

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
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No. 50

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- 7 [TOP-10 DEVELOPMENT LAW FIRMS IN THE GTHA](#)
NRU's 26th Annual Ranking

HAPPY HOLIDAYS! NRU IS NOT PUBLISHING NEXT WEEK, AND OUR OFFICES WILL BE CLOSED, BUT WE WILL BE BACK WITH A NEW ISSUE OF GTHA EDITION THURSDAY, JANUARY 2, 2025. SEE YOU THEN!

■ ONTARIO BUILDING CODE CHANGES TAKE EFFECT JANUARY 1, BRINGING CHANGES TO SUSTAINABILITY, SAFETY STANDARDS

HARMONIZING IN DIFFERENT KEYS

Matt Durnan

Ontario is getting ready to roll out significant changes to its *Building Code* next month, with a suite of reforms that will better harmonize the Code with the *National Building Code of Canada*. The new code will also introduce higher standards when it comes to matters like building safety, sustainability and accessibility.

The latest iteration of the provincial *Building Code* comes into effect on January 1, 2025, with a three-month grace period until March 31, 2025 for compliance for certain building designs that are already underway. Building permit applications submitted before December 31, 2024 must be guided by the **Province of Ontario's** 2012 Building Code, while applications submitted between January 1 and March 31, 2025 may be submitted using the 2012 Code only if the applicant demonstrates

that their working drawings for a project were substantially complete by December 31, 2024.

“Overall, what is happening is that Ontario is a signatory to the reconciliation agreement on construction codes.

And under this agreement, provinces including Ontario have established terms for

harmonization of our provincial building codes with the *National Building Code* and national model codes that comprise the National Building Code,” **McMillan** partner **Annik Forristal** told *NRU*.

“One of those promises was that when the 2020 National Building Code was published,

which happened in 2022, was that we [Canada's provinces] would harmonize within 24 months. What we're seeing is this new building code coming in, which is not 100 per cent harmonized. The reconciliation agreement does allow the provinces to

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UPCOMING DATES

DECEMBER

- 18 Barrie Council, 7:00 p.m.
Durham Regional Council, 9:30 a.m.
Markham Council, 7:00 p.m.
- 19 Oakville Special Council, 9:30 a.m.
York Regional Council, 9:00 a.m.

JANUARY

- 6 Ajax Community Affairs & Planning Meeting, 1:00 p.m.
King Council Public Planning Meeting, 6:00 p.m.
Scugog General Purpose & Administration Committee, 1:30 p.m.
Whitby Public Meeting, 7:00 p.m.
- 7 Caledon General Committee, 2:30 p.m.
Durham Regional Planning & Economic Development Committee, 9:30 a.m.
- 8 Barrie General Committee, 7:00 p.m.
Mississauga General Committee, 9:30 a.m.
- 9 Peel Regional Council, 9:30 a.m.
- 13 Ajax General Government Committee, 1:00 p.m.
Brampton Planning & Development Committee, 7:00 p.m.
Brock Council, 10:00 a.m.
Burlington Committee of the Whole, 9:30 a.m.
Clarington General Government Committee, 9:30 a.m.
King Council, 6:00 p.m.

OAKVILLE APPROVES ALTERNATIVE HOUSING ACTION PLAN TO INCREASE AVAILABILITY, OPTIONS FOR HOUSING

PURSUING PLAN B



Lana Hall

After being rejected for funding through the **Government of Canada's** Housing Accelerator Fund (HAF) last year, the **Town of Oakville** is moving forward with its own housing plan to increase supply and address housing affordability locally.

At its meeting on December 9, the Town of Oakville's planning and development council approved a Housing Strategy and Action Plan (HSAP), which includes 70 different action items grouped under six objectives. Those objectives include increasing the local housing supply, improving housing options and affordability, streamlining development approvals, making housing construction feasible, increasing community capacity and engagement, and collaborating with other partners.

Under these objectives, actions in the HSAP include requesting the Town consider

a Community Planning Permit System (CPPS) for Midtown Oakville, one of the town's major growth centres. The CPPS would enable the Town to issue development permits in a one-application process, instead of the traditional process, which requires separate rezoning, site plan and minor variance applications.

The HSAP reiterates the role of the previously established **Sheridan College** housing task force, which will help create more residential uses, including the development of new student housing, on the college campus.

The HSAP also calls for the creation of a Housing Needs Assessment (HNA), which will identify gaps in Oakville's housing market and recommend potential strategies for addressing them. Focus group sessions for the HNA will begin in 2025. According to the HSAP, various tools will be considered to help fill the gaps identified in the HNA, including

inclusionary zoning within Protected Major Transit Station Areas (PMTSAs), a community improvement plan (CIP) to incentivize the development of affordable housing, and a more collaborative and streamlined application approvals system.

Much of the HSAP focuses on supporting a shift to higher-density housing in Oakville, especially in the town's nodes and along its corridors. According to the staff report, 64 per cent of Oakville's housing consists of low-rise housing forms, with single-detached houses making up most of that. Higher-density housing forms are the least represented, with apartment buildings higher than four storeys making up only 12 per cent of the town's housing mix. To meet **Halton Region's** housing targets for the town, 65 per cent of Oakville's new housing must be added in the form of townhomes or condominiums each year.

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NRU PUBLISHING STAFF

Ian A.R. Graham, Publisher
iang@nrupublishing.com
Ext. 222

Irena Kohn, Editor
irenak@nrupublishing.com
Ext. 223

Matt Durnan, Senior Reporter
matt@nrupublishing.com
Ext. 225

Lana Hall
Senior Reporter,
lanah@nrupublishing.com
Ext. 226

Peter Pantalone
Planning Researcher
peterp@nrupublishing.com

Jeff Payette
Design/Layout
jeffp@nrupublishing.com
Ext. 228

Samantha Lum
Sales and Circulation
samanthal@nrupublishing.com
Ext. 224

SALES/SUBSCRIPTIONS
circ@nrupublishing.com

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Corporate Office
1200 Bay Street, Suite 1101
Toronto, ON M5R 2A5
Tel: 416.260.1304
Fax: 416.979.2707

Billings Department
NRU Publishing Inc.
PO Box 19595 Manulife PO,
Toronto, ON M4W 3T9

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PURSUING PLAN B

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But high-density growth in Oakville has often been a point of contention. In May, Town of Oakville council voted against a staff recommendation that would have seen the number of accessory dwellings permitted as-of-right on residential properties increased to four units, as well as a

recommendation to increase as-of-right height permissions for new housing near Oakville’s Sheridan College campus (at that same council meeting, a resolution was passed to form a Sheridan College housing task force—the same task force referenced in the new HSAP).

These staff recommendations

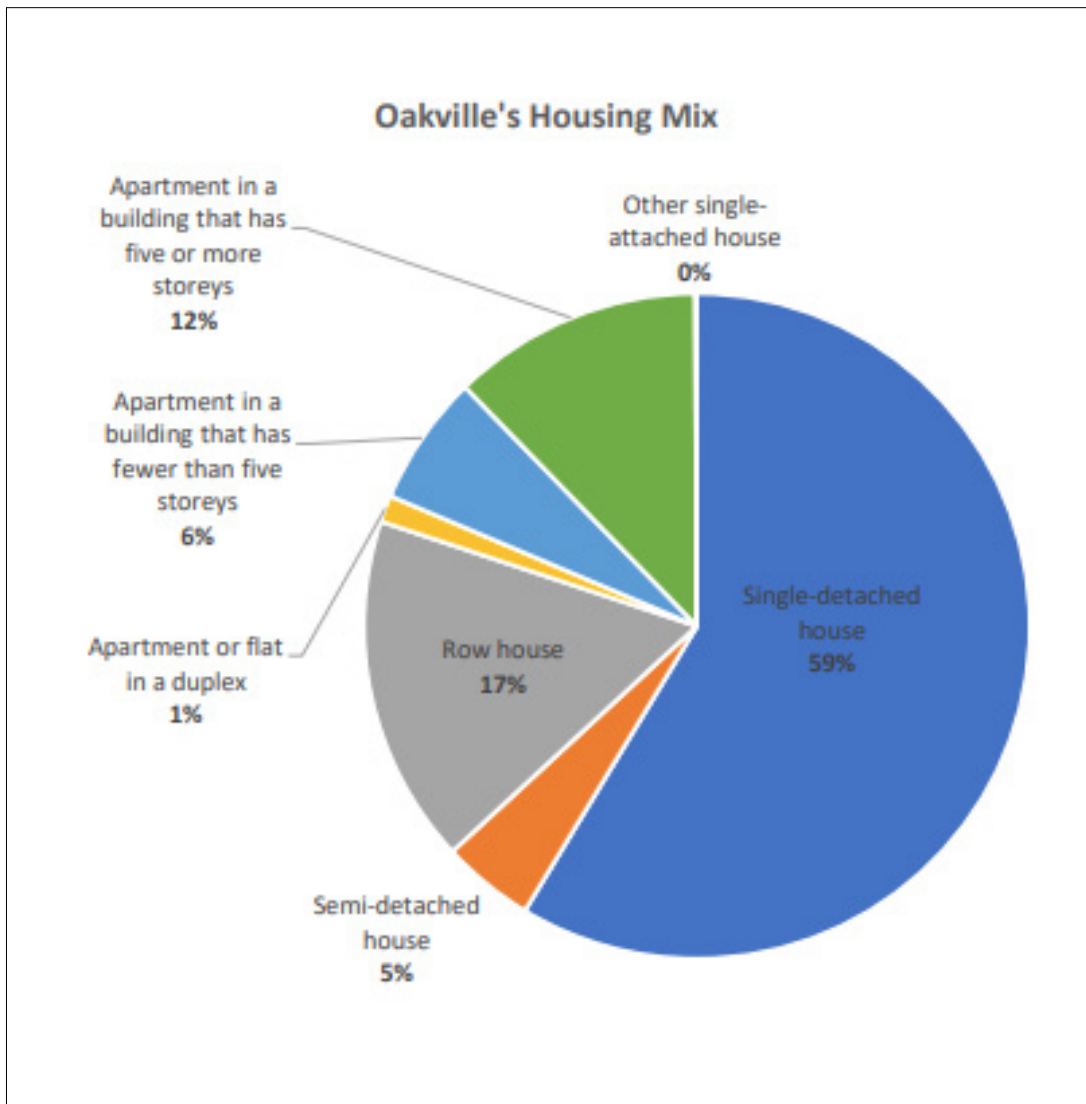
were made in response to the federal government’s refusal to grant the Town of Oakville funding through the Housing Accelerator Fund (HAF). At the time, Town of Oakville Mayor **Rob Burton** released a statement supporting council’s decision, arguing that there was no proof that increasing these permissions would make a meaningful difference in increasing the Town’s housing supply. In his statement, Burton claimed that Oakville’s existing official plan, which

was unanimously adopted in 2009, was already generating sufficient growth to meet the town’s housing targets. In the end, knowing that the federal government would not grant HAF funding for its proposal, the Town withdrew its application.

