

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 189-2026

Amendment Number 169 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.

WHEREAS an application for Official Plan Amendment was filed with respect to the lands at 9650 Highway 27, City of Vaughan to permit a residential development;

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-25-000033 and the Tribunal made an order with respect to the appeal on August 25, 2026;

NOW THEREFORE the Ontario Land Tribunal ORDERS AS FOLLOWS:

1. THAT the attached Amendment Number 169 to the Vaughan Official Plan 2010 of the Vaughan Planning Area is hereby approved.

AMENDMENT NUMBER 169
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1", "2", "3", "4", and "5" constitute Amendment Number 169 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices "I", "II", "III", "IV", and "V".

I. PURPOSE

The purpose of this Amendment to the Official Plan is to amend Volume 1 of the Vaughan Official Plan, 2010 (“VOP 2010”). Specifically, Schedules 1 and 1C are amended to re-designate a portion of the Subject Lands from "Natural Area and Countryside" to "Community Areas", Schedule 2 is amended to remove the “Unapproved” designation and amend the boundary of the “Core Features” designation on the Subject Lands, and Schedule 13 is amended to re-designate a portion of the Subject Lands from "Natural Areas" to "Mid-Rise Residential" (the “Amendment”).

II. LOCATION

The lands subject to this Amendment (referred to as the "Subject Lands") are shown on Schedule "1" attached hereto as “Lands Subject to Amendment No. 169”. The Subject Lands are located on the west side of Highway 27, south of Major Mackenzie Drive, and are municipally known as 9650 Highway 27, and legally described as Part of Lot 18, Concession 8, City of Vaughan, Regional Municipality of York.

III. BASIS

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

1. The Provincial Planning Statement, 2024 (“PPS 2024”) provides province-wide direction on matters related to land use planning and development and applies to all planning decisions made under the *Planning Act*. The PPS 2024 promotes the development of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options, employment,

public service facilities, parks and open space, and other uses to meet long-term needs.

The PPS 2024 also directs planning authorities to provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. Section 2.3.1(5) of the PPS 2024 identifies a minimum density target of 50 residents and jobs per hectare within “Designated Growth Areas”.

The Subject Lands are located within the “Urban Boundary” of the City, but outside the “Built Boundary”, as identified on Schedule 1A of the VOP 2010, and are therefore within an area where opportunities for intensification may be considered, subject to applicable policy constraints.

Density targets established by the PPS 2024 represent minimum standards and may be exceeded where appropriate, provided that doing so does not conflict with other applicable policies of the PPS 2024 or any other provincial plan. In this context, the amendment supports a compact built form on a limited portion of the Subject Lands and makes use of existing and planned municipal infrastructure, while retaining the majority of the lands in a protected state. On balance, the amendment is consistent with the policy direction of the PPS 2024.

2. The Subject Lands are located within the Regional Greenlands System as identified in the York Region Official Plan 2022 (“YROP 2022”), which is intended to protect natural heritage features, valley systems, and ecological functions. The policies of the YROP 2022 generally restrict development and site alteration within the Regional Greenlands System, except where it can be demonstrated that there will be no adverse impacts on the natural features and their associated

ecological functions. These policies establish a high threshold for development and reflect the importance of protecting the Humber River valley system.

The proposed amendment has been developed in recognition of these policy constraints. The redesignation applies only to a limited portion of the Subject Lands, while the majority of the site will remain designated as Natural Areas and protected through an Environmental Protection Zone category. The extent of development is further constrained through a defined development envelope informed by the TRCA-staked dripline, which establishes a clear limit between developable and protected areas. In addition, the amendment incorporates mitigation measures, including vegetation protection and replanting, intended to manage impacts associated with the development footprint. In this context, the amendment represents a site-specific and constrained approach that limits development to the portion of the lands that can reasonably accommodate it while maintaining protection of the broader natural heritage system.

3. The VOP 2010 establishes that lands designated as Natural Areas are to be protected in a manner that preserves ecological features and functions. This direction is consistent with the PPS 2024 and the YROP 2022, which prioritize the protection of natural heritage systems, including valley lands, and require a high threshold to be met where development is contemplated within such areas. The proposal provides a defined development envelope outside of key natural heritage features.

VOP 2010 also identifies the need to accommodate growth within the Urban Area in a compact and efficient manner. Policy 2.1.3.2(d) of VOP 2010 directs that

lands within the Urban Area but outside the built boundary be planned to achieve an average minimum density of not less than 50 residents per hectare, subject to applicable policy constraints. As the Subject Lands are located within the Urban Area but outside the built boundary, the proposed amendment has been developed in consideration of this policy direction while recognizing the significant environmental constraints associated with the Humber River valley system.

