

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 186-2026

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS an application for Zoning By-law 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 City of Vaughan By-law Number 001-2021, as amended, is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R2 Second Density Residential Zone” to “MMU Mid-Rise Mixed-Use Zone” in the manner shown on the said Schedule “1”.
 - b) Deleting the reference to “10-110 Wigwoss Drive” from the Legal Description in Exception 14.41 and replacing it with the following:
“12 and 28-110 Wigwoss Drive,”.
 - c) Deleting Subsection 14.41.2.1.a in Exception 14.41 and replacing it with the following:
“The minimum interior and corner lot frontages for each lot shall be 18.2 m and 21.3 m respectively;”.
 - d) Deleting Subsection 14.41.2.1.b in Exception 14.41 and replacing it with the word “Deleted”.
 - e) Deleting Subsection 14.41.2.1.e in Exception 14.41 and replacing it with the

word “Deleted”.

- f) Deleting Figure E-96 in Exception 14.41 and replacing it with Figure E-96 attached hereto as Schedule “2”.
- g) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1252, as follows:

Exception Number 14.1252	Municipal Address: 10, 20 and 24 Wigwoss Dr.
Applicable Parent Zone: MMU	
Schedule A Reference: 47	
OLT Case No. OLT-24-000404	
By-law: 186-2026	
14.1252.1 Permitted Uses	
1. The following provisions shall apply to all lands <u>zoned</u> with the Holding Symbol “(H)”, as shown on Figure E-1838, until the Holding Symbol “(H)” is removed pursuant to section 36 of the <i>Planning Act</i>: a. Lands <u>zoned</u> with the Holding Symbol “(H)” shall be <u>used</u> only for a <u>use</u> legally existing as of the date of the enactment of By-law 186-2026. b. The removal of the Holding Symbol “(H)” from the Subject Lands or any portion of phase thereof is contingent on satisfying the following condition: i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. 2. The following <u>uses</u> shall only be permitted on the lands zoned MMU Mid-Rise Mixed-Use, as shown on Figure E-1838: a. <u>Apartment dwelling</u>; or b. <u>Apartment dwelling</u> with the following <u>ground floor</u> commercial <u>uses</u>: i. <u>Accessory uses</u> as specified in Table 8-2; ii. <u>Art studio</u>; iii. <u>Business service</u>; iv. <u>Clinic</u>; v. <u>Financial institution</u>; vi. <u>Health and fitness centre</u>; vii. <u>Office</u>; viii. <u>Personal service</u>; ix. <u>Restaurant</u>; x. <u>Retail</u>; and xi. <u>Retail, convenience</u>.	
14.1252.2 Lot and Building Requirements	
1. The following provisions shall apply to the lands <u>zoned</u> MMU Mid-Rise	

Mixed-Use, as shown on Figure E-1838:

