

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: October 17, 2014

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 Official Plan Amendment No. New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184

Heard: September 30, 2014 in Vaughan, Ontario

APPEARANCES:

Parties

Counsel*/Representative

See Attachment 1

**MEMORANDUM OF ORAL DECISION DELIVERED BY JASON CHEE-HING ON
SEPTEMBER 30, 2014 AND ORDER OF THE BOARD**

[1] On a procedural matter, the Board noted that it had disposed of a significant number of motions over the course of a number of prehearing conferences ("PHC") on these matters. Recently printed copies of the response to motion filings submitted to the Board were not delivered to the Board within the timelines under the Board's *Rules of Practice* ("Rules"). The Board anticipated that many more motion filings on various matters will occur in the future for these proceedings. The Board directed that for the purpose of these proceedings and to ensure timely service, motion materials must be

served to the parties at least fifteen calendar days prior to the date of the motion hearing. Response to motion filings must be served at least four business days prior to the date of the motion hearing. The Board expects to receive a printed copy of all motion filings within these service dates.

[2] At this PHC, Bruce Engell, counsel for the City of Vaughan ("City") provided a status update on the remaining appeals against the Vaughan 2010 Official Plan ("VOP 2010"). He advised that since the previous PHC held on March 26, 2014, an additional 26 appeals have been either withdrawn or settled. There remained 20 city wide appeals. Four additional appeals were received bringing the total to 142. Negotiations with appellants and Board-led mediations continue.

[3] Mark Flowers counsel for H&L Tile Inc. and Ledbury Investments Ltd. (Appeal #75) advised the Board that his clients will be bringing a motion to consolidate its appeals of the VOP 2010 with their corresponding appeals of the Vaughan Mill Centre Secondary Plan ("VMCSP"). Laura Bisset, counsel for Anland Developments Inc. (Appeal #83), and Gerard Borean, counsel for 281187 Ontario Ltd. (Appeal #64) also advised of their clients' intent to consolidate their respective appeals. Appellants 75, 83 and 64 all own lands west of Highway 400 within the VMCSP.

[4] Steven Zakem, counsel for Granite Real Estate Inc. ("Granite") and Magna International Inc. ("Magna") (Appeal #110) previously filed motions for consolidation (brought by Granite, Magna and CNR) and served all parties in January 2013. He advised that those parties that expressed an interest in the motion for consolidation were also served filings of a supplemental motion for consolidation in separate Board proceedings for the appeals under the VMCSP (PL140839). Mr. Zakem advised the Board that the motion materials were re-served via e-mail to all appellants, parties and participants in these (VOP 2010) proceedings to ensure that all these entities were

aware of his clients and CNR's intentions (Exhibit 62). He further advised that only those parties that expressed an interest in this motion for consolidation would be served with any further materials related to these motions. The City had no concerns over this method of service of motion as it will reduce the amount of paper while ensuring that those parties with an interest in these motions for consolidation will be properly served. The Board accepted this truncated notice of service.

[5] Counsel for Appellants 75, 83 and 64 advised that with respect to service of their respective motions for consolidation that they will be following the same truncated process for their motion filings. The City advised that they had no concerns for the same reasons as previously stated.

[6] The Board heard submissions from Dawne Jubb and Mr. Engell, counsel for the City on its motions to approve modifications to certain city-wide policies with respect to parks and open spaces, the Kipling Avenue Corridor Secondary Plan, gas stations, modifications to certain maps and schedules, and s. 37 policies (Exhibits 63 and 64). The City's motions were supported by affidavit planning evidence of Steven Dixon and James Bronsema from the City and Caroline Samuel from the Ministry of Municipal Affairs and Housing. Mr. Dixon provided *viva voce* evidence in response to questions from the Board.

[7] The City's motion for partial approval of the VOP 2010 was not opposed. However, Mr. Flowers (Appeals #60, 61) was concerned that the implementation guidelines for the s. 37 policies will not follow a public review process as it will not be part of the VOP 2010. When approved by municipal council, there will be no right of appeal of these guidelines under the *Planning Act*. His clients are concerned with municipal council's involvement in the calculation of the quantum of s. 37 benefits. Mr. Dixon noted in his affidavit evidence that the intent of Policy 10.1.2.10 is only to provide

Council with the ability to direct s. 37 funds towards additional types of community benefits based on the Implementation Guidelines. It does not relate to the calculation of the quantum of s. 37 amounts to be provided (Exhibit 65).