As the proposed amendment redesignates a limited portion of the Subject Lands to “Community Areas” and “Mid-Rise Residential” to permit a compact residential built form on the developable portion of the site, while retaining the majority of the lands within the Natural Areas designation and Environmental Protection Zone category, the amendment represents a site-specific and balanced application of VOP 2010 policies, addressing growth management objectives while maintaining protection of the broader natural heritage system.

IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Volume 1, Schedule “1” – Urban Structure by redesignating a portion of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” in accordance with Schedule “2” attached hereto.
2. Amending Volume 1, Schedule “1C” – Protected Major Transit Station Areas by redesignating a portion of the Subject Lands from “Natural Areas and

Countryside” to “Community Areas” in accordance with Schedule “3” attached hereto.

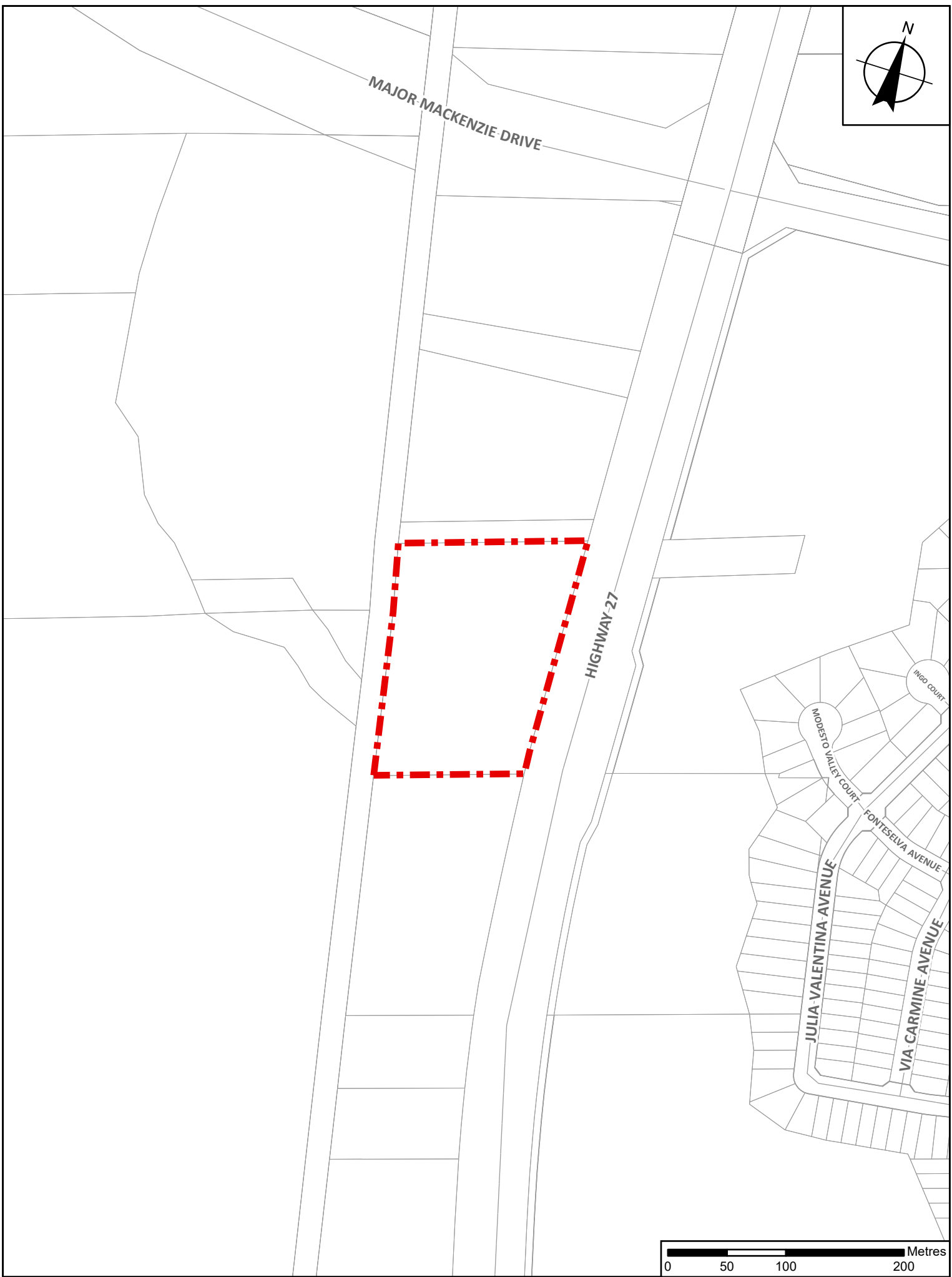
3. Amending Volume 1, Schedule “2” – Natural Heritage Network by removing the “Unapproved” designation on the Subject Lands and amending the boundary of the “Core Features” designation in accordance with Schedule “4” attached hereto.
4. Amending Volume 1, Schedule “13” – Land Use by redesignating a portion of the Subject Lands from “Natural Areas” to “Mid-Rise Residential” with a maximum permitted height (“H” - Height) of 12-storeys and a maximum permitted density (“D” - Floor Space Index) of 2.86 times the developable area of the lot in accordance with Schedule “5” attached hereto.

