 2013	OPA/Re-Zoning	
245 - 251 College Street and 39 and 40 Glasgow Street			20
	Mar 18, 2013	OPA/Re-Zoning	
	Mar 19, 2013	OPA/Re-Zoning	
	Mar 20, 2013	OPA/Re-Zoning	
	Mar 21, 2013	OPA/Re-Zoning	
	Mar 22, 2013	OPA/Re-Zoning	
	Mar 25, 2013	OPA/Re-Zoning	
	Mar 26, 2013	OPA/Re-Zoning	
	Mar 27, 2013	OPA/Re-Zoning	
	Mar 28, 2013	OPA/Re-Zoning	
	Apr 02, 2013	OPA/Re-Zoning	
	Apr 03, 2013	OPA/Re-Zoning	
	Apr 04, 2013	OPA/Re-Zoning	
	Apr 05, 2013	OPA/Re-Zoning	
	Apr 11, 2013	OPA/Re-Zoning	
	Apr 12, 2013	OPA/Re-Zoning	
24, 28, 30, 60 and 66 Howard Park Avenue (Two medium rise buildin			14
	Apr 15, 2013	OPA/Re-Zoning	
1486 Bathurst Street & 11 Raglan Avenue			21
	Sep 09, 2013	OPA/Re-Zoning	
	Nov 28, 2013	OPA/Re-Zoning	
383 Sorauren Avenue			14
	Sep 05, 2013	OPA/Re-Zoning	
405 DUFFERIN STREET			18
	Jul 11, 2013	Expropriation	
40 Wellesley Street East - OPA and Rezoning			27
	Feb 19, 2013	OPA/Re-Zoning	
	Feb 20, 2013	OPA/Re-Zoning	
	Feb 21, 2013	OPA/Re-Zoning	
	Feb 22, 2013	OPA/Re-Zoning	
	Feb 25, 2013	OPA/Re-Zoning	
	Feb 26, 2013	OPA/Re-Zoning	
	Feb 27, 2013	OPA/Re-Zoning	
	Feb 28, 2013	OPA/Re-Zoning	
	Mar 01, 2013	OPA/Re-Zoning	
115 Torbarrie Rd.			7
	Mar 26, 2013	Fees/Levies	
	Mar 27, 2013	Fees/Levies	
1145 Ossington Avenue - Rezoning			21
	Apr 17, 2013	OPA/Re-Zoning	
	Apr 18, 2013	OPA/Re-Zoning	
	Apr 19, 2013	OPA/Re-Zoning	
	May 29, 2013	OPA/Re-Zoning	
	May 30, 2013	OPA/Re-Zoning	
	May 31, 2013	OPA/Re-Zoning	
Expropriation - 1797 St. Clair Ave. West			17
	Jan 22, 2013	Expropriation	
	Mar 12, 2013	Expropriation	
	Jun 11, 2013	Expropriation	

1-17 Anndale Dr/ 22-70 Glendora Ave/31-35 Bales Ave			23
	Apr 02, 2013	Fees/Levies	
	Apr 03, 2013	Fees/Levies	
	Apr 04, 2013	Fees/Levies	
1200 Sheppard Avenue East			24
	May 24, 2013	OPA/Re-Zoning	
	Jun 17, 2013	OPA/Re-Zoning	
259 & 270 The Kingsway and 1144 Royal York Road			4
	Sep 05, 2013	OPA/Re-Zoning	
	Oct 17, 2013	OPA/Re-Zoning	
	Oct 18, 2013	OPA/Re-Zoning	
	Oct 24, 2013	OPA/Re-Zoning	
	Oct 25, 2013	OPA/Re-Zoning	
	Nov 05, 2013	OPA/Re-Zoning	
	Nov 06, 2013	OPA/Re-Zoning	
	Dec 09, 2013	OPA/Re-Zoning	
2 TRUE DAVIDSON DRIVE			29
	Sep 24, 2013	Fees/Levies	
	Sep 25, 2013	Fees/Levies	
	Sep 26, 2013	Fees/Levies	