[8] The Board granted the City's motion for partial approval of the Plan as it related to these city-wide policies (Exhibits 63, 64).

[9] The Board granted a motion for approval of gas station policies as modified in the form attached as Schedule 'A' to the motion record (Exhibit 66). The motion was brought by Canadian Fuels Association, Imperial Oil Limited and Suncor Energy Products Partnership (Appellants 41, 71 and 54 respectively). Annik Forristal, counsel for Suncor provided submissions on the motion. The City supported this motion and the modified gas station policies found in Schedule 'A' of the motion record. The Board adopted and relied upon the affidavit planning evidence of Michael Goldberg in support of the modifications and allowed in part the appeals of the Appellants.

[10] The Board granted the motion of Celebration Estates Inc. ("CEI") (Appellant #96) to modify the designation of the CEI lands from Low Rise Residential to Mid-Rise Residential with a maximum floor space index of 3.5 and a building height of ten storeys (Exhibit 68). The City supported CEI's motion. The Board adopted and relied upon the affidavit planning evidence of Rosemarie Humphries and allowed in part the appeal of the Appellant.

[11] The next PHC is set for **February 24-25, 2015 at 10 a.m. at:**

**City of Vaughan Municipal Building
2141 Major MacKenzie Drive
Vaughan, Ontario**

[12] No further notice is required and I remain seized of the case management of these matters.

ORDER

[13] The Board orders that the City's motions are granted. The Board's order with respect to the City's motions is set out as Attachment 2 to this decision.

[14] The Board orders that the motion brought by Canadian Fuels Association, Imperial Oil Limited and Suncor Energy Products Partnership (Appellants 41, 71 and 54 respectively) for approval of the gas station policies as modified is granted. The appeals of Appellants 41, 71 and 54 are allowed in part.

[15] The Board orders that the motion brought by Celebration Estates Inc. is granted and the appeal is allowed in part.

"Jason Chee-Hing"

JASON CHEE-HING
MEMBER

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario

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

ATTACHMENT 1

VAUGHAN OP2010 (PL111184)

LIST OF PARTIES IN ATTENDANCE AT PRE-HEARING CONFERENCE
ON SEPTEMBER 30, 2014

City of Vaughan		Dawne Jubb*, Bruce Engell*, Claudia Siorlo*
Appellants	Appeal No.	Counsel*/Representative
1042710 Ontario Ltd.	1	Patrick Harrington*
Briardown Estates Inc.	33	
Amar Transport Inc.	81	
Solmar Inc.	3	Meaghan McDermid*
Tesmar Holdings Inc.	4	
Ivanhoe Cambridge II Inc.	142	
77 Woodstream Inc.	25	Kataryzna Sliwa*
Block 40/47 Developers Group Inc.	28	
York Major Holdings Inc.	55	
1539253 Ontario Inc.	68	
Celebration Estates Inc.	96	
Block 66 West Landowners Group Inc.	125	
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38	Ryan Mino-Leahan* (for Ira Kagan)
2 Steeles Avenue West Ltd.	39	
Auto Complex Ltd.	40	
Salz & Son Ltd.	51	
Balf Developments Limited	8	Joseph Hoffman*
Costco Wholesale Canada Ltd.	9	
Wal-Mart Canada Corp.	10	
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72	
1834375 Ontario Ltd.	29	Barry Horosko*
1834371 Ontario Ltd.	30	
Delisle Properties Ltd.	34	
1541677 Ontario Inc.	43	
Novagal Development Inc.	52	
2159645 Ontario Ltd. (Liberty)	56	
Centre Street Properties Inc.	78	
Vogue Investments Ltd.	79	
Nine-Ten West Ltd.	80	
Cedarbrook Residential	103	
Trimax on Islington Avenue	104	