Town of Oakville ward 6 and regional councillor **Tom Adams** says the plan for housing growth will only work if new growth in Oakville is relegated to certain areas, such as the aforementioned nodes and corridors.

“It’s complicated,” he says of the HSAP. “We have a strategy in Oakville to direct growth to specific parts of Oakville and [the HSAP] is in alignment with that. We are focusing on major growth areas like Midtown ... but those areas are important because they have the capacity

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Pie chart showing the existing housing makeup in Oakville, with single-detached homes making up 59 per cent of housing forms. In its newly approved Housing Strategy and Action Plan (HSAP), the Town says 65 per cent of all new housing construction each year should be in the form of townhomes or condominiums to meet Halton Region’s housing targets for the town. The HSAP focuses on six objectives to improve Oakville’s housing landscape, including increasing housing supply, improving housing options and affordability, streamlining development approvals, making housing construction feasible, increasing community capacity and engagement, and collaborating with other partners.

SOURCE: TOWN OF OAKVILLE

PURSuing PLAN B

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to take a lot of development, which if spread across the community [could be], disruptive or harder to service.”

Adams says Oakville council and communities will need to have “grown-up conversations,” about density, recognizing

that the town simply doesn’t have the land required to build enough single-detached homes to meet Regional and local housing targets. But if high-density housing isn’t directed to the town’s more “urban” areas, he notes, established communities risk seeing development applications that cause contention.

“... We will have applications that will succeed within our existing low-rise communities, and that is extremely disruptive to the community,” he says. “When you allow development to occur broadly across a community, it’s disruptive and creates animosity amongst the existing residents.”

But Town of Oakville housing secretary **Brad Sunderland** says that despite some previous opposition to increased density in residential neighbourhoods, the HSAP does include some action items advocating for “gentle density,” including on both residential and commercial sites. Currently, the Town allows for up to three dwelling units to be developed as-of-right on residential lots, as

per the province’s Bill 23: *More Homes Built Faster Act*.

“We will continue to work to improve exposure of the new permissions within the town and promote those,” he says.

And despite its decision to no longer participate in the federal government’s HAF program, the Town is still committed to addressing housing supply, affordability and delivery in Oakville, Sunderland tells *NRU*.

“These are great objectives regardless, that I think the Town needs to move forward with.”



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N. Barry Lyon Consultants (NBLC) is seeking a Planner and Real Estate Analyst with one to two years of experience to join our team of professional urban planners, economists, and financial analysts.

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- Strong research, analysis, and data collection and report writing skills.
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- One to two years of relevant working experience and a well-rounded understanding of real estate and development.
- Enthusiasm and curiosity for urban development issues.

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HARMONIZING IN DIFFERENT KEYS

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have some province-specific exceptions to what they adopt from the national code, but my understanding is that this is about 70 per cent harmonized with the 2020 national code.”

One of the highlights of how the *Ontario Building Code* will be harmonized with the national code is an update to Ontario’s two-unit residential provisions, which will harmonize with the National Building Code’s requirements for secondary suites, without imposing the national requirements around minimum suite sizes. Ontario will still have authority over suite sizes in order to support the Ontario government’s housing objectives.

“You now have national interests being reflected in provincial codes, so there have been some challenges to two-unit houses—or secondary

suites. We kind of had our own process for how to handle that under the old code. But under the new code, there is going to be some alignment with the national code, which takes away some flexibility on how we were able to deliver secondary suites. And that’s going to make it a bit more difficult,” **Residential Construction Council of Ontario** (RESCON) vice president of building standards and engineering **Paul De Berardis** told *NRU*.

“The biggest [challenge] is the ability to share a heating system. Previously, you could have two [residential] units sharing one heating source, like a furnace. Under the new provisions, that will not be allowed. So you need independent heating sources for each unit, so there’s obviously a cost premium there.”

Climate change

considerations have had a major hand in shaping the forthcoming changes to the *Ontario Building Code*, with the 2024 code putting a strong emphasis on energy efficiency, sustainability and safety.

Going forward, homes and buildings developed in Ontario will require better insulation in order to improve building performance, while new standards will mandate higher-performance windows in order to reduce heat loss. Heating system standards will also be raised in the new code, promoting the use of energy-efficient technologies such as heat pumps.

“I think the intent here is to be addressing safety—increases in safety and compliance. And I think that’s speaking a lot to climate change and what we’re anticipating. What were 100-year [interval] storms may now be 10-year storms. And the concerns are making sure the buildings we’re constructing now can withstand the storms or changes in climate that we’re seeing impact the building industry and our structures now,” McMillan partner **Kailey Sutton** told *NRU*.

“The difficulty in that is we’re having trouble predicting the weather week-to-week and year-to-year, so the industry is trying to come together in consultations to see what we can implement now and try to plan for the future.”

The 2024 Code also puts an enhanced focus on improving accessibility standards to

ensure that both public and private buildings are accessible to everyone. These changes include enhanced requirements for ramps, elevators and door widths to make buildings easier to access and navigate for individuals with mobility challenges.

Another change to the Code that is tied to sustainability is increased height permissions for mass timber buildings. While currently, mass timber buildings can be built to a maximum of 12 storeys in height, under the new Code, mass timber can be constructed to a maximum height of 18 storeys.

There are pros and cons to harmonizing provincial building codes with the National Building Code, but one of the challenges is that this could put builders into a perpetual cycle of trying to play catch-up as the National Code is slated for an update next year, which will beget yet another change to the *Ontario Building Code*.

“National Building Code models are going through an update as well. So, they’re being updated in 2025 and that consultation period is open right now, and Ontario, under the agreement, has agreed to align [with the national code] within 24 months. So we’re aligning with the 2020 code now, but we anticipate more changes to come shortly once the 2025 national code is in effect,” said Sutton.

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The Town of Ajax
We are hiring!

Currently seeking a Temporary Development Engineering Technologist (18 month contract) for review, approval and inspection of development applications for site plans and subdivisions, infill lots, site grading plans for building permits, site servicing permits, driveway widening and swimming pool enclosure applications and other development applications.

Interested? Click here to review the detailed job description.

Application deadline: January 4, 2025 at 11:59 p.m.

ajax.ca/Careers

HARMONIZING IN DIFFERENT KEYS

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One benefit of having a more harmonized set of national and provincial building codes across Canada is that it opens up better access to international suppliers [of construction materials], which increases competitiveness in the market and helps to reduce costs.

“If I can come in and get my product verified and approved as being compliant with the building code, I can sell in all markets. That is much easier than having to get confirmed as code-compliant on a case-by-case, province-by-province basis,” said Forristal.

“There are costs associated with these changes, and our country is huge; things like climate are not the same on the East Coast as they are in the Prairies or on the West Coast, so that is where there is a balancing of interests.”

De Berardis made similar comments around the impacts

of harmonizing the provincial code with the national code, noting that it is a positive to have the two codes aligned, but also pointing out that there is still a divide that exists.

“The challenge is that we have municipalities who are still pursuing their own localized requirements. So those stand in the way of this national harmonized perspective. You also still have provinces that have their own priorities that don’t fit with some of the national views,” De Berardis said.

“Toronto is looking to have more housing types, like three and four-unit houses. British Columbia is looking at single-exit stairs in smaller [mid-rise] buildings. These are things that provinces are still having to go out and do on their own because the national code isn’t always looking at some of the priorities that provinces may


want to do. Quebec has interest in engineered wood products—they were some of the first to do mass timber, and they pushed for that well before the national code did. So, it’s really hard to do true full harmonization when the needs of every province are still somewhat unique.”

The challenges wrought by harmonizing provincial codes with the national code is compounded further by the fact that a new National Building Code is set to be released in 2025 and the harmonization agreement would mean Ontario’s building code will have to be updated within 18 months after that.

“Generally, [historically], Ontario updated the Code every five to seven years. The way the harmonization agreement [with the federal government] is laid out, every time there’s an update to the national code, a provincial update will have to follow within 18 months of that,” said De Berardis.

“The early schedule is that the federal code is going to be released probably in Q1 or Q2 of 2025 so we could potentially

have a new Ontario code by 2026. It’s a pretty drastic timeline, considering we’re bringing in a new Ontario code on January 1, 2025. That model is creating some real challenges when you imagine the number of people involved in a code cycle update: from architects to engineers and designers. On the flip side, you have plans examiners, building inspectors, everyone involved in the regulation of building permitting. It’s a monumental path to bring everyone up to speed.”

