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Ontario Municipal Board
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ISSUE DATE: May 12, 2015

CASE NO.: PL131323

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	(20) Ashtonbee Holdings Limited
Appellant:	(King-Church) Investments Ltd.
Appellant:	1107051 Ontario Ltd.,
Appellant:	111 St. Clair Ave W. Invest. & 2246299 Ontario Inc.; and others
Subject:	Proposed Official Plan Amendment No. OPA 199
Municipality:	City of Toronto
OMB Case No.:	PL131323
OMB File No.:	PL131323

Heard: April 10, 2015 in Toronto, Ontario

APPEARANCES:

Parties

Counsel

City of Toronto

C. Barnett
K. Matsumoto

Ministry of Municipal Affairs and
Housing

J. Page
C. Young

The Confederation of Residents and
Ratepayer Association in Toronto

W. Roberts

The Building Industry and Land
Development Association

J. Dawson

Wychwood Park Ratepayers
Association

S. O'Melia for M. Kemerer

Cadillac Fairview Corporation
Limited

P. Devine

Roman Catholic Episcopal
Corporation for the Diocese of
Toronto, in Canada

S. O'Melia

Redpath Sugar Ltd.

C. Lantz

**DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF
THE BOARD**

[1] The matter before the Board is the City of Toronto ("City") Official Plan Amendment 199 ("OPA 199").

[2] OPA 199 is the result of a City-initiated comprehensive review of the heritage policies in the City's Official Plan. The subject of broad consultation, OPA 199 was adopted in April, 2013 and approved by the Minister of Municipal Affairs and Housing ("MMAH") without modification in November, 2013.

[3] OPA 199 addresses several policy areas including:

- Establishment of a Heritage Register
- Conservation of properties that demonstrate cultural heritage value or interest
- Promotion of heritage awareness
- Creation of incentives for conserving designated heritage resources
- Heritage Impact Assessments
- Identification, designation and conservation of Heritage Conservation Districts
- Identification and conservation of Archaeological Resources
- Protection of important views

[4] The Board eventually received some 49 appeals regarding OPA 199. A large number of these appeals were site-specific but several focussed on broader questions of policies within OPA 199.

[5] Pre-hearings were held and, on consent, the hearing was phased to have the policy-based appeals dealt with in the first instance. This decision deals with those policy-based appeals.

[6] In addition to pre-hearings, the policy-based appeals were the subject of focused and ultimately successful Board-led mediation sessions. Proposed modifications to OPA 199 now come to these proceedings on consent.

[7] The Board heard from two land use planners whom the Board qualified to provide independent expert opinion evidence in this matter.

[8] Paul Bain, a full Member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario provided the Board with a detailed overview of OPA 199 and the proposed modifications with the exception of the proposed modifications dealing with heritage policies as they may impact places of worship.

[9] Robert Lehman, a Fellow of the Canadian Institute of Planners and Registered Professional Planner in Ontario provided evidence on the proposed modifications dealing with heritage policies as they may impact heritage places of worship.

[10] It is clear from the evidence that the proposed modifications are the result of a tremendous amount of hard work and good will by all the parties involved in this stage of the hearing.

[11] The proposed modifications maintain the overriding goal to protect and enhance heritage resources and do so in a positive fashion that complements other important interests.

[12] Redpath Sugar Ltd. ("Redpath") has a well-established industrial operation that

includes heritage resources on its site. The proposed modifications that directly affect Redpath are a good example of how one might balance the importance of heritage conservation with the importance of safe and productive employment uses. To do so, the proposed modifications ensure that any requisite heritage reviews will be undertaken with the mutual goals of conserving the property's cultural heritage values while preserving and enhancing the productive and competitive nature of the economic activity that occurs at the site. As long as the property continues to be an active employment use, the following matters would not be subject to the heritage policies:

- Interior alterations
- Alteration, movement or installation of machinery or structures for production purposes
- Alterations necessary to comply with government requirements or orders.

[13] A similar approach has been taken to ensure that the conservation of cultural heritage resources of faith groups occurs in a fashion that protects the ability of a faith group to worship in accordance with its faith. To do so, the proposed modifications include a new subsection entitled Heritage Places of Worship. Religious heritage places of worship that remain in active use for worship will be subject to the Heritage Places of Worship policies that will take precedence over other heritage policies.

[14] At the centre of the Heritage Places of Worship policies is the principle that the faith group identifies liturgical elements for that faith group. As long as the place of worship is in active use for religious purposes, interior alterations relating to the rites of worship will not be subject to the heritage policies.

[15] The proposed modifications call for a protocol to be established that will operationalise the complementary interaction between heritage conservation and a faith group's ability to engage in its rites of worship.

[16] Other proposed modifications are targeted to clarity, transparency and certainty so that owners, neighbours, investors and residents all know what is intended, what is

required and how they will be affected. Four examples are set out below.

[17] Important views that merit protection may be obvious to some but not to others. To address this, the important views to be protected are identified on Maps 7A and 7B. As a City evolves and as heritage awareness is raised, the list of important views to be protected may warrant change. To foster certainty and to enhance transparency, additions to these maps, and to the associated Schedule 4, will only occur through an official plan amendment.

[18] The Heritage Register includes designated properties. It also includes non-designated properties that have been identified by City Council as having cultural heritage value. The proposed modifications make clear that the addition of non-designated properties to the Heritage Register will be identified in consultation with the Toronto Preservation Board and approved by City Council, a process that is both current and reflects the requirements of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (“Heritage Act”).

[19] A Heritage Impact Assessment (“HIA”) was initially required for properties on the Heritage Register and for properties adjacent to those on the Heritage Register. The definition of “adjacent” was not equivalent to “abutting” and would capture, for example, a property that is located across the street. Since the principal focus of the HIA is to protect the physical integrity of the property on the Heritage Register, the proposed modification recognises that an HIA is not an automatic requirement for properties that do not abut those on the Heritage Register. The proposed modification still maintains the ability of the City to require an HIA, where appropriate, for those properties that do not abut a property on the Heritage Register.

