

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 185-2026

Amendment Number 153 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

WHEREAS an application for Official Plan Amendment was filed with respect to the lands at 10, 20 and 24 Wigwoss Dr., City of Vaughan to permit a 10-storey building with a floor space index of 4.52, containing 103 dwelling units;

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-24-000404 and the Tribunal made an order with respect to the appeal on March 19, 2026;

NOW THEREFORE the Ontario Land Tribunal ORDERS AS FOLLOWS:

1. THAT the attached Amendment Number 153 to the Vaughan Official Plan 2010 of the Vaughan Planning Area is hereby approved.

AMENDMENT NUMBER 153
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 153 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (“VOP 2010”) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 1, Schedule 13 – Land Use and Volume 2, Section 13 - Site Specific Policies, to permit a 10-storey building with a floor space index (“FSI”) of 4.52, containing 103 dwelling units and optional ground floor non-residential space on the lands identified as “Lands Subject to Amendment No. 153” on Schedule “1” (the “Amendment”).

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Highway 7 and the east side of Wigwoss Drive, and are municipally known as 10, 20 and 24 Wigwoss Drive, and are shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 153”.

III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Planning Statement, 2024 (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides for appropriate development while ensuring that public health and safety, and the quality of the natural and built environments are protected. In accordance with subsection 3(5) of the *Planning Act*, all land use decisions in Ontario “shall be consistent with” the PPS. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:
 - a. Accommodate an appropriate range and mix of land use and housing options;
 - b. Permit and facilitate residential intensification;
 - c. Promote efficient, transit-supportive densities; and
 - d. Focus growth within Settlement Areas, particularly strategic growth areas and major transit station areas.

The Subject Lands are located within the Wigwoss-Helen Protected Major Transit Station Area and along a Regional Intensification Corridor. The Amendment will contribute to providing intensification and redevelopment within a major transit station area, contribute to a range and mix of housing options (apartment units), and ensure efficient use of land, infrastructure, and public service facilities.

2. The York Region Official Plan, 2022 (“YROP 2022”) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” and “Community Area” on Map 1 – Regional Structure and are located within the Wigwoss-Helen Protected Major Transit Station Area and along a Regional Intensification Corridor in the YROP 2022. Policy 4.2.2 of the YROP 2022 requires that a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life be provided. YROP 2022 also encourages that local municipal official plans implement a mix and range of housing types that is consistent with other Regional forecasts, intensification and density targets. The YROP 2022 also requires that development within Strategic Growth Areas be prioritized along existing rapid transit corridors and in locations with existing water and wastewater capacity and that rapid transit corridors be planned to support higher density development. The Amendment will add to the range of housing forms in the community in the form of a 10-storey building with 103 dwelling units and optional ground floor non-residential space and conforms to the YROP 2022.

3. The Subject Lands are located within a “Community Area” on Schedule 1 – Urban Structure of VOP 2010 and within the Wigwoss-Helen Protected Major Transit Station Area and along a Regional Intensification Corridor in the VOP 2010. The Subject Lands are designated “Mid-Rise Mixed-Use” on Schedule 13 – Land Use of VOP 2010, with a maximum permitted building height of six storeys and a maximum permitted FSI of 2.5 times the area of the lot. The Amendment will facilitate intensification through a built form that consists of a residential building

with optional non-residential uses on the ground floor. The proposed building height and density of 10 storeys and 4.52 FSI, respectively, reflects a form of intensification that provides setbacks, landscaping, building height, massing, and a 45-degree angular plane to ensure a transition to the low-density residential neighbourhood to the north of the Subject Lands.

4. The statutory Public Meeting was held on Feb. 7, 2023. The recommendation of the Committee of the Whole to receive the Public Meeting report of Feb 7, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on Feb. 22, 2023.
5. On March 7, 2024, the owner (Wigwoss Investments Inc. and 2561658 Ontario Inc.) filed an appeal to the Ontario Land Tribunal (“OLT”) pursuant to subsections 22(7) and 34(11) of the *Planning Act*.
6. On Feb. 25, 2025, Vaughan Council directed the City to appear before the OLT and seek to confirm that the appropriate height and density for a proposed development on the Subject Lands shall be in conformity with the in-effect VOP 2010 permissions (six storeys and 2.5 FSI).
7. A six-day hearing commenced on May 29, 2025. The OLT issued a decision/interim Order dated March 19, 2026, approving Official Plan Amendment File OP.22.016 (Wigwoss Investments Inc. and 2561658 Ontario Inc.) to permit the development (OLT Case No. OLT-24-000404).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The VOP 2010 is hereby amended by:

1. Amending Volume 1, Schedule 13 – Land Use, as identified on Schedule “2” to this Amendment, to identify a maximum building height (“H” – Height) of 10 storeys and a maximum density “D” (Floor Space Index) of 4.52 on the Subject Lands;

2. Amending Volume 1, Schedule 14 – C – Areas Subject to Site Specific Policies by adding the Subject Lands identified on Schedule “1” to this Amendment as Item 83;
3. Amending Volume 2, Section 13.1 – Site Specific Policies by adding the following policy:

“(OPA #153) 13.1.1.83 The lands municipally known as 10, 20 and 24 Wigwoss Drive are identified on Schedule 14 – C as Item 83 and are subject to the policies set out in Section 13.84 of this Plan;” and
4. Adding the following policies to Volume 2, Section 13 – Site Specific Policies and renumbering in sequential order, including a location map of the Subject Lands as per Schedule “1”:

“(OPA #153) 13.84 10, 20 and 24 Wigwoss Drive

 13.84.1 General

 13.84.1.1 The following shall apply to the lands identified on Map 13.83A

 13.84.1.2 The maximum building height and maximum density (Floor Space Index) shall be as shown on Volume 1, Schedule 13 – Land Use.

 13.84.1.3 A maximum of 103 dwelling units shall be permitted.

 13.84.1.4 Notwithstanding policy 9.2.2.4.c, ground floor retail uses or other active uses that animate the street may be permitted but are not required.

 13.84.1.5 Policy 9.2.3.5.b shall not apply.

 13.84.1.6 Site specific development standards shall be established in the implementing zoning by-law.”

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 001-2021, and Site Development Approval,

pursuant to the *Planning Act*.

VI INTERPRETATION

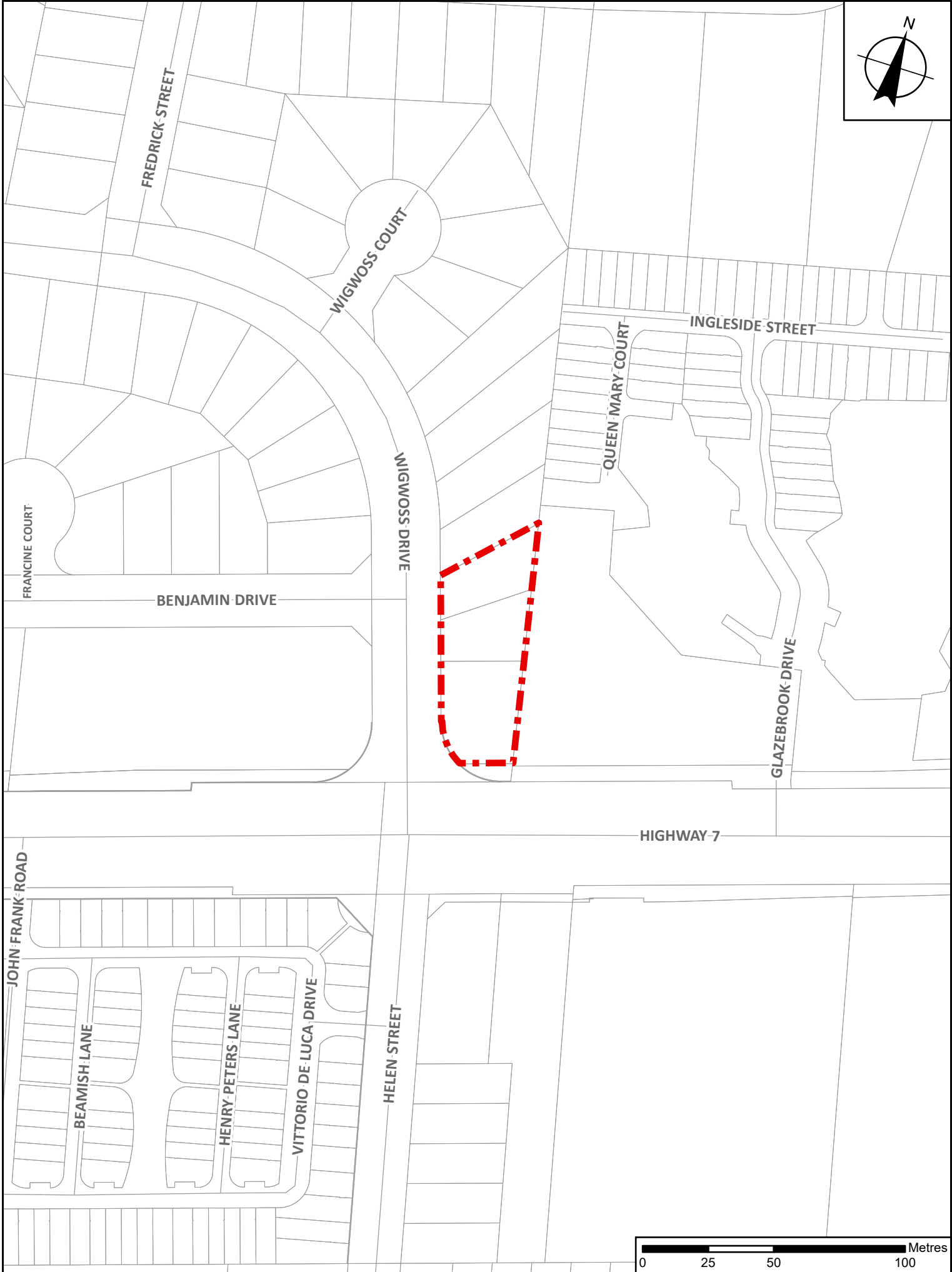
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