The full 2024 Ontario Building Code can be found online on the Province of Ontario website [here](#). 

— PEOPLE —

The **City of Mississauga** has appointed **Sam Rogers** as its new commissioner of transportation & works. Rogers had been serving in the role on an acting basis since June 2024, when previous Mississauga commissioner of transportation and works **Geoff Wright** was appointed Mississauga city manager and chief administrative officer (CAO). Rogers, who first joined the City of Mississauga in 2015 as manager of security services, served as director of infrastructure planning and engineering services prior to taking on the acting transportation & works commissioner role in June.

TOP-10 DEVELOPMENT LAW FIRMS



Peter Pantalone

NRU's much-anticipated annual ranking of the top GTHA planning and development law firms is back, with a familiar firm returning to the #1 spot and heated competition for the subsequent placements. Determining the top firms is no small feat, and involves extensive tracking and analysis of **Ontario Land Tribunal (OLT)** decisions over a 12-month time period. Given the long timelines associated with many planning appeals, the ranking considers not only final decisions and other substantive rulings issued over the past year, but also ongoing appeals that haven't yet reached a conclusion.

This past year saw more radical policy changes in the regulatory environment around land use in Ontario, including the Province's repeal of its contentious (and short-lived) mandatory application fee refunds, the imposition of new limits on third-party appeals, the removal of certain regional municipalities' planning responsibilities, and the replacement of the *Provincial Policy Statement* and the Growth Plan with a new *Provincial Planning Statement*, among others.

Planning litigation has always been a moving target,

but it has never been more so the case than in the present era. The perpetually changing regulatory framework necessitates nimble lawyering, and the OLT cases *NRU* reviewed this year are a testament to the talent and dedication of our top-ranked firms.

Major OLT decisions that informed this year's ranking include decisions—mostly resulting from settlements—on a series of major new Secondary Plans that will cumulatively accommodate tens of thousands of future residents and workers, including the Yonge-Steeles Corridor Secondary Plan in Vaughan, Halton Hills' Vision Georgetown Secondary Plan, and Milton's Trafalgar Secondary Plan, among others. These appeals were extremely complex, involving many stakeholders, often with divergent interests, and requiring wide-ranging subject matter expertise. The resolution of these appeals represents a major step forward in creating new compact and complete communities to support the GTHA region's growth.

At the same time, *NRU* reported on a wide range of site-specific land use appeals.

While the majority of these appeals are resolved as a result of settlement agreements among the parties, decisions from contested merit hearings are particularly interesting to review, given the in-depth analysis of competing viewpoints and precedent value for future appeals and applications. Alongside our reviews of the top firms, we have recounted the more-significant decisions profiled in *NRU* over the last year.

As always, we hope that our readers enjoy our law review feature, and wish you a safe and relaxing holiday season!

AIRD BERLIS

1 [2] *Aird & Berlis*

Solicitors: Meaghan Barrett, Maggie Bassani, Eileen Costello, Laura Dean, Jasmine Fraser, Ajay Gajaria, Tom Halinski, Patrick Harrington, Matthew Helfand, Leo Longo, Anna Lu, Naomi Mares, Jonathan Marun-Batista, John Mascarin, Melissa Muskat, David Neligan, Brendan O'Callaghan, John Pappas, Jane Pepino, Kristi Ross, Andrea Skinner, Alexander Suriano, Sidonia Tomasella, Peter Van Loan, Christopher

Williams and Steven Zakem.

Aird & Berlis takes the top spot in this year's GTHA law review, which it last held five years ago in *NRU*'s 2018/19 review. The firm was active in all areas of the GTHA, on behalf of a diverse range of public and private-sector clients, and across a wide spectrum of land use appeals. In terms of its caseload, and its track record of overwhelmingly successful outcomes, Aird & Berlis came out on top of the competition.

Based on a tally of the results of OLT decisions reviewed in *NRU*'s GTHA edition between August 2023 and July 2024, Aird & Berlis has emerged in the top spot with a relatively comfortable lead over the second-place firm.

Aird & Berlis achieved several notable victories over the course of the past year. Representing Millcroft Green Corporation, the firm successfully navigated a spicy 17-day contested hearing concerning their client's proposal to develop several parcels of vacant land from the re-configuration of the 18-hole Millcroft Golf Club with 90

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2024 LAW REVIEW

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single-detached dwellings and a six-storey 130-unit apartment building. Despite opposition from the City of Burlington and from two residents' coalitions, the Tribunal allowed the appeal and greenlit the development.

In another win, Aird & Berlis represented a Woodbridge developer seeking to build a 21-storey tower along the slope of the Humber River Valley. The City of Vaughan opposed the applications on the basis that the site is located within a significant valleyland and woodland, and a flooding and erosion hazard, which it argued precludes its redevelopment. After a Phase 1 hearing to address the threshold issue of the site's developability, the Tribunal agreed with the developer that a permissible structure exists within the planning policy framework to argue that a development proposal does not impact these environmental features. The Tribunal ruled that the appeals be allowed to proceed to a hearing on the merits of the proposed development.

Other notable case outcomes include:

- Successfully obtaining approvals on behalf of a developer for 372

apartments and townhouses in Pickering despite opposition from the City;

- Securing a settlement on behalf of a developer for a multi-tower development in Markham that will result in nearly 3,000 new residential units near Warden Avenue and Highway 7 in Markham;
- Securing a settlement on behalf of a developer for three towers of 38, 42 and 48 storeys along Markham's Highway 7 rapid bus corridor; and
- Securing a settlement on behalf of a developer for a nine-storey, 545-unit development adjacent to Aurora GO Station.

Cases: Representing Ahmed Development Inc. (OLT-23-000075 – Van Loan); representing Bronte River LP (OLT-22-004487 –Harrington, Barrett) (S); representing King Township (OLT-22-004669 – Skinner) (S); representing New Horizon Development Group and Millcroft Greens Corporation (OLT-22-002219 – Harrington, Barrett); representing King Township (OLT-22-004723 – Halinski, Fraser) (S); representing Peel Region (OLT-21-001645 – Harrington) (S); representing New World Centre (Markham) Development Corporation

(OLT-22-004154 – Costello, Helfand) (S); representing 2601622 Ontario Inc. (OLT-21-001950 – Mares, Costello) (S); representing Brock Road Duffins Forest Inc. (OLT-23-000498 – Longo, Neligan) (W); representing Almega Asset Management (OLT-23-000393 – Helfand); representing Argo Kennedy Ltd. (OLT-23-000520 – Harrington, Suriano); representing Wilson St. Ancaster Inc. (OLT-22-003888 – Harrington, Helfand) (S); representing 1334281 Ontario Ltd. (OLT-23-000606 – Longo); representing Development Group (100 SAW) Inc. (OLT-22-004122 – Mares, Helfand) (S); representing Caledon Community Partners, the Macville Owners, and Argo Humber Owners (OLT-23-000303 – Harrington, Suriano); representing 9861 Yonge Developments Inc. (OLT-22-003600 – Neligan) (S); representing King Township (OLT-22-004321 – Halinski); representing Brock Road Duffins Forest Inc. (OLT-23-000740 – Longo); representing Argo TPF Brampton III Ltd. and Argo TPF Brampton IV Ltd. (OLT-22-003840 – Harrington); representing 1407 Lakeshore Development Inc. (OLT-22-003844 – Longo); representing Southcote Hills Inc. (OLT-23-000673 – Harrington); representing King Township (OLT-23-000213 – Skinner, Halinski, Fraser) (W); representing Sunfield Homes Ltd. (OLT-23-000720 – Fraser, Tomasella); representing 5031718 Ontario

Inc. (OLT-23-000739 – Longo) (X); representing 499 Mohawk Inc. (OLT-23-000795 – Harrington, Helfand); representing the Town of Milton (OLT-22-004717 – Harrington, Neligan, Costello) (S); representing Bara Group (Whitby) Inc. (OLT-21-001810 – Skinner, Helfand) (W); representing King Township (OLT-23-000619 – Halinski) (S); representing ONE Properties LP (OLT-21-001567 – Harrington, Barrett); representing Development Group (100 SAW) Inc. (OLT-21-001787 – Halinski, Tomasella) (S); representing Georgetown Country Properties Ltd. (OLT-22-001949 – Harrington) (S); representing the Town of Milton (OLT-22-003226 – Skinner) (S); representing Lifetime Panda Mrkm Inc. (OLT-23-000656 – Tomasella, Mares) (S); representing 819655 Ontario Ltd. and Palermo Village Corporation (OLT-23-000290 – Harrington, Skinner, Suriano); representing the Town of Grimsby (OLT-22-003541 – Halinski) (S); representing Binbrook Heritage Developments (OLT-23-000802 – Harrington) (S); representing Mac Mor of Canada Ltd. (OLT-22-002855 – Bassani) (S); representing Frontdoor Developments (Palmerston) Inc. and Frontdoor Developments (Garrard) Inc. (OLT-23-000616 – Skinner, Helfand); representing 7818 Dufferin Inc. (OLT-22-004197 – Harrington,

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Pappas) (S); representing Caledon Residences Inc. (OLT-23-001195 – Pappas, Helfand, Dean); representing Wilson St. Ancaster Inc. (OLT-23-001076 – Harrington, Helfand) (X); representing Franden Holdings (OLT-22-004391 – Helfand, Longo) (X); representing AVM Developments Inc. (OLT-23-001186 – Harrington, Fraser); representing Yousif Al-Ali (OLT-23-001297 – Neligan, Longo); representing 47-1 Country Properties Ltd. and Castlemore Country Properties Ltd. (OLT-23-001094 – Harrington, Helfand); representing Bara Group (Whitby) Inc. (OLT-24-000115 – Helfand, Skinner); representing 2808406 Ontario Inc. et al (Fourteen Estates Ltd.) (OLT-22-003318 – Suriano, Mares) (X); representing Development Group (100 SAW) Inc. (OLT-22-004498 – Mares, Halinski, Tomasella); representing Candeco Realty Ltd. and Mac Mor of Canada Ltd. (OLT-23-000609 – Longo, Bassani); representing Mayfield West Phase 1-2 Landowners Group (OLT-23-001288 – Harrington); representing Millcroft Greens Corporation (OLT-22-004149 – Harrington, Suriano) (W); representing First Gulf Halton Steeles Ltd. and Sun Life Assurance Company of Canada (OLT-24-

000369 – Bassani); representing Orlando Corporation (OLT-24-000173 – O’Callaghan, Neligan); representing 336 Kings Ridge Inc. (OLT-22-002861 – Harrington, Dean) (S); representing Lifetime Panda Mrkm Inc. (OLT-23-000657 – Tomasella); representing Avenue 7 Developments Ltd. (OLT-24-000031 – Costello); and representing 7553 Islington Holding Inc. (OLT-22-002608 – Harrington, Helfand) (W).

