

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



**ISSUE DATE:** June 19, 2018

**CASE NO(S):** PL111184

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 17(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:** April 11, 2018 in Vaughan, Ontario

**APPEARANCES:**

**Parties**

City of Vaughan (“City”)

**Counsel**

Bruce Engell  
Effie Lidakis

List of Appellants - See Attachment 1

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON  
APRIL 11, 2018 AND ORDER OF THE TRIBUNAL**

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## **INTRODUCTION**

[1] This proceeding was a further Pre-hearing Conference (“PHC”) to address appeals to the 2010 Vaughan Official Plan (“VOP”). Of the 168 appeals in total, this proceeding addressed the 16 appeals in the “Other Site-Specific” category (plus one withdrawn appeal addressed below) and the 12 appeals to the Yonge-Steeles Corridor Secondary Plan (“YSCSP”).

## **SITE-SPECIFIC APPEALS**

[2] One of the site-specific appeals – Covenant Chapel Toronto, Appellant 115 - has been withdrawn and the City filed a motion requesting the Tribunal to approve the VOP as it pertains to the lands affected by this appeal. On consent, the Tribunal will approve the VOP as it pertains to this property in accordance with the wording received from the City and contained in paragraph 7 below.

[3] For the remaining 16 appeals, the City anticipates that either settlements or Procedural Orders (“PO”) will be prepared by October 2018, and requested a further PHC for the resolution of appeals where possible, and for scheduling hearings for each distinct appeal where necessary. Counsel was made aware that hearing dates will not be scheduled without an agreed upon PO, including a scoped Issues List, for each appeal.

[4] The City advised that a PHC is scheduled for September 2018 for the 10 appeals in the Vaughan Metropolitan Centre category. If the parties are not prepared to proceed at that time, the City may request that the matters be joined with the PHC scheduled in the order below.

## **YONGE-STEELES CORRIDOR SECONDARY PLAN**

[5] The City advised that it will submit the final PO within a few days for this hearing scheduled to commence on June 11, 2018. The City is amending the PO to address

the agreement among the parties regarding the involvement of the City of Toronto and the City of Markham in the proceedings. The approved PO is contained in Attachment 2 to this Decision.

[6] The sequence of issues for the YSCSP hearing was determined at a previous PHC. Phase 1 will focus on the general growth cap issue in relation to transportation plans as set out in the PO.

## **ORDER**

[7] The Tribunal orders that in accordance with the provisions of s. 17(50) of the *Planning Act* (the “Act”), R.S.O. 1990, c. P.13, as amended, the City of Vaughan Official Plan (2010) (the “Plan”), as adopted by the City on September 7, 2010 subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, and as modified and endorsed by the Region of York on June 28, 2012, is approved as it applies to lands which were previously subject to the appeal of Covenant Chapel Toronto – Appellant 115.

[8] The Tribunal approves the PO for the YSCSP hearing as set out in Attachment 2 to this order.

[9] For the 16 remaining appeals in the “Other Site-Specific” category, the next PHC will commence at **10 a.m. on Wednesday, October 17, 2018** at:

**Vaughan City Hall  
Multi-Purpose Room / Hearing Room  
2141 Major Mackenzie Drive West  
Vaughan, ON**

[10] No further notice will be given.

[11] This Tribunal Member is not seized.

*“S. Tousaw”*

S. TOUSAW  
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.

**Local Planning Appeal Tribunal**

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**

<b>APPELLANT</b>	<b>APPEAL</b>	<b>REPRESENTATIVE</b>
<del>4042710 Ontario Ltd.</del>	4	Patricia A. Foran / Patrick Harrington
Briardown Estates Inc.	33	Patrick Harrington
<del>Amar Transport Inc.</del>	<del>84</del>	
1406284 Ontario Inc.	164	
Glenwood Property Management Ltd. and The Gupta Group	165	David Bronskill
<del>Highway 27 Langstaff GP Ltd.</del>	2	Susan Rosenthal
<del>Highway 27 Langstaff GP Ltd.</del>	<del>22</del>	
<del>Longyard Properties Inc.</del>	<del>23</del>	
Solmar Inc.	3	Michael Melling / Meaghan McDermid
Tesmar Holdings Inc.	4	
<del>4668872 Ontario Inc.</del>	<del>5</del>	
<del>77 Woodstream Inc.</del>	<del>25</del>	
Block 40/47 Developers Group Inc.	28	
<del>York Major Holdings Inc.</del>	<del>55</del>	
1539253 Ontario Inc.	68	
<del>Celebration Estates Inc.</del>	<del>96</del>	
Block 66 West Landowners Group Inc.	125	
Teston Green Landowners Group	149	
Block 42 Landowners Group	151	
<del>2264319 Ontario Inc.</del>	<del>6</del>	
<del>Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 4242765 Ontario Inc. and 4213763 Ontario Ltd.</del>	<del>35</del>	
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>	

