

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: November 23, 2021

CASE NO(S): PL111184
PL200260
PL200473
PL210178
PL210333
OLT-21-001218

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

Appellant: 1042710 Ontario Limited (a.k.a. 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
OLT Case No.: PL111184
OLT File No.: PL111184
OLT Case Name: Duca v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Yonge & Steeles Development Inc.
Subject: Request to amend the Official Plan - Failure of the City of
Vaughan to adopt the requested amendment
Existing Designation: General Commercial Area
Proposed Designated: General Commercial Area – Site Specific
Purpose: To permit the existing commercial uses to continue and
permits retail stores, restaurants, banks and business
and professional offices, retail and hotel uses
Property Address/Description: 7028 Yonge Street & 2 Steeles Avenue West
Municipality: City of Vaughan
Approval Authority File No.: OP.18.016
OLT Case No.: PL200260
OLT File No.: PL200260
OLT Case Name: Yonge & Steeles Development Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Yonge & Steeles Development Inc.
 Subject: Application to amend Zoning By-law No. 1-88 - Refusal or neglect of City of Vaughan to make a decision

Existing Zoning: C1 Restricted Commercial Zone subject to site-specific Exceptions 9(865) and 9(331)

Proposed Zoning: RA3 Residential Apartment Zone and to permit site-specific zoning exceptions

Purpose: To permit the existing commercial uses to continue and permits retail stores, restaurants, banks and business and professional offices, retail and hotel uses

Property Address/Description: 7028 Yonge Street & 2 Steeles Avenue West
 Municipality: City of Vaughan
 Municipality File No.: Z.18.028
 OLT Case No.: PL200260
 OLT File No.: PL200261

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Development Group (100 SAW) Inc.
 Subject: Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment

Existing Designation: "General Commercial" and "Low Density Residential" in accordance with Official Plan Amendment No. 210 (OPA 210), the Thornhill-Vaughan Community Plan "Mixed Commercial and Residential"

Proposed Designated: "Mixed Commercial and Residential"

Purpose: To permit the redevelopment of the subject lands with a mixed-use development containing residential and commercial uses

Property Address/Description: 100 Steeles Avenue West
 Municipality: City of Vaughan
 Approval Authority File No.: OP.20.001
 OLT Case No.: PL200473
 OLT File No.: PL200473
 OLT Case Name: Development Group (100 SAW) Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Development Group (100 SAW) Inc.
 Subject: Application to amend Zoning By-law No. 1-88, as amended - Neglect of the City of Vaughan to make a decision

Existing Zoning: "C2 General Commercial Zone"; subject to Exception 9(731)

Proposed Zoning: "RA3 Apartment Residential Zone"; subject to Exception 9(xxx)

Purpose: To permit the redevelopment of the subject lands with a mixed-use development containing residential and commercial uses

Property Address/Description: 100 Steeles Avenue West
 Municipality: City of Vaughan
 Municipality File No.: Z.20.004
 OLT Case No.: PL200473
 OLT File No.: PL200474

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Development Group (100 SAW) Inc.
 Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision

Purpose: To permit the redevelopment of the subject lands with a mixed-use development containing residential and commercial uses

Property Address/Description: 100 Steeles Avenue West
 Municipality: City of Vaughan
 Municipality File No.: 19T-20V001
 OLT Case No.: PL200473
 OLT File No.: PL200475

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Mizrahi Constantine (180 SAW) Inc. et. al.
 Subject: Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment

Existing Designation: General Commercial Area and Low Density Residential

Proposed Designated: Mixed Commercial/Residential Area
 Purpose: To permit 6, mixed-use residential apartment buildings

Property Address/Description: 180 Steeles Avenue West
 Municipality: City of Vaughan
 Approval Authority File No.: OP.20.002
 OLT Case No.: PL210178
 OLT File No.: PL210178
 OLT Case Name: Mizrahi Constantine (180 SAW) Inc. v. Vaughan
 (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Mizrahi Constantine (180 SAW) Inc. et. al.
 Subject: Application to amend Zoning By-law No. 1-88 -
 Refusal or neglect of the City of Vaughan to make a
 decision
 Existing Zoning: C4 Neighbourhood Commercial Zone
 Proposed Zoning: RA3 Apartment Residential Zone
 Purpose: To permit 6, mixed-use residential apartment
 buildings
 Property Address/Description: 180 Steeles Avenue West
 Municipality: City of Vaughan
 Municipality File No.: Z.20.005
 OLT Case No.: PL210178
 OLT File No.: PL210180