[20] The policies envision First Nations involvement in the treatment of certain Archaeological Resources. The policies were not clear on who would identify the First Nations to be involved. The proposed modifications make clear that the First Nation or Metis with the closest cultural affiliation to the Archaeological Resource will be identified by the City so that this identification is not left as a responsibility of the landowner.

[21] The Board finds that OPA 199, as modified and as set out in Attachment 1 to this decision, is consistent with the requirements of the Heritage Act, is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and has had regard for the matters of Provincial interest as set out in s. 2 of the *Planning Act*, R.S.O. 1990, c. P.13 ("*Planning Act*").

[22] In accordance with the requirements of s. 2.1 of the *Planning Act*, the Board has had regard for the decision of Council and for the materials in support of that decision to support the proposed modifications to OPA 199.

[23] As noted at the outset, this decision deals with the broader policy-based matters. There remain a number of site-specific appeals that are not dealt with in this decision. For ease of reference, those site-specific appeals that remain outstanding are set out in Attachment 2 to this decision.

ORDER

[24] The Board orders that the appeals are allowed in part and Official Plan Amendment 199 is modified in accordance with Attachment 1 to this decision and as modified is approved save and except for those site-specific appeals that remain outstanding and are listed in Attachment 2 to this decision.

"Susan de Avellar Schiller"

SUSAN de AVELLAR SCHILLER
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.elfto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

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Website: www.elfto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

Amendment No. 199 to the Official Plan

The following text and schedule constitute Amendment No. 199 to the Official Plan for the City of Toronto, being an amendment to Sections 3.1.1, 3.1.5, 5.6 maps 7 to 34 inclusive and Schedule 3 "Application Requirements:"

1. Section 3.1.1, The Public Realm, is amended by deleting policy 9, substituting therefore the following policies 9, 10 and 11 and renumbering existing policies 10 to 18 inclusive, accordingly:

9. Views from the public realm to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the City. Public works and private development will maintain, frame and, where possible through project design, create views from the public realm to important natural and human-made features as identified on Maps 7a and 7b.
10. Views from the public realm to prominent, buildings, structures, landscapes and natural features identified on Maps 7a and 7b are important and are described in Schedule 4. Additional views from the public realm to prominent buildings, structures, landscapes and natural features may be added to Maps 7a and 7b and Schedule 4 through amendment to the Official Plan.

SIDEBAR: Maps 7a and 7b identify a selection of important views across the City, however this selection of views is not exhaustive. These maps are living documents which may be added to or modified from time-to-time, through an Official Plan Amendment.

11. Public works and private development will maintain views from the public realm to the skylines of the *Downtown and the Central Waterfront, North York Centre, and Scarborough Centre* shown on Maps 7a and 7b. These views are dynamic and are expected to evolve over time to include new buildings constructed within the *Downtown and Central Waterfront, the North York Centre and the Scarborough Centre*.

2. Section 3.1.5, Heritage Conservation, is deleted in its entirety and replaced by the following:

HERITAGE CONSERVATION

Toronto's cultural heritage can be seen in the significant buildings, properties, districts, landscapes and archaeological sites found throughout the city. Their protection, wise use and management demonstrate the City's goal to integrate the significant achievements of our people, their history, our landmarks, and our neighbourhoods into a shared sense of place and belonging for its inhabitants.

The City's significant heritage properties tell stories about the forces and events that have shaped Toronto. They reveal the City's historical geography; a lakefront terrain carved by rivers and valleys that 11,000 years ago first allowed our First Nations to hunt and fish, and later farm. The Plan policies call for an engagement protocol with First Nations and the Métis for heritage properties and archaeological sites that may be of interest to them, as well as ensuring that information is provided to First Nations and Métis where archaeological resources are found to be First Nations or Métis in origin.

Our cultural heritage includes both the tangible and intangible values and attributes of the distinct towns, villages, and cities that have come together to create the Toronto we know today. They enable us to reflect upon the diversity of our communities and neighbourhoods, and our distinct role as a provincial capital. The scale, number and significance of our cultural heritage resources is described in an on-going process of identification, evaluation and preservation that includes a Heritage Register and a comprehensive mapping of the City's archaeologically sensitive areas and sites. The identification of heritage properties that tell our City's stories is an on-going process.

Our heritage properties represent a collective past and their protection, use and adaptive re-use also enrich our daily experience of the City; from commuting through Union Station and dining at the Distillery District, to hiking the Humber River and Rouge Valleys, which were important trade routes and the sites of large and vibrant First Nations settlements. We celebrate communally in squares in front of the Scarborough and North York Civic Centres and City Hall. Consciously or unconsciously, our heritage resources are part of our daily experience of our City.

Cultural Heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable city that can contribute to other social cultural, economic and environmental goals of the City. As a result,

heritage conservation is integrated within the policies in many other sections of this Official Plan. The heritage policies of this Plan not only promote the preservation of important heritage buildings and structures but also the public views of them for the enjoyment of Torontonians. Schedule 4 describes the significance of each of the views of important heritage properties shown on Maps 7A and 7B.

The conservation of natural heritage is also an important element of heritage conservation in Toronto. The Official Plan provides for the conservation of Toronto's urban forest, ravines and river valleys in policies protecting the Natural Heritage System contained in Section 3.4 and Map 9 of the Plan. The conservation of important heritage resources includes those policies protecting Toronto's Natural Heritage Areas.

As Toronto continues to grow and intensify this growth must recognize and be balanced with the ongoing conservation of our significant heritage properties, views, natural heritage system, and landscapes. In this context, the regulatory tools available to the City will be used to conserve the significant cultural heritage values and attributes of our heritage properties. Conservation of cultural heritage resources not only enriches our lives, it is an important shared responsibility and a prominent civic legacy that we must leave for future generations.