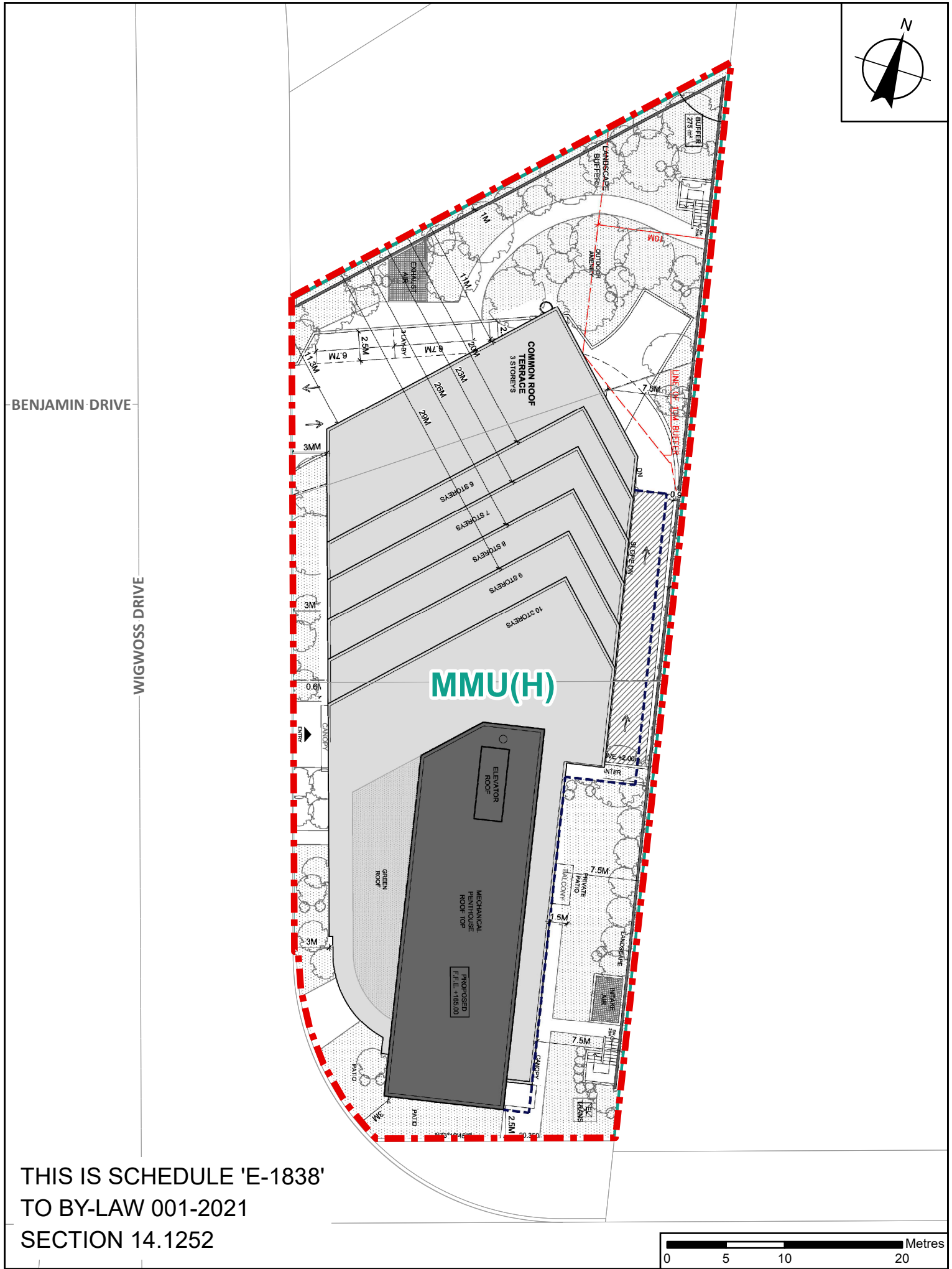
- a. The maximum number of dwelling units shall be 103.
- b. The minimum lot frontage shall be 20 m.
- c. The minimum front yard shall be 2.5 m.
- d. The required build-to-zone shall be 2.5 m to 10 m.
- e. The minimum rear yard shall be as follows:
 - i. 11 m for the first three storeys above grade;
 - ii. 20 m for storeys four to six above grade;
 - iii. 23 m for the seventh storey above grade;
 - iv. 26 m for the eighth storey above grade; and
 - v. 29 m for ninth storey above grade.
- f. The minimum exterior side yard shall be 3 m.
- g. The maximum height shall be 33 m.
- h. The podium and tower requirements in Table 8-3 shall not apply.
- i. The maximum gross floor area shall be 10,200 m².
- j. Air ventilation shafts and access staircases shall be setback a minimum of 0.3 m from any lot line.
- k. The minimum interior side yard setback to a parking structure above and below grade shall be 0 m.
- l. The minimum setback from a street line to a below grade parking structure shall be 0.7 m.
- m. The minimum interior side yard setback to a retaining wall shall be 0 m.

14.1252.3 Landscaping Requirements

- 1. The following provisions shall apply to the lands zoned MMU Mid-Rise Mixed-Use, as shown on Figure E-1838:
 - a. The minimum landscape strip width abutting Highway 7 shall be 2.5 m.
 - b. The minimum landscape strip width abutting Wigwoss Drive shall be 3 m.
 - c. The minimum landscape strip width abutting the rear lot line shall be 3 m.
 - d. The minimum landscape strip width abutting the interior side lot line shall be 0 m.
 - e. Air ventilation shafts and a hydro transformer shall be permitted in the minimum landscape strip.

f. An <u>outdoor patio</u> shall be permitted in the minimum <u>landscape strip</u> , and <u>outdoor patios</u> shall be subject to Subsections 5.12.1, 5.12.4 and 5.12.5.	
14.1252.4	Figures
Figure E-1838	

- h) Adding a new Figure E-1838 in Exception 14.1252 attached hereto as Schedule “1”.
 - i) Amending Map 47 in Schedule A in the form attached hereto as Schedule “3”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.