WeirFoulds^{LLP}

2 [1] WeirFoulds

Solicitors: Kelin Algayer, Denise Baker, John Buhlman, Katherine Chan, Jeff Cowan, Chantal deSereville, Bruce Engell, Sean Foran, Dena Givari, Micah Goldstein, Narmada Gunawardana, Raj Kehar, Gregory Richards, Sylvain Rouleau, Abbey Sinclair and Christopher Tzekas.

WeirFoulds lands the number two spot in this year’s ranking after an exceptional year that saw the firm achieve a range of notable victories for its public- and private-sector clients. Although WeirFoulds represents clients all across the GTHA, the firm continues to maintain a particular strength

representing developers in Halton-area municipalities.

This year, WeirFoulds represented Branthaven Development Corporation in securing a settlement approval for an eight-tower development in Burlington on Oval Court, adjacent to Appleby GO station. The approved proposal will bring 1,996 new residential units and 12,500 square metres of office, retail, and daycare space to this transit-oriented site.

Other notable WeirFoulds settlement approvals on behalf of Burlington developers include approvals for a 33-storey tower at 789-795 Brant Street, for an 11-storey residential building at 417 Martha Street, and for three nine-to-11 storey mid-rises at 1010 Downsview Drive and 355 Plains Road East.

Representing the Town of Aurora, WeirFoulds helped to facilitate settlement approvals for a handful of high-density developments in key intensification areas such as the Aurora Promenade. WeirFoulds also represented the City of Vaughan in settling a number of complex appeals of the Yonge-Steeles Corridor Secondary Plan, as well as related site-specific rezoning appeals that will bring a forest of new towers up to 65 storeys in height to the Yonge-Steeles intersection.

Cases: Representing 1426769 Ontario Ltd. (OLT-23-000221 – Goldstein, Baker); representing the City of Vaughan (OLT-22-

002276 – Engell); representing Bara Goup (River Oak) Inc. (OLT-23-000166 – Baker) (S); representing multiple appellants (OLT-22-002219 – Baker, deSereville); representing Losani Homes (1998) Ltd. (OLT-22-003154 – Kehar); representing the Town of Aurora (OLT-22-001975 – deSereville) (S); representing the City of Mississauga (OLT-22-004386 – Kehar); representing Oshawa Sand & Gravel Supply (OLT-22-002685 – Tzekas, Sinclair); representing the Town of Aurora (OLT-21-001950 – deSereville, Baker) (S); representing the Town of Caledon (OLT-23-000520 – Kehar, Rouleau); representing the City of Brampton (OLT-23-000040 – Engell); representing David and Leesa Civiero (OLT-23-000299 – Baker) (S); representing the City of Vaughan (OLT-22-004122 – Engell) (S); representing the Town of Caledon (OLT-23-000667 – Kehar); representing Camarro Developments Inc. (OLT-23-000415 – Baker, deSereville); representing Caledon HL Developments Inc. (OLT-23-000693 – Baker, Goldstein); representing the Town of Ajax (OLT-23-000047 – Engell); representing Addison Automotive and Prombank Investment (OLT-21-001859 – Rouleau) (S); representing Pickering Islamic Centre (OLT-23-000740 – Kehar, deSereville); representing Nigel Morgan (OLT-23-000294 – Baker) (S); representing the City of Brampton (OLT-22-

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003840 – Engell); representing the Town of Aurora (OLT-22-002950 – Baker, deSereville) (S); representing Landform Development Group Inc. (OLT-21-001352 – Baker) (S); representing the City of Mississauga (OLT-22-004078 – Kehar) (S); representing the Town of Caledon (OLT-23-000524 – Kehar, deSereville); representing Claybar Road Holdings Inc. (OLT-22-004092 – Baker) (W); representing Brant Haven Development Corporation (OLT-22-003893 – Baker) (S); representing Infinity Development Group (OLT-22-003813 – Baker, deSereville); representing Milton P4 Trafalgar Landowners Group (OLT-22-004717 – Baker) (S); representing the City of Mississauga (OLT-22-004584 – Kehar, Algayer); representing the City of Mississauga (OLT-22-004366 – Kehar); representing 335 Plains Holdings Inc. o/a Coletara Development (OLT-22-004807 – Kehar, Baker) (S); representing Shaver Road MD Holdings Inc. (OLT-23-000737 – Baker, Sinclair) (S); representing Northcape Investments Inc. (OLT-23-000758 – Rouleau, Kehar); representing the City of Vaughan (OLT-21-001787 – Engell) (S); representing

Master Built Homes Inc. (OLT-22-001949 – Baker, Rouleau) (S); representing the City of Vaughan (OLT-23-000924 – Kehar); representing FGL Kerns Inc. (OLT-22-004680 – Baker) (S); representing the City of Vaughan (OLT-21-001436 – Engell) (S); representing the City of Brampton (OLT-23-001093 – Engell); representing Losani Homes (1998) Ltd. (OLT-23-001146 – Baker); representing York Region (OLT-22-002374 – Tzekas); representing the Town of Caledon (OLT-23-001195 – Kehar); representing the City of Vaughan (OLT-24-000108 – Engell); representing the City of Vaughan (OLT-23-001271 – Kehar); representing Graywood Bronte Village LP (OLT-22-004272 – Baker) (S); representing the City of Vaughan (OLT-23-000891 – Kehar); representing Durham Region (OLT-23-000888 – Baker, deSereville); representing Camarro Group (OLT-22-004848 – Baker) (X); representing Camarro Development Inc. (OLT-23-000116 – Baker, deSereville) (S); representing the City of Vaughan (OLT-22-004498 – Engell) (S); representing David Modasi (OLT-24-000137 – Givari, Goldstein); representing the City of Mississauga (OLT-24-

000064 – deSereville, Kehar); representing Hamilton Queen & Market Inc. (OLT-24-000127 – Kehar, Baker); representing Millcroft Coalition Against Bad Development (OLT-22-004149 – deSereville) (X); representing the City of Brampton (OLT-24-000387 – Engell); representing the Town of Caledon (OLT-22-002861 – Kehar, deSereville) (S); representing 2247322 Ontario Inc. (OLT-23-000069 – Engell) (W); representing the City of Vaughan (OLT-22-002608 – Kehar) (X); and representing City Centre Capital Ltd. (OLT-23-000599 – Engell, deSereville).

Goodmans^{LLP}

3 [4] Goodmans

Solicitors: Ian Andres, Anne Benedetti, David Bronskill, Tom Friedland, Rodney Gill, Joseph Hoffman, Roslyn Houser, Robert Howe, Christin Hunt, [Caroline Jordan], [Matthew Lakatos-Hayward], Max Laskin and Allan Liebel.

Goodmans rises up into third place reflecting an increase in its GTHA-wide OLT activity over this year's case reporting window. In a particularly precedent-setting decision, Goodmans represented a group of landowners opposing the City of Mississauga's proposed Official Plan affordable housing policies for mall-based community nodes. After a contested hearing, the disputed OP policies were struck down by the Tribunal on the basis

that the City had exceeded its jurisdiction under the *Planning Act* in seeking to impose the policies.

Representing Rotary Club of Brampton in a contested hearing, Goodmans scored a win to permit 10 and 12-storey apartment buildings in Brampton's Springbrook neighbourhood. In another Brampton-area contested hearing, Goodmans represented the owner of a property accommodating a religious temple who sought a lot line adjustment to enable future development on an underutilized part of the site. Despite opposition from the religious organization tenanting the temple, the Tribunal granted the consent sought by the owner.

Other notable victories include securing a settlement approval on behalf of a developer for three towers of 29, 31 and 36 storeys at the Eglinton-Hurontario intersection in Mississauga; securing a settlement approval on behalf of a developer for two towers of 40 and 44 storeys in Markham's burgeoning Yonge-Steeles node; and settling on behalf of LCBO in respect of its appeal of a neighbouring tall building development in downtown Brampton, wherein LCBO successfully secured changes to the neighbouring site's proposal to protect the future development potential of its own lands.