GENERAL HERITAGE POLICIES

1. The Heritage Register will be maintained by the City Clerk, or his or her designate and will include all properties and Heritage Conservation Districts of cultural heritage value or interest that are designated under Parts IV and V of the *Ontario Heritage Act*, and will include all non-designated properties that have been identified through consultation with the City's heritage committee and approved by Council for their inclusion. The Heritage Register will be publicly accessible.
2. Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

SIDEBAR: Criteria for evaluating the potential Cultural Heritage Value of proposed Heritage Conservation Districts are included in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*.

3. Heritage Properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.
4. Properties on the Heritage Register will be *conserved* and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as revised from time to time and as adopted by Council.

SIDEBAR: The *Ontario Heritage Toolkit: Heritage Places of Worship* is a useful reference document for making decisions about how to approach the protection and *alteration* of places of worship included on the Heritage Register. The City, in consultation with faith groups, will establish a protocol for the protection of places of worship with cultural heritage value.

5. Proposed *alterations*, development, and/or public works on or *adjacent* to, a property on the Heritage Register will ensure that the *integrity* of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed *alteration*, development or public work.
6. The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
7. Prior to undertaking an approved *alteration* to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.
8. When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the *conservation*, maintenance and compatible adaptive reuse of the property.

9. When a City-owned property on the Heritage Register is sold, leased or transferred to another owner, it will be designated under the Ontario Heritage Act. A Heritage Easement Agreement will be secured and monitored, and public access maintained to its heritage attributes, where feasible. This policy may not apply to City-owned properties in Heritage Conservation Districts that are not considered to be individually *significant*.
10. A heritage management plan will be adopted by Council. The heritage management plan will be a comprehensive and evolving strategy for the identification, *conservation* and management of all properties on the Heritage Register, unidentified and potential heritage properties.
11. A protocol will be developed to co-ordinate and direct actions of the City and its agents in the event that a property on the Heritage Register is threatened by an emergency such as a fire, flood, willful damage or other unanticipated events. This protocol will address the *conservation* of the heritage property once the primary life and safety objectives of evacuating and ensuring public safety have been completed.
12. Designated heritage properties will be protected against deterioration by neglect through the enforcement of heritage property standards by-laws.
13. In collaboration with First Nations, Métis and the Provincial Government, the City will develop a protocol for matters related to identifying, evaluating and protecting properties and *cultural heritage landscapes* on the Heritage Register, archaeological sites and artifacts where they may be of interest to First Nations, or Métis
14. Potential and existing properties of cultural heritage value or interest, including *cultural heritage landscapes* and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and *conservation*.

RAISING HERITAGE AWARENESS

15. The development of neighbourhood heritage initiatives will be encouraged to promote an understanding of local history and how our neighbourhoods and open spaces have evolved.

16. Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities.
17. Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged.

SIDEBAR: Commemoration and interpretation programs that recognize various cultural or ethnic groups can add to the overall understanding of the City's lost sites, including co-operation with First Nations in programs commemorating and interpreting sites of importance. This may include, among others, programs such as the emerging moccasin identifier program.

INCENTIVES

18. Incentives for the *conservation* and maintenance of designated heritage properties will be created and made available to heritage property owners.
19. *Conservation* and maintenance of designated heritage properties funded in whole or in part through incentives such as grants, tax rebates or other mechanisms will achieve excellence in *conservation*, consistent with Council adopted standards and guidelines.
20. Publicly funded institutions such as universities, schools and hospitals will be required to enter into a Heritage Easement Agreement as a condition of accepting heritage conservation or maintenance incentives.
21. Additional gross floor area may be permitted in excess of what is permitted in the Zoning By-law for lands designated *Mixed Use Areas, Regeneration Areas, Employment Areas, Institutional Areas* or *Apartment Neighbourhoods* for a heritage building or structure on a designated heritage property that is part of a new development, provided that:

- a. the application includes the *conservation* of a heritage building or structure on a property designated under the Ontario Heritage Act;
- b. additional gross floor area specifically provided through this policy will not exceed that of the heritage building or structure being retained;
- c. the additional floor area will not detract from the heritage property and will not conflict with any other Official Plan policies;
- d. excellence in the *conservation* of the values, attributes, character and three-dimensional *integrity* of the heritage property including the buildings or structures thereon is achieved and additional density will not be granted for the incorporation of facades or isolated building elements into new development;
- e. where the property is within a Heritage Conservation District, the proposed development conforms to the Heritage Conservation District plan and/or any guidelines for that district; and
- f. the *conserved* heritage building or structure is protected in a Heritage Easement Agreement and the agreement and necessary by-laws are enacted prior to approval of the site plan for the entire development.

HERITAGE IMPACT ASSESSMENTS

22. A Heritage Impact Assessment will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate *conservation* options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be *conserved*.

SIDEBAR: Heritage Impact Assessments enable the City to obtain information about the potential impacts a development or *alteration* may have on a property on the Heritage Register. A Heritage Impact Assessment shall consider and have regard for the property's cultural heritage values and attributes as identified by Council and will provide a basis for establishing how impacts may be mitigated or avoided, whether the impacts are acceptable, and how the cultural heritage values and attributes will be *conserved*.

23. A Heritage Impact Assessment will evaluate the impact of a proposed *alteration* to a property on the Heritage Register, and/or to properties *adjacent* to a property on the Heritage Register, to the satisfaction of the City.

24. A Heritage Impact Assessment will be required for the proposed *demolition* of a property on the Heritage Register. Where *demolition* of a property *adjacent* to a property on the Heritage Register is proposed, the City may require a study on the implications of the *demolition* on the structural integrity of the property on the Heritage Register.
25. In addition to a Heritage Impact Assessment, the City may request a Heritage Property Conservation Plan to address in detail the *conservation* treatments for the subject heritage property. The City may also request a Heritage Interpretation Plan to promote a heritage property or area, to the public.

