|  |  |
| --- | --- |
|  |  |
| **Local Planning Appeal Tribunal** |
| Tribunal d’appel de l’aménagement local |

|  |  |  |  |
| --- | --- | --- | --- |
| **ISSUE DATE:** | October 26, 2018 | **CASE NO(S).:** | MM160020 |

|  |
| --- |
| The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal. |

|  |  |
| --- | --- |
| **PROCEEDING COMMENCED UNDER** subsection 41(4) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended | |
| Appellant: | 1623037 Ontario Limited |
| Appellant: | Allied Properties REIT |
| Appellant: | Church-Lombard Developments Inc. |
| Appellant: | Citipark Inc. |
| Appellant: | Emerald Valley Developments Inc. Et Al |
| Appellant: | First Gulf King Street Inc. |
| Appellant: | First Gulf Ontario Street Corporation |
| Appellant: | Great West Life Realty Advisors Inc. |
| Appellant: | Larco Investments Ltd. |
| Appellant: | Market Street Block Inc. |
| Appellant: | MTCC 1177 (Imperial Lofts) |
| Appellant: | Northam Realty Advisors Ltd |
| Appellant: | NorthWest Value Partners Inc. |
| Appellant: | Premium Properties Limited |
| Subject: | By-law 1328- 2015 (St. Lawrence Neighbourhood Heritage Conservation District) |
| Municipality: | City of Toronto |
| OMB Case No.: | MM160020 |
| OMB File No.: | MM160020 |
| Case Name: | Allied Properties REIT v. Toronto (City) |

|  |  |
| --- | --- |
| **Heard:** | September 12, 2018 in Toronto, Ontario |

|  |  |
| --- | --- |
| **APPEARANCES:** |  |
|  |  |
| **Parties** | **Counsel\*/Representative** |
|  |  |
| City of Toronto | C. Barnett  M. Longo |
|  |  |
| Great West Life Realty Advisors Inc., Larco Investment Ltd.,  Building Industry and Land Development Association | J. A.R. Dawson |
|  |  |
| First Gulf Ontario Street Corporation | R. Houser |
|  |  |
| Tom Jones Steakhouse | F. Goutzioulis\* |
|  |  |
| Church-Lombard Developments  Inc. | D. Bronskill |
|  |  |
| Allied Properties REIT, Canadian Opera Company, Market Street  Block Inc., Grey Esplanade Limited, Northwest Value Partners Inc. (now Lamb Bauhaus Inc.) | E. Costello |
|  |  |
| Premium Properties Limited | B. Engell |

MEMORANDUM OF ORAL DECISION DELIVERED BY K. J. HUSSEY ON SEPTEMBER 12, 2018 AND ORDER OF THE TRIBUNAL

1. This is this second pre-hearing conference (“PHC”) for the above noted appeals of the City of Toronto (“City”) By-law No. 1328-2015, which designates the St. Lawrence Neighbourhood Heritage Conservation District. The purpose of this PHC is to present a draft Procedural Order and to establish hearing dates.
2. The Local Planning Appeal Tribunal (“Tribunal”) was informed that certain matters were resolved and dispensed with as a result of Mediation. The remaining parties and participants are as indicated in Attachment “1” to the Draft Procedural Order that is appended to this decision as Appendix 1.
3. There was consensus that parties would continue discussions among themselves to further refine the extensive Issues List that is set out in Attachment “3” to the Draft PO.
4. On consent, the Tribunal has fixed 14 days on its calendar for the hearing of the appeals, which will commence on **Tuesday November 12, 2019 at 10 a.m.** until **Friday November 29, 2019.** This event will be held at:

**Local Planning Appeal Tribunal**

**655 Bay Street, 16th Floor**

**Toronto, Ontario**

1. There will be no further notice of the hearing.
2. The Member is not seized.

“K. J. Hussey”

K. J. HUSSEY

VICE-CHAIR

If there is an attachment referred to in this document,

please visit www.elto.gov.on.ca to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Environment and Land Tribunals Ontario

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