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Eastwood Holdings Corp.
 Subject: Request to amend the Official Plan - Failure of the
 City of Vaughan to adopt the requested amendment
 Existing Designation: High Density Residential/Commercial
 Proposed Designated: High Rise Residential
 Purpose: To permit two residential towers
 Property Address/Description: 9291 Jane Street
 Municipality: City of Vaughan
 Approval Authority File No.: OP.20.017
 OLT Case No.: PL210333
 OLT File No.: PL210333
 OLT Case Name: Eastwood Holdings Corp. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Eastwood Holdings Corp.
 Subject: Application to amend Zoning By-law No. 1-88 - Refusal or neglect of the City of Vaughan to make a decision
 Existing Zoning: "Restricted Commercial" with a holding provision C1(H)
 Proposed Zoning: "Residential Apartment Zone 3" (RA3)
 Purpose: To permit two residential towers
 Property Address/Description: 9291 Jane Street
 Municipality: City of Vaughan
 Municipality File No.: Z.20.044
 OLT Case No.: PL210333
 OLT File No.: PL210334

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

Applicant and Appellant: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited
 Subject: Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment
 Existing Designation: General Commercial
 Proposed Designated: Mixed Use – Residential and Commercial
 Purpose: To permit the development of high density, mixed-use development
 Property Address/Description: 72 Steeles Avenue West and 7040/7054 Yonge Street
 Municipality: City of Vaughan
 Approval Authority File No.: OP.20.014
 OLT Case No.: OLT-21-001218
 OLT File No.: OLT-21-001218
 OLT Case Name: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended

Applicant and Appellant: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited
 Subject: Application to amend Zoning By-law No. 1-88 - Refusal or neglect of the City of Vaughan to make a decision
 Existing Zoning: C1 Restricted Commercial Zone
 Proposed Zoning: RA3 Apartment Residential Zone with site specific exceptions

Purpose: To permit the development of high density, mixed-used development
 Property Address/Description: 72 Steeles Avenue West and 7040/7054 Yonge Street
 Municipality: City of Vaughan
 Municipality File No.: Z.20.038
 OLT Case No.: OLT-21-001218
 OLT File No.: OLT-21-001219

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended

Applicant and Appellant: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited
 Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision
 Purpose: To permit the development of high density, mixed-use development
 Property Address/Description: 72 Steeles Avenue West and 7040/7054 Yonge Street
 Municipality: City of Vaughan
 Municipality File No.: 19T-20V007
 OLT Case No.: OLT-21-001218
 OLT File No.: OLT-21-001220

Heard: October 5, 2021 by video hearing

APPEARANCES:

Parties

Counsel

Regional Municipality of York

B. Ogunmefun

City of Vaughan

B. Engell
 E. Lidakis
 G. Perhar
 C. Tashos

Appellants and
 Added Parties/Participants
 (listed in Attachment 1)

MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON OCTOBER 5, 2021 AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] This proceeding was a further Case Management Conference (“CMC”) to address appeals to the 2010 Vaughan Official Plan (“VOP”). Of the 168 original appeals, 123 are now resolved by way of settlement, hearing decision, or withdrawal.

[2] This CMC also represents the first CMC for each of two site-specific appeals requesting to be heard together with their related appeals to the VOP.

[3] The Parties updated the Tribunal on several appeals being actively pursued for issue reduction or settlement, and other appeals awaiting broader studies that will affect how to proceed. Without objection, the Tribunal heard that continued communications among the Parties are addressing remaining appeals appropriately. Updates and direction requests will continue at future CMCs.

[4] The next CMC as noted below was previously scheduled. At the Parties’ request, two further CMCs are now placed in the Tribunal’s calendar as noted below, after the next CMC. No further notice will be given for these events.

Monday, December 6, 2021, 10 a.m.

GoTo Meeting: <https://global.gotomeeting.com/join/386317533>

Access code: 386-317-533

Audio-only telephone line: 1 (647) 497-9373 or Toll Free 1 (888) 299-1889

Audio-only access code: 386-317-533

Monday, March 17, 2022, 10 a.m.