SIDEBAR: A Heritage Property Conservation Plan is a detailed technical description of how the *conservation* strategy contained in an approved Heritage Impact Assessment will be implemented. It may also be requested to assist in the review of complex restoration projects. The conservation plan is expected to build on the information provided in the HIA. It generally contains, but is not limited to, the following:

- a. A description of the approved *conservation* strategy as contained in a referenced HIA, including treatments and principles to be applied to the cultural heritage resources being *conserved*;
- b. Identification of any proposed changes to previously approved strategies;
- c. Detailed scope of work including an updated condition assessment, all necessary technical and engineering studies or reports, architectural and restoration plans and drawings, and a full written description of proposed interventions accompanied by a detailed cost estimate;
- d. A strategy for the monitoring and protection of the heritage property, and *adjacent* heritage properties, during construction;
- e. Schedule for *conservation* work, inspection, maintenance, and phases;

- f. Sign guidelines and plans, lighting plans and detailed landscape plans, as required by the City; and
- g. Recommendations for short or long term maintenance and the qualifications for anyone responsible for *conservation* work.

DEVELOPMENT ON PROPERTIES ON THE HERITAGE REGISTER

26. New construction on, or *adjacent* to, a property on the Heritage Register will be designed to *conserve* the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

SIDEBAR: Mitigation of identified physical and visual impacts may be achieved by the implementation of recommendations set out in a Heritage Property Conservation Plan or Heritage Impact Assessment and can include considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property

27. Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the *conservation* of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.
28. The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed *alteration*, and/or the nature of that property.
29. Heritage buildings and/or structures located on properties on the Heritage Register should be *conserved* on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where:
- a) the heritage building or structure is not attached to or adjoining another building or structure;
 - b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the

- proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being *conserved* in its entirety and will not be demolished, disassembled and/or reconstructed;
 - d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
 - e) a Heritage Property Conservation Plan is submitted that demonstrates that the *removal* and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
 - f) these and any other related conditions are secured in a Heritage Easement Agreement prior to *removal* and relocation on site.

HERITAGE CONSERVATION DISTRICTS

- 30. Potential Heritage Conservation Districts will be identified and evaluated to determine their significance and cultural heritage values, in a Heritage Conservation District study. Heritage Conservation Districts that have been evaluated to be *significant* for their cultural heritage value will be designated and *conserved*.
- 31. Heritage Conservation District studies and plans shall, among other things:
 - a) be conducted in accordance with Council adopted guidelines and terms of reference;
 - b) include protocols for amendment and periodic review; and
 - c) include provisions addressing the relationship between the Heritage Conservation District Plan and the Official Plan and provincial policy within the context of the Heritage Conservation District Plan's directions for *conserving* the cultural heritage values and character of the Heritage Conservation District, its attributes, and the properties within it, including but not limited to identifying any required changes to the Official Plan and zoning by-law.

SIDEBAR: Council has adopted *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* for the study and planning of all Heritage Conservation Districts in the City. It can be downloaded at

http://www.toronto.ca/heritage-preservation/heritage_districts.htm.

32. Impacts of site *alterations*, developments, municipal improvements, and/or public works within or *adjacent* to Heritage Conservation Districts will be assessed to ensure that the *integrity* of the districts' heritage values, attributes, and character are *conserved*. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.
33. Heritage Conservation Districts should be managed and *conserved* by approving only those *alterations*, additions, new development, *demolitions*, *removals* and public works in accordance with respective Heritage Conservation District plans.

ARCHAEOLOGICAL RESOURCES

34. The Archaeological Management Plan will be implemented and maintained to manage archaeological resources and areas of archaeological potential.
35. Development and site *alteration* will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented and *conserved*. Any *alterations* to known archaeological sites shall only be performed by licensed archaeologists.
36. Preservation in situ is the preferred *conservation* strategy for an archaeological site. Where mitigative measures and/or alternative development approaches would not feasibly allow for in situ *conservation*, archaeological resources may be subject to excavation whereby the information and artifact assemblages are safeguarded in an alternative location, to the City's satisfaction.
37. Where an archaeological site or resource is found to have cultural heritage value, and is being *conserved*, in situ *conservation* should be secured in a heritage easement agreement.
38. Upon receiving information that lands proposed for development may include archaeological resources or constitute an area of archaeological potential, the owner of such land will undertake studies by a licensed archaeologist to:

- a. assess the property in compliance with Provincial Standards and Guidelines for Consulting Archaeologists, and to the satisfaction of the City;
 - b. assess the impact of the proposed development on any archaeological resources;
 - c. identify methods to mitigate any negative impact that the proposed development may have on any archaeological resources, including methods of protection on site or interpretation and curating; and
 - d. provide to the City a Provincial concurrence letter recognizing the completion of the Archaeological Assessment where one is issued by the Province.
39. Where archaeological resources are encountered or documented, as part of a development application or public work, and found to be First Nations or Métis in origin:
- a. the City will provide a copy of the Stage 1 and 2 Archaeological Assessment report(s) to those First Nations or Métis with the closest cultural affiliation as identified by the City to those resources, and in whose traditional territories the archaeological resources were found prior to the development proceeding;
 - b. engagement by the proponent and their licensed archaeologist with the First Nation or Métis with the closest cultural affiliation as identified by the City and in whose traditional territory the *significant* archaeological resources are situated, should occur to obtain input on appropriate *conservation* or interpretation approaches; and
 - c. publicly owned lands with *significant* archaeological resources of First Nations or Métis origin may be deemed not suitable for development.
40. Archaeological discoveries, and their cultural narratives, should be interpreted for the public through innovative architectural and/or landscape architectural design, public art installations, or other public realm projects associated with the site.
41. The City will provide a repository to take possession of all archaeological artifacts and records of archaeological assessment

activities undertaken in the City, for the purpose of maintenance, research and exhibition.

42. The City may require an Archaeological Assessment for marine archaeological remains and artifacts, to be conducted by a licensed marine archaeologist, when a development is proposed in the water or along the waterfront and/or shoreline.

CULTURAL HERITAGE LANDSCAPES

43. Potential *cultural heritage landscapes* will be identified and evaluated to determine their significance and cultural heritage values. *Significant cultural heritage landscapes* will be included on the Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.