APPELLANT	APPEAL	REPRESENTATIVE
Haulover Investments Ltd.	7	Jeffrey Streisfield
David and Kathy Lundell	42	
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>	8	Roslyn Houser / Michael Stewart / Joseph Hoffman
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	
<del>LTF Real Estate Company, Canada Inc. ("Life Time")</del>	134	
<del>TDL Group Corp.</del>	44	Michael S. Polowin / <del>Denise Baker</del>
<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
<del>4491621 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	
<del>Novagal Development Inc.</del>	52	
2159645 Ontario Ltd. (Liberty)	56	
Centre Street Properties Inc.	78	
Vogue Investments Ltd.	79	
Nine-Ten West Limited	80	
Cedarbrook Residential	103	
<del>Allegra on Woodstream Inc.</del>	412	
588701 Ontario Limited	424	

APPELLANT	APPEAL	REPRESENTATIVE
2128475 Ontario Corp.	146	Quinto M. Annibale / Steven Ferri
<del>1930328 Ontario Inc.</del>	<del>147</del>	
Caldari Land Development Corporation	150	
<del>Hollywood Princess Convention and Banquet Centre Ltd.</del>	<del>50</del>	
MCN (Pine Valley) Inc.	57	
<del>785345 Ont. Ltd and I &amp; M Pandolfo Holdings</del>	<del>59</del>	
Kirbywest Ltd.	66	
Royal 7 Developments Limited	84	
<del>Maple Industrial Landowners Group</del>	<del>118</del>	
<del>Blue Sky Entertainment Corp.</del>	<del>126</del>	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	
10350 Pine Valley	163	
Lormel Developments Ltd.	167	John Alati / Susan Rosenthal
<del>Blackwood Realty Fund I Limited Partnership</del>	<del>24</del>	
<del>2117969 Ontario Inc.</del>	<del>106</del>	
<del>Midvale Estates Ltd.</del>	<del>107</del>	
Potestas Properties Inc.	108	
Covenant Chapel	115	
Ivanhoe Cambridge II Inc.	142	Susan D. Rogers
<del>Roybridge Holdings Ltd., Vaughan West II Ltd., and Squire Ridge Investment Ltd.</del>	<del>26</del>	
<del>Adidas Canada Ltd., 2029832 Ontario Inc., and Conair Consumers Products Inc.</del>	<del>27</del>	
John Duca	113	Joel D. Farber
<del>RioCan Holdings Inc. (Coulter's Mills Marketplace)</del>	<del>34</del>	
<del>RioCan Holdings Inc. (Springfarm Marketplace)</del>	<del>32</del>	
<del>Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc., and SRF Vaughan Property II Inc.</del>	<del>36</del>	
<del>Riotrin Properties (Vaughan) Inc., Riotrin Properties (Vaughan2) Inc. and Riotrin Properties (Vaughan3) Inc.</del>	<del>48</del>	
RioCan Holdings Inc. (Centre Street Corridor)	82	
1306497 Ontario Inc. (Sisley Honda)	133	
<del>Ms. Ronni Rosenberg</del>	<del>37</del>	

APPELLANT	APPEAL	REPRESENTATIVE
<del>Canadian Fuels Association</del>	44	N. Jane Pepino
<del>Imperial Oil Ltd.</del>	74	
Country Wide Homes (Pine Valley Estates) Inc.	166	
<del>Home Depot Holdings Inc.</del>	44	
Granite Real Estate Inc. and Magna International Inc.	110	
<del>350 Creditstone Investments</del>	143	
<del>Lorwood Holdings Incorporated</del>	158	
Casertano Development Corporation and Sandra Mammone	45	Mary Flynn-Guglietti / Annik Forristal
Danlauton Holdings Ltd.	46	
1529749 Ontario Inc. (the "Torgan Group")	47	
<del>Suncor Energy Products Partnership</del>	54	
<del>CST Canada Co.</del>	85	
2157160 Ontario Inc.	99	
<del>Woodbridge Farmers Co. Ltd., 1510904 Ontario Ltd., and 1510905 Ontario Ltd.</del>	100	
<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	
<del>York Condominium Corporation 499</del>	139	
2090396 Ontario Ltd.	60	Mark R. Flowers
Arthur Fisch & 1096818 Ontario Inc.	61	
H&L Title Inc. & Ledbury Investments Ltd.	75	
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	