GoTo Meeting: <https://global.gotomeeting.com/join/935043781>

Access code: 935-043-781

Audio-only telephone line: 1 (647) 497-9373 or Toll Free 1 (888) 299-1889

Audio-only access code: 953-043-781

Friday, June 10, 2022, 10 a.m.**GoTo Meeting:** <https://global.gotomeeting.com/join/387590893>**Access code:** 387-590-893**Audio-only telephone line:** 1 (647) 497-9391 or Toll Free 1 (888) 455-1389**Audio-only access code:** 387-590-893

[5] Statutory Parties and anyone seeking Party or Participant status are asked to log into the video hearing at least 15 minutes before the start of the event to test their video and audio connections.

[6] Parties and Participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at [GoToMeeting](https://app.gotomeeting.com/home.html) or a web application is available:
<https://app.gotomeeting.com/home.html>

[7] Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line with the access code provided.

[8] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the CMC hearing by video to ensure that they are properly connected to the event at the correct time. Questions prior to the hearing events may be directed to the Tribunal's Case Coordinator having carriage of this case.

OLT-21-001218

[9] The City's affidavit of service for notice of this first CMC was marked as Exhibit 1.

[10] On consent of the Parties, the Tribunal ordered that File No. OLT-21-001218 will be heard together with the appeals to the Yonge-Steeles Corridor Secondary Plan ("YSCSP").

As with other files being heard together in the YSCSP area, these site-specific appeals involve the same Parties and the same issues associated with the YSCSP appeals.

[11] Here, 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited appealed the absence of decisions by the City on applications for Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”) and Plan of Subdivision (“SUB”) for their properties comprising an L-shaped “site” with frontage on both Yonge Street and Steeles Avenue. Four mixed-use towers are proposed.

[12] Without objection, the Tribunal granted Party status to the 17 requestors contained in Attachment 2, all of whom are existing Parties in the YSCSP appeals.

[13] An oral request for Party status was raised by counsel for Lucia Antinori, owner of a vacant parcel referred to as Lot 77 immediately to the northwest of this site. The Tribunal deferred granting this request given that counsel for the requestor had just been retained and counsel for the site requested time to understand the issues. After further discussion among them, the requestor may file a written request for Party status to the Tribunal for consideration at the next CMC.

[14] All other CMC matters related to this file, such as the potential for mediation, Issues List (“IL”) and Procedural Order (“PO”) were addressed under the YSCSP with which this file is now being heard together.

YSCSP

[15] The Tribunal confirmed the revised start date for this previously scheduled hearing, as had been requested by the Parties on consent after the last CMC. This hearing is now scheduled to begin on:

Monday, June 13, 2022, 10 a.m. (a 10-week hearing)

GoTo Meeting: <https://global.gotomeeting.com/join/584974389>

Access code: 584-974-389

Audio-only telephone line: 1 (647) 497-9373 or Toll Free 1 (888) 299-1889

Audio-only access code: 584-974-389

[16] No further notice will be given, and please see paragraphs [5] to [8] for general instructions.

[17] The Appellants are undertaking a transportation study, anticipated by the Parties to be fundamental in revising or resolving certain issues and may lead to suggested modifications. The Parties will address such matters at the next CMC.

[18] The Parties had generally agreed on a draft PO and the City anticipated filing it following this CMC for approval. However, further discussions among the Parties resulted in a delay and the Tribunal advised the City to aim for the December 6, 2021 CMC with a finalized PO.

PL210333

[19] The Appellant's affidavit of service for notice of this first CMC was marked as Exhibit 2.

[20] On consent of the Parties, the Tribunal ordered that File No. PL210333 will be heard together with the appeal of the VOP by Solmar Inc. respecting 9291 Jane Street ("site"). As with other files being heard together with certain VOP appeals, these site-specific appeals involve the same Parties and the same issues associated with the original VOP appeal.

[21] Here, Eastwood Holding Corp., a company connected with Solmar Inc., appealed the absence of decisions by the City on applications for OPA and ZBA for this site where it proposes two residential towers.

[22] Without objection, the Tribunal granted Party status for these appeals to the same Parties connected with the Solmar Inc. appeal to the VOP, being the City, Region, Canadian National Railway, Toronto and Region Conservation Authority, and West Rutherford Properties Ltd.

