

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** May 24, 2017

**CASE NO(S):** PL111184

**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited (aka Royal Centre)
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St. et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)

**Heard:** March 30, 2017 in Vaughan, Ontario

**APPEARANCES:**

**Parties**

**Counsel**

See Attachment 1

**MEMORANDUM OF ORAL DECISION DELIVERED BY JASON CHEE-HING ON  
MARCH 30, 2017 AND ORDER OF THE BOARD**

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[1] This purpose of this pre-hearing conference (“PHC”) was to address procedural matters relating to the appeals grouped under the Centre Street Corridor Secondary Plan (“Centre Street SP”) and the Yonge-Steeles Corridor Secondary Plan (“Yonge-Steeles SP”).

## **CENTRE STREET SP**

[2] With respect to the Centre Street SP, there are 5 outstanding appeals (Appeal Nos. 61, 78, 79, 82 and 105). There was some discussion among counsel about an appropriate date for the commencement of the main hearing. The main hearing will be phased. Phase 1 will involve those appellants who own lands contiguous to each other. Phase 2 will involve Appeal No. 61, whose lands are not contiguous to the other appellants. The Board set down the following dates for these appeals:

1. The next PHC will be held on **Wednesday, September 6, 2017** commencing at **10 a.m.**
2. The main hearing will be held from **Monday, February 5 to March 2, 2018** (**approximately 4 weeks**) commencing at **10 a.m.**

[3] A draft procedural order with an issues list is to be submitted to the Board at least ten days prior to the PHC date.

## **YONGE-STEELES SP**

[4] With respect to the Yonge-Steeles SP, there are 11 outstanding appeals (Appeal Nos. 7, 38, 39, 40, 42, 51, 133, 153, 156, 157 and 160). The Board set down **Wednesday, July 12, 2017 at 10 a.m.**, as the next PHC for this group of appeals. A draft procedural order is to be submitted at least ten days prior to the PHC date.

[5] The venues for all hearing events will be at:

**OMB Hearing Room  
Municipal Building (Vaughan)  
2141 Major Mackenzie Drive  
Vaughan, Ontario**

[6] No further notice is required. I am not seized on any of these matters.

*“Jason Chee-Hing”*

JASON CHEE-HING  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

# ATTACHMENT 1

PL111184

## VAUGHAN OFFICIAL PLAN 2010 PRE-HEARING CONFERENCE – March 30, 2017

### SIGN-IN SHEET

APPELLANT	APPEAL	REPRESENTATIVE(S)	ATTENDEE(S)
1042710 Ontario Ltd.	1	Patricia A. Foran / Patrick Harrington	
Briardown Estates Inc.	33	Patrick Harrington	
<del>Amar Transport Inc.</del>	84		
1406284 Ontario Inc.	164		
<del>Highway 27 Langstaff GP Ltd.</del>	2	Susan Rosenthal	
<del>Highway 27 Langstaff GP Ltd.</del>	22		
<del>Longyard Properties Inc.</del>	23		
Solmar Inc.	3	Michael Melling / Meaghan McDermid / Matthew Di Vona	
Tesmar Holdings Inc.	4		
<del>1668872 Ontario Inc.</del>	5		
<del>77 Woodstream Inc.</del>	25		
Block 40/47 Developers Group Inc.	28		
<del>York Major Holdings Inc.</del>	55		
1539253 Ontario Inc.	68		
<del>Celebration Estates Inc.</del>	96		
Block 66 West Landowners Group Inc.	125		
Teston Green Landowners Group	149		
Block 42 Landowners Group	151		
Teston Villas Inc.	152	Matthew Di Vona	
<del>2264319 Ontario Inc.</del>	6	Ira T. Kagan	Aaria Rahim

<del>Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 1212765 Ontario Inc. and 1213763 Ontario Ltd.</del>	<del>35</del>		articling student attending on behalf of Ira Kagan
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38		
2 Steeles Avenue West Ltd.	39		
Auto Complex Ltd.	40		
<del>Castlepoint Huntington Ltd.</del>	<del>49</del>		
Salz & Son Ltd.	51		
<del>Monarch Castlepoint Kipling North &amp; South</del>	<del>154</del>		
<del>Queen's Quay Avante Limited</del>	<del>155</del>		
Haulover Investments Ltd.	7		
David and Kathy Lundell	42	Jeffrey Streisfield	Jeffrey Streisfield
Portside Developments (Kipling) Inc.	116		
Mario Tedesco	117		
York Region Condominium Corporation 730	137	Reza Fakhim / Ali Shojaat / Domenica Perruzza	
<del>Baif Developments Limited</del>	<del>8</del>		
Costco Wholesale Canada Ltd.	9		
Wal-Mart Canada Corp.	10		
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72	Roslyn Houser / Michael Stewart / Joseph Hoffman	
Calloway REIT (Sevenbridge) Inc.	73		
<del>LTF Real Estate Company, Canada Inc. ("Life</del>	<del>134</del>		

