

DECISION AND ORDER

Decision Issue Date Tuesday, February 16, 2021

PROCEEDING COMMENCED UNDER Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): JILL LAUREN HASS

Applicant(s): EVOQ ARCHITECTURE

Property Address/Description: 216 SEATON ST

Committee of Adjustment File

Number(s): 19 114496 STE 13 MV (A0147/19TEY)

TLAB Case File Number(s): 20 176436 S45 13 TLAB

Hearing date: Thursday, February 11, 2021

DECISION DELIVERED BY T. YAO

Appearances

Name	Role	Representative
Queenston Gray Management Group	Applicant/Appellant	David Neligan
Andrew Dales	Expert Witness	
Cabbagetown South Residents' Association	Party	Karen Marren
Jordan Allison	Party	
Tanya English	Party	

Mandy Bonisteel	Party
Joseph Kary	Party
Peter Bregg	Party
Bill Stathoulopoulos	Party

DECISION AND ORDER

The is a purely administrative decision. The file discloses that although this hearing was set for February 11, 2021, a number of persons (see below) have filed late Elections to be Parties and either brought formal written motions or appeared at the Webex meeting to ask orally that I accept their late Elections and grant them an adjournment. I do so for the following Parties:

Cabbagetown South Residents' Association
Jordan Allison
Joseph Kary
Mandy Bonisteel
Peter Bregg
Tanya English
Bill Stathoulopoulos.

The building at 216 Seaton was owned by Jill Hass. Based on what Ms. Hass told them no one has elected to be a Party. Ms. Hass has sold to Queenston Gray and the sale is not set to close until March 31, 2021. Many neighbours are unsure what the new owner intends. In recounting the background, I am not commenting one way or the other on the merits to be eventually determined after a hearing.

These persons also asked that two other persons not present, Susan Dine (proper spelling not given), and Walter Gordon be given Party status.

Mr. Neligan, whose retainer has been assigned to Queenston Gray, does not object. There is an understanding that any new persons outside the aforementioned named persons will have to bring a formal motion to request to be a Party.

ORDER

1. The elections of the following to be Parties are confirmed as valid, despite being late:

Cabbagetown South Residents' Association
Jordan Allison
Joseph Kary

Decision of Toronto Local Appeal Body Panel Member: T. YAO
TLAB Case File Number: 20 176436 S45 13 TLAB

Mandy Bonisteel
Peter Bregg
Tanya English
Bill Stathoulopoulos.

2. Ms. Dine and Mr. Gordon are requested to file an Election to be parties as soon as convenient, and in any case by April 6, 2021.
3. Should settlement discussions appear to break down, all persons should file Document Disclosure in accordance with Rule 16.2, and either a Party or Participant Witness Statement in accordance with Rules 16.4 and 16.7. These statements can be coordinated amongst various witnesses, i.e. A can speak for B, assuming that A and B share the same point of view.
4. The deadline for Document Disclosure and Witness Statements is April 6, 2021.
5. The hearing dates will be Monday and Tuesday, April 19 and 20, 2021.



X

Ted Yao
Panel Chair, Toronto Local Appeal Body