

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 5, 2026

WARD(S): 3

TITLE: LIONSTON DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.26.003
201 AND 231 CITYVIEW BLVD.
VICINITY OF CITYVIEW BOULEVARD AND RETREAT
BOULEVARD

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend the York Region Official Plan 2022 and Vaughan Official Plan 2010 to introduce site-specific policies on the subject lands to allow the continuation of office and hotel uses with accessory uses, as shown on Attachment 2, as lawfully established uses that were established prior to Oct. 20, 2024, in accordance with the “Area of Employment” requirements of the *Planning Act*.

Report Highlights

- The Owner proposes to introduce new site-specific policies by amending York Region Official Plan 2022 and Vaughan Official Plan (VOP) 2010 to allow the continuation of office and hotel uses with an accessory restaurant use that were lawfully established under Comprehensive Zoning by-law 001-2021 prior to Oct. 20, 2024.
- An Official Plan Amendment application is required to introduce site-specific policies to bring the lawfully established uses to be consistent with the Provincial Planning Statement 2024 and to conform to the *Planning Act*.
- 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 Amendment Files OP.26.003 (Lionston Developments Inc.) 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: 201 and 231 Cityview Blvd (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 8, 2025

Date application was deemed complete: April 2, 2026

Site Development Application File DA.21.055 was approved for the Subject Lands

A Site Plan Agreement was executed on Nov. 23, 2022, to permit a phased development that consists of a hotel on the first phase and an industrial building and a four-storey office building on the second phase. A Building Permit (No. 22-137179) for the stand-alone hotel building for the first phase of the approved Site Development Application on the north-west corner of the Subject Lands, as shown on Attachment 2, was issued on Oct. 6, 2023, and is near complete.

Changes to permitted land uses were established in Employment Areas under the Provincial Planning Statement 2024 and *Planning Act*

The Provincial Planning Statement (PPS) 2024 came into effect on Oct. 20, 2024, with changes to Employment Area policies under Section 2.8 that prohibit commercial and institutional uses, including standalone retail and office uses.

The *Planning Act* definition of “Area of Employment” was also amended by Bill 97 (*Helping Homebuyers, Protecting Tenants Act, 2023*) to exclude institutional and commercial uses. However, Subsections 1(1.1) and 1(1.2) of the *Planning Act* allow for municipalities to adopt policies in local official plans authorizing the continuation of a use that is excluded from the definition of “Area of Employment”, provided that the use was lawfully established on the parcel of land before Oct. 20, 2024.

A Pre-Application Consultation (PAC) Meeting was held on May 8, 2025, to amend the approved second phase of the development

A Pre-Application Consultation meeting was held on May 8, 2025, to amend the previous Site Plan Approval (File No. DA.21.055) to introduce a new hotel on the second phase, reduce the previously approved industrial use area, and increase the height of the office building from four storeys to eight storeys, as shown on Attachment 2. The proposed increase in height for the office building and the introduction of a new hotel building with an accessory restaurant on the second phase is not consistent with the Provincial Planning Statement 2024 policies for an Employment Areas or the policies of the *Planning Act* respecting an Area of Employment.

An Official Plan Amendment Application has been submitted to recognize the proposed uses as lawfully established uses

Lionston Developments Inc. (the Owner) has submitted Official Plan Amendment Application File OP.26.003 (the Application) for the Subject Lands to amend York Region Official Plan 2022 and VOP 2010, specifically to recognize permitted office and hotel with an accessory restaurant use under Comprehensive Zoning By-law 001-2021 as lawfully established uses that was permitted prior to Oct. 20, 2024 to permit an eight storey hotel and eight storey office building on the Subject Lands (the Development) The Application would amend York Region Official Plan 2022 and VOP 2010 by introducing the following policies on a site-specific basis:

1. Amend the York Region Official Plan 2022 for the following:
 - a. designate the Subject Lands in the Vaughan Official Plan for employment uses for clusters of business and economic activities including manufacturing, warehousing, industrial, associated retail, hotel, and accessory and ancillary facilities;
 - b. authorize the continuation of uses that were excluded from the definition of an Employment Area, provided that the uses were lawfully established on the Subject Lands prior to Oct. 20, 2024; and
2. Amend VOP 2010 and Chapter 13 – Site Specific Policies and Schedule 14C – Areas Subject to Site-Specific Policies, for the following:
 - a. permit the continuation of uses that were lawfully established prior to Oct. 20, 2024, on the Subject Lands that are not manufacturing, warehousing, goods movement or ancillary uses;

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 Applications were 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 Applications are reviewed and assessed.