Cases: Representing

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Promenade Limited Partnership (OLT-22-002276 – Hoffman); representing Dundas Landowners' Association (OLT-23-000075 – Laskin); representing multiple appellants (OLT-22-002219 – Houser, Lakatos-Hayward, Laskin, Bronskill); representing 4Q Commercial WP Inc. (OLT-23-000281 – Bronskill, Gill, Lakatos-Hayward); representing Cacoeli Terra Vaughan Ltd. (OLT-23-000284 – Laskin) (S); representing 33 HC TAS LP, 33HC Corp., 3168HS LP and 3168HS Corp. (OLT-23-000484 – Bronskill, Gill); representing Downing Street (1015 King Street) Inc. (OLT-22-004771 – Bronskill, Gill) (S); representing Rotary Club of Brampton Glen Community Centre (OLT-23-000295 – Bronskill, Gill, Lakatos-Hayward) (W); representing Promenade Limited Partnership (OLT-22-002104 – Hoffman, Laskin) (S); representing Mississauga I GP Inc., Mississauga II GP Inc. and Mississauga III GP Inc. (OLT-22-004386 – Bronskill, Gill); representing Calloway REIT (Mississauga) Inc., First Capital (Meadowvale) Corporation and 4005 Hickory Drive Ltd. (OLT-22-002285 – Laskin, Bronskill) (W); representing Atria Developments (OLT-21-001950 – Laskin); representing

Zest Communities Inc. (OLT-22-002312 – Bronskill, Gill); representing Sundial Homes (4th Line) Ltd. (OLT-21-001822 – Howe) (S); representing Fengate LiUNA Gardens Holdings LP (OLT-22-003989 – Bronskill) (X); representing Old Orchard Kingston Road GP and PTC Ownership LP (OLT-23-000606 – Laskin, Bronskill); representing Airfield Developments Inc. and Airfield II Developments Inc. (OLT-23-000667 – Bronskill, Gill); representing Park 52 Apartments Ltd. (OLT-21-002260 – Bronskill, Lakatos-Hayward); representing Acorn Bolton Inc. (OLT-23-000303 – Andres); representing Zonix Group Inc. (OLT-22-003176 – Bronskill, Gill) (S); representing Metroview Developments (Garden) Inc. (OLT-22-002152 – Andres) (S); representing Metroview Developments (Harding) Inc. (OLT-22-003600 – Andres) (S); representing MGR Group Inc. (OLT-21-001859 – Bronskill) (S); representing Cachet MDRE (Mount Hope) Inc. (OLT-22-004589 – Gill) (S); representing Four X Development Inc., Pencil Top Development Inc., Mustque Development Inc. and Bramwest Development Corporation (OLT-22-003840 – Andres, Howe); representing

128 Lakeshore Road East LP (OLT-22-004078 – Bronskill) (S); representing Curated North Inc. (OLT-23-000720 – Bronskill); representing 30 Eglinton Avenue West Ltd. (OLT-22-004548 – Andres) (S); representing Ahmed Bilal (OLT-23-000678 – Bronskill); representing Sradhananda Mishra (OLT-23-000636 – Bronskill) (W); representing 70 Park Street East Inc. (OLT-23-000684 – Gill); representing Remington Trafalgar Inc. (OLT-22-004717 – Bronskill) (S); representing Lightpoint (170 Lakeshore Road East Port Credit) Inc. (OLT-22-004584 – Bronskill); representing BILD and Oxford Properties Group (OLT-22-004366 – Howe, Laskin); representing Acorn NE Stouffville Inc. (OLT-23-000758 – Andres); representing Cardea Bayview Valley Developments Ltd. (OLT-23-000979 – Laskin, Bronskill); representing Concen Development Ltd. (OLT-23-000924 – Gill); representing DiCenzo Construction Company Ltd. (OLT-23-000992 – Bronskill, Jordan); representing Delta Joint Ventures Inc. (OLT-23-000877 – Gill, Bronskill); representing BRL Realty Inc. and TerraBonna 7115 Yonge Ltd. (OLT-23-000793 – Andres, Laskin); representing Enirox Dundas 3015 Inc. (OLT-23-000290 – Bronskill, Andres); representing 7080 Yonge Ltd. (OLT-21-001436 – Bronskill) (S); representing 4Q Commercial WP Inc. (OLT-22-003759 – Lakatos-

Hayward) (S); representing Markham Suites Hotel Ltd. (OLT-24-000009 – Bronskill, Hoffman); representing Liquor Control Board of Ontario (OLT-22-004628 – Laskin) (S); representing Cal-Markell Developments Inc. (OLT-23-001186 – Bronskill); representing Diamond Developments and Mario and Maria Polla (OLT-23-001297 – Laskin, Houser); representing PTC Ownership LP (OLT-24-000150 – Hoffman) (W); representing BILD and Durham Region Home Builders' Association (OLT-23-000888 – Howe, Gill); representing Amdev Brampton GP Inc. and Centennial Mall Brampton Ltd. (OLT-23-000609 – Bronskill); and representing the Town of Oakville (OLT-23-000599 – Howe).

Davies Howe
LAND DEVELOPMENT ADVOCACY & LITIGATION

4 [3] **Davies Howe LLP**

Solicitors: John Alati, Lauren Cao, Michael Cook, Mark Flowers, Kyle Gossen, [Narmada Gunawardana], Ava Kanner, Nikolas Koschany, Samantha Lampert, Alex Lusty, [Andy Margaritis], Meaghan McDermid, Robert Miller, Grace O'Brien, Susan Rosenthal, [Hannah Ruby], Andrew Valela and Liam Valgardson.

Fourth place in this year's GTHA ranking goes to Davies Howe, a talented boutique law firm that regularly takes

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on the most challenging and high-stakes land use planning appeals. Representing Clubhouse Developments, the firm helped bring an end to a multi-year saga around the proposed redevelopment of the former Board of Trade Golf Course lands in Vaughan, culminating in a settlement with an appellant neighbourhood group that permits the development of up to 662 residential units and the public conveyance of 72 hectares of open space lands.

In another significant decision, Davies Howe secured a motion win forcing the Town of Ajax to accept, as a complete application, its client's site plan control submission for 727 Shoal Point Road, which the Town had refused to process on the basis that the applicant had not complied with its recent mandatory pre-consultation policies.

Demonstrating the firm's versatility, Davies Howe secured a \$478,000 development charge refund for a Georgina-area developer by successfully arguing that York Region had over-levied development charges on their client's project. The firm obtained another notable settlement approval on behalf of developer Edenshaw for its proposal for two towers of 40

and 42 storeys adjacent to Port Credit GO station.

Cases: Representing Kaneff Properties (OLT-23-000261 – Flowers) (S); representing Crystal Homes (OLT-22-002219 – Lusty); representing Gates of Bayview Inc. (OLT-22-004469 – Flowers) (S); representing Clubhouse Developments Inc. (OLT-22-002905 – Flowers, Gossen) (S); representing 2593033 Ontario Ltd. c/o Weston Garden Centre (OLT-22-004723 – Lusty); representing Shimvest Investments Ltd. (OLT-22-001975 – McDermid) (S); representing Sher Markham Inc. (OLT-23-000314 – Lusty, Gunawardana, Ruby) (W); representing BILD (OLT-21-001645 – Rosenthal, Lusty) (S); representing multiple appellants (OLT-22-002104 – Miller, Lusty, O'Brien, Alati, Margaritis, McDermid, Flowers, Lampert) (S); representing Essence Holdings Inc. (OLT-23-000363 – Alati, O'Brien, Gunawardana) (S); representing Kindwin (Brock) Development Corporation (OLT-23-000498 – Lusty, Ruby) (S); representing Dorsay Development Corporation (OLT-22-004824 – Rosenthal, McDermid); representing Edenshaw Queen Developments Ltd.

(OLT-22-004843 – Flowers, O'Brien); representing Auto Complex Ltd. (OLT-22-004122 – Rosenthal, Gossen) (S); representing 6086 Mayfield Inc., 2652876 Ontario Ltd., 6230 Mayfield Inc. and Airport 12151 Inc. (OLT-23-000667 – McDermid); representing Edenshaw Elizabeth Development Ltd. (OLT-21-002260 – Flowers, O'Brien) (X); representing Greycan 12 Properties Inc. (OLT-23-000373 – Lusty, Gunawardana) (W); representing 2593033 Ontario Ltd. (OLT-22-004321 – Lusty); representing Kindwin (Brock) Development Corporation (OLT-23-000740 – Lusty, Ruby); representing Brampton Areas 52, 53 Landowners Group (OLT-22-003840 – Flowers); representing Edenshaw SSR Developments Ltd. (OLT-23-000390 – Flowers, O'Brien); representing Ganni Properties Inc. (OLT-23-000524 – Alati, Gunawardana); representing Hammerford Development Ballantrae Inc. (OLT-22-003616 – Margaritis); representing Shree Jagannath Temple Canada (OLT-23-000636 – McDermid, Ruby) (X); representing 1494096 Ontario Inc. (OLT-23-000324 – O'Brien); representing Matthew Peric (OLT-23-000619 – Lusty) (S); representing 2434981 Ontario Inc. (OLT-23-000758 – Margaritis, Gunawardana); representing Angelo DeGasperis et al (OLT-23-000979 – McDermid); representing Auto Complex Ltd. (OLT-21-001787 –