588701 Ontario Limited	124	Steven Ferri*
Eugene and Lillian Iacobelli	21	
Hollywood Princess Convention and Banquet Centre Ltd.	50	
MCN (Pine Valley) Inc.	57	
785345 Ont. Ltd and I & M Pandolfo Holdings	59	
Kirbywest Ltd.	66	
Royal 7 Developments Limited	84	
Mr. Antonio Di Benedetto	109	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	
Ivanhoe Cambridge II Inc.	142	
RioCan Holdings Inc. (Coulter's Mills Marketplace)	31	Jordan Schwartz* (for Joel D. Farber)
RioCan Holdings Inc. (Springfarm Marketplace)	32	
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	
Canadian Fuels Association	41	N. Jane Pepino*
Imperial Oil Ltd.	71	
Home Depot Holdings Inc.	44	Steven A. Zakem*
Granite Real Estate Inc. and Magna International Inc.	110	
Casertano Development Corporation and Sandra Mammone	45	Annik Forristal*
Danlauton Holdings Ltd.	46	
1529749 Ontario Inc. (the "Torgan Group")	47	
Suncor Energy Products Partnership	54	
CST Canada Co.	85	
2157160 Ontario Inc.	99	
Antonia & Bertilla Taurasi	138	
165 Pine Grove Investments Inc.	53	Adam J. Brown* & Jessica Smuskowitz*
1525233 Ontario Inc.	97	
Overriver Holdings Ltd.	98	
2090396 Ontario Ltd.	60	Mark R. Flowers*
Arthur Fisch & 1096818 Ontario Inc.	61	
H&L Title Inc. & Ledbury Investments Ltd.	75	
281187 Ontario Ltd.	64	Gerard C. Borean*
L-Star Developments Group	65	
Kipco Lands Development Inc.	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	
Mr. Silvio Di Giammarino	94	
1034933 Ontario Ltd.	120	
Belleterra Corporation	121	
Luigi Bros. Paving Company Ltd.	128	
Concetta Marciano	135	
Pro Catering Ltd.	136	
Blue Water Ranch Developments Inc.	67	
Berkley Commercial (Jane) Inc.	119	Daniel Artenosi*
FCF Old Market Lane 2013 Inc.	140	
Teefy Developments Inc.	63	
Anland Developments Inc.	83	Laura Bisset*
Camelot on 7 Inc. and Ella Breda	93	Bonica Leung
Weston Downs Ratepayers Association	95	Anthony Francescucci & Rose Savage
Tien De Religion Lands	141	Alan Helsey*
Highway 27 Langstaff GP Ltd.	2	
Highway 27 Langstaff GP Ltd.	22	
Lucia Milani and Rizmi Holdings Ltd.	62	
2117969 Ontario Inc.	106	Alexander Surlano*
Midvale Estates Ltd.	107	
Potestas Properties Inc.	108	
Covenant Chapel	115	
Toromont Industries Ltd.	114	Michael Miller*
Parties	Party No.	Counsel*/Representative
Region of York	A	Pitman Patterson*
Ministry of Municipal Affairs and Housing	B	J. Flynn Paquin* & Carolyn Poutlainen* (student-at-law)
Toronto and Region Conservation Authority	C	Jane Little
York Region Catholic District School Board	G	Christine Hyde & Tom Pechkovsky
York Region District School Board	H	Jessica Peake
FCHT Holdings (Ont) Corp	I	Steven A. Zakem*
CNR	K	Alan Helsey*

ATTACHMENT 2

PL111184

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1042710 Ontario Limited
 Appellant: 1191621 Ontario Inc.
 Appellant: 1529749 Ontario Inc.
 Appellant: 1541677 Ontario Inc. and others
 Subject: Failure to announce a decision respecting the proposed new Official Plan of the Regional Municipality for York for the City of Vaughan
 Municipality: City of Vaughan
 OMB Case No.: PL111184
 OMB File No.: PL111184

Appellants:

See Schedule A.

BEFORE:

)
) Tuesday, the 30th day of September, 2014
)

THESE MATTERS having come on for a public hearing,

THE BOARD ORDERS that in accordance with the provisions of section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of Volume 1 of the City of Vaughan Official Plan (2010) (the "**Plan**"), as adopted by the City Vaughan (the "**City**") on September 7, 2010 subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, as modified and endorsed by the Regional Municipality of York (the "**Region**") on June 28, 2012, those portions of the Plan as set out in Schedule "B" attached to and forming part of this Order are hereby modified and as modified are approved, save and except those policies and land use schedules which remain under appeal on a site-specific or area-specific basis.

THE BOARD ORDERS that in accordance with the provisions of section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of Volume 2 of the City of Vaughan Official Plan (2010) (the "**Plan**"), as adopted by the City Vaughan (the "**City**") on September 7, 2010 subject to Council modifications on September 27, 2011, March

20, 2012 and April 17, 2012 those portions of the Plan as set out in Schedule "B" attached to and forming part of this Order are hereby modified and as modified are approved, save and except those policies and land use schedules which remain under appeal on a site-specific or area-specific basis.