	Sep 27, 2013	Fees/Levies	
111-113 FINCH AVENUE WEST			23
	Jan 17, 2013	Expropriation	
	Jan 18, 2013	Expropriation	
1675 - 1681 Lakeshore Blvd. East			32
	Jan 31, 2013	Fees/Levies	
	Feb 01, 2013	Fees/Levies	
	Feb 04, 2013	Fees/Levies	
91 SHEPPARD AVENUE EAST			23
	Aug 21, 2013	OPA/Re-Zoning	
	Aug 22, 2013	OPA/Re-Zoning	
51 Drewry Avenue/18 - 28 Inez Court - OPA/Rezoning/Site Plan			23
	Sep 04, 2013	OPA/Re-Zoning	
Lawrence-Allen Revitalization Study			15
	Feb 11, 2013	OPA/Re-Zoning	
245 - 251 College Street and 39 and 40 Glasgow Street			20
	Mar 25, 2013	OPA/Re-Zoning	
	Mar 26, 2013	OPA/Re-Zoning	
	Mar 27, 2013	OPA/Re-Zoning	
	Mar 28, 2013	OPA/Re-Zoning	
17 Island Road			44
	May 06, 2013	OPA/Re-Zoning	
	May 07, 2013	OPA/Re-Zoning	
	May 08, 2013	OPA/Re-Zoning	
1990 Bloor St. West			13
	May 28, 2013	OPA/Re-Zoning	
	Dec 17, 2013	OPA/Re-Zoning	
1544 Dundas Street West			18
	Oct 22, 2013	OPA/Re-Zoning	
	Oct 23, 2013	OPA/Re-Zoning	

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	Jul 05, 2013	OPA/Re-Zoning	
	Jul 08, 2013	OPA/Re-Zoning	
	Jul 09, 2013	OPA/Re-Zoning	
	Jul 10, 2013	OPA/Re-Zoning	
	Jul 11, 2013	OPA/Re-Zoning	
	Jul 12, 2013	OPA/Re-Zoning	
426-444 Adelaide Street West			20
	Jun 04, 2013	OPA/Re-Zoning	
34 SOUTHPORT STREET			13
	Aug 19, 2013	OPA/Re-Zoning	
	Aug 20, 2013	OPA/Re-Zoning	
	Aug 21, 2013	OPA/Re-Zoning	
Pier 27 Toronto Inc.			28
	Jan 08, 2013	OPA/Re-Zoning	
213-221 St. Clair Avenue West			22
	Nov 22, 2013	OPA/Re-Zoning	
101 King St. East & 54-70 Colborne Street			28
	Apr 04, 2013	OPA/Re-Zoning	
	Sep 23, 2013	OPA/Re-Zoning	
	Sep 24, 2013	OPA/Re-Zoning	
	Sep 25, 2013	OPA/Re-Zoning	
	Sep 26, 2013	OPA/Re-Zoning	
	Sep 27, 2013	OPA/Re-Zoning	
89 Avenue Road (Architects Alliance)			27
	Jun 28, 2013	OPA/Re-Zoning	
	Jul 12, 2013	OPA/Re-Zoning	
	Sep 03, 2013	OPA/Re-Zoning	
	Nov 13, 2013	OPA/Re-Zoning	

Appendix 2

List of Complex OMB Hearings in 2014

	Hearing Dates	Application Type	Ward
906 Yonge Street			27
	Mar 27, 2014	OPA/Re-Zoning	
	Jun 02, 2014	OPA/Re-Zoning	
	Jun 03, 2014	OPA/Re-Zoning	
	Jun 04, 2014	OPA/Re-Zoning	
	Nov 14, 2014	OPA/Re-Zoning	
	Nov 17, 2014	OPA/Re-Zoning	
	Nov 18, 2014	OPA/Re-Zoning	
	Nov 19, 2014	OPA/Re-Zoning	