Rosenthal, Gossen) (S); representing Shelton Properties Ltd. and Coryville Construction Ltd. (OLT-22-001949 – Margaritis, Alati) (S); representing Milton Meadows Properties Inc., 1321387 Ontario Inc. and Valley Grove Estates Inc. (OLT-22-003226 – McDermid) (S); representing Shoal Bayly Ontario Inc. (OLT-23-001023 – Cook, Ruby, Alati) (W); representing Auto Complex Ltd. (OLT-21-001436 – Gossen) (S); representing Darzi Holdings Inc. (OLT-23-001093 – McDermid); representing The Manors of Belfountain Corp. (OLT-22-002819 – Flowers); representing 1685078 Ontario Inc. (OLT-23-001195 – Alati, Cook); representing Bridgebrook Corporation (OLT-22-002958 – Flowers, O'Brien) (S); representing Tony and Dom's Ltd. (OLT-22-004391 – O'Brien, McDermid) (X); representing Kaneff Properties Ltd. and Crystal Homes (Wildflower) Corporation (OLT-23-001186 – Flowers, Gunawardana); representing Middleburg Developments Inc. (OLT-23-001072 – Lusty, Gunawardana); representing Maurizio Rogato (OLT-23-001094 – Cook, McDermid); representing 1299148 Ontario Inc. (OLT-24-000057 – McDermid) (W); representing Centre Street Properties Inc. (OLT-23-001271 – Flowers, Lampert); representing 5012526 Ontario Inc. (OLT-23-000891 – Flowers, Cook); representing

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Shoal Bayly Ontario Inc. and Bowmanville North (Soper Springs) Landowners Group Inc. (OLT-23-000888 – Lusty, Cook, Alati, Flowers); representing Auto Complex Ltd. (OLT-22-004498 – Gossen, Rosenthal); representing 16 Lisa Street Ltd. (OLT-23-000609 – Alati); representing Oakville Argus Cross LP (OLT-23-000599 – Flowers, Cook); representing 2090396 Ontario Ltd. (OLT-23-000726 – Flowers); and representing Kaneff Properties Ltd. (OLT-23-000836 – Flowers, Gunawardana).



5 [6] Kagan Shastry DeMelo Winer Park

Solicitors: Paul DeMelo, Adrian Frank, Ira Kagan, Sarah Kagan, Jason Park, Douglas Pateman, Olivia Rasekhi and Kristie Stitt.

Kagan Shastry DeMelo Winer Park (KSDWP) advances one place rising to fifth in this year's GTHA ranking. Among its notable successes this year, the firm represented the Municipality of Clarington in an appeal of its recent Provincial conformity Official Plan Amendment (OPA 107) pertaining to Environmental

Protection Area and Natural Heritage System mapping for lands northeast of Highway 401 and Newtonville Road. The appellant disputed the Municipality's mapping and after a complex hearing involving extensive natural heritage evidence, the Tribunal ruled in favour of the Municipality and upheld its mapping for the lands.

In another contested hearing, KSDWP represented developer appellants proposing a nine-storey retirement home in Richmond Hill, which was supported by planning staff but opposed by city council. The Tribunal ruled in favour of the developer, finding the proposal to represent good planning.

Other notable outcomes for the firm include obtaining a settlement approval on behalf of a Mississauga developer for three towers of 16, 18 and 25 storeys that will accommodate 935 units of transit-oriented housing along the forthcoming Dundas bus rapid transit corridor, and obtaining a settlement approval on behalf of Latch Developments for two 20-storey towers that will set a new high watermark for development in North Burlington.

Cases: Representing Calgas Investments Ltd. (OLT-

21-001712 – DeMelo); representing the Town of Oakville (OLT-23-000166 – DeMelo); representing Block 41 Landowners Group (OLT-22-002104 – Kagan, Kagan); representing RGF (Mississauga) Developments (OLT-22-004373 – DeMelo) (S); representing 2691823 Ontario Inc. (OLT-22-004156 – Kagan, Kagan) (S); representing Yonge Steeles Landowners Group Inc. (OLT-22-004122 – Kagan, Kagan, Park, Stitt) (S); representing Leslie Elgin Developments Inc. (OLT-22-004102 – Kagan, Kagan) (S); representing First Baymac Developments Ltd. (OLT-22-004270 – Park, Rasekhi) (W); representing DRC (Markham) Inc. (OLT-23-000427 – DeMelo, Stitt); representing 488-500 Upper Wellington Dominee Inc. (OLT-23-000811 – Park, Kagan); representing Fouro Towers Builders Ltd. and Sasson Construction Inc. (OLT-23-000747 – Kagan, Kagan, DeMelo) (S); representing the Town of Milton and Halton Region (OLT-23-000269 – DeMelo) (W); representing GWL Realty Advisors Inc. (OLT-22-004366 – Frank, Park); representing The Elia Corporation (OLT-22-004828 – Kagan, Kagan, Pateman) (S); representing Yonge Steeles Landowners Group Inc. (OLT-21-001787 – Kagan, Kagan, Park) (S); representing Augend 189 Dundas West Village Properties Ltd. (OLT-22-

representing 1989 Appleby Latch Ltd. (OLT-23-000070 – Park) (S); representing Nash Developments Ltd. (OLT-22-004868 – Frank) (S); representing Yonge Steeles Landowners Group Inc. (OLT-21-001436 – Kagan) (S); representing Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc. (OLT-22-003541 – Kagan, Kagan) (S); representing 1107656 Ontario Inc. (Times Group) (OLT-22-003831 – Kagan, Kagan) (S); representing Greenwin Corp. and Sweeny Holdings Ltd. (OLT-22-004628 – Park) (S); representing Springbrook Community Management Inc. (OLT-23-001186 – Pateman, DeMelo); representing Kirby 27 Development Ltd. and Copper Kirby Development Ltd. (OLT-24-000108 – Kagan, Kagan); representing Brundale Fine Homes Ltd. (OLT-23-001036 – DeMelo) (W); representing Canuck Properties Ltd. (OLT-23-000891 – Pateman, Kagan); representing Fieldgate Developments and Umiak Investments Ltd. (OLT-23-000888 – DeMelo); representing the Municipality of Clarington (OLT-23-003318 – DeMelo) (W); representing 7085 Goreway Properties (OLT-23-001155 – Kagan, Kagan) (W); representing Yonge Steeles Landowners Group Inc. (OLT-22-004498 – Kagan, Kagan, Park); representing Starbank Developments 285 Corp. (OLT-23-000609 – Kagan); representing Collecdev (8868

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Yonge) GP Inc. (OLT-23-001120 – Park); representing McCowan Elgin Developments Inc. (OLT-24-000239 – Kagan, Pateman); representing QF Development Group (BT) Inc. (OLT-24-000220 – DeMelo); representing Reza Mortazi and Maryam Naji (OLT-24-000474 – DeMelo); representing Format Lakeshore Inc. (OLT-24-000191 – Kagan, Pateman); and representing 10725 Kennedy Developments Ltd. (OLT-24-000314 – Kagan, Pateman).



6 [7] Loopstra Nixon

Solicitors: Quinto Annibale, Steven Ferri, Mark Joblin, Ashley Metallo, Jenna Morley, Mandy Ng, Aaron Platt, Austin Ray, Brendan Ruddick, [R. Arti Sanichara], Daniel Steinberg, Katryna Vergis-Mayo, Alexandra Whyte and Bianca Zuzu.

It was another busy year for Loopstra Nixon, which advances one spot in this year's ranking, rising up to sixth place. The firm was involved in a range of notable cases over the past year. In Vaughan, Loopstra Nixon represented Zancor Homes whose seven-tower, 3,100-unit development approval was appealed by

United Parcel Service Canada due to land use compatibility concerns relating to its nearby distribution facility. Through Tribunal-assisted mediation, the parties reached a settlement that includes agreement to designate Zancor's site as a Class-IV noise area, to ensure it can co-exist compatibly with UPS' operations.

Loopstra Nixon successfully represented the City of Pickering in a contested hearing involving appeals to Pickering's official plan and zoning by-law amendments to regulate infill development within Established Neighbourhood Precincts, resulting in a dismissal of the appeals. In Halton Hills, the firm represented Southwest Georgetown Landowners' Group in the settlement of the Vision Georgetown Secondary Plan, which establishes a framework for the development of a 412-hectare area with up to 9,300 dwelling units and 2,400 jobs.

Other notable settlements achieved by Loopstra Nixon include approvals for a Caledon industrial warehouse and distribution building on Heart Lake Road, as well as the successful resolution of Mizrahi Constantine's appeal of Vaughan's Yonge-Steeles Corridor Secondary Plan and

application for a site-specific rezoning to permit a multi-tower development.

Cases: Representing the City of Mississauga (OLT-23-000075 – Annibale, Joblin, Ruddick); representing United Burlington Retail Portfolio (OLT-22-002219 – Platt, Ng); representing Deborah and David Soloman Weiss, Bill and William Bowles Harris, Robert Sheinberg B & D Love Inc., 1186675 Ontario Ltd., Heste Corporation, Lloydtown Farms Ltd. and 611428 Ontario Ltd. (OLT-22-004723 – Ferri, Ng) (S); representing the Township of Uxbridge (OLT-23-000256 – Ruddick) (W); representing the City of Pickering (OLT-22-004614 – Whyte) (X); representing CRH Canada, Maple Industrial Landowners Group, Blair Building Materials, A.G.A. Holdings, Kirbywest MCN (Pine Valley) Inc., West Rutherford Properties Ltd. and Coco Paving Inc. (OLT-22-002104 – Ferri, Ng, Whyte, Sanichara); representing the City of Pickering (OLT-21-001593 – Joblin, Whyte) (W); representing the City of Mississauga (OLT-22-004373 – Whyte) (S); representing the City of Pickering (OLT-23-000606 – Annibale, Joblin); representing Mizrahi Constantine (180 SAW) Inc. (OLT-22-004122 – Ruddick, Whyte, Annibale) (S); representing the City of Mississauga (OLT-23-000406 – Joblin, Annibale); representing the Township of Scugog