THE BOARD ORDERS that in accordance with the provisions of section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of Volume 2 of the City of Vaughan Official Plan (2010) (the "Plan"), as adopted by the City Vaughan (the "City") on September 7, 2010 subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, those portions of the Plan as set out in Exhibit "F" to the Affidavit of Steven Dixon, identified as the Kipling Avenue Corridor Secondary Plan, are hereby modified and as modified are approved, save and except those policies and land use schedules which remain under appeal on a site-specific or area-specific basis.

THE BOARD ORDERS that in accordance with the provisions of section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of Volume 2 of the City of Vaughan Official Plan (2010) (the "Plan"), as adopted by the City Vaughan (the "City") on September 7, 2010 subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, those portions of Schedule 1 of the Plan, as set out in Exhibit "I" to the Affidavit of Caroline Samuel, and Schedule 13 of the Plan, as set out in Exhibit "J" to the Affidavit of Steven Dixon, respecting: (1) the extent of the Parkway Belt West Lands designation as they relate to (a) the area bounded by Highway 407 to the north, Martin Grove Road to the west, the railway line to the south, and a line joining the northern and southern portions of Kipling Avenue to the east; and (b) the area bounded by Highway 7 to the north, Highway 407 to the south and east, and the railway line to the west; (2) the property municipally known as 7515 Martin Grove Road; and (3) the property municipally known as 8808 Bathurst Street, are hereby modified and as modified are approved, save and except those policies and land use schedules which remain under appeal on a site-specific or area-specific basis.

AND THE BOARD ORDERS that the modification and approval of the modified policies identified in Schedule "B" as "Gas Station Policies" shall not apply to any lands subject to the appeals filed by CST Canada Co. (Appeal #85), 2090396 Ontario Ltd. (Appeal #60) and Arthur Fisch and 1096818 Ontario Inc. (Appeal #61).

AND THE BOARD ORDERS that the partial approval of the Plan shall be strictly without prejudice to, and shall not have the effect of limiting, (a) the rights of a party to seek to modify, delete or add to the unapproved policies, schedule, maps, figures definitions, tables and associated text in the Plan, or (b) the jurisdiction of the Board to consider and approve modifications, deletions or additions to the unapproved policies, schedules, maps, figures, definitions, tables and associated text in the Plan on a general, area-specific or site-specific basis, as the case may be, provided that the parties shall be bound by the commitments made by them to scope their issues to a site specific or area specific basis.

AND THE BOARD FURTHER ORDERS that the scoping of appeals to a specific site or area is without prejudice to the positions taken by the parties to those appeals so that if

those appeals proceed to a hearing, either on their own or as may be consolidated with other site specific appeals, the City will not take the position that the Board ought not to approve site-specific or area-specific modifications to the affected policies, schedules, maps, figures, definitions, tables and associated text on the basis that they deviate from or are inconsistent with such policies, schedules, maps, figures, definitions, tables and associated text on a City-wide basis (or as approved in respect of other lands which are subject to the same policies, schedules, maps, figures, definitions, tables and associated text). However, this does not affect the City's right to assert that the approved policies, schedules, maps, figures, definitions, tables and associated text should be applied to the specific sites or areas without modification on the basis that they constitute good planning.

Notwithstanding the above, the Board hereby retains jurisdiction to consider and approve modifications to any policies, schedules, maps, figures, definitions, tables and associated text approved herein, as may be appropriate to dispose of any of the outstanding appeals before the Board.

AND THE BOARD FURTHER ORDERS that the Pending Appeals filed in respect of the Plan shall be determined through the hearing process or as otherwise consented to by the parties and approved by the Board.

AND THE BOARD FURTHER ORDERS that it may be spoken to in the event any matter or matters should arise in the connection with the implementation of this Order.