	Nov 20, 2014	OPA/Re-Zoning	
	Nov 21, 2014	OPA/Re-Zoning	
	Nov 22, 2014	OPA/Re-Zoning	
	Nov 23, 2014	OPA/Re-Zoning	
	Nov 24, 2014	OPA/Re-Zoning	
	Nov 25, 2014	OPA/Re-Zoning	
	Nov 26, 2014	OPA/Re-Zoning	
	Nov 27, 2014	OPA/Re-Zoning	
	Nov 28, 2014	OPA/Re-Zoning	
	Nov 29, 2014	OPA/Re-Zoning	
	Nov 30, 2014	OPA/Re-Zoning	
	Dec 01, 2014	OPA/Re-Zoning	
	Dec 02, 2014	OPA/Re-Zoning	
	Dec 03, 2014	OPA/Re-Zoning	
	Dec 04, 2014	OPA/Re-Zoning	
	Dec 05, 2014	OPA/Re-Zoning	
Southwest Corner of Morningside Avenue and McNicoll Avenue			42
	Apr 07, 2014	OPA/Re-Zoning	
	Apr 08, 2014	OPA/Re-Zoning	
2590 and 2594 Midland Ave.			41
	Mar 03, 2014	OPA/Re-Zoning	
	Mar 04, 2014	OPA/Re-Zoning	
	Mar 05, 2014	OPA/Re-Zoning	
	Mar 06, 2014	OPA/Re-Zoning	
	Mar 07, 2014	OPA/Re-Zoning	
200 David Dunlap Circle			34
	May 20, 2014	Subdivision/Condo	
	May 23, 2014	Subdivision/Condo	
	Nov 04, 2014	Subdivision/Condo	
241 Pellatt Avenue			11
	Sep 03, 2014	OPA/Re-Zoning	
17 Beechwood Drive			29
	Nov 10, 2014	OPA/Re-Zoning	
361 The West Mall/24 Eva Road			3
	Feb 03, 2014	OPA/Re-Zoning	
587-599 Yonge Street			
	Jul 21, 2014	OPA/Re-Zoning	

625, 629 and 637 Yonge Street			27
	Feb 19, 2014	OPA/Re-Zoning	
	Jul 24, 2014	OPA/Re-Zoning	
	Nov 21, 2014	OPA/Re-Zoning	
266-270 King Street West			20
	Jan 06, 2014	OPA/Re-Zoning	
	Mar 28, 2014	OPA/Re-Zoning	
	Jun 16, 2014	OPA/Re-Zoning	
	Jun 17, 2014	OPA/Re-Zoning	
	Jun 18, 2014	OPA/Re-Zoning	
	Jun 19, 2014	OPA/Re-Zoning	
	Jun 20, 2014	OPA/Re-Zoning	
	Jun 23, 2014	OPA/Re-Zoning	
	Jun 24, 2014	OPA/Re-Zoning	
	Jun 25, 2014	OPA/Re-Zoning	
	Jun 26, 2014	OPA/Re-Zoning	
	Jun 27, 2014	OPA/Re-Zoning	
	Jul 23, 2014	OPA/Re-Zoning	
	Sep 23, 2014	OPA/Re-Zoning	
	Sep 24, 2014	OPA/Re-Zoning	
	Oct 14, 2014	OPA/Re-Zoning	
	Oct 15, 2014	OPA/Re-Zoning	
	Oct 16, 2014	OPA/Re-Zoning	
	Oct 17, 2014	OPA/Re-Zoning	
North Downtown Yonge - Appeal			28
	Sep 04, 2014	OPA/Re-Zoning	
	Nov 07, 2014	OPA/Re-Zoning	
448 and 456 Kenneth Ave. - Rezoning Application			23
	Jun 23, 2014	OPA/Re-Zoning	
1880 and 1882 Queen Street East/ 196 Woodbine Avenue			32
	Mar 05, 2014	OPA/Re-Zoning	
	Mar 06, 2014	OPA/Re-Zoning	
2800 Keele Street			9
	Jul 16, 2014	OPA/Re-Zoning	
1884 Queen Street East			32