APPELLANT	APPEAL	REPRESENTATIVE
<del>Gold Park (Woodbridge) Inc.</del>	89	
<del>Mrs. Anna Greco</del>	90	
<del>Luigi Bros. Paving Company Ltd.</del>	94	
<del>Mr. Silvio Di Giammarino</del>	94	
1034933 Ontario Ltd.	120	
Luigi Bros. Paving Company Ltd.	128	
Concetta Marciano	135	
Pro Catering Ltd.	136	
<del>Michael Termini, Salvatore Termini and Rosa Bancheri</del>	145	
<del>Blue Water Ranch Developments Inc.</del>	67	
<del>Berkley Commercial (Jane) Inc.</del>	119	
<del>Teresa Marando</del>	123	
FCF Old Market Lane 2013 Inc.	140	
Liberata D'Aversa	148	
Project 8188 Yonge St. Inc. (formerly 8188 Master Holding Inc.)	157	
<del>2058258 Ontario Ltd. (Forest Green Homes)</del>	69	<del>Christopher J. Williams / Andrea Skinner</del>
Royal Group Inc.	70	Robert J. Gray
<del>Ms. Traci Shatz</del>	76	<del>Aynsley L. Anderson</del>
<del>Langvalley Holdings</del>	77	Nicholas T. Macos
<del>K &amp; K Holdings Limited</del>	132	
Anland Developments Inc.	83	Laura Bisset
<del>United Parcel Service Canada Ltd.</del>	92	<del>Tim Bermingham</del>
Camelot on 7 Inc. and Elia Breda	93	Paul R. Bottos
<del>Weston Downs Ratepayers Association</del>	95	Anthony Francescucci
<del>Mr. Alex Marrero</del>	102	<del>Alex Marrero</del>
Tien De Religion Lands	141	Alan Heisey
TDC Medical Properties Inc.	105	Stephen D'Agostino
Mr. Antonio Di Benedetto	109	Self-Represented
Bentall Kennedy (Canada) LP	111	James Harbell / Patrick Duffy / Maggie Bassani
Toromont Industries Ltd.	114	Michael Miller
Monica Murad	127	Michael Simaan
<del>Seven 427 Developments Inc.</del>	144	<del>Valeria Maurizio / Johanna Shapira</del>

<b>APPELLANT</b>	<b>APPEAL</b>	<b>REPRESENTATIVE</b>
Kau & Associates LP	74	Caterina Facciolo
Trimax on Islington	104	
Dufferin Vistas Ltd.	24	David Bronskill
Country Wide Homes Woodend Place Inc.	121	Jane Pepino
Tan-Mark Holdings Limited & Telast Enterprises Inc.	156	Alexander Burton-Vulovic
Tan-Mark Holdings Limited, Gino Matrundola and Telast Enterprises Inc.	168	
2464879 Ontario Inc. and Ultra Towns Inc.	159	Leo Longo
The Ravines of Islington Encore Inc.	161	
Lucia Milani and Rizmi Holdings Ltd.	62	Matthew Di Vona
Teston Villas Inc.	152	
Teston Sands Inc.	162	

<b><u>Parties</u></b>	<b><u>Party No.</u></b>	<b><u>Representative</u></b>
Region of York	A	Pitman Patterson / Bola Ogunmefun
Ministry of Municipal Affairs and Housing	B	Kenneth G. Hare / Ugo Popadic
Toronto and Region Conservation Authority	C	Jonathan Wigley / June Little
<del>PEARLS Inc.</del>	<del>D</del>	<del>Bruce McMin</del>
<del>UPS Canada</del>	<del>E</del>	<del>Tim Bermingham</del>
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>	<del>J</del>	
CNR	K	Alan Heisey
<del>Alex &amp; Michelle Marrero (5859 Rutherford)</del>	<del>L</del>	
Ivanhoe Cambridge Inc.	M	John Alati
<del>Vaughan 400 North Landowners Group Inc.</del>	<del>N</del>	<del>Michael Melling / Matthew Di Vona</del>
<del>1233389 Ontario Inc.</del>	<del>O</del>	<del>Alan Heisey</del>
Sustainable Vaughan	P	Stephen Roberts