APPENDIX I

The Subject Lands are located on the north side of Highway 7 and the east side of Wigwoss Drive, and are municipally known as 10, 20 and 24 Wigwoss Drive, in the City of Vaughan.

The purpose of this Amendment is to implement the Ontario Land Tribunal Order for Case No. OLT-24-000404 to facilitate the development of a 10-storey building with a floor space index of 4.52, containing a maximum of 103 dwellings and optional ground floor non-residential space.

On March 19, 2026, the Ontario Land Tribunal approved Official Plan Amendment File OP.22.016 (Wigwoss Investments Inc. and 2561658 Ontario Inc.) to permit the development.



This is Schedule '1'
To Official Plan Amendment No. 153
Adopted the 27th Day Of May, 2026

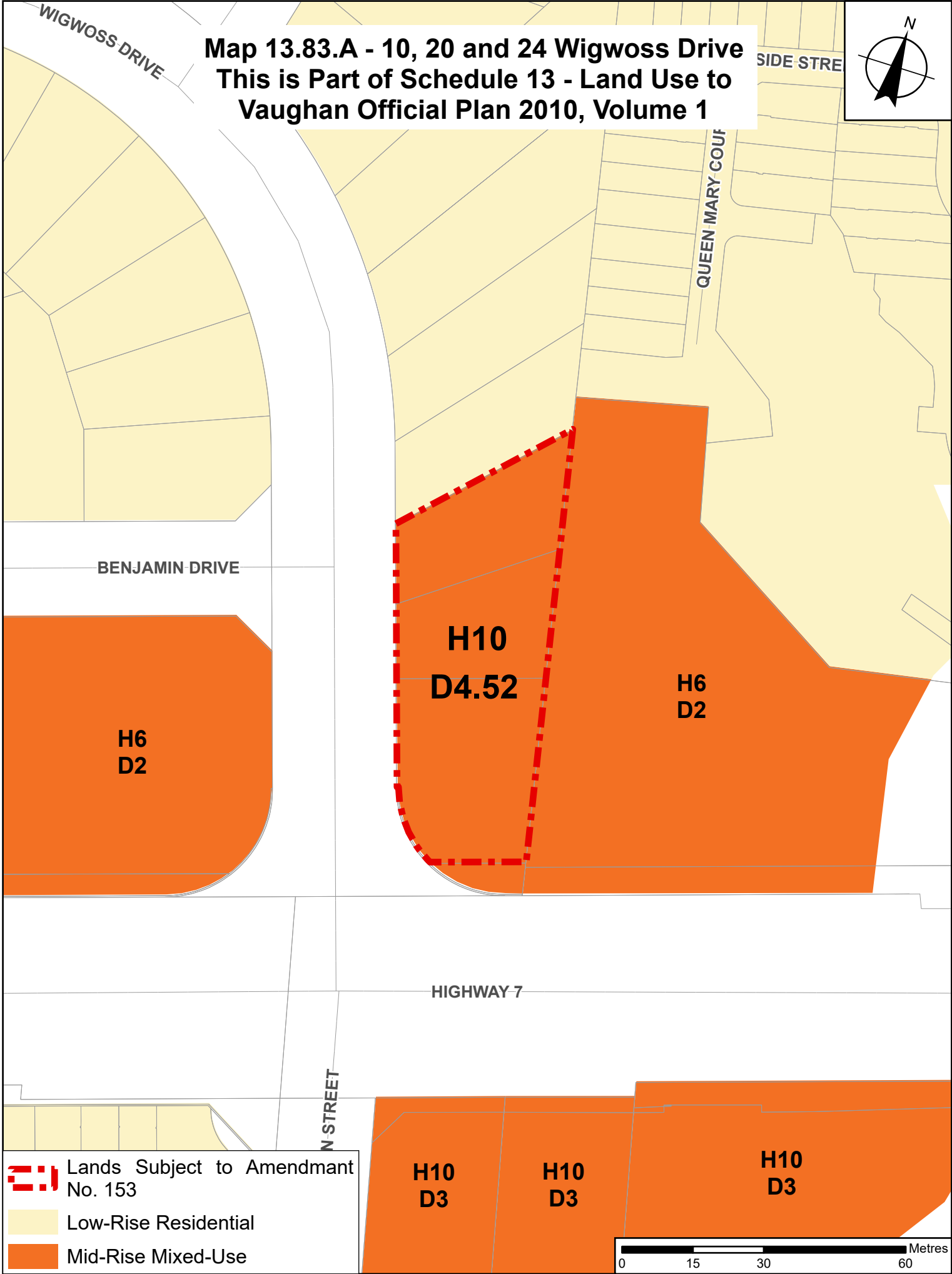
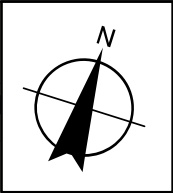
File: OP.22.016
Related File: Z.22.036
Location: 10, 20, 24 Wigwoss Drive
Applicant: WIGWOSS INVESTMENTS INC. and 2561658 ONTARIO INC.