[23] Without objection, the Tribunal granted Participant status to Greenpark Homes and Sandra Mammone.

[24] The Appellant requested that a seven-week hearing be scheduled for later in 2022 to accommodate an extensive witness list including a focus on matters of railway compatibility. With consent of the Parties, the Tribunal agreed to schedule the hearing subject to the final PO being tendered for approval at the next CMC. The Parties acknowledge that the potential for reduced hearing time can be addressed well in advance of the hearing. Based on the Parties' further discussions following this CMC, the Tribunal now schedules the hearing on the merits as follows:

Phase 1

Monday, October 3, 2022 (five-week hearing)

GoTo Meeting: <https://global.gotomeeting.com/join/595703213>

Access code: 595-703-213

Audio-only telephone line: 1 (647) 497-9373 or Toll Free 1 (888) 299-1889

Audio-only access code: 595-703-213

Phase 2

Monday, November 28, 2022 (two-week hearing)

GoTo Meeting: <https://global.gotomeeting.com/join/560330501>

Access code: 560-330-501

Audio-only telephone line: 1 (647) 497-9391 or Toll Free 1 (888) 455-1389

Audio-only access code: 560-330-501

[25] No further notice will be given, and please see paragraphs [5] to [8] for general instructions.

MOTION ON APPEAL 32

[26] Rio Can Holdings (GTA Marketplace) Inc., the appellant of Appeal 32, withdrew its site-specific appeal to the VOP on July 8, 2021. The City filed a Motion requesting that the VOP be approved as originally adopted by the City affecting 441 Clark Avenue (“site”). No responses to the Motion were received.

[27] The supporting Affidavit of David Marcucci was marked as Exhibit 3. Mr. Marcucci is a Registered Professional Planner with the City, who has been previously qualified and affirmed under oath in these proceedings.

[28] In the case of the VOP, the withdrawal of an appeal does not automatically result in the coming into force of the appealed policies. Appeals were lodged to the non-decision of the Region to approve the VOP within the statutory timeframe. Given the absence of an original approval, the Tribunal must assess whether the appealed sections satisfy all statutory requirements in order to be approved.

[29] Mr. Marcucci addresses these requirements in his affidavit, noting that, in his opinion, the adopted policies and mapping affecting this site give suitable regard to the provincial interests of s. 2 of the *Planning Act* (“Act”), are consistent with the Provincial Policy Statement, 2020, conform with A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020, and conform with the Region Official Plan.

[30] In his written and oral evidence, Mr. Marcucci explained that this 2.4 hectare site is appropriate in the Low Rise Mixed-Use designation permitting buildings up to four storeys in height and not to exceed a density of 1.5 Floor Space Index. He explained that the site is located within a Community Area that is not suited to more intensive development due to the scale of the area and available transit. He opines that the permitted low rise mixed-use

will continue to support local commercial needs while also enabling appropriately scaled residential intensification.

[31] With the withdrawal of the appeal, and on the uncontested planning evidence of the City, the Tribunal found that the VOP policies and mapping, as they apply to this site, satisfy all statutory requirements. The Motion was granted and the Tribunal Ordered as set out below.

[32] The Tribunal orders that pursuant to s. 17(50) of the *Planning Act*, the City of Vaughan Official Plan (2010), 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 Regional Municipality of York on June 28, 2012, is approved as it applies to the lands which were previously subject to the appeal of Rio Can Holdings (GTA Marketplace) Inc., being Appeal 32, in accordance with Attachment 3 attached to and forming part of this Order.

ORDER

[33] The Tribunal's directions, rulings and orders set out above are so ordered.