<b><u>Parties</u></b>	<b><u>Party No.</u></b>	<b><u>Representative</u></b>
RioCan Holdings Inc.	Q	Joel Farber
Brownridge Ratepayers Association	R	Mario G. Racco
Joseph & Teresa Marando	S	Carmino Marando
Velmar Centre Property Ltd.	T	Michael Melling
Argo Lumber Inc., Alpa Trusses Inc.	U	Thomas Barlow / 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
<del>Part of Block 50 Landowners Group</del>	X	<del>Thomas Barlow</del>
Sidney Isenberg (Medallion Fence Ltd.)	Y	Shelly Isenberg
One-Foot Developments Inc.	AA	Thomas Barlow / 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	

<b><u>Participants</u></b>	<b><u>No.</u></b>	<b><u>Representative</u></b>
Block 27 Landowners	4	Michael Melling / Matthew Di Vona
City of Brampton	2	Roberto Zuech
Antonio DiBenedetto	3	Self
Americo Ferrari	4	joseph.jgp@gmail.com
Crown Heights Coop Housing	5	Ellen Schacter Inc.
Maria, Yolanda, Laura, Guisepe Pandolfo and Cathy Campione	6	Guisepe Pandolfo

<b><u>Participants</u></b>	<b><u>No.</u></b>	<b><u>Representative</u></b>
Brownridge Ratepayers Association	7	Mario G. Racco
Bellaterra Corporation	8	Gerard C. Borean
Mary Mauti and Elisa Testa	9	Mary Mauti and Elisa Testa
The Village of Woodbridge Ratepayers Association	10	Maria Verna

## ATTACHMENT 2

PL111184

### LOCAL PLANNING APPEAL TRIBUNAL

**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 of the Regional Municipality of York to announce a decision respecting the proposed new Official Plan for the City of Vaughan [Yonge Steeles Corridor Secondary Plan]  
Municipality: City of Vaughan  
LPAT Case No.: PL111184  
LPAT File No.: PL111184

#### **PROCEDURAL ORDER - YONGE-STEELES CORRIDOR SECONDARY PLAN ("YSCSP") – PHASE 1**

1. The Tribunal may vary or add to these rules at any time, either on request or as it sees fit. It may alter this Order by an oral ruling, or by another written Order.

#### **Organization of the Hearing**

2. The Phase 1 hearing will begin on **Monday, June 11, 2018** at 10 a.m., at the City of Vaughan Municipal Building, OMB Hearing Room, 2<sup>nd</sup> Floor, 2141 Major Mackenzie Drive, Vaughan, Ontario.
3. The length of the hearing will be four (4) weeks.
4. The parties and participants to this proceeding are listed in **Attachment 1**.
5. The Issues are as set out in the Issues List attached as **Attachment 2**. There will be no additions to this list unless the Tribunal permits, and a party who asks for changes may have costs awarded against it.
6. Any person intending to participate in the hearing should provide a telephone number to the Tribunal as soon as possible. Any such person who will be retaining a representative should advise the other parties and the Tribunal of the representative's name, address and phone number as soon as possible.

