

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): 3

TITLE: 435 CITYVIEW INC.

**DRAFT PLAN OF CONDOMINIUM APPLICATION FILE NO.
19CDM-26V001
435 CITYVIEW BOULEVARD
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FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek approval for a Draft Plan of Condominium (Standard) File 19CDM-26V001 for the Subject Lands shown on Attachment 1, to establish individual condominium units within a two-storey office building with industrial uses, as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to create a condominium tenure for the office/industrial building currently under construction on the subject lands.
- The Draft Plan of Condominium (Standard) consists of the areas dedicated to employment units, at-grade parking, pylon sign units, and office units.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. That Draft Plan of Condominium (Standard) File 19CDM-26V001 (435 Cityview Inc.) be approved as shown on Attachments 2 to 3, subject to the Conditions of Draft Approval in Attachment 4.

2. That Council's approval of Draft Plan of Condominium File No. 19CDM-26V001, subject to the conditions set out in Attachment 4, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 435 Cityview Blvd. (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

A Draft Plan of Condominium (Standard) Application has been submitted to permit the proposed Development.

The Owner has submitted a Draft Plan of Condominium (Standard) File 19CDM-26V001 (the Application) to create a standard condominium tenure for a two-storey office building with industrial uses that is currently under construction, as shown on Attachments 2 to 3. The Application consists of:

- Nine Employment Units located on the ground floor (Level One) and Five Office Units located on the second floor (Level Two);
- Six Parking Units on Level One; and,
- Fifty-six Pylon Sign Units on Level One, over two pylon signs located on the southeast and northwest side of the Subject Lands.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to York Region Official Plan 2022 the Vaughan Official Plan 2010.

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 is a policy statement issued pursuant to Section 3 of the *Planning Act* and came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Subject Lands are developed for employment uses in an established Settlement Area where full municipal services exist. The Condominium tenure will not change the built form or use of the existing building. Staff are satisfied that the Application is consistent with the Provincial Planning Statement 2024.

York Region Official Plan 2022

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Vaughan Official Plan 2010 (VOP 2010)

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Employment Areas" on Schedule 1 – "Urban Structure" of VOP 2010
- "Prestige Employment" on Schedule 13 – "Land Use" of VOP 2010

The Prestige Employment designation permits industrial uses, including manufacturing, warehousing, processing, and distribution uses, and office uses. Building types permitted in Prestige Employment Areas include employment/industrial buildings, low-rise buildings, mid-rise buildings, and gas stations. No amendments to VOP 2010 are required to permit the Development as shown on Attachments 2 to 3. The Development conforms to VOP 2010.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City's new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The application was deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City's official plan policies, are the in-force policies against which conformity of the Application is reviewed and assessed.

The Application complies with Zoning By-law 001-2021.

The Subject Lands are zoned "EM1 – Prestige Employment Zone" subject to site-specific exception 14.862 and 14.868 by Zoning By-law 001-2021. The "EM1 Zone" permits a range of employment and industrial uses including offices, warehousing and distribution facilities, research and development, and manufacturing or processing facilities. No amendments to Zoning By-law 001-2021 are required to permit the

Development shown on Attachments 2 to 3. The Development complies with Zoning By-law 001-2021.

The Draft Plan of Condominium is consistent with the approved Site Development application.

Site Plan Application DA.22.078 was submitted on Dec. 20, 2022, to permit the Development shown on Attachment 3 and was approved Jan. 11, 2024. The Draft Plan of Condominium (Standard) as shown on Attachment 2 is required to create the condominium tenure for the following elements:

- Nine employment units;
- Five office units
- Six parking units; and,
- Fifty-six pylon sign units over two pylon signs;

The Draft Plan of Condominium is consistent with the approved Site Development Application DA.22.078 and is intended to establish ownership and long-term management of the individual employment, office, parking, and signage components.

The Development and Parks Planning Department supports the Application, subject to conditions.

The Draft Plan of Condominium (Standard) shown on Attachment 2 is consistent with the approved Site Development File DA.22.078 shown on Attachment 3. The Development and Parks Planning Department has no objection to its approval, subject to the Conditions of Approval in Attachment 4.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

Other City Departments and external agencies have no objection to the Application, subject to the Conditions of Approval.

The following City Departments and external agencies have no objection to the Application, subject to the Conditions of Approval in Attachment 4:

- Building Standards Department
- Financial Planning and Development Finance Department
- By-law and Compliance, Licensing and Permit Services Department
- Alectra Utilities Corporation
- Canada Post Corporation
- Enbridge Gas Inc.
- York Region Development Services

Other City departments and external agencies have no objections to the Application.

The following City Departments and external agencies have no objection to the Application and require no conditions of approval:

- Development Engineering Department
- Parks and Open Space Planning Department
- Real Estate Department
- Waste Management Department
- Fire Services Department
- Building Standards Department, Zoning
- Ministry of Transportation
- Toronto and Region Conservation Authority
- Hydro One

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to their approval, subject to the Conditions of Approval in Attachment 4.

The Application has also been circulated to the Ministry of Transportation (MTO) for the purpose of receiving comments on matters related to the adjacent Highway 400 located along the east property line of the Subject Lands. The Ministry of Transportation did not identify any new impacts to the provincial highway system associated with this application. The Ministry of Transportation outlined the following reminders to the Owner:

- 1) Any future modifications to site access, grading, drainage, signage, lighting, fencing, or built form that may impact Highway 400 or fall within The Ministry of Transportations' permit control area, will require review and approval from The Ministry of Transportation.
- 2) All existing Ministry of Transportation permit conditions (if applicable under related Site Plan Application DA.22.078 or other approvals) remain in effect and must be complied with.
- 3) Any future signage visible from Highway 400 may require a separate Ministry of Transportation Sign Permit.

Conclusion

The Development and Parks Planning Department is satisfied the Application is consistent with the Provincial Planning Statement 2024, conforms to VOP 2010 and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 4.

For more information, please contact Izabela Molendowski, Senior Planner, at extension 8355.

Attachments

1. Context and Location Map
2. Draft Plan of Condominium File 19CDM-26V001
3. Approved Site Plan
4. Conditions of Draft Plan of Condominium Approval File 19CDM-26V001

Prepared by

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