	Jun 18, 2014	OPA/Re-Zoning	
88 Erskine Avenue and 73 - 79 Keewatin Avenue - Seniors buildings			25
	Jun 03, 2014	OPA/Re-Zoning	
350 and 352 Sheppard Avenue East			23
	Dec 08, 2014	OPA/Re-Zoning	
595 Bay Street			27
	May 02, 2014	OPA/Re-Zoning	
Queen Street West Restaurant Study Bylaw			14
	Feb 14, 2014	OPA/Re-Zoning	
	Jun 23, 2014	OPA/Re-Zoning	
64 Brentwood Road South			5
	Sep 24, 2014	OPA/Re-Zoning	
6-16 Glen Road / 4-100 Howard Street / 603-611 Sherbourne Street			28
	Sep 18, 2014	OPA/Re-Zoning	
Mimico Revitalization			6
	Apr 22, 2014	OPA/Re-Zoning	
	Sep 22, 2014	OPA/Re-Zoning	

282 St. Clair Avenue West			22
	Jan 28, 2014	OPA/Re-Zoning	
	Jan 29, 2014	OPA/Re-Zoning	
	Jan 30, 2014	OPA/Re-Zoning	
300 Valermo Drive			6
	Dec 09, 2014	OPA/Re-Zoning	
	Dec 10, 2014	OPA/Re-Zoning	
	Dec 11, 2014	OPA/Re-Zoning	
	Dec 12, 2014	OPA/Re-Zoning	
Princeway Investments(2 & 6 Royal York Rd)			6
	Mar 04, 2014	OPA/Re-Zoning	
St. Clair Avenue West - Avenues Studies - Zoning By-laws			22
	Mar 06, 2014	OPA/Re-Zoning	
	Oct 20, 2014	OPA/Re-Zoning	
Highway 427/Dundas Street West - Official Plan Amendment Application			5
	Feb 18, 2014	OPA/Re-Zoning	
Pier 27 Toronto Inc.			28
	Sep 24, 2014	OPA/Re-Zoning	
	Nov 20, 2014	OPA/Re-Zoning	
	Nov 21, 2014	OPA/Re-Zoning	
	Dec 08, 2014	OPA/Re-Zoning	
Avro Quay Limited(25 Queens Quay East)			28
	Jul 08, 2014	OPA/Re-Zoning	
	Sep 15, 2014	OPA/Re-Zoning	
	Sep 16, 2014	OPA/Re-Zoning	
	Sep 17, 2014	OPA/Re-Zoning	
	Sep 18, 2014	OPA/Re-Zoning	
	Sep 19, 2014	OPA/Re-Zoning	
	Sep 22, 2014	OPA/Re-Zoning	
	Sep 23, 2014	OPA/Re-Zoning	
365-375 Church St. - Zoning By-law Amendment			27
	Apr 14, 2014	OPA/Re-Zoning	
5559 Dundas Street West and 25 Vickers Road - OPA/Zoning Area Study			5
	Feb 18, 2014	OPA/Re-Zoning	
355 Church Street			27
	May 12, 2014	OPA/Re-Zoning	
25 Richmond St. E.			28
	Jun 09, 2014	OPA/Re-Zoning	
	Nov 04, 2014	OPA/Re-Zoning	
	Nov 05, 2014	OPA/Re-Zoning	
North Downtown Yonge - Appeal			28
	Sep 04, 2014	OPA/Re-Zoning	
2800 Bloor Street West			5
	Dec 12, 2014	OPA/Re-Zoning	
Mimico Revitalization			6
	Dec 10, 2014	OPA/Re-Zoning	
	Dec 11, 2014	OPA/Re-Zoning	

620 Church Street	Feb 06, 2014	Subdivision/Condo	27