## Requirements Before the Hearing

7. A party who intends to call witnesses, whether by summons or not, shall provide to the Tribunal, the other parties and to the Clerk a list of the witnesses, their professional qualifications, their areas of expertise, completed Acknowledgement of Expert's Duty, the precise area and discipline in which they will seek to be qualified to provide expert testimony, and the intended order in which the witnesses will be called during the hearing. This information must be delivered on or before **Monday, April 23, 2018**. Any challenge by a Party to the qualifications or expertise of a witness must be filed with the Tribunal with supporting reasons within 30 days.
8. An expert witness shall prepare an expert witness statement which shall list any reports prepared by the expert, or any other reports or documents to be relied on at the hearing. Copies of this must be provided as in section 11. Instead of a witness statement, the expert may file his or her entire report if it contains the required information. If this is not done, the Tribunal may refuse to hear the expert's testimony. For greater certainty, each expert witness statement must comply with the minimum content requirements specified in Rule 7 of the Tribunal's *Rules of Practice and Procedure*. If the expert witness has prepared any report(s) that he/she intends to rely on at the hearing, and which did not form part of the submissions made to the City such report(s) shall be provided to the other parties at the same time as the delivery of expert witness statements, as in section 11.
9. A participant must provide to the Tribunal and the parties a participant statement consisting of a short written outline of the person's or group's background, experience and interest in the matter; a list of the issues which the participant will address and a short outline of the evidence on those issues; and a list of reports, if any which the participant will refer to at the hearing, on or before **Monday, May 7, 2018**, or the participant may not give oral evidence at the hearing.
10. Expert witnesses who are under summons but not paid to produce a report do not have to file an expert witness statement; but the party calling them must file a brief outline of the expert's evidence, as in section 11.
11. On or before **Thursday, May 17, 2018**, the parties shall provide copies of their witness and expert witness statements to the other parties and to the Clerk.
12. On or before **Monday, June 4, 2018**, the parties shall provide any reply witness statements responding to any written evidence received to the other parties.
13. On or before **Monday, June 4, 2018**, the parties shall provide copies of their visual evidence to the other parties. If a model will be used, all parties must have a reasonable opportunity to view it before the hearing.
14. A person wishing to change written evidence, including witness statements, must make a motion to the Tribunal. Such a motion shall be in accordance with the

Tribunal's Rule 10, which require that the moving party provide copies of the motion to all other parties 15 days before the Tribunal hears the motion.

15. A party who provides a witness' evidence to the other parties must have the witness attend the hearing to give oral evidence, unless the party notifies the Tribunal at least 7 days before the hearing that the written evidence is not part of the record.
16. If the City of Toronto or the City of Markham are granted party status by the Tribunal, the pre-hearing procedural requirements and deadlines may be adjusted by the Tribunal as required.
17. Documents may be delivered in accordance with the Tribunal's Rules.
18. The Tribunal's file number PL111184 is to be clearly marked on all documents served by the parties or filed with the Tribunal.
19. No adjournments or delays will be granted before or during the hearing except for serious hardship or illness. The Tribunal's Rule 17 applies to such requests.
20. The order of evidence shall be in accordance with **Attachment 3**.
21. The purpose of the Procedural Order and the meaning of the terms used in the Procedural Order are set out in **Attachment 4**.

***This Member is not seized***

***So orders the Tribunal.***

## ATTACHMENT 1

### LIST OF PARTIES

Appellant / Party	Appeal/ Party No.	Representative	Contact Information
City of Vaughan	-	Bruce Engell	WeirFoulds LLP Toronto Dominion Centre 66 Wellington Street West, Suite 4100 Toronto ON M5K 1B7 (t) (416) 947-5081 / (f) (416) 365-1876 bengell@weirfoulds.com
		Effie Lidakis	City of Vaughan 2141 Major Mackenzie Drive Vaughan, ON L6A 1T1 (t) (905) 832-8585 x8385 / (f) (905) 832-6130 Effie.Lidakis@vaughan.ca
Haulover Investments Ltd.	7	Jeffrey Streisfield	Land Law 310 Hillhurst Boulevard Toronto ON M6B 1N1 (t) (416) 460-2518 jeffrey@landplanlaw.com
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38	Ira Kagan	Kagan Shastri LLP 188 Avenue Road Toronto ON M5R 2J1 (t) (416) 368-2100 x226 / (f) (416) 324-4224 ikagan@ksllp.ca
		Jason Park	Devine Park LLP 250 Yonge Street, Suite 2302 Toronto, ON M5B 2L7 (t) (416) 645-4572 / (f) (416) 645-4569 jason.park@devinepark.com
2 Steeles Avenue West Ltd.	39	David Bronskill	Goodmans LLP Bay Adelaide Centre – West Tower 333 Bay Street, Suite 3400 Toronto, ON M5H 2S7 (t) (416) 597-4299 / (f) (416) 979-1234 dbronskill@goodmans.ca
Auto Complex Ltd.	40	Ira Kagan	Kagan Shastri LLP 188 Avenue Road Toronto ON M5R 2J1 (t) (416) 368-2100 x226 / (f) (416) 324-4224 ikagan@ksllp.ca