Time")-			
<del>TDL Group Corp.</del>	44	Michael S. Polowin / -Denise Baker	
<del>McDonald's Restaurants of Canada Ltd.</del>	42		
<del>A&amp;W Food Services of Canada Inc.</del>	43		
<del>Wendy's Restaurants of Canada Inc.</del>	44		
<del>Ontario Restaurant Hotel &amp; Motel Association</del>	45		
West Rutherford Properties Ltd.	16	Bruce C. Ketcheson	
Ozner Corporation	17		
<del>836115 Ontario Inc.</del>	48	Barry Horosko	Barry Horosko (appeals 78, 79 and 103)
<del>4191621 Ontario Inc.</del>	49		
<del>Granite Real Estate Inc. (formerly MI)</del>	20		
1834375 Ontario Ltd.	29		
1834371 Ontario Ltd.	30		
Delisle Properties Ltd.	34		
1541677 Ontario Inc.	43		
2159645 Ontario Ltd. (Liberty)	56		
Centre Street Properties Inc.	78		
Vogue Investments Ltd.	79		
Cedarbrook Residential	103		
<del>Allegra on Woodstream Inc.</del>	112		
588701 Ontario Limited	124		
2128475 Ontario Corp.	146		
1930328 Ontario Inc.	147		
Novagal Development Inc.	52		
Nine-Ten West Limited	80		

Caldari Land Development Corporation	150		
Hollywood Princess Convention and Banquet Centre Ltd.	50	Quinto M. Annibale / Steven Ferri	
MCN (Pine Valley) Inc.	57		
785345 Ont. Ltd and I & M Pandolfo Holdings	59		
Kirbywest Ltd.	66		
Royal 7 Developments Limited	84		
<del>Maple Industrial Landowners Group</del>	118		
<del>Blue Sky Entertainment Corp.</del>	126		
Holcim (Canada) Inc.	129		
2203012 Ontario Limited	130		
Blair Building Materials Inc.	131		
10350 Pine Valley	163		
Mr. Antonio Di Benedetto	109		
<del>Blackwood Realty Fund I Limited Partnership</del>	24	John Alati / Matthew Di Vona / Susan Rosenthal	
Lucia Milani and Rizmi Holdings Ltd.	62		
Ivanhoe Cambridge II Inc.	142		
<del>Roybridge Holdings Ltd., Vaughan West II Ltd., and Squire Ridge Investment Ltd.</del>	26	Susan D. Rogers	
<del>Adidas Canada Ltd., 2029832 Ontario Inc., and Conair Consumers Products Inc.</del>	27		
John Duca	113		
<del>RioCan Holdings Inc. (Coulter's Mills Marketplace)</del>	31	Joel D. Farber	Jared B. Schwartz, on behalf of Joel D. Farber
RioCan Holdings Inc. (Springfarm Marketplace)	32		

<del>Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc., and SRF Vaughan Property II Inc.</del>	36		
Riotrin Properties (Vaughan) Inc., Riotrin Properties (Vaughan2) Inc. and Riotrin Properties (Vaughan3) Inc.	48		
RioCan Holdings Inc. (Centre Street Corridor)	82		
1306497 Ontario Inc. (Sisley Honda)	133		
<del>Ms. Ronni Rosenberg</del>	<del>37</del>	Amber Stewart	
<del>Canadian Fuels Association</del>	<del>44</del>	N. Jane Pepino	
<del>Imperial Oil Ltd.</del>	<del>74</del>		
<del>Home Depot Holdings Inc.</del>	<del>44</del>	Steven A. Zakem	
Granite Real Estate Inc. and Magna International Inc.	110		
350 Creditstone Investments	143		
Lorwood Holdings Incorporated	158		
Casertano Development Corporation and Sandra Mammone	45	Mary Flynn-Guglietti / Annik Forristal	Annik Forristal
Danlauton Holdings Ltd.	46		
1529749 Ontario Inc. (the "Torgan Group")	47		
<del>Suncor Energy Products Partnership</del>	<del>54</del>		
<del>GST Canada Co.</del>	<del>85</del>		
2157160 Ontario Inc.	99		
<del>Woodbridge Farmers Co. Ltd., 1510904 Ontario Ltd., and</del>	<del>100</del>		



