

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: May 04, 2021

CASE NO(S): PL200629

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

Appellant:	1488 Queen Street West Inc.
Appellant:	2090416 Ontario Inc. et al
Appellant:	835 Queen West Inc.
Appellant:	B & C Ltd.; and others
Subject:	Proposed Official Plan Amendment No. OPA 445
Municipality:	City of Toronto
LPAT Case No.:	PL200629
LPAT File No.:	PL200629
LPAT Case Name:	1488 Queen Street West Inc. v. Toronto (City)

Heard: April 27, 2021 by video hearing

APPEARANCES:

Parties

Counsel

City of Toronto

M. Longo

Queen and Brock Holdings Inc.,
Timbertin (Queen/Bathurst) LP,
Silver Hotel Management Inc.,
Hullmark Developments Ltd.,
835 Queen West Inc., Benjamin
Woolfit, B & C Ltd. /IG Woolf Textiles
Ltd.

L. Dean

BSAR (Queen) LP	M. Foderick
Skale Development Inc., High Rhodes Inc. and Jameson Plaza Ltd.	D. Bronskill
Estate of Frances Stein	D. Neligan
1488 Queen Street West Inc. and Density Group Limited	A. Platt
Queen and Brock Holdings Inc., Timbertin (Queen/Bathurst) LP, Silver Hotel Management Inc., Hullmark Developments Ltd., 835 Queen West Inc. and B & C Ltd.	E. Costello
2090416 Ontario Inc. et al	S. Tomasella

**MEMORANDUM OF ORAL DECISION DELIVERED BY N.P. ROBINSON ON
APRIL 27, 2021 AND ORDER OF THE TRIBUNAL**

[1] This Case Management Conference (“CMC”) involved multiple parties with additional party and participant requests filed by several others.

[2] The Density Group Limited (“Density Group”) has applied for party status but is in talks with the other parties in relation its role in the proceedings. No decision was rendered in relation to Density Group’s status in the proceeding. The City of Toronto made representations that they would likely agree to provisionally have Density Group added as a party, but this decision was deferred until the next CMC.

[3] Fernando Tavares and John Pagani applied for party status but were granted participant status. Those individuals are local property owners who worry about the impact that the development will have on their properties. The Tribunal found that both individuals would be best joined to the matter as participants given their limited interest. Participants are able to make representations and, given the numerous legal counsel and parties already involved, it is unlikely that Messrs. Tavares and Pagani and would

be of significant assistance in examining witnesses and performing other party functions. Both individuals are self-represented and would complicate an already complex matter. The Tribunal accordingly concluded that the inclusion of Messrs. Tavares and Pagani as parties in this proceeding would not be necessary to enable the Tribunal to adjudicate effectively and completely on the issues in these Appeals.

[4] West Side Community Council, Edgardo Sepulveda, Gurcharan Jauhal, Sunnyside Historical Society & Parkdale Village Historical Society, Rosestone Developments Limited, and Celine Joel all requested and were granted participant status.

[5] The Tribunal was informed that there may be additional participant and party requests. Those individuals were directed to follow the formal process through the Tribunal administration.

[6] The Tribunal orders that the appellants provide the City of Toronto with an issues list on or before **Thursday, May 27, 2021**.

[7] The Tribunal directs that this matter be continued as a CMC on **Thursday, September 23, 2021 at 10 a.m.** The parties indicated that they would require several months to discuss the issues.

[8] All parties indicated that further talks would occur before the next CMC date and that there was some potential to resolve or otherwise narrow the issues before the Tribunal.

[9] The parties are asked to log into the video hearing at least **15 minutes** before the start of the event to test their video and audio connections:

<https://global.gotomeeting.com/join/557853725>

Access Code: 557-853-725

[10] Parties and Participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at [GoToMeeting](#) or a web application is available:

<https://app.gotomeeting.com/home.html>

[11] Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line: **Toll-Free 1-888-455-1389 or +1 (647) 497-9391**. The **access code** is **557-853-725**.

[12] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the CMC hearing by video to ensure that they are properly connected to the event at the correct time. Questions prior to the hearing event may be directed to the Tribunal's Case Coordinator having carriage of this case.

[13] This Member is not seized for the purpose of the hearing.

[14] The Tribunal so orders.

"N.P. Robinson"

N.P. ROBINSON
MEMBER

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

Local Planning Appeal Tribunal

A constituent tribunal of Ontario Land Tribunals

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