Appellant / Party	Appeal/ Party No.	Representative	Contact Information
		Jason Park	Devine Park LLP 250 Yonge Street, Suite 2302 Toronto, ON M5B 2L7 (t) (416) 645-4572 / (f) (416) 645-4569 jason.park@devinepark.com
Salz & Son Ltd.	51	Ira Kagan  Jason Park	Kagan Shastri LLP 188 Avenue Road Toronto ON M5R 2J1 (t) (416) 368-2100 x226 / (f) (416) 324-4224 ikagan@ksllp.ca  Devine Park LLP 250 Yonge Street, Suite 2302 Toronto, ON M5B 2L7 (t) (416) 645-4572 / (f) (416) 645-4569 jason.park@devinepark.com
1306497 Ontario Inc. (Sisley Honda)	133	Joel Farber	Fogler Rubinoff LLP 77 King Street West, Suite 3000 North Tower Toronto ON M5J 2Z9 (t) (416) 365-3707 jfarber@foglers.com
390 Steeles West Holdings Inc.	153	Mary Flynn-Guglietti / Annik Forristal	McMillan LLP Brookfield Place 181 Bay Street, Suite 4400 Toronto ON M5J 2T3 (t) (416)865-7256 / (f) (416)865-7048 mary.flynn-guglietti@mcmillan.ca / annik.forristal@mcmillan.ca
Tan-Mark Holdings Limited & Telast Enterprises Inc.	156	Alexander Burton-Vulovic	ZBV Law 120 Carleton St., Suite 301, Toronto ON M5A 4K2 (t) (416) 922-1263 / (f) (416) 922-1963 aburtonvulovic@carletonlaw.ca
Project 8188 Yonge St. Inc.	157	Christopher Tanzola	Overland LLP Yonge Norton Centre 5255 Yonge Street, Suite 1101 Toronto ON M2N 6P4 (t) (416) 730-0645 / (f) (416) 730-9097 ctanzola@overlandllp.ca

<b>Appellant / Party</b>	<b>Appeal/ Party No.</b>	<b>Representative</b>	<b>Contact Information</b>
398 Steeles Avenue West Inc.	160	Mary Flynn-Guglietti / Annik Forristal	McMillan LLP Brookfield Place 181 Bay Street, Suite 4400 Toronto ON M5J 2T3 (t) (416)865-7256 / (f) (416)865-7048 mary.flynn-guglietti@mcmillan.ca / annik.forristal@mcmillan.ca
Glenwood Property Management (32 Steeles/7028 Yonge)	165	David Bronskill	Goodmans LLP Bay Adelaide Centre – West Tower 333 Bay Street, Suite 3400 Toronto, ON M5H 2S7 (t) (416) 597-4299 / (f) (416) 979-1234 dbronskill@goodmans.ca
Tan-Mark Holdings Limited, Gino Matrundola and Telast Enterprises Inc. (7080 Yonge Street)	168	Alexander Burton-Vulovic	ZBV Law 120 Carleton St., Suite 301, Toronto ON M5A 4K2 (t) (4136) 922-1263 / (f) (416) 922-1963 aburtonvulovic@carletonlaw.ca
Regional Municipality of York	A	Bola Ogunmefun	The Regional Municipality of York Legal & Court Services Department 17250 Yonge Street, 4 <sup>th</sup> Floor Newmarket, ON L3Y 6Z1 (t) 1(877) 464-9675 / (f) (905) 895-3768 bola.ogunmefun@york.ca
City of Toronto (Participant – Phase 1)	B	Ray Kallio	City of Toronto Legal Services Metro Hall, 55 John Street, 26th floor Toronto ON M5V 3C6 (t) (416) 397-4063 ray.kallio@toronto.ca
City of Markham (Participant – Phase 1)	C	Bruce Ketcheson	Ritchie Ketcheson Hart & Biggart LLP One Eva Road, Suite 206 Toronto, ON M9C 4Z5 (t) (416) 622-6601 x238 (f) (416) 622-4713 bketcheson@ritchieketcheson.com

## ATTACHMENT 2

### ISSUES LIST

1. Is the Yonge Subway extension the "key transportation infrastructure investment required to permit the full buildout of the Secondary Plan area" [8.6(ii)]?
2. Should there be a development phasing threshold on residential population in both the south area and the north area of the YSCSP based on the Yonge subway extension to Steeles Avenue?
3. If a development phasing threshold is not appropriate, then what is the appropriate wording of Policy 8.6?
4. If the answer to Issue #2 above is YES, then:
  - a. What is/are the appropriate triggers to permit additional population growth/development [8.6(ii)(a)]?
  - b. What are the appropriate population restrictions [8.6(ii)(a)]?
  - c. Is proposed Policy 8.6(iii) an appropriate form of development control?
  - d. Are the review and interjurisdictional consultation requirements in Policy 8.6(iii), (iv) and (v) appropriate?
  - e. Does proposed Policy 8.6(vi) provide for the appropriate review of "pre-subway" capacity?
  - f. Is proposed Policy 8.6(vii) appropriate?