	Feb 07, 2014	Subdivision/Condo	
1678 - 1704 Avenue Road, 375, 377 Fairlawn Avenue and 412 - 416	Oct 28, 2014	OPA/Re-Zoning	16
	Oct 29, 2014	OPA/Re-Zoning	
	Dec 05, 2014	OPA/Re-Zoning	
95 Broadway Avenue	Feb 24, 2014	OPA/Re-Zoning	22
	Feb 25, 2014	OPA/Re-Zoning	
	Feb 26, 2014	OPA/Re-Zoning	
	Feb 27, 2014	OPA/Re-Zoning	
	Feb 28, 2014	OPA/Re-Zoning	
ICBL Ellesmere	Jul 25, 2014	OPA/Re-Zoning	37
	Sep 08, 2014	OPA/Re-Zoning	
	Sep 09, 2014	OPA/Re-Zoning	
	Sep 10, 2014	OPA/Re-Zoning	
	Sep 11, 2014	OPA/Re-Zoning	
	Sep 12, 2014	OPA/Re-Zoning	
5799 - 5915 Yonge Street - OPA and ZBLA	Jul 22, 2014	OPA/Re-Zoning	24
154 Front Street East	Feb 11, 2014	OPA/Re-Zoning	28
500 Sheppard Avenue East	Jul 15, 2014	OPA/Re-Zoning	23
2183 Lake Shore Blvd West - OPA and Rezoning	Apr 10, 2014	OPA/Re-Zoning	6
	Apr 11, 2014	OPA/Re-Zoning	
	Jun 16, 2014	OPA/Re-Zoning	
154 FRONT STREET EAST	May 15, 2014	OPA/Re-Zoning	28
202 Bathurst Street	Jul 31, 2014	OPA/Re-Zoning	19
51-77 Quebec Avenue and 40-66 High Park Avenue	Mar 21, 2014	OPA/Re-Zoning	13
	Jun 06, 2014	OPA/Re-Zoning	
	Sep 08, 2014	OPA/Re-Zoning	
	Sep 09, 2014	OPA/Re-Zoning	
	Sep 10, 2014	OPA/Re-Zoning	
	Sep 11, 2014	OPA/Re-Zoning	
	Sep 12, 2014	OPA/Re-Zoning	
49 Sheppard Avenue East/14-24 Bonnington Place	Jul 16, 2014	OPA/Re-Zoning	23
	Oct 22, 2014	OPA/Re-Zoning	
	Nov 13, 2014	OPA/Re-Zoning	
	Nov 14, 2014	OPA/Re-Zoning	

81 WELLESLEY STREET EAST			27
	Oct 31, 2014	OPA/Re-Zoning	
2 Laird Drive			26
	Feb 18, 2014	OPA/Re-Zoning	
	Feb 19, 2014	OPA/Re-Zoning	
	Feb 20, 2014	OPA/Re-Zoning	
	Feb 21, 2014	OPA/Re-Zoning	
	Feb 24, 2014	OPA/Re-Zoning	
591-593 Sheppard Avenue East			24
	Jul 14, 2014	OPA/Re-Zoning	
	Sep 26, 2014	OPA/Re-Zoning	
5, 7, 9, 11 & 15 Kenaston Gardens and 577 Sheppard Avenue East			24
	Nov 05, 2014	OPA/Re-Zoning	
	Nov 06, 2014	OPA/Re-Zoning	
	Nov 07, 2014	OPA/Re-Zoning	
191 and 193 Empress Avenue			23
	Dec 04, 2014	OPA/Re-Zoning	
	Dec 05, 2014	OPA/Re-Zoning	
362 Wallace Avenue			18
	Jan 09, 2014	OPA/Re-Zoning	
	Jan 10, 2014	OPA/Re-Zoning	
Owner; Castlepoint Studios - 158 Sterling Rd.			18
	Feb 26, 2014	OPA/Re-Zoning	
	Mar 04, 2014	OPA/Re-Zoning	
	Mar 31, 2014	OPA/Re-Zoning	
	May 27, 2014	OPA/Re-Zoning	
