

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, May 5, 2026

**WARD(S):** 3

**TITLE:** GANLAN DEVELOPMENTS LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.26.004  
ZONING BY-LAW AMENDMENT FILE Z.26.012  
165 CITYVIEW BOULEVARD  
VICINITY OF CITYVIEW BOULEVARD AND MAJOR  
MACKENZIE DRIVE WEST

**FROM:**

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to amend the Vaughan Official Plan 2010 and Zoning By-law 001-2021 to permit a mix of employment and commercial uses within the existing non-residential building on the subject lands as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to permit a mix of employment and commercial uses within a portion of a low-rise non-residential building that was previously approved through the Site Development Application DA.24.025 for industrial uses.
- An Official Plan Amendment Application and a Zoning By-law Amendment Application are required to permit the proposed uses.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

**Recommendations**

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.26.004 and Z.26.012 (Ganlan Developments Ltd.) be received, and that

any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 165 Cityview Blvd. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: Nov. 7, 2025

### ***The Subject Lands are within a mixed-use subdivision development.***

In 2003, a Zoning By-law Amendment Application (Z.03.042) and a Draft Plan of Subdivision Application (19T-03V08) were filed for a 29.74 ha site to permit a mixed-use subdivision development consisting of low-rise residential lots, a park, a public school block, commercial use blocks, and employment use blocks. Zoning By-law 131-2005 was approved by Council on May 9, 2005, and the Plan of Subdivision was registered on Feb. 9, 2006. The Subject Lands are located within the Subdivision identified as Part of Block 60, Plan 65M-3885, and were rezoned from A – Agricultural Zone to EM1 – Prestige Employment Zone.

On April 18, 2019, Consent Application B009/19 was approved by the Committee of Adjustment to sever Block 60, Plan 65M-3885 into two lots municipally known as 165 and 169 Cityview Blvd., each with a lot area of 0.91 ha. The Subject Lands were created through this severance and are identified as Parts 3, 4, 5, 6, and 7 of Plan 65R-38451.

### ***The Subject Lands are being developed in accordance with the approved 2024 Site Development Application and Building Permit No. 24-124250.***

On July 30, 2024, Site Development Application file DA.24.025 was approved by the Development and Parks Planning Department to permit a low-rise non-residential building for an office and warehousing uses with 112 surface and underground parking spaces with a Gross Floor Area of 6,118.04 square metres.

A Building Permit was issued on Dec. 13, 2024, for a low-rise multi-unit building containing office and warehousing uses in accordance with the approved Site Development Application file DA.24.025. Construction is nearing completion.

### ***Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed uses.***

Ganlan Developments Ltd. (the Owner) has submitted the following applications (the Applications) for the Subject Lands to permit a wide range of employment and commercial uses within the approved low-rise building (the Development), as shown on Attachment 2 to 4, for the following:

1. Official Plan Amendment File OP.26.004 to:
  - Amend York Region Official Plan 2022 to redesignate the Subject Lands from “Employment Area” to “Community Area”.

- Amend Vaughan Official Plan 2010 to redesignate the Subject Lands from “Employment Areas” to “Community Areas”, as shown on Attachment 2.
  - Amend the policies of Vaughan Official Plan 2010 (VOP 2010), to redesignate the Subject Lands from “Prestige Employment” to “Employment Commercial Mixed-Use”.
  - Introduce a Site-Specific Policy to VOP 2010, Volume 2, to permit additional employment uses including manufacturing and processing, research and development, and warehousing uses.
2. Zoning By-law Amendment File Z.26.012 to amend Comprehensive Zoning By-law 001-2021 to:
- rezone the Subject Lands from EM1 – Prestige Employment Zone subject to site-specific exception 14.865, as shown on Attachment 1, to EMU – Employment Commercial Mixed-Use Zone in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 4.

No new Site Development Applications have been submitted as the Development does not contemplate any modification to the existing gross floor area, building envelope, building elevations, or site layout.

***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

- a) Date the Notice of Public Meeting was circulated: April 10, 2026.

The Notice of Public Meeting was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Cityview Boulevard. in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands, the Vellore Woods Ratepayers’ Association, and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments have been received as of April 21, 2026, by the Development and Parks Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

The following are links to previous reports regarding the Subject Lands:

Argento Developments Inc. – Zoning By-law Amendment File Z.03.042 and Draft Plan of Subdivision File 19T-03V08 – Public Hearing Report:  
[Dec. 8, 2003, Committee of the Whole \(Public Hearing\) \(Item 7, Report No. 74\)](#)

Argento Developments Inc. – Zoning By-law Amendment File Z.03.042 and Draft Plan of Subdivision File 19T-03V08 – Committee of the Whole Report: [June 21, 2004, Committee of the Whole \(Item 71, Report No. 55\)](#)

## **Analysis and Options**

### ***An amendment to York Region Official Plan 2022 is required to permit the Development.***

#### **York Region Official Plan 2022 Designation:**

- “Urban Area” on Map 1 – Regional Structure
  - “Employment Area” on Map 1A – Land Use Designations
  - “Highway 400 North” Employment Area Zone on Appendix 1 – Employment Area Zones and Densities.
  - The “Employment Area” designation does not permit the proposed commercial uses.
  - An “Employment Area” conversion is required through an amendment to York Region Official Plan 2022 to redesignate the Subject Lands from “Employment Areas” to “Community Area” to permit the Development.
- York Region Official Plan 2022 policies have been incorporated into the Council adopted Vaughan Official Plan 2025, which designates the Subject Lands as “Prestige Mixed-Use II” in Schedule 13 – Land Use Designations