SECRETARY

SCHEDULE A

PL111184

<u>Appellants</u>	<u>Appeal No.</u>	<u>Representative</u>	
1042710 Ontario Ltd.	1	Patricia A. Foran / Patrick Harrington	
Briardown Estates Inc.	33	Patrick Harrington	
Amar Transport Inc.	81		
Highway 27 Langstaff GP Ltd.	2	Kim Beckman & Susan Rosenthal	
Highway 27 Langstaff GP Ltd.	22		
Longyard Properties Inc.	23		
Solmar Inc.	3	Michael Melling, Meaghan McDermid & Kataryzna Silwa	
Tesmar Holdings Inc.	4		
1668872 Ontario Inc.	5		
77 Woodstream Inc.	25		
Block 40/47 Developers Group Inc.	28		
York Major Holdings Inc.	55		
1539253 Ontario Inc.	68		
Celebration Estates Inc.	96		
Block 66 West Landowners Group Inc.	125		
2264319 Ontario Inc.	6		Ira T. Kagan
Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 1212765 Ontario Inc. and 1213763 Ontario Ltd.	35		
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38		
2 Steeles Avenue West Ltd.	39		
Auto Complex Ltd.	40		
Castlepoint-Huntington Ltd.	49		
Salz & Son Ltd.	51		
Haulover Investments Ltd.	7	Jeffrey Streisfield	
David and Kathy Lundell	42		
Portside Developments (Kipling) Inc.	116		
Mario Tedesco (Fifthshire Homes Ltd.)	117		
York Region Condominium Corporation 730	137		
Baif Developments Limited	8	Roslyn Houser & Michael Stewart	
Costco Wholesale Canada Ltd.	9		
Wal-Mart Canada Corp.	10		
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72		
Calloway REIT (Sevenbridge) Inc.	73		

LTF Real Estate Company, Canada Inc. ("Life Time")	134	
TDL Group Corp.	11	
McDonald's Restaurants of Canada Ltd.	12	
A&W Food Services of Canada Inc.	13	Michael S. Polowin & Denise Baker
Wendy's Restaurants of Canada Inc.	14	
Ontario Restaurant-Hotel & Motel Association	15	
West Rutherford Properties Ltd.	16	
Ozner Corporation	17	Bruce C. Ketcheson
836115 Ontario Inc.	18	
1191621 Ontario Inc.	19	
Granite Real Estate Inc. (formerly MI)	20	
1834375 Ontario Ltd.	29	
1834371 Ontario Ltd.	30	
Delisle Properties Ltd.	34	
1541677 Ontario Inc.	43	
Novagal Development Inc.	52	
2159645 Ontario Ltd. (Liberty)	56	Barry Horosko & Caterina Facciolo
Kau and Associates L.P.	74	
Centre Street Properties Inc.	78	
Vogue Investments Ltd.	79	
Nine-Ten West Ltd.	80	
Cedarbrook Residential	103	
Trimax on Islington Avenue	104	
Allegra on Woodstream Inc.	112	
588701 Ontario Limited	124	
Eugene and Lillian Iacobelli	21	
Hollywood Princess Convention and Banquet Centre Ltd.	50	
MCN (Pine Valley) Inc.	57	
785345 Ont. Ltd and I & M Pandolfo Holdings	59	
Kirbywest Ltd.	66	
Royal 7 Developments Limited	84	
Mr. Antonio Di Benedetto	109	Quinto M. Annibale & Steven Ferri
Maple Industrial Landowners Group	118	
Blue Sky Entertainment Corp.	126	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	
Blackwood-Realty Fund I Limited Partnership	24	
Lucia Milani and Rizmi Holdings Ltd.	62	
H&L Title Inc. & Ledbury Investments Ltd.	75	Jeffrey L. Davies, Mark Flowers & Meaghan McDermid
Ivanhoe Cambridge II Inc.	142	