THIS IS SCHEDULE '1'
TO BY-LAW 186-2026
PASSED THE 27TH DAY OF MAY, 2026

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

 Subject Lands

City of Vaughan



THIS IS FIGURE 'E-96'
TO BY-LAW 001-2021
SECTION 14.41

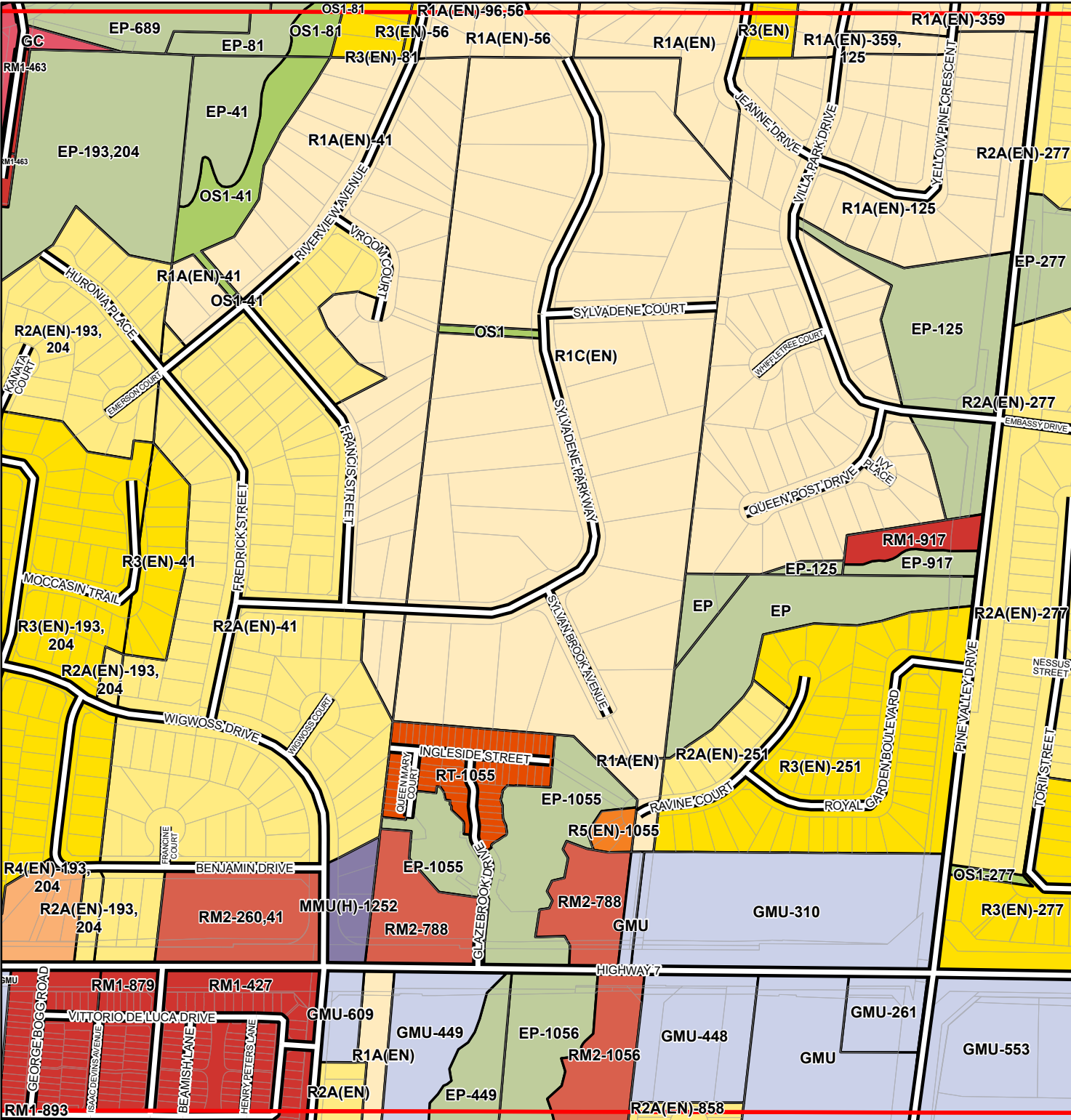
Subject Lands
Location: Part of Lot 6 and 7,
Concession 7

