

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



**ISSUE DATE:** September 18, 2015

**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  
OMB Case Name: Duca v. Vaughan (City)

**Heard:** September 10, 2015 by telephone conference  
call

**APPEARANCES:**

**Parties**

**Counsel**

Highway 27 Langstaff GP Limited	S. Rosenthal
City of Vaughan	D. Jubb
281187 Ontario Ltd.; <i>et al</i>	G. Borean

**MEMORANDUM OF ORAL DECISION DELIVERED BY JASON CHEE-HING ON  
SEPTEMBER 10, 2015**

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[1] This hearing event took place by way of a telephone conference call ("TCC").

[2] The Board dealt with a motion brought by Highway 27 Langstaff GP Limited (“Langstaff GP”). The motion sought:

1. An Order of the Board approving those Policies and Schedules of the City of Vaughan (“City”) Vaughan Official Plan (“VOP”) 2010 and the West Vaughan Employment Area (“WVEA”) Secondary Plan as listed in the Affidavit of Maria Gatzios, without modification, as they apply to the lands owned by Langstaff GP.
2. An Order of the Board, modifying and approving in part the Schedules 1, 2 and 13 of the VOP 2010 and Schedules 2 and 3 to the WVEA Secondary Plan as they apply to the lands owned by Langstaff GP.

[3] The motion filings including the affidavit planning evidence of Ms. Gatzios in support of the proposed modifications are found in Exhibit 87A.

[4] The City in its response to motion filings supported the request sought by Langstaff GP (Exhibit 88A). Gerard Borean, counsel for a number of Appellants to the VOP 2010 was present at this TCC as an observer.

[5] Langstaff GP owns approximately 34 hectares of land located on the west side of Highway 27 north of Langstaff Road in the City (“subject lands”). The subject lands are also within the WVEA Secondary Plan. The modifications to the Schedules sought by Langstaff GP pertain to the removal of the “Core Features” and “Natural Area” designations from a portion of the subject lands. The Board noted that minor corrections are to be made to the mapping found in Schedules 2 and 3 referred to in Ms. Gatzios affidavit.

[6] The Board adopted and relied upon the affidavit and *viva voce* evidence of Ms. Gatzios. The Board finds the proposed modifications to the appropriate Schedules of the VOP 2010 Volume 1 and the WVEA Secondary Plan to be good planning.

[7] The Board notes that the approval of the outstanding polices and modified schedules as requested in its motion filings will resolve Langstaff GP's appeals of the VOP 2010 (Appeals Nos. 2 and 22 of the VOP 2010).

[8] The Board allowed in part the appeals of Langstaff GP and granted the motion request. The Board withheld its Order pending receipt of a draft order from the City and minor corrections to Schedules 2 and 3 referred to in the affidavit of Ms. Gatzios.

*"Jason Chee-Hing"*

JASON CHEE-HING  
MEMBER

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

**Ontario Municipal Board**

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