SIDEBAR:

The City will establish a citywide guideline for identifying and evaluating potential *cultural heritage landscapes* prior to including individual *cultural heritage landscapes* on the Heritage Register or designating them under the Ontario Heritage Act. Such a guideline will be adopted by Council and will include direction for the clear delineation of the boundaries of *cultural heritage landscapes* at the time of their listing or designation, as appropriate.

VIEWS OF HERITAGE PROPERTIES

The policies for the protection of views to heritage properties of this section should also be read with specific regard for the view policies in Section 3.1.1 of this Plan, where applicable.

44. The view to a property on the Heritage Register as described in Schedule 4 will be *conserved* unobstructed where the view is included on Map 7a or 7b.

45. The Queens Park Legislative Assembly, Old City Hall and City Hall are public ceremonial sites of exceptional importance and prominence. Protection of views from the public realm to these three properties, identified on Maps 7a and 7b, will include the prevention of any further intrusions visible above and behind the building silhouette, as well as protecting the view to the buildings from any further obstruction. The identified views from the public realm, to and beyond these properties, will be *conserved*.
46. A Heritage Impact Assessment may be required where a development application may have an impact on a view described on Schedule 4, Section A as a heritage building, structure or landscape identified on Map 7a or 7b, to the satisfaction of the City. Views identified on Maps 7a and 7b may also need to be assessed for their potential cultural heritage value.

SIDEBAR: Views of prominent heritage properties are important. Those views can support the prominence and surroundings of heritage properties, and raise awareness of them. The view of a heritage property may also support or relate to the cultural heritage values and attributes of a property on the Heritage Register, where this is documented in a designation bylaw or view study.

HERITAGE PLACES OF WORSHIP

47. Religious heritage properties constitute a substantial portion of the City's cultural and architectural heritage. Those religious heritage properties that remain in active use for worship purposes will be subject to the policies of this Section of the Plan which, in the event of any conflict, will take precedence over the other policies of this Plan.
48. Religious properties may be listed on the Heritage Register and designated under Parts IV and V of the Ontario Heritage Act. The designating by-law shall be consistent with the policies of this Official Plan.
49. The liturgical elements of any religious heritage property in active use for worship shall be excluded from the heritage *conservation* provisions of this Plan. For the purposes of this section, "liturgical element" means a building element, ornament or decoration that is

a symbol or material thing traditionally considered by a religious organization to be part of the rites of public worship.

50. Faith groups will advise the City as to the identified liturgical elements to be identified in the designating by-law.
51. So long as the place of worship remains in active use for religious purposes interior *alterations* related to the rites of worship including removal, *alteration* or installation of structures, fixtures and/or liturgical elements will not be subject to the heritage policies of this Plan.
52. If a heritage review is required for the interior *alterations* not related to the rites of worship it will be undertaken by the City and faith groups with the mutual goal of *conserving* the property's cultural heritage values and respecting and protecting the faith group's rites of worship.
53. The City will, in consultation with faith groups, establish a protocol to implement these policies.

DEFINITIONS

For the purposes of Section 3.1.5 the following definitions shall apply:

Adjacent: means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the Heritage Register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.

Alteration: is any change to a property on the Heritage Register in any manner including its restoration, renovation, repair or disturbance, or a change, *demolition* or *removal* of an *adjacent* property that may result in any change to a property on the Heritage Register.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or Heritage Impact Assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. Conservation and conserve have corresponding meanings.

Cultural Heritage Landscape: a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Demolition: is the complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.

Integrity: as it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment.

Removal: is the complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property.

Significant: in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

3. Section 5.6.1, Interpretation, is amended by adding the following policy 5.6.1.1:

5.6.1.1 The Plan is more than a set of individual policies. Policies in the Plan should not be read in isolation or to the exclusion of other relevant policies in the Plan. When more than one policy is relevant, all appropriate policies are to be considered in each situation. The goal of this Plan is to appropriately balance and reconcile a range of diverse objectives affecting land use planning in the City.

4. Policy 2 of section 5.6, 'Interpretation' is amended by deleting the first two sentences and replacing them with the following: 'Maps 2, 3, 4, 5, 6, 7A, 7B and 9(C) inclusive are part of the Official Plan. Maps contained in Chapters Six and Seven are part of this Plan with the exception of Maps 25 to 35 inclusive.'

5. Chapter 7 Site and Area Specific Policies is amended by adding the following policies:

488. Wychwood Park

Wychwood Park has unique and outstanding features. It is a residential area laid out according to a plan registered in 1891. Although many of the houses are of considerable architectural note, it is the park-like ambience of Wychwood Park as a whole that gives it its unique character. The trees within the Park are of special importance. The manner in which the houses are situated in relation to the mature trees and natural land contours complements the architecture gives the architecture added importance. The open space around the house is very important to the park like atmosphere.

All site alteration, *alterations*, additions, new development and public works shall preserve the character and nature of the Wychwood Park Area. Any proposed height, massing, scale and setback shall be consistent with this unique character.

489.

95 Queens Quay East

The property is included on the Register of Heritage Properties in recognition of its cultural heritage value.

When a heritage review is required, it will be undertaken with the mutual goal of *conserving* the property's cultural heritage values and also preserving and enhancing the productive and competitive nature of the property.

So long as the property is designated for and actively used for employment uses, in order to preserve and enhance the productive and competitive nature of the property, the following actions will not be subject to the heritage policies of this Plan:

- a) Interior *alterations*;
- b) Removal, *alteration* or installation of machinery, fixtures or structures related to production on the property; or
- c) *Alterations* required in order to achieve compliance with federal, provincial and municipal legislation, orders or other governmental requirements.