### ***An amendment to Vaughan Official Plan 2010 is required to permit the Development.***

#### **Official Plan Designation:**

- “Employment Area” on Schedule 1 – Urban Structure by VOP 2010
- “Prestige Employment” on Schedule 13 – Land Use by VOP 2010
- The “Prestige Employment” designation permits a wide range of employment uses such as manufacturing, warehousing, distribution, and accessory retail and office uses.
- An amendment to VOP 2010 is required to amend Schedule 1 – Urban Structure to convert the Subject Lands from “Employment Areas” to “Community Area”, as shown on Attachment 2.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from “Prestige Employment” to the “Employment Commercial Mixed-Use” designation.
- An amendment to the VOP 2010, Volume 2, Chapter 13 is required to introduce a new Site-Specific Policy to permit a range of employment uses that are currently permitted on the Subject Lands under the “Prestige Employment” designation and any other applicable policies.
- The Subject Lands are designated “Prestige Mixed-Use II” in the Vaughan Official Plan 2025. The proposed uses are intended to maintain consistency with the uses permitted by the “Prestige Mixed-Use II” designation in the Council adopted Vaughan Official Plan 2025.

### ***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. Should the Applications be deemed complete prior to the approval of the Vaughan Official Plan 2025, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City’s official plan policies, will be the in-force policies against which conformity of the Applications are reviewed and assessed.

***Amendments to Zoning By-law 1-21 are required to permit the Development.***

- EM1 – Prestige Employment Zone by Zoning By-law 001-2021, subject to Site-Specific Exception 14.865.
- The Prestige Employment Zone and Exception 14.865 do not permit commercial uses.
- The Owner proposes to rezone the Subject Lands to EMU – Employment Commercial Mixed-Use Zone, together with site-specific zoning exceptions shown in Attachment 4 to permit the Development.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

***Following a preliminary review of the applications, the Development and Parks Planning Department has identified the following matters to be reviewed in greater detail.***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024, and the policies of VOP 2010 and any other deemed City official plan policies.</li> <li>▪ The Applications will be removing the Subject Lands from the “Employment Areas” designations in both York Region Official Plan 2022 and VOP 2010.</li> <li>▪ The Applications will be reviewed based on the conversion criteria set out by Policy 2.8.5 of Provincial Planning Statement 2024 to ensure:               <ol style="list-style-type: none"> <li>1. there is an identified need for the removal and the land is not required for employment area uses over the long term;</li> <li>2. the proposed uses would not negatively impact the overall viability of the employment area by:                   <ul style="list-style-type: none"> <li>▪ Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to</li> </ul> </li> </ol> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>existing or planned employment area uses in accordance with policy 3.5;</p> <ul style="list-style-type: none"> <li>▪ Maintaining access to major goods movement facilities and corridors;</li> </ul> <p>3. existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</p> <p>4. the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</p>
b.	<p>Appropriateness of Amendments to York Region Official Plan 2022, VOP 2010, and Zoning By-law 1-21</p>	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to York Region Official Plan will be reviewed in consideration of the impact that the proposed employment conversion will have on adjacent employment and residential uses.</li> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation and Site-Specific Policy, as well as the ability for the existing building to accommodate the proposed uses and its associated parking demand.</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses in VOP 2010.</li> </ul>
c.	<p>Studies and Reports</p>	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.</li> </ul>
d.	<p>Urban Design Guidelines</p>	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>
e.	<p>Public Agency/Municipal Review</p>	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region, Ministry of Transportation, the Toronto and Region Conservation Authority, and external public agencies and utilities.</li> </ul>
f.	<p>Traffic Impacts, Road Widening and Access</p>	<ul style="list-style-type: none"> <li>▪ A Parking Study, dated April 2026 and a Traffic Operations Letter dated February 2026, both prepared by Crozier Consulting Engineers have been received and will be reviewed in accordance with the City's Parking Study</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>Guidelines and Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</p> <ul style="list-style-type: none"> <li>▪ The proposed traffic and parking demand generated by the development for the proposed uses will be reviewed in consideration of existing traffic conditions along Cityview Boulevard and in consideration of existing parking supply, being 112 parking spaces, within the Subject Lands.</li> <li>▪ Although no site alteration is being proposed, the feasibility of the existing site to accommodate the proposed change in use, including matters to do with the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The Subject Lands are located on Cityview Boulevard, a minor collector road under the jurisdiction of the City of Vaughan.</li> </ul>
g.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed for consistency with the approved Site Development Application File DA.24.025. Any site alterations deemed necessary to facilitate the Development will require additional review and approval through an amending Site Development Application.</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

### **Broader Regional Impacts/Considerations**

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 Statue 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*) (“Bill 185”) 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.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Harry Zhao, Planner, Development and Parks Planning Department, ext. 8507.

### **Attachments**

1. Context and Location Map
2. Proposed Amendment to Schedule 1 – Urban Structure
3. Site Plan and Proposed Zoning
4. Proposed Exceptions to Zoning By-law 001-2021

### **Prepared by**

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