

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 29, 2017 in Vaughan, Ontario

APPEARANCES:

Parties

Counsel

See Attachment 1

**MEMORANDUM OF ORAL DECISION DELIVERED BY JASON CHEE-HING ON
MARCH 29, 2017 AND ORDER OF THE BOARD**

[1] This was a further pre-hearing conference (“PHC”) event into the multiple appeals filed against the City of Vaughan (“City”) Official Plan 2010.

[2] The Board was provided with a status update on the outstanding appeals. Bruce Engell, counsel for the City advised that to date 164 appeals had been filed. As a result

of ongoing settlements, there now remain 92 outstanding appeals. Settlement discussions with the remaining Appellants are ongoing and it is anticipated that further settlements will occur.

[3] Mr. Longo, counsel for Appeal #159 (Appellants: 2464879 Ontario Inc. and Ultra Towns Inc.), advised that a hearing has been set by the Board for the site specific appeals of these Appellants (PL160758). The outcome of those site specific appeals will have a bearing on the status of Appeal #159.

NEXT PHC

[4] The next PHC into these matters is set for **Tuesday, July 11, 2017 commencing at 10 a.m.** The venue will be:

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

[5] I am not seized 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 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 Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

PL111184

VAUGHAN OFFICIAL PLAN 2010 PRE-HEARING CONFERENCE – March 29, 2017

SIGN-IN SHEET

APPELLANT	APPEAL	REPRESENTATIVE(S)	ATTENDEE(S)
1042710 Ontario Ltd.	1	Patricia A. Foran / Patrick Harrington	Leo Longo for Patrick Harrington
Briardown Estates Inc.	33	Patrick Harrington	Leo Longo for Patrick Harrington
Amar Transport Inc.	84		
1406284 Ontario Inc.	164		
Highway 27 Langstaff GP Ltd.	2	Susan Rosenthal	
Highway 27 Langstaff GP Ltd.	22		
Longyard Properties Inc.	23		
Solmar Inc.	3	Michael Melling / Meaghan McDermid / Matthew Di Vona	Matthew Di Vona
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		
Teston Green Landowners Group	149		
Block 42 Landowners Group	151	Matthew Di Vona	Matthew Di Vona
Teston Villas Inc.	152		
2264319 Ontario Inc.	6	Ira T. Kagan	Ira 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		
Monarch Castlepoint Kipling North & South	154		
Queen's Quay Avante Limited	155		
Haulover Investments Ltd.	7		
David and Kathy Lundell	42	Jeffrey Streisfield	
Portside Developments (Kipling) Inc.	116		
Mario Tedesco	117		
York Region Condominium Corporation 730	137	Reza Fakhim / Ali Shojaat / Domenica Perruzza	
Baif Developments Limited	8		
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		
LTF Real Estate Company, Canada Inc. ("Life	134		

Time")-			
TDL Group Corp.	44	Michael S. Polowin / -Denise Baker	
McDonald's Restaurants of Canada Ltd.	42		
A&W Food Services of Canada Inc.	43		
Wendy's Restaurants of Canada Inc.	44		
Ontario Restaurant Hotel & Motel Association	45		
West Rutherford Properties Ltd.	16	Bruce C. Ketcheson	
Ozner Corporation	17		
836115 Ontario Inc.	48	Barry Horosko	
4191621 Ontario Inc.	49		
Granite Real Estate Inc. (formerly MI)	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		
Allegra on Woodstream Inc.	412		
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	Steven Ferri
MCN (Pine Valley) Inc.	57		
785345 Ont. Ltd and I & M Pandolfo Holdings	59		
Kirbywest Ltd.	66		
Royal 7 Developments Limited	84		
Maple Industrial Landowners Group	118		
Blue Sky Entertainment Corp.	126		
Holcim (Canada) Inc.	129		
2203012 Ontario Limited	130		
Blair Building Materials Inc.	131		
10350 Pine Valley	163		
Mr. Antonio Di Benedetto	109	Self	Antonio Di Benedetto
Blackwood Realty Fund I Limited Partnership	24	John Alati / Matthew Di Vona / Susan Rosenthal	Matthew Di Vona
Lucia Milani and Rizmi Holdings Ltd.	62		
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. Ronni Rosenberg	37	Amber Stewart	
Canadian Fuels Association	44	N. Jane Pepino	
Imperial Oil Ltd.	74		
Home Depot Holdings Inc.	44	Steven A. Zakem	Leo Longo for 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	
Danlauton Holdings Ltd.	46		
1529749 Ontario Inc. (the "Torgan Group")	47		
Suncor Energy Products Partnership	54		
GST Canada Co.	85		
2157160 Ontario Inc.	99		
Woodbridge Farmers Co. Ltd., 1510904 Ontario Ltd., and	100		

1510905 Ontario Ltd.			
1693143 Ontario Inc. and 1693144 Ontario Inc.	101		
Antonia & Bertilla Taurasi	138		
390 Steeles West Holdings Inc.	153		
398 Steeles Avenue West Inc.	160		
165 Pine Grove Investments Inc.	53	Adam J. Brown / Jessica Smuskowitz	
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	
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	Gerard C. Borean (for #s 64, 65, 87, 91, 120, 128, 135 and 136)
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 Giammarine	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	Daniel Artenosi / Christopher J. Tanzola / Kelly Oksenberg	Kelly Oksenberg
Berkley Commercial (Jane) Inc.	119		
Teresa Marande	123		
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	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	Alex Marrero	
Tien De Religion Lands	141	Alan Heisey	Alan Heisey
TDC Medical Properties Inc.	105	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	
Seven 427 Developments Inc.	444	Valeria Maurizio / Johanna Shapira	
Kau & Associates LP	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	Leo Longo
The Ravines of Islington Encore Inc.	161		
Teston Sands Inc.	162	Matthew Di Vona	Matthew Di Vona

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

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	
Magna International Inc. and Granite Real Estate Inc.	J		
CNR	K	Alan Heisey	Alan Heisey
Alex & Michelle Marrero (5859 Rutherford)	L		
Ivanhoe Cambridge Inc.	M	John Alati / Matthew Di Vona	Matthew Di Vona
Vaughan 400 North Landowners Group Inc.	N	Michael Melling / Matthew Di Vona	
1233389 Ontario Inc.	O	Alan Heisey	
Sustainable Vaughan	P	Stephen Roberts	
RioCan Holdings Inc.	Q	Joel Farber	
Brownridge Ratepayers Association	R	Mario G. Racco	
Joseph & Teresa Marando	S	Carmine Marando	
Velmar Centre Property Ltd.	T	Michael Melling / Matthew Di Vona	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	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	
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	Chris Tanzola / Daniel Artenosi	Kelly Oksenberg
PARTICIPANTS	No.	REPRESENTATIVE(S)	ATTENDEE(S)
City of Brampton	i	Roberto Zuech / David Waters	
Block 27 Landowners	ii	Michael Melling / Matthew Di Vona	
Antonio DiBenedette	iii		
Americo Ferrari	iv	joseph.jgp@gmail.com	
Crown Heights Coop Housing	v	Ellen Schacter Inc.	
Maria, Yolanda, Laura, Guisepe 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	

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