THIS IS SCHEDULE '2'
TO BY-LAW 186-2026
PASSED THE 27TH DAY OF MAY, 2026

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

Zoning By-law 001 - 2021

Schedule A | Map 47



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

Legend

- These lands shall not be subject to Zoning By-law 001-2021

Vaughan

85 86 87 88 89

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Final: May 2026

1:5,000

This is Schedule '3'
To By-Law 186-2026
Passed the 27th Day of May, 2026

Signing Officers

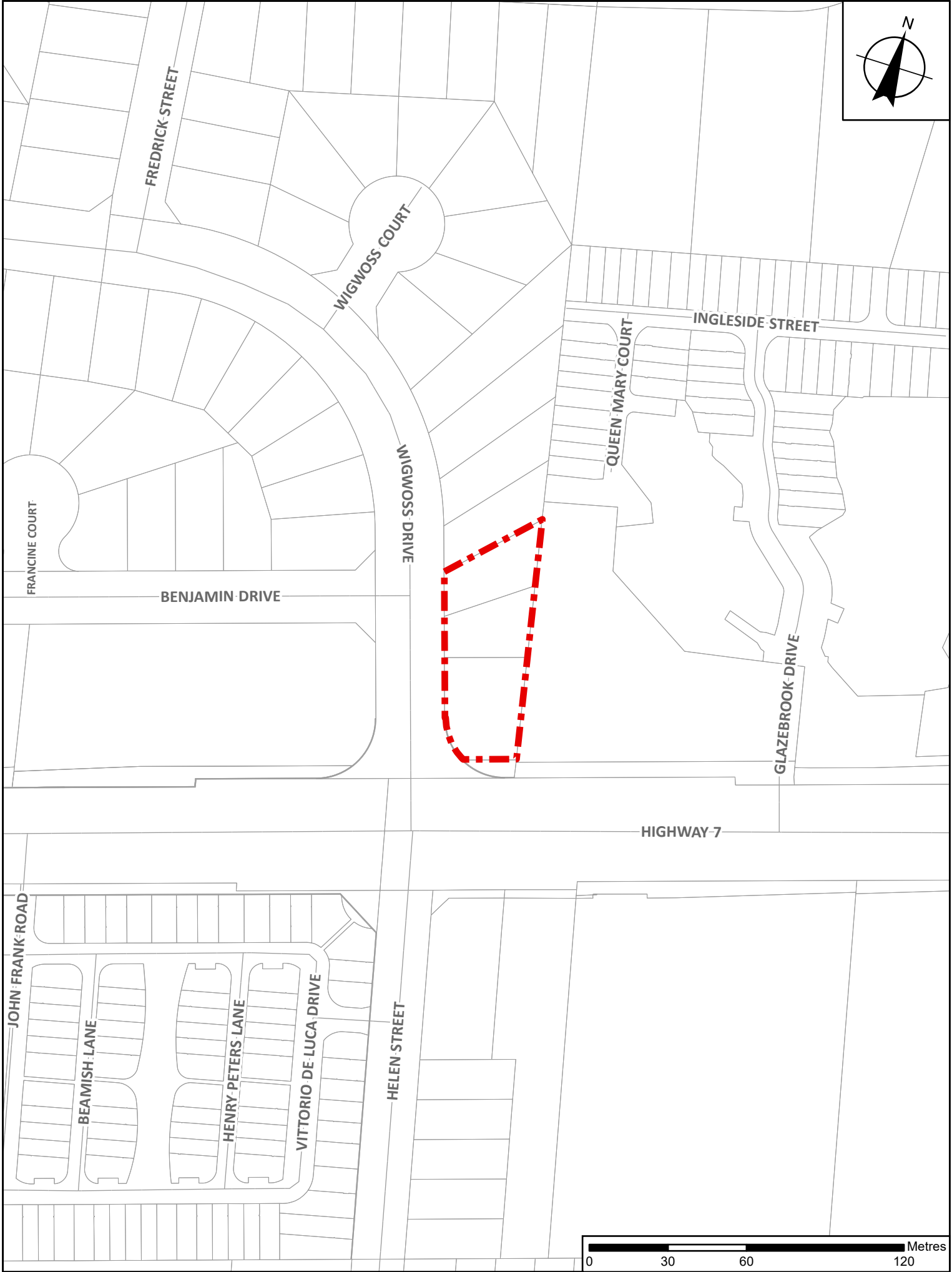
File: Z.22.036
Location: 10, 20, 24 Wigwoss Drive
Applicant: WIGWOSS INVESTMENTS INC. and 2561658 ONTARIO INC.
City of Vaughan

OLT CASE NO. OLT-24-000404
May 27, 2026

SUMMARY TO BY-LAW 186-2026

The lands subject to this By-law are located at the northeast corner of Highway 7 and Wigwoss Drive, legally described as Part of Lot 6, Concession 7, and municipally known as 10, 20 and 24 Wigwoss Dr., in the City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the subject lands from R2 Second Density Residential Zone to MMU Mid-Rise Mixed-Use Zone, together with site-specific zoning exceptions to permit a 10-storey building with a floor space index of 4.52, containing 103 dwelling units and optional ground floor non-residential space.



Location Map To By-Law 186-2026

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



Subject Lands

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.