Lands Subject to
Amendment No. 153

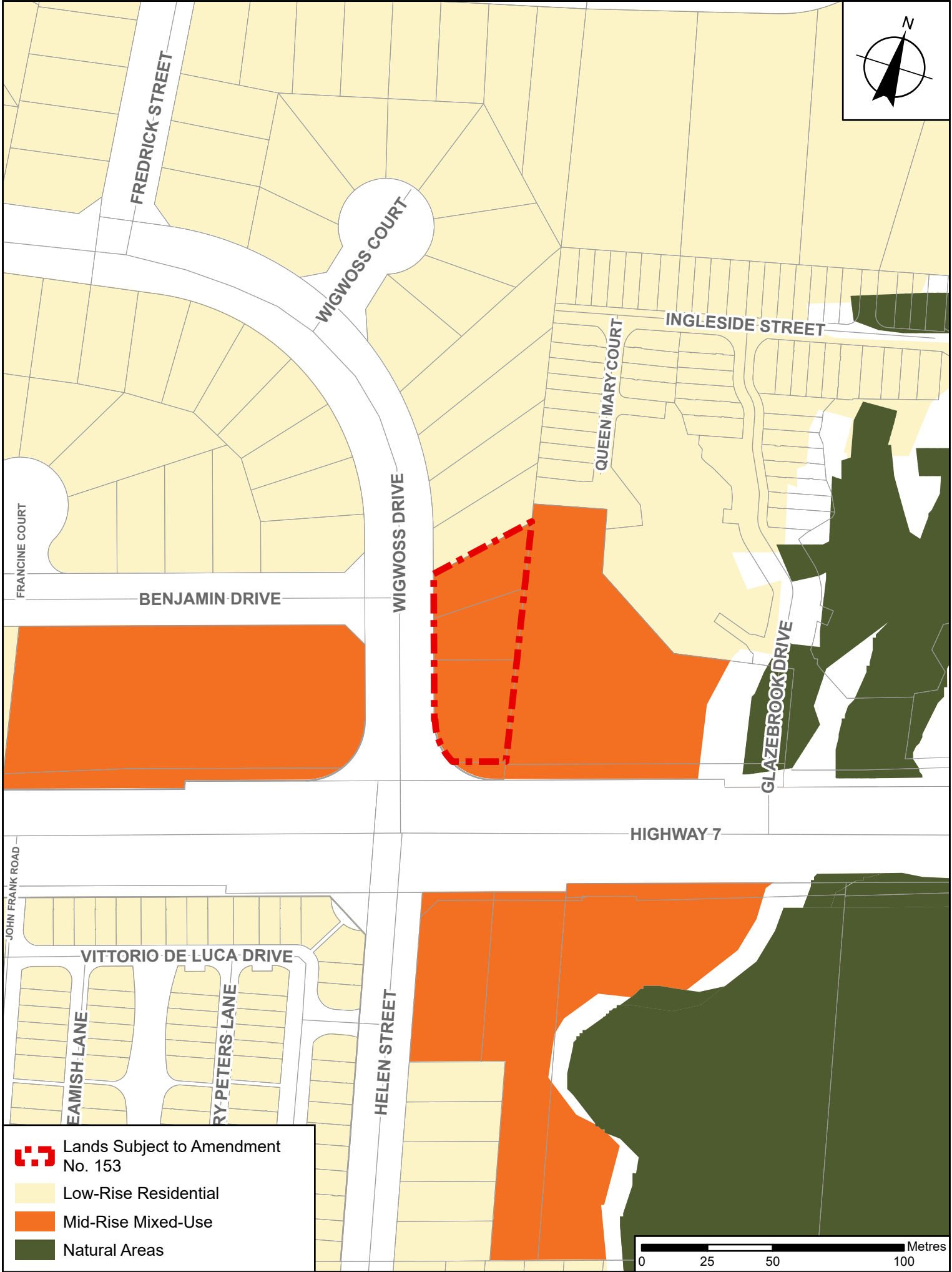
City of Vaughan

Map 13.83.A - 10, 20 and 24 Wigwoss Drive
This is Part of Schedule 13 - Land Use to
Vaughan Official Plan 2010, Volume 1



This is Schedule '2'
To Official Plan Amendment No. 153
Adopted the 27th Day Of May, 2026

File: OP.22.016
Related File: Z.22.036
Location: 10, 20, 24 Wigwoss Drive
Applicant: WIGWOSS INVESTMENTS INC. and 2561658 ONTARIO INC.
City of Vaughan



Appendix II
Existing Land Uses
Official Plan Amendment No. 153

File: OP.22.016
Related File: Z.22.036
Location: 10, 20, 24 Wigwoss Drive
Applicant: WIGWOSS INVESTMENTS INC. and 2561658 ONTARIO INC.

City of Vaughan

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: May 27, 2026

CASE NO.: OLT-24-000404

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Wigwoss Investments Inc. & 2561658 Ontario Inc.
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit a 12-storey residential apartment building containing 106 residential units
Reference Number: OP.22.016
Property Address: 10, 20 and 24 Wigwoss Drive, City of Vaughan
Municipality/UT: City of Vaughan/ Region of York
OLT Case No.: OLT-24-000404
OLT Lead Case No.: OLT-24-000404
OLT Case Name: Wigwoss Investments Inc. & 2561658 Ontario Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Wigwoss Investments Inc. & 2561658 Ontario Inc.
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision
Description: To permit a 12-storey residential apartment building containing 106 residential units
Reference Number: Z.22.036
Property Address: 10, 20 and 24 Wigwoss Drive, City of Vaughan
Municipality/UT: City of Vaughan/ Region of York
OLT Case No.: OLT-24-000405
OLT Lead Case No.: OLT-24-000404

BEFORE:

CARMINE TUCCI
MEMBER

) Wednesday, the 27th
)
) day of May, 2026

THESE MATTERS having come on for public hearing, and the Tribunal in its Decision issued March 19, 2026 having withheld its Order pending confirmation of two pre-requisite matters having been satisfied in accordance with Paragraph 107 and said matters having now been satisfied and filed with the Tribunal;

THE TRIBUNAL ORDERS that the appeal to the official plan amendment is allowed and Amendment No. 153 to the Official Plan for the City of Vaughan as set out in Attachment “1” to this Order is approved;

AND THE TRIBUNAL ORDERS that the appeal to the zoning by-law amendment is allowed and By-law 001-2021, as amended is hereby amended in the manner set out in Attachment “2” to this Order. The Tribunal authorizes the municipal clerk to assign a number to this by-law for record keeping purposes.

“Matthew D.J. Bryan”

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.