6. Schedule 3, Application Requirements, of the Official Plan is amended by:
 - a. Deleting the term "Heritage Impact Statement" wherever it appears and replacing it with the term "Heritage Impact Assessment;"
 - b. Placing a dot in the matrix box that has "Official Plan" as the vertical axis and "Heritage Impact Assessment/Conservation Plan" as the horizontal axis
 - c. Delete the words "Inventory of Heritage Properties" wherever it appears and replacing them with the words "Heritage Register."
7. Insert Schedule 4, as shown in Appendix No. 1 to this amendment, immediately following Schedule 3 of the Official Plan.
8. Insert maps 7a and 7b as shown in Appendices 2 and 3 to this amendment immediately in front of the existing map 7 of the Official Plan, and renumber existing maps 7 to 34 inclusive, accordingly.
9. Map 28 is amended to show the new Site and Area Specific Policy 488.
10. Map 29 is amended to show the new Site and Area Specific Policy 489.

APPENDIX NO. 1

Schedule 4: Description of Views

This schedule describes the views identified on maps 7a and 7b of the Official Plan. Views described are subject to the policies set out in section 3.1.1. Described views marked with [H] are views of heritage properties and are specifically subject to the view protection policies of section 3.1.5 of the Official Plan.

A. PROMINENT AND HERITAGE BUILDINGS, STRUCTURES & LANDSCAPES

A1. Queens Park Legislature [H]

This view has been described in a comprehensive study and is the subject of a site and area specific policy of the Official Plan. It is not described in this schedule.

A2. Old City Hall [H]

The view of Old City hall includes the main entrance, tower and cenotaph as viewed from the southwest and southeast corners at Temperance Street and includes the silhouette of the roofline and clock tower. This view will also be the subject of a comprehensive study.

A3. Toronto City Hall [H]

The view of City Hall includes the east and west towers, the council chamber and podium of City Hall and the silhouette of those features as viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square. This view will be the subject of a comprehensive study.

A4. Knox College Spire [H]

The view of the Knox College Spire, as it extends above the roofline of the third floor, can be viewed from the north along Spadina Avenue at the southeast corner of Bloor Street West and at Sussex Avenue.

A5. Knox College [H]

The view of Knox College, located in Spadina Circle north of College Street and between the north and southbound lanes of Spadina Avenue, where it wraps around the property, can be viewed clearly and in its entirety (including its spire) from College Street at the southwest and southeast corners of College at Spadina, as well as from the Spadina streetcar right of way, when traveling toward or from the property on the streetcar at College Street.

A6. Osgoode Hall [H]

The south facing façades of Osgoode Hall can be viewed in whole or part through and over the fence surrounding its property (the fence is also part of the view) from the following locations:

- i. The southeast and southwest corners of York Street at Richmond Street.
- ii. The southwest corner of University Avenue at Queen Street West.

A7. University College [H]

The view of University College includes the full view of the south facing façade and tower of the building as viewed from both the northwest and northeast corners of Kings College Road at College Street.

A8. The Grange [H]

The Grange south facing façade, and the path leading up to it through the park, can be viewed in its entirety from the southeast and southwest corners of John Street at Stephanie Street. View corridors concerning Grange House in Grange Park exempt park infrastructure including, but not limited to, playground structure, lighting strategies, seating areas, landscape features and housing which is used solely for the purpose of accommodating mechanical operational needs of the park.

A9. Yorkville Library & Yorkville Fire Station #312 Tower [H]

The south facing façade of the Yorkville Library and tower of Fire Station #312 can be viewed from the southeast corner of Yonge Street at Yorkville Avenue. The tower of Fire Station #312 can also be viewed from all four corners of Yorkville Avenue at Bay Street.

A10. Flatiron Building [H]

The main facades and tower of the Flatiron Building, facing east, can be viewed from the following locations:

- i. The northeast and southeast corners of Front Street East at Market Street.
- ii. The northeast corner of Front Street East at Jarvis Street.

A11. St. James Cathedral Spire [H]

The spire of St. James Cathedral can be viewed from the following locations:

- i. The southwest and northwest corners of King Street East at Church Street.
- ii. Between Church Street and Market Street (across from Farquhars Lane), on the north side of Front Street East, looking north through the pedestrian pathway and Sculpture Garden.

A12. Princes' Gates [H]

The central portal and north and south wings of the Prince's Gates, facing east, can be viewed in their entirety from the northeast and southeast corners of Lakeshore Boulevard West at Fort York Boulevard

A13. St. Mary's Church [H]

St. Mary's Church and its distinctive spire can be viewed in its entirety on axis with Adelaide Street West at Bathurst Street from the southeast and northeast corners of Adelaide Street West at Portland Street.

A14. Fort York [H]

Views into Fort York under the Gardiner Expressway show some of its buildings, land forms and artifacts from the following locations:

- i. Fleet Street at Grand Magazine Street.
- ii. Fleet Street at Iannuzzi Street.
- iii. Coronation Park through June Callwood Park, Bastion Street and Gzowski Boulevard.

A15. Rogers Centre

From King Street West at John St and at Blue Jays Way, a portion of the Rogers Centre stadium and domed roof including the integrated public art installation – "The Audience" by Michael Snow – can be viewed.

A16. CN Tower [H] and Rogers Centre Dome

The CN Tower, together with the domed roof of the Rogers Centre, can be viewed clearly from the north shore of Toronto Island Park just beyond the northern terminus of the Avenue of the Islands.

A17. Casa Loma [H]

The view of Casa Loma shows much of its south facing façade and, in particular, the towers on the property, most notably the Scottish Tower, from the east side of the intersection of Dupont Street and Spadina Road.

A18. Summerhill Station Clock Tower [H]

The clock tower at the former Summerhill train station can be viewed from Yonge Street from the following locations:

- i. Alcorn Avenue from the west side of Yonge Street.
- ii. Walker Avenue from the west side of Yonge Street.
- iii. The southwest corner of Yonge Street at Marlborough Avenue.

A19. Upper Canada College Spire [H]

The spire alone can be viewed clearly on approach to Upper Canada College from the intersection of Avenue Road at Balmoral Avenue.