(OLT-23-000551 – Whyte, Joblin) (S); representing the Municipality of Clarington (OLT-23-000308 – Joblin); representing the City of Pickering (OLT-23-000740 – Annibale, Joblin, Sanichara); representing MCN (Mayfield) Inc., MCN (Heritage) Inc. and MCN Financial Group (OLT-22-003840 – Ferri, Whyte); representing Angelo Pompilio and Augustinian Fathers (Ontario) Inc. (OLT-23-000213 – Ferri, Annibale, Sanichara); representing Halton Standard Condominium Corporation 416 (OLT-22-003813 – Platt); representing the City of Mississauga (OLT-22-004828 – Joblin, Whyte) (S); representing Ambria (Lincolnville) Ltd. (OLT-23-000758 – Platt, Zuzu); representing Mizrahi Constantine (180 SAW) Inc. (OLT-21-001787 – Ruddick, Whyte, Annibale) (S); representing Southwest Georgetown Landowners Group (OLT-22-001949 – Joblin, Annibale) (S); representing King Home Construction Inc. (OLT-22-003307 – Platt, Whyte) (S); representing the Township of Scugog (OLT-23-001009 – Whyte, Joblin); representing the Municipality of Clarington (OLT-22-004868 – Joblin) (S); representing 12304 Heart Lake Road LP (OLT-22-004650 – Ferri, Ng) (S); representing Mizrahi Constantine (180 SAW) Inc. (OLT-21-001436 – Ruddick) (S); representing the City of

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Brampton (OLT-23-000715 – Ray) (S); representing Zancor Homes (Steeles) LP (OLT-23-000711 – Annibale, Ruddick) (S); representing the Township of Uxbridge (OLT-22-002958 – Joblin) (S); representing Charles DiMaria (OLT-23-000583 – Whyte) (X); representing the Municipality of Clarington (OLT-24-000134 – Joblin) (S); representing Mizrahi Constantine (180 SAW) Inc. (OLT-22-004498 – Ray, Annibale, Ruddick); and representing Doney Hill Holdings Inc. (OLT-24-000031 – Ruddick).

**TMA
LAW**

7 [5] TMA Law

Solicitors: Meredith Baker, John Anthony Cleworth, Jessica De Marinis, Mark de Jong, Shelley Kaufman, Paul Mazza, Jennifer Meader, Nancy Smith, Scott Snider, Anna Toumanians and Herman Turkstra.

Hamilton-based TMA Law—recently re-branded from Turkstra Mazza Associates—continues to maintain a heavy caseload of OLT appeals encompassing a broad range of planning and development matters across the GTHA. In a major April 2024 decision,

TMA Law successfully represented a resident who had obtained party status in opposition to a development proposal by Fengate LiUNA for a lakefront property in Stoney Creek. The Tribunal refused the development on the basis that it would overwhelm the surrounding neighbourhood.

In another interesting contested hearing, TMA Law represented a Whitchurch-Stouffville developer seeking an extension of its Draft Plan of Subdivision to allow it more time to clear conditions. The Town opposed the extension on the basis that it preferred a more-intense form of development on the subject lands, however the Tribunal ruled in favour of the developer and granted an extension of the Draft Plan.

TMA secured a range of notable settlement approvals for new development including:

- In Mississauga on behalf of Lamb Development Corp, for a 10-storey mixed-use development in the Streetsville neighbourhood;
- For two separate sites in Hamilton on behalf of Losani Homes, for a 290-unit townhouse development in Stoney Creek, and a 38-unit single-detached residential

subdivision on a lakefront property; and

- In Brampton, on behalf of Branthaven Homes, for a 57-unit single-detached residential subdivision at the southwest corner of Creditview Road and Queen Street West.

Cases: Representing Andrea Nobbs and Bruno Jauernig (OLT-22-003883 – Meader) (W); representing Angelina Nesci (OLT-21-001786 – Meader) (W); representing Branthaven Creditview Inc. (OLT-23-000261 – Smith) (S); representing multiple appellants (OLT-22-002219 – De Marinis, Smith, Snider, Meader, Kaufman); representing Losani Homes (1998) Ltd. (OLT-22-003075 – Meader) (S); representing 2628934 Ontario Inc. (OLT-21-001035 – Meader) (W); representing Burlington Healthcare Centre Inc. and Carriage Gate Inc. (OLT-23-000029 – Kaufman); representing FP Mayfield (West) Inc. (OLT-23-000520 – Snider); representing Misko Kancko (OLT-23-000160 – Smith) (S); representing Robert Morash (OLT-22-003989 – Smith, De Marinis) (W); representing Emshih Developments Inc. (OLT-21-001738 – De Marinis, Smith, Toumanians) (S); representing Rymal East Development Corp. (OLT-23-000733 – Snider, Toumanians, Meader); representing Miss BJJ Corp. (OLT-22-004676 – Smith, De Marinis, Toumanians)

(S); representing multiple appellants (OLT-22-003840 – Snider, Kaufman); representing Far Sight Homes, 2506339 Ontario Inc. and Robert Schickedanz (OLT-22-003634 – Snider); representing Parkside Hills Inc. (Country Green Homes) (OLT-22-002820 – Snider, Toumanians) (W); representing Infinity Development Group (OLT-22-004445 – Meader, de Jong); representing 1826210 Ontario Inc. (OLT-21-001799 – Meader) (S); representing 2076828 Ontario Ltd. and White Squadron Development Corporation (OLT-22-004717 – Snider, Toumanians, Kaufman) (S); representing Mattamy (Halton Hills) Ltd. (OLT-22-001949 – De Marinis, Snider, Toumanians) (S); representing Losani Homes (1998) Ltd. and 1080992 Ontario Inc. (OLT-22-004814 – Meader) (S); representing Mike and Sarah Jackson (OLT-23-001011 – De Marinis) (W); representing Peter Djeneralovic (OLT-22-002920 – Toumanians, Meader); representing 1583123 Ontario Inc. (OLT-22-004822 – Meader) (S); representing 1312733 Ontario Inc. (OLT-21-001725 – Meader, Smith) (S); representing Renimob Properties Ltd. (OLT-23-000148 – Snider, Toumanians) (S); and representing Courtney Valley Estates Inc. and Lillipad Developments Inc. (OLT-23-001052 – Meader) (W).

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8 [8] Borden Ladner Gervais

Solicitors: Andrew Baker, Emma Blanchard, Katie Butler, Liviu Cananau, F.F. (Rick) Coburn, Jonathan Cocker, Brett Davis, Lee English, Lou Fortini, Simon Fung, Michael Grant, Calvin Ho, Gabrielle Kramer, Julie Lesage, Franz Lopez, [Denisa Mertiri], Piper Morley, J. Pitman Patterson, Laura Robinson, Frank Sperduti, Isaac Tang, Diana Weir and Robert Wood.

Borden Ladner Gervais (BLG) holds strong in eighth place in this year's ranking. This year, the firm helped secure settlements on behalf of its client Halton Region in connection with appeals of two major new secondary plans: Milton's Trafalgar Secondary Plan, which introduces a land use framework to support the extension of higher-order transit along Trafalgar Road; and Halton Hills' Vision Georgetown Secondary Plan, which expands the Georgetown Urban Area and envisions a new complete community accommodating 23,800 people.

BLG has also represented the City of Vaughan in a

number of high-profile matters, including appeals of Vaughan's new Comprehensive Zoning By-law 001-2021, which was the subject of numerous settlements over the past year, and an appeal of Vaughan's approval of a proposal to re-develop the former Board of Trade Golf Club, which concluded with a settlement in July 2024.

On behalf of the City of Markham, BLG secured two notable settlements: one pertaining to the proposed redevelopment of Thornhill Square Shopping Centre with four buildings of seven, 12, 17 and 19 storeys; and a settlement approval for 37 and 42-storey towers near Mount Joy GO station.

Cases: Representing York Region (OLT-22-003045 – Lesage); representing York Region (OLT-21-001498 – Grant); representing the City of Vaughan (OLT-22-002905 – Patterson, Baker) (S); representing Metrolinx (OLT-23-000484 – Tang, Kahansky); representing the City of Markham (OLT-23-000314 – Baker, Grant) (X); representing York Region (OLT-21-001186 – Sperduti, Grant); representing the City of Vaughan (OLT-22-002104 – Patterson, English, Morley) (S); representing the

City of Vaughan (OLT-22-004573 – Grant, Sperduti); representing Peel District School Board (OLT-23-000303 – Baker, Lesage); representing Peel Region (OLT-22-004244 – Lesage); representing Wanless Properties Ltd. (OLT-22-003840 – English) (S); representing the City of Markham (OLT-22-003917 – Baker, Lesage) (S); representing York Region (OLT-22-003616 – Patterson, Mertiri, Butler); representing York Region (OLT-22-002572 – Sperduti); representing the City of Markham (OLT-23-000747 – Patterson, Lesage) (S); representing Halton Region (OLT-22-004717 – Tang, Davis, English) (S); representing 2864249 Ontario Inc. (OLT-22-003667 – Tang, Davis) (S); representing Peel District School Board (OLT-22-004828 – Baker, Lesage) (S); representing Halton Region (OLT-22-001949 – Tang, English) (S); representing the City of Markham (OLT-23-000793 – Patterson, Davis); representing 3087 OBR Inc. (OLT-23-000290 – Patterson, English); representing John David and Andrea Emily Pierson (OLT-22-003834 – Baker); representing Peel Region (OLT-23-001121 – Lesage, Cananau); representing Soneil Markham Inc., Soneil Mississauga Inc. and Soneil Oakville Inc. (OLT-23-000609 – Tang, English); representing the City of Vaughan (OLT-22-004652 – Baker, Lesage); representing Bramwest Development Corp. and

James Reed (OLT-22-004633 – Lesage) (X); representing the City of Burlington (OLT-22-004149 – Tang, Davis) (X); representing the City of Vaughan (OLT-23-000272 – Grant, Sperduti); representing York Region (OLT-24-000173 – Grant, Sperduti); representing the City of Markham (OLT-22-002000 – Coburn, Morley, Lesage) (W); representing the City of Markham (OLT-23-001274 – Morley, Lesage); representing Petros Solodatos (OLT-22-002809 – Butler, Patterson) (S); representing Oak-Lane Park Investments Inc. (OLT-23-000599 – English, Morley); and representing York Region (OLT-23-000726 – Sperduti, Fortini, Grant).