Official Plan and Growth Plan Review			ALL
	Apr 28, 2014	OPA/Re-Zoning	
	Sep 02, 2014	OPA/Re-Zoning	
	Oct 08, 2014	OPA/Re-Zoning	
	Oct 09, 2014	OPA/Re-Zoning	
	Oct 10, 2014	OPA/Re-Zoning	
11 PEEL AVENUE			18
	Jan 07, 2014	OPA/Re-Zoning	
	Jan 08, 2014	OPA/Re-Zoning	
35 AUTO MALL DRIVE			42
	Jan 24, 2014	OPA/Re-Zoning	
	Mar 07, 2014	OPA/Re-Zoning	
440 DUFFERIN STREET			18
	Oct 21, 2014	OPA/Re-Zoning	
170 NORTH QUEEN STREET			5
	Oct 02, 2014	OPA/Re-Zoning	
1001 Ellesmere Road			37
	Dec 01, 2014	OPA/Re-Zoning	
2135 Sheppard Avenue East and 299 Yorkland Boulevard			33
	Sep 25, 2014	OPA/Re-Zoning	
Southeast Quadrant of Don Mills & Eglinton Avenue East			36
	Nov 06, 2014	OPA/Re-Zoning	

743 WARDEN AVENUE	Nov 24, 2014	OPA/Re-Zoning	35
357 Birchmount Road	Nov 27, 2014	OPA/Re-Zoning	36
	Nov 28, 2014	OPA/Re-Zoning	
Highland Creek Village, Study Area	Mar 05, 2014	OPA/Re-Zoning	44
1486 Bathurst Street & 11 Raglan Avenue	May 05, 2014	OPA/Re-Zoning	21
	May 06, 2014	OPA/Re-Zoning	
	May 07, 2014	OPA/Re-Zoning	
	May 08, 2014	OPA/Re-Zoning	
	May 09, 2014	OPA/Re-Zoning	
383 Sorauren Avenue	Jan 06, 2014	OPA/Re-Zoning	14
1926 LakeShore Blvd. West	Jun 25, 2014	OPA/Re-Zoning	13
	Sep 02, 2014	OPA/Re-Zoning	
	Mar 04, 2014	OPA/Re-Zoning	
405 DUFFERIN STREET	May 26, 2014	Expropriation	18
3955 Keele Street - 1409460 Ontario Limited o/a Good Fellow's Auto Wholesaler	Jan 07, 2014	Expropriation	8
	Jun 06, 2014	Expropriation	
	Jul 22, 2014	Expropriation	
1280 - 1300 FINCH AVENUE WEST	Jan 08, 2014	Expropriation	8
	Jan 09, 2014	Expropriation	
	Mar 12, 2014	Expropriation	
	May 13, 2014	Expropriation	
	Aug 05, 2014	Expropriation	
	Oct 28, 2014	Expropriation	
	Nov 10, 2014	Expropriation	
259 & 270 The Kingsway and 1144 Royal York Road	Jan 23, 2014	OPA/Re-Zoning	4
	Apr 28, 2014	OPA/Re-Zoning	
	Apr 29, 2014	OPA/Re-Zoning	
600 - 620 The East Mall	Jun 26, 2014	OPA/Re-Zoning	3
410-446 Bathurst Street	Mar 24, 2014	OPA/Re-Zoning	19
	Jul 15, 2014	OPA/Re-Zoning	
95 Broadway Avenue	Feb 24, 2014	OPA/Re-Zoning	22
	Feb 25, 2014	OPA/Re-Zoning	
	Feb 26, 2014	OPA/Re-Zoning	
	Feb 27, 2014	OPA/Re-Zoning	

951-971 Bay St. and 36 Wellesley St. West			27
	Jan 29, 2014	OPA/Re-Zoning	
	Jan 30, 2014	OPA/Re-Zoning	