- A20. East York Civic Centre [H]
The form massing and design of the East York Civic Centre and its surrounding campus can be viewed clearly from the following locations:
- i. The southeast corner of Coxwell Avenue at Mortimer Avenue.
 - ii. The east side of Coxwell Avenue where it meets Memorial Park Avenue.
 - iii. The northeast and southeast corners of Coxwell Avenue at Barker Avenue.
- A21. RC Harris Water Treatment Plant [H]
The sprawling RC Harris Water treatment plant can be viewed in its entirety from many vantage points in close proximity to the property, from Lake Ontario.
- A22. University of Toronto Scarborough Campus
The tops of campus buildings can be viewed rising above the natural ravine setting of Highland Creek from the south end of the Morningside Avenue Bridge.
- A23. Scarborough Civic Centre [H]
The Scarborough Civic Centre building form, massing and composition can be viewed in its entirety from the northeast steps of Albert Campbell Square.
- A24. North York Civic Centre [H]
The North York Civic Centre can be viewed clearly from west side of Yonge Street, directly across Mel Lastman Square from the building. Some of the landscaping obscures the lower portions of the building, but its setting, massing and form can be clearly viewed from this vantage point.
- A25. York Cemetery Cenotaph
The Cenotaph terminates a view from the west side of Yonge Street which is framed by the buildings on both sides of North York Boulevard.
- A26. York Boulevard, York University Commons
The landscape within York Boulevard and the Commons, including the buildings which frame these spaces, can be viewed from the west edge of the intersection of York Boulevard with Keele Street.
- A27. Etobicoke Civic Centre [H]
The Civic Centre can be clearly viewed in its entirety from the west side of the West Mall, on axis with the main entrance of the building. The clock tower can also be viewed in part from this vantage point, and is also viewed from the intersection of Highway 427 south-bound off ramp at Burnhamthorpe Road.

- A28. Beach Fire Station #227 Clock Tower [H]
The view of the prominent clock tower above the ridge of the west portion of the fire station building can be viewed from all four corners of the intersection of Queen Street East at Woodbine Avenue.
- A29. Old Mill Bridge [H]
The bridge can be viewed in its entirety from Etienne Brule Park, from the pathway just north of the parking lot looking south, and from the end of the pathway next to the Old Mill Tennis Courts looking north-west.

B. SKYLINES

B1. Downtown/Financial District Skyline

- a. Gardiner Expressway (eastbound) at Kipling Ave
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed in the horizon from the eastbound lanes of the Gardiner Expressway just past the Kipling Avenue overpass.
- b. Gardiner Expressway (eastbound) at Humber Bay Shores
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the eastbound lanes of the Gardiner Expressway at the bend just past Park Lawn. The view is across Jean Augustine Park and is framed by buildings in Humber Bay Shores.
- c. Fort York
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly throughout the grounds of Fort York.
- d. Toronto Islands (north shore)
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the north shore of Toronto Island Park.
- e. Jennifer Kateryna Koval's'kyj Park
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the waterfront edge of Jennifer Kateryna Koval's'kyj Park located at the terminus of Polson Street.

- f. Broadview Ave at Bain Ave
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from Broadview Avenue at Bain Avenue across Riverdale Park East.
- g. Prince Edward Viaduct
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the south-east end of the Prince Edward Viaduct.
- h. Don Valley Parkway (southbound) south of Leaside Bridge
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the southbound lanes of the Don Valley Parkway, at the bend just south of the Leaside Bridge.
- i. Sir Winston Churchill Park
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the footpath in Sir Winston Churchill Park rising above the natural ravine setting. The skyline is most visible in winter when the surrounding trees are without leaves.
- j. Top of Baldwin Steps (east of Casa Loma)
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the top of the Baldwin Steps located just east of Casa Loma.
- k. Casa Loma (south terrace)
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the south terrace of Casa Loma.
- l. Parc Downsview Park (top of The Mound)
Buildings, including the CN Tower, which compose the Downtown/Financial District skyline, can be viewed clearly from the top of The Mound.

B2. North York Centre Skyline

Buildings which compose the North York Centre skyline can be viewed clearly from Highway 401 in the eastbound lanes when travelling over the West Don River bridge.

B3. Scarborough Centre Skyline

Buildings which compose the Scarborough Centre skyline can be viewed clearly from Highway 401 in the westbound lanes when emerging from beneath the Neilson Road overpass.

C. IMPORTANT NATURAL FEATURES

C1. Scarborough Bluffs

The western portion of the Scarborough Bluffs can be viewed clearly from the waterfront edge of Scarborough Heights Park.

C2. Cathedral Bluffs

The Cathedral Bluffs can be viewed clearly from the eastern side of Bluffer's Park trail.

C3. West Highland Creek Ravine

The West Highland Creek and natural ravine setting can be viewed clearly from both sides of the Lawrence Ave E Bridge (looking north-west and south-east).

C4. Rouge Marsh

The Rouge Marsh and surrounding natural setting can be viewed clearly from the boardwalk lookout in Rouge Beach Park (looking north) located near the eastern terminus of Lawrence Avenue East.

C5. Rouge River and Rouge Park

The Rouge River and natural setting of Rouge Park can be viewed clearly from north side of the Kingston Road Bridge, and is most visible at the east boundary of the City of Toronto.

C6. Rouge Park

The natural setting of Rouge Park can be viewed from the north side of Sheppard Ave E, and is most visible at Glen Eagles Vista.

C7. Humber River

The Humber River and natural ravine setting can be viewed clearly from both sides of the Bloor Street West Bridge (looking north and south), the Old Mill Bridge (looking north-west and south) and the Dundas Street West Bridge (looking north-west and south-east).

C8. Humber Marshes

The Humber Marshes and surrounding natural setting can be viewed clearly from the western edge of Riverside Dr just north of South Kingsway (looking north-west).

C9. Lake Ontario

Lake Ontario can be viewed clearly beyond the termini of Norris Crescent, Miles Road, Lake Crescent, Royal York Road, Sand Beach Road, and Second, Third, Fourth, Fifth, Sixth, Seventh, Tenth, Eleventh, and Twelfth Streets. These "windows on the Lake" are framed by trees and landscaped setbacks.