<del>1510905 Ontario Ltd.</del>			
<del>1693143 Ontario Inc. and 1693144 Ontario Inc.</del>	101		
Antonia & Bertilla Taurasi	138		
390 Steeles West Holdings Inc.	153		
398 Steeles Avenue West Inc.	160		
<del>165 Pine Grove Investments Inc.</del>	53	Adam J. Brown / Jessica Smuskowitz	
1525233 Ontario Inc.	97		
Overriver Holdings Ltd.	98		
<del>Estates of Gladys Smith</del>	58	Robert Miller	
<del>Palmerston Properties Limited</del>	122		
York Condominium Corporation 499	139		
2090396 Ontario Ltd.	60	Mark R. Flowers	Mark Flowers (for appeals 60 and 61)
H&L Title Inc. & Ledbury Investments Ltd.	75		
Arthur Fisch & 1096818 Ontario Inc.	61		
Teefy Developments Inc.	63	Chris Barnett / Alexis Alyea	
281187 Ontario Ltd.	64	Gerard C. Borean	
L-Star Developments Group	65		
<del>Kipco Lands Development Inc.</del>	86		
Lanada Investments Limited	87		
Market Lane Holdings Limited	88		
Gold Park (Woodbridge) Inc.	89		
Mrs. Anna Greco	90		
Luigi Bros. Paving Company Ltd.	91		
<del>Mr. Silvio Di Giammarine</del>	94		
1034933 Ontario Ltd.	120		

Luigi Bros. Paving Company Ltd.	128		
Concetta Marciano	135		
Pro Catering Ltd.	136		
Michael Termini, Salvatore Termini and Rosa Bancheri	145		
Blue Water Ranch Developments Inc.	67		
Berkley Commercial (Jane) Inc.	119		
<del>Teresa Marande</del>	<del>123</del>	Daniel Artenosi / Christopher J. Tanzola / Kelly Oksenberg	Kelly Oksenberg
FCF Old Market Lane 2013 Inc.	140		
Liberata D'Aversa	148		
8188 Master Holding Inc.	157		
2058258 Ontario Ltd. (Forest Green Homes)	69	Christopher J. Williams / Andrea Skinner	
Royal Group Inc.	70	Robert J. Gray	
Ms. Traci Shatz	76	Aynsley L. Anderson	
Langvalley Holdings	77		
<del>K &amp; K Holdings Limited</del>	<del>132</del>	Nicholas T. Macos	
Anland Developments Inc.	83	Laura Bisset	
<del>United Parcel Service Canada Ltd.</del>	<del>92</del>	Tim Bermingham	
Camelot on 7 Inc. and Elia Breda	93	Paul R. Bottos	
Weston Downs Ratepayers Association	95	Anthony Francescucci	
<del>Mr. Alex Marrero</del>	<del>102</del>	<del>Alex Marrero</del>	
Tien De Religion Lands	141	Alan Heisey	
TDC Medical Properties Inc.	105	Stephen D'Agostino	Stephen D'Agostino
2117969 Ontario Inc.	106	John Alati & Matthew Di Vona	

Midvale Estates Ltd.	107		
Potestas Properties Inc.	108		
Covenant Chapel	115		
Bentall Kennedy (Canada) LP	111	James Harbell / Patrick Duffy / Maggie Bassani	
Toromont Industries Ltd.	114	Michael Miller / Alexandra Schwarz	
Monica Murad	127	Micheal Simaan	
<del>Seven 427 Developments Inc.</del>	444	<del>Valeria Maurizio / Johanna Shapira</del>	
<del>Kau &amp; Associates LP</del>	74	Caterina Facciolo	
Trimax on Islington	104		
Dufferin Vistas Ltd.	21	David Bronskill	
Country Wide Homes Woodend Place Inc.	121		
Tan-Mark Holdings Limited & Telast Enterprises Inc.	156	Alexander Burton-Vulovic	Alexander Burton-Vulovic
2464879 Ontario Inc. and Ultra Towns Inc.	159	Leo Longo	
The Ravines of Islington Encore Inc.	161		
Teston Sands Inc.	162	Matthew Di Vona	