Roybridge Holdings Ltd., Vaughan West II Ltd., and Squire Ridge Investment Ltd.	26	Susan D. Rogers
Adidas Canada Ltd., 2029832 Ontario Inc., and Conair Consumers Products Inc.	27	
John Duca	113	
RioCan Holdings Inc. (Coulter's Mills Marketplace)	31	Joel D. Farber
RioCan Holdings Inc. (Springfarm Marketplace)	32	
Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc., and SRF Vaughan Property II Inc.	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	
Ms. Reni Rosenberg	27	Amber Stewart
Canadian Fuels Association	41	N. Jane Pepino
Imperial Oil Ltd.	71	
Home Depot Holdings Inc.	44	Steven A. Zakem
Granite Real Estate Inc. and Magna International Inc.	110	
Casertano Development Corporation and Sandra Mammone	45	Mary Flynn-Guglietti & Annik Forristal
Danlouton Holdings Ltd.	46	
1529749 Ontario Inc. (the "Torgan Group")	47	
Suncor Energy Products Partnership	54	
CST Canada Co.	85	
2157160 Ontario Inc.	99	
Woodbridge Farmers Co. Ltd., 1510904 Ontario Ltd., and 1510905 Ontario Ltd.	100	
1693143 Ontario Inc. and 1693144 Ontario Inc.	101	
Antonia & Bertilla Taurasi	138	
165 Pine Grove Investments Inc.	53	
1525233 Ontario Inc.	97	
Overriver Holdings Ltd.	98	
Estates of Gladys Smith	58	Robert Miller
Palmerston Properties Limited	122	
York Condominium Corporation 499	139	
2090396 Ontario Ltd.	60	Mark R. Flowers
Arthur Fisch & 1096818 Ontario Inc.	61	
Teefy Developments Inc.	63	Chris Barnett & Laura Bisset
281187 Ontario Ltd.	64	Gerard C. Borean
L-Star Developments Group	65	
Kipco Lands Development Inc.	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	
Mr. Silvio Di Giammarino	94	
1034933 Ontario Ltd.	120	
Belleterra Corporation	121	
Luigi Bros. Paving Company Ltd.	128	
Concetta Marciano	135	
Pro Catering Ltd.	136	
Blue Water Ranch Developments Inc.	67	Daniel Artenosi / Christopher J. Tanzola
Berkley Commercial (Jane) Inc.	119	
Teresa Marande	123	
FCF Old Market Lane 2013 Inc.	140	
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	Nicholas T. Macos
K & K Holdings Limited	132	
Anland Developments Inc.	83	Laura Bisset
United Parcel Service Canada Ltd.	92	Tim Bermingham
Camelot on 7 Inc. and Elia Breda	93	Paul R. Bottos
Weston Downs Ratepayers Association	95	Anthony Francescucci
Mr. Alex Marrero	102	Alan Heisey
Tien De Religion Lands	141	
TDC Medical Properties Inc.	105	Lyle Jurvasky
2117969 Ontario Inc.	106	John Alati & Alexander Suriano
Midvale Estates Ltd.	107	
Potestas Properties Inc.	108	
Covenant Chapel	115	
Bentall Kennedy (Canada) LP	111	James Harbell, Patrick Duffy & Maggie Chien
Toromont Industries Ltd.	114	Michael Miller & Alexandra Schwarz
Monica Murad	127	Micheal Simaan
<u>Parties</u>	<u>Party No.</u>	<u>Representative</u>
Region of York	A	Pitman Patterson, Gabriel Szobel & Frank Santaguida
Ministry of Municipal Affairs and Housing	B	Kenneth G. Hare & J. Flynn Paquin
Toronto and Region Conservation Authority	C	June Little

PEARLS Inc.	D	Bruce McMinn
UPS Canada	E	Tim Bermingham
611428 Ontario Ltd.	F	David Bronskill & Nick Staubit
York Region Catholic District School Board	G	Peter C. Williams
York Region District School Board	H	Jessica Peake
FCHT Holdings (Ont) Corp	I	Steven A. Zakem
Magna-International Inc. and Granite Real Estate Inc.	J	
CNR	K	Alan Heisey
Alex & Michelle Marrero (5859 Rutherford)	L	
Ivanhoe Cambridge Inc.	M	Jeffrey L. Davies
Vaughan 400 North Landowners Group Inc.	N	Michael Melling & Jason Lewis
1233389 Ontario Inc.	O	Alan Heisey
Sustainable Vaughan	P	Stephen Roberts
RioCan Holdings Inc.	Q	Joel Farber
Brownridge Ratepayers Association	R	Mario G. Rocco
Joseph & Teresa Marando	S	Garmine Marando
Velmar Centre Property Ltd.	T	Michael Melling & Jason Lewis
Argo Lumber Inc., Alpa Trusses Inc.	U	Sarah Jane Turney
Roybridge Holdings Ltd., Vaughan West II Ltd. and Squire Ridge Investment Ltd.	V	Susan D. Rogers
Adidas Canada Ltd., 2029832 Ontario Inc. and Conair Consumers Products Inc.	W	Susan D. Rogers
Part of Block 50 Landowners Group	X	Thomas Barlow & Sarah Jane Turney
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	
Cole Engineering Group Ltd.	AM	
Teresa Marando	AN	

<u>Participants</u>	<u>No.</u>	<u>Representative</u>
City of Brampton	i	Roberto Zuech & David Waters
Block 27 Landowners	ii	Michael Melling & Jason Lewis
Antonio DiBenedetto	iii	
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