The Application is consistent with the intent of the Council adopted Vaughan Official Plan 2025

Vaughan Official Plan 2025 was adopted by Council on Oct. 28, 2025, and is subject to approval by the Minister of Municipal Affairs and Housing. The Application is consistent with the intent of Council's direction as set out in the adopted Vaughan Official Plan 2025 for the Employment Area that conforms to the *Planning Act* and is consistent with the Provincial Planning Statement 2024. The Subject Lands are designated "Prestige Mixed-Use II" which identifies hotel and office uses as permitted uses in the newly adopted Vaughan Official Plan 2025. The "Prestige Mixed-Use II" designation Vaughan

Official Plan 2025 is not identified as an Employment Area as defined in the Provincial Planning Statement 2024.

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 and a Notice Sign was installed along Cityview Boulevard and Highway 400 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 and to 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 additional 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 and Draft Plan of Subdivision Approval Committee of Whole Report:

[June 11, 2004, Committee of Whole \(Item 71, Report 55\)](#)

Argento Developments Inc., - Zoning By-law Amendment Approval Committee of Whole Report:

[Nov. 21, 2005, Committee of Whole \(Item 19, Report 64\):](#)

Analysis and Options

An amendment to the Regional Official Plan 2022 is required to be consistent with the Provincial Planning Statement 2024 and to conform to the Planning Act

Official Plan Designation:

- "Urban Area" on Map 1 – Regional Structure by York Region Official Plan 2022.
- "Employment Area" on Map 1A – Land Use Designations by York Region Official Plan 2022, which permits the proposed office and hotel uses with accessory uses.
- The York Region Official Plan 2022 policies have been incorporated into the Council adopted Vaughan Official Plan 2025, which designates the Subject Lands "Prestige Mixed-Use II".

- An Amendment to the York Region Official Plan 2022 is required to introduce lawfully established use policies to bring the Subject Lands into conformity with the Provincial Planning Statement 2024 and to conform to *Planning Act* before VOP 2025 comes into effect.

An amendment to Vaughan Official Plan 2010 is required to be consistent with the Provincial Planning Statement 2024 and conform to the Planning Act

Official Plan Designation:

- “Employment Area” on Schedule 1 – Urban Structure by VOP 2010.
- “Prestige Employment” on Schedule 13 – Land Use by VOP 2010.
- The office and the warehouse uses are allowed uses under Prestige Employment Designation, and the proposed hotel use is deemed to conform to VOP 2010 as the use was permitted under Zoning By-law 1-88 prior to VOP 2010 was approved and implemented.
- An amendment to VOP 2010 is required to introduce the lawfully established policies to bring the VOP 2010 to be consistent with the Provincial Planning Statement 2024 and to conform to *Planning Act*.
- The Subject Lands are designated “Prestige Mixed-Use II” in the Vaughan Official Plan 2025 and the proposed uses are consistent with the permitted uses in the Council adopted Vaughan Official Plan 2025.

No Amendments to Zoning By-law 001-2021 are required to permit the Development

Zoning:

- EM1 – Prestige Employment Zone by Zoning By-law 001-2021, subject to Site-Specific Exception 14(865).
- This Zone permits the proposed uses including ancillary or accessory uses (e.g. Restaurants) to the primary uses on the Subject Lands.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity to the Section 2.8 of the Provincial Planning Statement 2024 and the policies of York Region Official Plan 2022, and VOP 2010 ▪ The Application will also be reviewed under following sections of the Planning act: <ul style="list-style-type: none"> ▪ Section 1.1 of the <i>Planning Act</i> identifies an “Area of Employment” as an area of land designated in an official plan for clusters of business and economic uses is an area of employment for the purposes of this Act even if

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>the area of land includes one or more parcels of land that are subject to official plan policies authorizing the continuation of a use that is excluded from being a business and economic use under paragraph 2 of the definition of “area of employment” in subsection (1), provided that the use was lawfully established on the parcel of land before the day subsection 1 (1) of Schedule 6 to the <i>Helping Homebuyers, Protecting Tenants Act, 2023</i> came into force.</p> <ul style="list-style-type: none"> ▪ Section 1.2 of the <i>Planning Act</i> further states that for greater certainty, the official plan policies referred to in subsection (1.1) shall not authorize a use that is excluded from being a business and economic use under paragraph 2 of the definition of “area of employment” in subsection (1) on any parcels of land in the area on which the use was not lawfully established before the day subsection 1 (1) of Schedule 6 to the <i>Helping Homebuyers, Protecting Tenants Act, 2023</i> came into force.
b.	Appropriateness of Amendments to York Region Official Plan 2022 and VOP 2010	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to York Region Official Plan 2022 and VOP 2010 will be reviewed in consideration of the existing uses on the property and adopted new Vaughan Official Plan 2025 policies.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (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
d.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, and external public agencies and utilities.
e.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Cityview Boulevard. ▪ Matters including the driveway entrance, parking, Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Cityview Boulevard a minor collector road under the jurisdiction of City of Vaughan.
f.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application to facilitate the second phase of the Development.

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 Application is 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 Application 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 Kaveen Fernando, Acting Senior Planner, Development and Parks Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Conceptual Site Plan

Prepared by

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