"S. Tousaw"

S. TOUSAW
MEMBER

Ontario Land Tribunal

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

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1**OCTOBER 5, 2021 CASE MANAGEMENT VIDEO CONFERENCE
ATTENDANCE LIST**

Case management conferences for:	OLT Case No.:
VOP 2010 (including YSCSP)	PL111184
Eastwood Holdings Corp.	PL210333
72 Steeles Holdings Limited and 7040 Yonge Holdings Limited	OLT-21-001218

OLT Member – S. Tousaw

ATTENDEE	#	ON BEHALF OF
Bruce Engell, WeirFoulds LLP		City of Vaughan
Effie Lidakis, City of Vaughan		City of Vaughan
Gurnick Perhar, City of Vaughan		City of Vaughan
Candace Tashos, City of Vaughan		City of Vaughan
David Marcucci, Planner, City of Vaughan		City of Vaughan
Armine Hassakourians, Planner, City of Vaughan		City of Vaughan
Margaret Holyday, Planner, City of Vaughan		City of Vaughan
Meaghan McDermid, Davies Howe LLP	3	Solmar Inc.
	PL210333	Eastwood Holdings Corp.
Quinto Annibale, Loopstra Nixon LLP	16	West Rutherford Properties Ltd.
	17	Ozner Corporation
	84	Royal 7 Developments Limited
	109	Antonio Di Benedetto
	150	Caldari Land Development Corporation
	PL210178	Mizrahi Constantine (180 Saw) Inc.
Barry Horosko, Horosko Planning Law	30	1834371 Ontario Ltd.
	43	1541677 Ontario Inc.
	56	2159645 Ontario Ltd. (Liberty)
	146	2128475 Ontario Corp.

ATTENDEE	#	ON BEHALF OF
J. Farber, Fogler Rubinoff LLP M. Rutledge, Fogler Rubinoff LLP	32	RioCan Holdings Inc. (Springfarm Marketplace)
	133	1306497 Ontario Inc. (Sisley Honda)
Chris Barnett, Osler Hoskin & Harcourt LLP	38	7040 Yonge Holdings Ltd. And 72 Steeles Holdings Ltd.
	OLT-21-001218	72 Steeles Holdings Ltd. et al
Tom Halinski, Aird & Berlis LLP	51	Salz & Son Ltd. [also Development Group (100 SAW) Inc.]
	PL200473	Development Group (100 SAW) Inc.
Ira Kagan, Kagan Shastri LLP		Yonge Steeles Landowners Group (Appellants 38, 40, 51, 165)
Natalie Ast, Overland LLP	39	Yonge & Steeles Developments Inc.
	119	Berkley Commercial (Jane) Inc.
	140	FCF Old Market Land 2013 Inc.
	164	1966711 Ontario Inc.
	165	Yonge & Steeles Developments Inc.
	AN	Teresa Marando
	PL200260	Yonge & Steeles Development Inc.
Michael Melling, Davies Howe LLP	40	Auto Complex Ltd.
	68	1539253 Ontario Inc.
	149	Teston Green Landowners Group
	T	Velmar Centre Property Ltd.
		Block 27 Landowners
Jamie Cole, Davies Howe LLP	108	Zzen 2
	142	Ivanhoe Cambridge II Inc.
Mary Flynn-Guglietti, McMillan LLP Kailey Sutton, McMillan LLP	46	Danlauton Holdings Ltd.
	153	390 Steeles West Holdings Inc.
	160	398 Steeles Avenue West Inc.
		Associated Vaughan Properties Limited
Mark Flowers, Davies Howe LLP	60	2090396 Ontario Ltd.
	75	H & L Title Inc. and Ledbury Investments Ltd.
Matthew Di Vona, Di Vona Law	62	Lucia Milani and Rizmi Holdings Ltd.
Gerard C. Borean, Parente,	64	281187 Ontario Ltd.

ATTENDEE	#	ON BEHALF OF
Borean LLP	135	Concetta Marciano
	136	Pro Catering Ltd.
		Bellaterra Corporation
Roslyn Houser, Goodmans LLP	72	First Vaughan Investments Inc., Ruland Properties Inc., and Skyrange Investments Inc.
	73	Calloway REIT (Sevenbridge) Inc.
		Fairfax Financial (Toys "R" Us)
Adam Giel, Black Sutherland LLP	77	Langvalley Holdings
David Tang, Miller Thomson LLP		Mercedes Benz of Canada Inc.
Calvin Weekes, Miller Thomson LLP		Roman Catholic Episcopal Corporation for the Diocese of Toronto
Alan Heisey, PHM Law	141	Tien De Religion Lands
	K	CNR
		1163919 Ontario Limited, 1930238 Ontario Limited, 1211612 Ontario Limited, 1972380 Ontario Limited, 1219414 Ontario Limited
Issac Menzelefsky, Friedmans Law	156	7080 Yonge Limited (Tan-Mark Holdings Limited & Telast Enterprises Inc.)
	168	7080 Yonge Limited (Tan-Mark Holdings Limited & Telast Enterprises Inc.)
Meaghan Barrett, Aird & Berlis LLP	166	Country Wide Homes (Pine Valley Estates) Inc.
Bola Ogunmefun, Region of York	A	Region of York
Tim Duncan, Fogler Rubinoff LLP Mark Howard, Sr. Planner, TRCA	C	Toronto and Region Conservation Authority (TRCA)
Dennis Wood, Wood Bull LLP	AO	Seven 427 Developments Inc.
Carson O'Connor, Wood Bull LLP		Morguard Investments Limited
Andrew Biggart, Ritchie Ketcheson Hart & Biggart LLP Francesco Santaguida Victoria Chai		City of Markham
Ray Kallio, City of Toronto		City of Toronto