	Jan 31, 2014	OPA/Re-Zoning	
	Feb 13, 2014	OPA/Re-Zoning	
1675 - 1681 Lakeshore Blvd. East			32
	Jul 08, 2014	Fees/Levies	
91 SHEPPARD AVENUE EAST			23
	Oct 09, 2014	OPA/Re-Zoning	
By-law 963-2013 - Bathurst Street Interim Control By-law			19
	Jul 15, 2014	OPA/Re-Zoning	
	Jul 16, 2014	OPA/Re-Zoning	
1 Valhalla Inn Road			5
	May 07, 2014	Fees/Levies	
	May 08, 2014	Fees/Levies	
	May 09, 2014	Fees/Levies	
49 Hendon Avenue, 26-28 Greenview Avenue, 11-25 Eldora Avenue			23
	Oct 29, 2014	Fees/Levies	
51 Drewry Avenue/18 - 28 Inez Court - OPA/Rezoning/Site Plan			23
	Jan 13, 2014	OPA/Re-Zoning	
	Jan 14, 2014	OPA/Re-Zoning	
	Apr 29, 2014	OPA/Re-Zoning	
	Apr 30, 2014	OPA/Re-Zoning	
1990 Bloor St. West			13
	Feb 12, 2014	OPA/Re-Zoning	
	Feb 13, 2014	OPA/Re-Zoning	
	Feb 14, 2014	OPA/Re-Zoning	
1183 Dufferin Street			18
	Dec 02, 2014	OPA/Re-Zoning	
120 DONLANDS AVENUE			29
	Sep 25, 2014	OPA/Re-Zoning	
	Dec 19, 2014	OPA/Re-Zoning	
719 Sheppard Avenue West			10
	Sep 22, 2014	OPA/Re-Zoning	
441 Jane Street			13
	Jun 04, 2014	OPA/Re-Zoning	
	Jun 05, 2014	OPA/Re-Zoning	
	Jun 06, 2014	OPA/Re-Zoning	
103 Bayview Ridge			25
	Aug 20, 2014	OPA/Re-Zoning	
	Nov 20, 2014	OPA/Re-Zoning	
108 Bayview Ridge			25
	Aug 20, 2014	OPA/Re-Zoning	
599 SOUDAN AVENUE			22
	Mar 31, 2014	OPA/Re-Zoning	
	Apr 01, 2014	OPA/Re-Zoning	
	Jul 22, 2014	OPA/Re-Zoning	

604 - 618 Richmond Street West			20
	Dec 08, 2014	OPA/Re-Zoning	
	Dec 09, 2014	OPA/Re-Zoning	
	Dec 10, 2014	OPA/Re-Zoning	
	Dec 11, 2014	OPA/Re-Zoning	
	Dec 12, 2014	OPA/Re-Zoning	
Queen Street West Restaurant Study Bylaw			14
	Jun 23, 2014	OPA/Re-Zoning	
	Feb 12, 2014	OPA/Re-Zoning	
289 and 291 Hounslow Avenue			23
	Aug 18, 2014	OPA/Re-Zoning	
	Aug 19, 2014	OPA/Re-Zoning	
Waterfront Revitalization East Bayfront			28
	Jan 09, 2014	OPA/Re-Zoning	
	Feb 05, 2014	OPA/Re-Zoning	
	Feb 06, 2014	OPA/Re-Zoning	
	Feb 19, 2014	OPA/Re-Zoning	
	Feb 21, 2014	OPA/Re-Zoning	
	Feb 27, 2014	OPA/Re-Zoning	
	Mar 07, 2014	OPA/Re-Zoning	
	Mar 24, 2014	OPA/Re-Zoning	
	May 22, 2014	OPA/Re-Zoning	
	Jun 02, 2014	OPA/Re-Zoning	
	Jul 25, 2014	OPA/Re-Zoning	
	Oct 24, 2014	OPA/Re-Zoning	
	Nov 18, 2014	OPA/Re-Zoning	
	Dec 12, 2014	OPA/Re-Zoning	
