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File: P-3573

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June 2, 2025

City of Vaughan
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C119.
Communication
CW(PM) – June 4, 2025
Item No. 10

Attention: Hon. Mayor Del Duca and Members of Council

Re: Committee of the Whole (Public Hearing) June 4, 2025, Item #4.10
Forward Vaughan – Vaughan Official Plan Review
Official Plan Draft – May 2025
251 Cityview Boulevard
Related Files: DA.21.055, PAC.24.073

KLM Planning Partners Inc. ("**KLM**") is the land use planning consultant for Lionston Developments Inc. (the "**Client**"). Our client is the owner of lands municipally known as 251 Cityview Boulevard in the City of Vaughan and legally described as Block 59 on Plan 65M-3885 and are referred to as the "**Subject Lands**".

In May 2025, Vaughan released a new draft #5 of the Official Plan 2025 ("**VOP 2025**"), which is now considered to be a new Official Plan under Section 17 of the *Planning Act* instead of an update under Section 26 of the *Planning Act* given the broad changes to Provincial Policy. KLM has had an opportunity to review the Draft VOP 2025 on behalf of our client and we are pleased to provide the following high-level comments relative to some of the policies included therein.

My client received site plan approval for office, warehouse and hotel uses as part of their above noted site plan application. Furthermore, the site-specific zoning on the Subject Lands specifically permits Office Uses and a Hotel as a permitted use.

Based on our review of the Draft VOP 25, we have identified the following comments/concerns:

1. Draft VOP 25 proposes to be designate the Subject Lands as Employment Area' on Schedule 1 – Urban Structure, and 'Prestige Employment'/'Lands Subject to Future Non-Residential Site-Specific Policy' on Schedule 13 – Land use Designations. We are unable to find any policy in VOP 2025 which speaks to the 'Lands Subject to Future Non-Residential Site-Specific Policy' as noted on Schedule 13. Furthermore, we believe there is merit in including these lands and the lands along Cityview Boulevard within the Transitional Mid-Rise Mixed-Use designation given their proximity of the residential areas to the west and given the existing uses on these lands and in the surrounding area includes retail stores, community uses, daycares, offices, hotels and recreational centres which are not considered employment uses. This approach is consistent with the fact that the City has identified these employments lands differently that other employment lands in the City with the "Lands Subject to Future Non-Residential Site-Specific Policy".
2. Given the above-noted uncertainty of the proposed land-use designation, we believe there should be more clarity with respect to proposed VOP 25 policy 1.4.1.7 to clearly state that land uses established '*by the applicable zoning by-law*' shall be deemed to conform to VOP 25.
3. Policy 3.2.3.1 d) of proposed Draft VOP 25 should be clarified to state that uses that were lawfully established '*through the Zoning By-law, as amended*' before October 20, 2024, are permitted to continue.

In General, we would suggest that the Subject Lands be clearly removed from Employment Lands and be included in the Transitional Mid-Rise Mixed-Use designation to better reflect the office, commercial and retail nature of the area. The comments above represent preliminary comments we have with regard to the Draft VOP 2025. We respectfully request a meeting with the City to discuss our preliminary comments on the Draft VOP 2025 in more detail with City staff.

We look forward to continuing our participation in the Forward Vaughan, Draft VOP 2025 process and collaborating with the City. We may make further detailed submissions following the release of subsequent editions of the Draft VOP 2025 and reserve the right to provide additional comments on the current draft, as required.

We respectfully request notice of any future reports and/or public meetings and consultations regarding the Draft OPA, and that we receive notice of any decision of City Council.

Yours truly,
KLM PLANNING PARTNERS INC.



Ryan Virtanen, BES, MCIP, RPP
Partner

cc. Client
Fausto Filipetto, Project Manager