ATTENDEE	#	ON BEHALF OF
Pitman Patterson, BLG		York Region (except YSCSP)
Jonathan Cheng, Stikeman Elliott LLP		Longevity Properties Limited
Jordan Max		SpringFarm Ratepayers Association
Julianna Boldt		
Raivo Uukkivi, Cassels		Lucia Antinori (seeking party status to the 7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd. appeals)
Alexandra Whyte, Loopstra Nixon LLP		Rutherford Land Development Corporation
Victor		
Shep Trubkin		
Unknown callers		

ATTACHMENT 2

Party Status Requests

OLT-21-001218

	Requestor	Property Address	Counsel
1.	Auto Complex Ltd.	7200 Yonge St. Vaughan	Michael Melling
2.	Mizrahi Constantine (180 SAW) Inc.	180 Steeles Ave. W. Vaughan	Quinto Annibale
3.	City of Toronto	City of Toronto	Ray Kallio
4.	7080 Yonge Limited	7080 Yonge Limited, Vaughan	William Friedman
5.	Development Group Limited (100 SAW) Inc.	100 Steeles Ave. W.	Tom Halinski
6.	Regional Municipality of York	Regional Municipality of York	Bola Ogunmefun
7.	Fairfax Financial Holdings Limited	300 Steeles Avenue W. Vaughan	Roslyn Houser Ian Andres
8.	Yonge Steeles Landowners Group Inc.	Various, Vaughan	Ira Kagan Jason Park
9.	Mercedes Benz of Canada Inc.	228 Steeles Ave. W. Vaughan	David Tang
10.	Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada	92 Steeles Ave. W., Vaughan	David Tang
11.	1306497 Ontario Inc.	88 Steeles Ave. W., Vaughan	Joel Farber
12.	1163919 Ontario Limited, 1888836 Ontario Limited, 1211612 Ontario Limited ("Awin") 1973280 Ontario Limited and 1219414 Ontario Limited ("Awin West")	212, 220 and 222 Steeles Ave. W. Vaughan (Awin) 434 and 480 Steeles Ave. West (Awin West)	Alan Heisey
13.	Longevity Properties Limited	6979 Yonge Street, Toronto	Calvin Lantz
14.	Morguard Investments Limited	7120 Yonge Street and 24-26 Crestwood Road, Vaughan, Centrepoint Mall, Toronto	Johanna Shapira

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15.	City of Markham	City of Markham	Francesco Santaguida, Andrew Biggart
16.	Yonge and Steeles Developments Inc.	7028 Yonge St and 2 Steeles Ave W Vaughan	Daniel Artenosi Natalie Ast
17.	390 Steeles West Holdings Inc., 398 Steeles Avenue West Inc., Associated Vaughan Properties Limited	390 Steeles Ave. W. 398 Steeles Ave W, 330 Steeles Ave W., Vaughan	Mary Flynn-Guglietti Kailey Sutton

ATTACHMENT 3

Schedule "A" Approvals Requested to VOP 2010

1. Approval of Volume 1, Schedule 13

Approve Volume 1, Schedule 13 by designating the Subject Lands, shown in a red outline in the below schedule, as "Low-Rise Mixed-Use" with a maximum height of 4 storeys, and a maximum density of 1.5 "Floor Space Index":



2. Other VOP 2010 policies and schedules

Approval of VOP 2010 Volume 1 policies and schedules as they apply to the Subject Lands, without modification.