PARTIES	PARTY NO.	REPRESENTATIVE(S)	ATTENDEE(S)
Region of York	A	Pitman Patterson / Gabriel Szobel / Frank Santaguida	Pitman Patterson and Caitlin Woodsfora
Ministry of Municipal Affairs and Housing	B	Kenneth G. Hare / Ugo Popadic	
Toronto and Region Conservation Authority	C	June Little	
<del>PEARLS Inc.</del>	<del>D</del>	<del>Bruce McMin</del>	

UPS Canada	E	Tim Bermingham	
611428 Ontario Ltd.	F	David Bronskill / Nick Staubitz	
York Region Catholic District School Board	G	Tom McCrae / Christine Hyde	
York Region District School Board	H	Gilbert Luk	
FCHT Holdings (Ont) Corp	I	Steven A. Zakem	
<del>Magna International Inc. and Granite Real Estate Inc.</del>	J		
CNR	K	Alan Heisey	
<del>Alex &amp; Michelle Marrero (5859 Rutherford)</del>	L		
Ivanhoe Cambridge Inc.	M	John Alati / Matthew Di Vona	
<del>Vaughan 400 North Landowners Group Inc.</del>	N	Michael Melling / Matthew Di Vona	
<del>1233389 Ontario Inc.</del>	O	Alan Heisey	
Sustainable Vaughan	P	Stephen Roberts	
<del>RioCan Holdings Inc.</del>	Q	Joel Farber	
<del>Brownridge Ratepayers Association</del>	R	Mario G. Racco	
<del>Joseph &amp; Teresa Marando</del>	S	Carmine Marando	
Velmar Centre Property Ltd.	T	Michael Melling / Matthew Di Vona	
Argo Lumber Inc., Alpa Trusses Inc.	U	Sarah Jane Turney	
Roybridge Holdings Ltd., Vaughan West II Ltd. and Squire Ridge Investment Ltd.	V	<del>Susan D. Rogers</del>	
Adidas Canada Ltd., 2029832 Ontario Inc. and Conair Consumers Products Inc.	W	<del>Susan D. Rogers</del>	
<del>Part of Block 50 Landowners Group</del>	X	Thomas Barlow	
Sidney Isenberg (Medallion Fence Ltd.)	Y	Shelly Isenberg	
Liberta D'Aversa	Z	Gregory Gryguc	

One-Foot Developments Inc.	AA	Sarah Jane Turney	
Two Seven Joint Venture Limited	AB		
Anatolia Capital Corp.	AC		
Di Poce Management Limited	AD		
Toromont Industries Ltd.	AE		
John Simone	AF		
Domenic Simone	AG		
Silvia Bellissimo	AH		
Enza Cristello	AI		
Maria Simone	AJ		
Anthony Simone	AK		
Annarita Guida	AL		
<del>Cole Engineering Group Ltd.</del>	<del>AM</del>		
Teresa Marando	AN	Chris Tanzola / Daniel Artenosi	Kelly Oksenberg
<b>PARTICIPANTS</b>	<b>No.</b>	<b>REPRESENTATIVE(S)</b>	<b>ATTENDEE(S)</b>
City of Brampton	i	Roberto Zuech / David Waters	
<del>Block 27 Landowners</del>	<del>ii</del>	<del>Michael Melling / Matthew Di Vona</del>	
<del>Antonio DiBenedetto</del>	<del>iii</del>		
Americo Ferrari	iv	joseph.jgp@gmail.com	
Crown Heights Coop Housing	v	Ellen Schacter Inc.	
Maria, Yolanda, Laura, Guiseppe Pandolfo and Cathy Campione	vi		
Brownridge Ratepayers Association	vii	Mario G. Racco	
Bellaterra Corporation	Viii	Gerard C. Borean	

Mary Mauti and Elisa Testa	ix	Mary Mauti and Elisa Testa	
The Village of Woodbridge Ratepayers Association	x	Maria Verna	

<b>OTHER</b>		<b>REPRESENTATIVE(S)</b>	<b>ATTENDEE(S)</b>
City of Vaughan		Bruce Engell / Claudia Storto / Michael Toshakovski	Bruce Engell