Ritchie Ketcheson
Hart & Biggart LLP

9 [10] Ritchie Ketcheson Hart & Biggart

Solicitors: R. Andrew Biggart, John C. Hart, [Christina Kapelos], Bruce C. Ketcheson, Kacie Layton and John C. Ritchie.

Ritchie Ketcheson Hart & Biggart moves up one place to ninth in this year's ranking. The firm continues to be one of the main go-to law firms for municipalities throughout the GTHA requiring extra bench strength at the OLT. Ritchie Ketcheson Hart & Biggart represented the City of Mississauga in an appeal by developer Edenshaw for a proposed 24-storey

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tower close to Port Credit GO station. Ultimately, the Tribunal was persuaded by the City's arguments that the proposal would result in overdevelopment of the relatively small site.

In another contested hearing, Ritchie Ketcheson Hart & Biggart represented the Town of Aurora in opposition to a development proposal for the southwest corner of Wellington Street East and Leslie Street, where a developer proposed four 13-storey towers in addition to some ground-oriented housing. The Tribunal sided with the Town in ruling against the development, affirming the Town's seven-storey height limit as providing an appropriate level of intensification on the lands.

Cases: Representing the Town of Oakville (OLT-22-004519 – Biggart); representing the City of Burlington (OLT-22-002219 – Biggart, Kapelos) (S); representing the City of Hamilton (OLT-22-003154 – Biggart); representing the Town of Whitby (OLT-22-002078 – Biggart) (S); representing the City of Mississauga (OLT-22-002285 – Biggart) (X); representing School West Investments Inc., Caledon Development LP, Caledon Development General Partner

Ltd., School Valley South Ltd., School Valley Developments Ltd. and Brookvalley Developments (HWY 10) Ltd. (OLT-23-000520 – Layton); representing the City of Mississauga (OLT-21-002260 – Biggart) (W); representing the Town of Whitchurch-Stouffville (OLT-22-003634 – Kapelos); representing the Town of Whitchurch-Stouffville (OLT-22-003616 – Biggart, Kapelos); representing the City of Markham (OLT-23-000720 – Biggart); representing the City of Mississauga (OLT-23-000684 – Biggart, Kapelos); representing the Town of Whitby (OLT-21-001810 – Biggart, Layton); representing the Town of Whitchurch-Stouffville (OLT-23-000758 – Kapelos, Biggart); representing the City of Markham (OLT-21-001787 – Biggart, Kapelos) (S); representing the Town of Ajax (OLT-23-001023 – Biggart, Hart) (X); representing the Town of Aurora (OLT-22-004187 – Biggart) (W); representing the Town of Oakville (OLT-23-000290 – Biggart, Kapelos); representing the City of Mississauga (OLT-22-004364 – Biggart); representing the Town of Whitby (OLT-23-000616 – Biggart, Kapelos); representing the City of Hamilton (OLT-22-002920 – Hart, Biggart);

representing the Town of Whitchurch-Stouffville (OLT-22-004513 – Kapelos) (S); representing the Town of Georgina (OLT-23-001072 – Hart, Biggart); representing the Town of Whitby (OLT-24-000115 – Biggart); representing the Town of Whitby (OLT-21-001810 – Layton, Biggart) (X); representing the Town of Oakville (OLT-22-004272 – Biggart) (S); representing the City of Markham (OLT-22-004498 – Biggart); representing the Town of Oakville (OLT-23-001031 – Biggart); representing the Town of Whitchurch-Stouffville (OLT-23-000069 – Biggart) (X); representing the Town of Whitchurch-Stouffville (OLT-23-001052 – Biggart) (X); and representing the Town of Oakville (OLT-24-000191 – Biggart).

overland

10 [9] Overland

Solicitors: Solicitors: **Daniel Arsenosi, Natalie Ast, Rowan Barron, Michael Cara, Justine Reyes, Christopher Tanzola and Brad Teichman.**

Rounding off our top-10 is boutique planning and development law firm Overland, which secured positive outcomes for its clients in a range of OLT appeals over the past year.

In a significant April 2024 decision, Overland represented developer Doughton Residences Corp. whose proposal for two 46 and 52-storey towers in Vaughan

Metropolitan Centre—which was approved by Vaughan council—was appealed by two adjacent landowners who asserted that if built, the project—and more specifically, the alignment of a portion of a future public road through its lands—could stymie the development potential of the neighbouring properties. The neighbours presented alternative development concepts in an attempt to support their opposition, but the Tribunal was not swayed, and upheld Vaughan's approval of Doughton's proposal.

Overland secured a notable settlement approval for 36 and 42-storey towers at the corner of Yonge Street and Carville Road in Richmond Hill, which will deliver 796 residential units to the emerging node, and represented Yonge & Steeles Developments Inc. in settlement proceedings related to the City of Vaughan's Yonge-Steeles Corridor Secondary Plan, which is set to unleash explosive growth in the coming years on the heels of the Yonge North Subway Extension.

Cases: Representing 2731961 Ontario Inc. and Penwest Holdings Ltd. (OLT-22-004723 – Cara, Reyes); representing Lorwood Holdings Inc., Fleur de Cap Development Inc. and Cuenca Development Inc. (OLT-22-002104 – Reyes, Tanzola, Ast, Teichman, Arsenosi) (S); representing Prime Real Estate Group (OLT-22-002285 – Arsenosi, Cara)

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(W); representing Brock Zents Development 2660-2670 Inc. and Brock Zents Development 2680 Inc. (OLT-23-000606 – Tanzola, Reyes); representing Yonge & Steeles Developments Inc. (OLT-22-004122 – Reyes, Tanzola, Artenosi, Ast) (S); representing Creditview 4-P Holdings Inc. (OLT-22-003443 – Artenosi, Cara); representing Halton District School Board and Halton Catholic District School Board (OLT-23-000269 – Teichman) (W); representing 9218 Yonge Street Inc. (OLT-22-003667 – Tanzola, Cara) (S); representing Yonge & Steeles Developments Inc.

(OLT-21-001787 – Artenosi, Ast) (S); representing Halton District School Board and Halton Catholic District School Board (OLT-22-001949 – Teichman) (S); representing Amar Group of Companies (OLT-23-000134 – Cara) (S); representing Halton District School Board (OLT-23-000290 – Reyes, Teichman); representing Yonge & Steeles Developments Inc. (OLT-21-001436 – Artenosi, Ast) (S); representing Doughton Residences Corp. (OLT-22-004391 – Artenosi, Ast) (W); representing Whitby Brock Estates (OLT-24-000115 –

Tanzola, Cara); representing 1150 Centre Street GP Inc. (OLT-23-001271 – Tanzola, Ast); representing D'Aversani Holdings Inc. (OLT-23-000891 – Tanzola, Ast); representing Eastside Chevrolet Buick GMC Ltd. (OLT-23-001274 – Artenosi, Reyes); representing Yonge & Steeles Developments Inc. (OLT-22-004498 – Artenosi, Ast); representing Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. (OLT-23-000609 – Artenosi); and representing Wedgewood Columbus Ltd. (OLT-22-004652 – Tanzola, Cara).

THE NEXT 10 FIRMS...

11 [13] Thomson Rogers;

12 [17] Dentons; 13 [11] Municipal Law Chambers; 14 [16] McMillan; 15 [18] Cassels; 16 [14] Osler; 17 [12] Fogler, Rubinoff; 18 [N/A] O'Connor MacLeod Hanna; 19 [N/A] Wood Bull; 20 [N/A] McCarthy Tétrault.

LAW REVIEW METHODOLOGY

Our end-of-year tradition at NRU examines the legal side of planning and development in the GTHA, focusing primarily on cases that came before the OLT and other courts that were reported in the GTHA edition of NRU between August 1, 2023 and July 31, 2024.

How the information is collected—NRU tracked each of the law firms mentioned in the GTHA edition of NRU over a one-year period. Then, we determined the firms most frequently mentioned and

sorted through their projects and hearings. Some firms were involved in a variety of developments across the GTHA, while others have particular associations with specific project types, or major clients.

Determining the top 10—Balancing the number and complexity of appeals, the diversity of issues, and the success of outcomes is NRU's most difficult task. The review does not account for cases that we do not know about. Therefore there is a degree of subjectivity in the ranking.

The Listing—Lawyers that are part of the planning and development law team in each of the top-10-ranked firms are noted. Names in parentheses indicate lawyers who were previously with the firm, but who left prior to this year's law review.

The client, OLT case number, and relevant lawyer(s) are noted for each contributing case. In cases that involved an OLT decision were there was a clear winner, loser, or settlement, the appropriate symbol (W) or (L) or (S) follows the case description. If there was no clear win/loss/

settlement, or the matter involved a Case Management Conference or was otherwise still ongoing in July 2024, no symbol appears. A square bracket after this year's ranking containing a number indicates the firm's placement in last year's NRU ranking.

Email us your OLT decisions to ensure that they are covered in NRU and thus included in the 27th annual GTHA rankings, to be published in December 2025.