**ATTACHMENT 3**  
**ORDER OF EVIDENCE**

1. City of Vaughan
2. Region of York
3. Other parties in support
4. Appellants 38, 39, 40, 51, 133, 153, 156, 160, 165 and 168 (South Area)
5. Appellants 7 and 157 (North Area)
6. City of Vaughan reply, if any

## ATTACHMENT 4

### **Purpose of the Procedural Order and Meaning of Terms**

The Tribunal recommends that the parties **meet to discuss this sample Order before the prehearing conference** to try to identify the issues and the process that they want the Tribunal to order following the conference. The Tribunal will hear the parties' comments about the contents of the Order at the conference.

Prehearing conferences usually take place only where the hearing is expected to be long and complicated. If you are not represented by a lawyer, you should prepare by obtaining the Guide to the Local Planning Appeal Tribunal, and the Tribunal's Rules, from the Tribunal Information Office, 15th Floor, 655 Bay Street, Toronto, M5G 1E5, 416-212-6349, or from the Tribunal website at <http://elto.gov.on.ca/tribunals/lpat/about-lpat>.

### **Meaning of terms used in the Procedural Order**

**Party** is an individual or corporation permitted by the Tribunal to participate fully in the hearing by receiving copies of written evidence, presenting witnesses, cross-examining the witnesses of the other parties, and making submissions on all of the evidence. If an **unincorporated group** wishes to become a party, it must appoint one person to speak for it, and that person must accept the other responsibilities of a party as set out in the Order. Parties do not have to be represented by a lawyer, and may have an agent speak for them. The agent must have written authorisation from the party. **NOTE** that a person who wishes to become a party before or at the hearing, and who did not request this at the prehearing conference, must ask the Tribunal to permit this.

**Participant** is an individual, group or corporation, whether represented by a lawyer or not, who may attend only part of the proceeding but who makes a statement to the Tribunal on all or some of the issues in the hearing. Such persons may also be identified at the start of the hearing. The Tribunal will set the time for hearing these statements. **NOTE** that such persons will likely not receive notice of a mediation or conference calls on procedural issues. They also cannot ask for costs, or review of a decision as parties can. If a participant does not attend the hearing and only files a written statement, the Tribunal will not give it the same attention or weight as submissions made orally. The reason is that parties cannot ask further questions of a person if they merely file material and do not attend.

**Written and Visual Evidence:** **Written evidence** includes all written material, reports, studies, documents, letters and witness statements which a party or participant intends to present as evidence at the hearing. These must have pages numbered consecutively throughout the entire document, even if there are tabs or dividers in the material. **Visual evidence** includes photographs, maps, videos, models, and overlays which a party or participant intends to present as evidence at the hearing.

**Witness Statements:** A **witness statement** is a short written outline of the person's background, experience and interest in the matter; a list of the issues which he or she

will discuss and the witness' opinions on those issues; and a list of reports that the witness will rely on at the hearing. An **expert witness statement** should include his or her (1) name and address, (2) qualifications, (3) a list of the issues he or she will address, (4) the witness' opinions on those issues and the complete reasons for the opinions and (5) a list of reports that the witness will rely on at the hearing. A **participant statement** is a short written outline of the person's or group's background, experience and interest in the matter; a list of the issues which the participant will address and a short outline of the evidence on those issues; and a list of reports, if any, which the participant will refer to at the hearing.

### **Additional Information**

**Summons:** A party who wishes to summons a witness shall make a request in writing to the Registrar. This request must be made before the time that the list of witnesses is provided to the Tribunal and the parties. (See Rule 13 on the summons procedure.) If the Tribunal requests it, an affidavit must be provided indicating how the witness' evidence is relevant to the hearing. If the Tribunal is not satisfied from the affidavit, it will require that a motion be heard to decide whether the witness should be summoned.

**The order of examination of witnesses:** is usually direct examination, cross-examination and re-examination in the following way:

- direct examination by the party presenting the witness;
- direct examination by any party of similar interest, in the manner determined by the Tribunal;
- cross-examination by parties of opposite interest;
- re-examination by the party presenting the witness; or
- another order of examination mutually agreed among the parties or directed by the Tribunal.