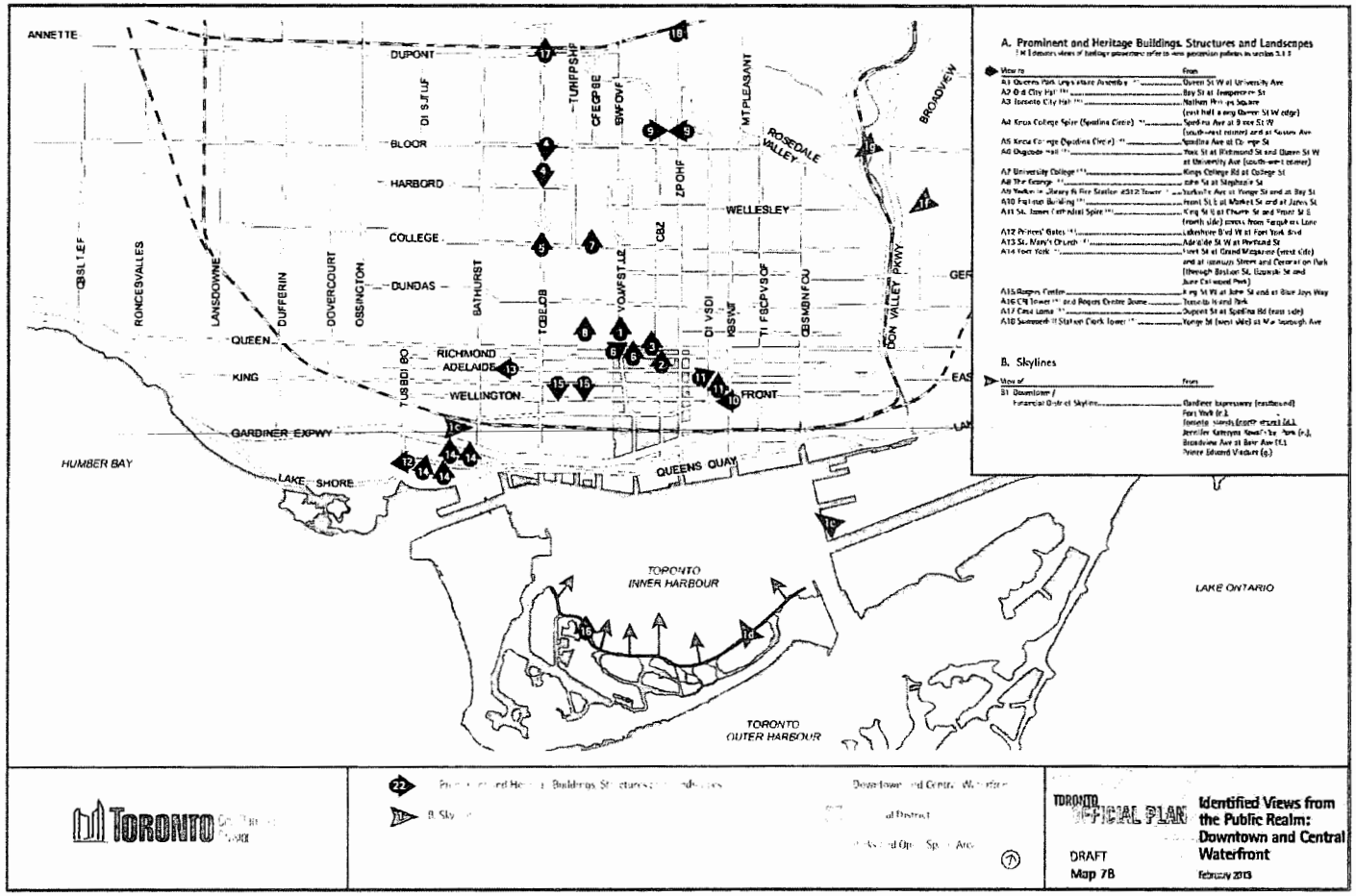


Exhibit 1

Appeal	Municipal Address (City of Toronto)
1.	40-58 Widmer Street
2.	324-338 Richmond Street West
3.	250 Front Street East
4.	27 and 37 Yorkville Avenue & 26, 28, 30 and 50 Cumberland Street
5.	94 Cumberland Street
6.	129 Hazelton Avenue
7.	145-185 Davenport Road
8.	231-237 College Street & 177-189 Huron Street
9.	2263-2285 Yonge Street, 8-10 Eglinton Avenue East & 25-25R Roehampton Avenue
10.	500 Lakeshore Boulevard West
11.	101 King Street East and 54-70 Colborne Street
12.	560-570 King Street West
13.	621 King Street West
14.	66 Temperance Street
15.	171 East Liberty Street
16.	56 Blue Jays Way
17.	9-21 Grenville Street
18.	290 Adelaide Street West
19.	10 St. Mary Street
20.	20 Edward Street
21.	77 Clarendon Avenue and 159 Russell Hill Road
22.	609 Avenue Road

23.	316 Bloor Street West
24.	55 Eglinton Avenue East
25.	400 Front Street West
26.	2362- 2388 Danforth Avenue
27.	21 Avenue Road
28.	101, 111 and 129 St. Clair Avenue West (Formerly 111 St. Clair Avenue West)
29.	219 Queen Street West
30.	53 and 59 Scollard Street and 1275 Bay Street (formerly part of 50-60 Yorkville Avenue)
31.	81-87 Peter Street
32.	90 Harbour Street and 1 York Street
33.	365 to 375 Church Street
34.	431, 441 and 445 Richmond Street West
35.	213-223 St. Clair Avenue West
36.	1920 and 1940 Eglinton Avenue East and 20 Ashtonbee Road
37.	450 Pape Avenue
38.	489, 495, 499 King Street West
39.	375-381 Queen Street West, 375R Queen Street West
40.	587-599 Yonge Street, 2-4 Dundonald Street, 7-9 Gloucester Street
41.	6, 8, 10, 12, 14 & 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street and 603, 605, 607, 609 and 611 Sherbourne Street
42.	15-35 Mercer Street
43.	401-415 King Street West