944 Queen Street West			19
	Jun 03, 2014	OPA/Re-Zoning	
	Jun 04, 2014	OPA/Re-Zoning	
	Jun 05, 2014	OPA/Re-Zoning	
	Jun 06, 2014	OPA/Re-Zoning	
1100 Briar Hill Avenue			15
	Nov 25, 2014	OPA/Re-Zoning	
	Nov 26, 2014	OPA/Re-Zoning	
	Nov 27, 2014	OPA/Re-Zoning	
	Nov 28, 2014	OPA/Re-Zoning	
190-194 Neville Park Boulevard			32
	Oct 08, 2014	OPA/Re-Zoning	
	Oct 09, 2014	OPA/Re-Zoning	
	Oct 10, 2014	OPA/Re-Zoning	
	Dec 18, 2014	OPA/Re-Zoning	
	Dec 19, 2014	OPA/Re-Zoning	
375-381 and 375R Queen St. West			20
	May 12, 2014	OPA/Re-Zoning	
	May 13, 2014	OPA/Re-Zoning	
	May 14, 2014	OPA/Re-Zoning	
	May 15, 2014	OPA/Re-Zoning	
	May 16, 2014	OPA/Re-Zoning	
2360 Yonge Street			16
	Jul 17, 2014	OPA/Re-Zoning	
	Jul 18, 2014	OPA/Re-Zoning	
	Aug 20, 2014	OPA/Re-Zoning	
	Nov 18, 2014	OPA/Re-Zoning	

213-221 St. Clair Avenue West	Mar 17, 2014	OPA/Re-Zoning	22
	Mar 18, 2014	OPA/Re-Zoning	
	Mar 19, 2014	OPA/Re-Zoning	
	Mar 20, 2014	OPA/Re-Zoning	
	Mar 21, 2014	OPA/Re-Zoning	
2221 Yonge Street	Apr 15, 2014	OPA/Re-Zoning	22
	Jun 17, 2014	OPA/Re-Zoning	
	Sep 25, 2014	OPA/Re-Zoning	
	Sep 26, 2014	OPA/Re-Zoning	
2131 Yonge Street	Feb 20, 2014	OPA/Re-Zoning	22
	Jun 18, 2014	OPA/Re-Zoning	
	Jun 19, 2014	OPA/Re-Zoning	
	Jun 20, 2014	OPA/Re-Zoning	
89 Avenue Road (Architects Alliance)	Jan 27, 2014	OPA/Re-Zoning	27
	Jan 28, 2014	OPA/Re-Zoning	
	Jan 29, 2014	OPA/Re-Zoning	
	Jan 30, 2014	OPA/Re-Zoning	
	Jan 31, 2014	OPA/Re-Zoning	
	Feb 04, 2014	OPA/Re-Zoning	
	Feb 05, 2014	OPA/Re-Zoning	
	Feb 06, 2014	OPA/Re-Zoning	
	Feb 07, 2014	OPA/Re-Zoning	
	Feb 10, 2014	OPA/Re-Zoning	
	Feb 11, 2014	OPA/Re-Zoning	
	Feb 12, 2014	OPA/Re-Zoning	
	Feb 13, 2014	OPA/Re-Zoning	
	Feb 14, 2014	OPA/Re-Zoning	
	Mar 26, 2014	OPA/Re-Zoning	
	Apr 23, 2014	OPA/Re-Zoning	
	May 30, 2014	OPA/Re-Zoning	
70-72 Carlton Street	Dec 09, 2014	OPA/Re-Zoning	27
484 Spadina Avenue	Mar 25, 2014	OPA/Re-Zoning	20
	Jun 06, 2014	OPA/Re-Zoning	
	Nov 24, 2014	OPA/Re-Zoning	
	Nov 25, 2014	OPA/Re-Zoning	
	Nov 26, 2014	OPA/Re-Zoning	
	Nov 27, 2014	OPA/Re-Zoning	
	Nov 28, 2014	OPA/Re-Zoning	
	Dec 01, 2014	OPA/Re-Zoning	
	Dec 02, 2014	OPA/Re-Zoning	
	Dec 03, 2014	OPA/Re-Zoning	
	Dec 04, 2014	OPA/Re-Zoning	
	Dec 05, 2014	OPA/Re-Zoning	