V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will 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.

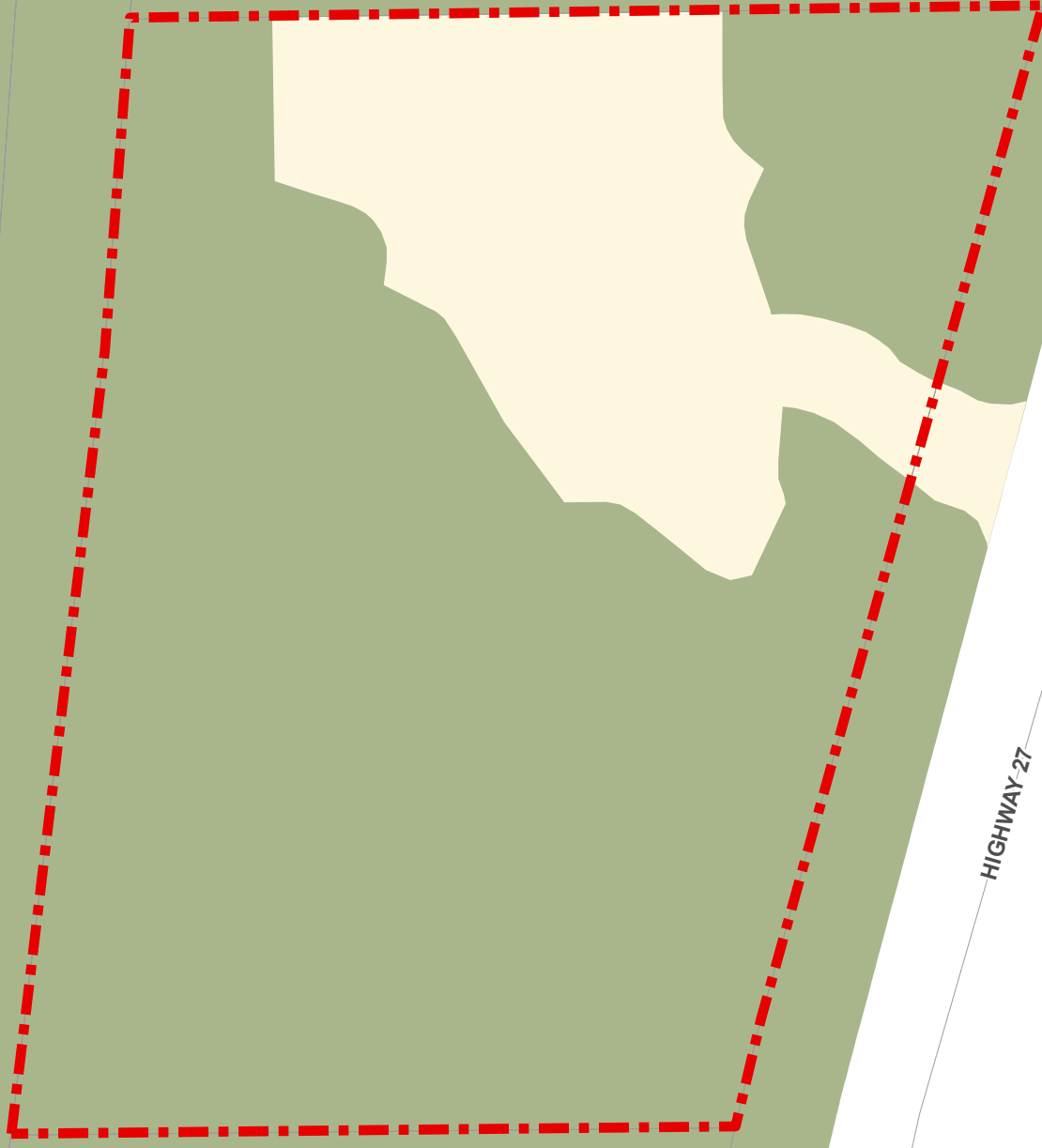
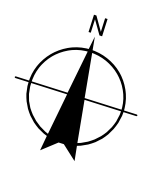


This is Schedule '1'
To Official Plan Amendment No. 169
Approved by the OLT the 25th Day Of August, 2026

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

 Lands Subject to
Amendment No. 169

**This is Part of Schedule 1 - Urban Structure
To Vaughan Official Plan 2010, Volume 1**

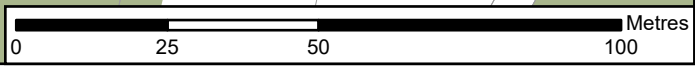


 Lands Subject to Amendment
No. 169

Stable Areas

 Natural Areas and Countryside

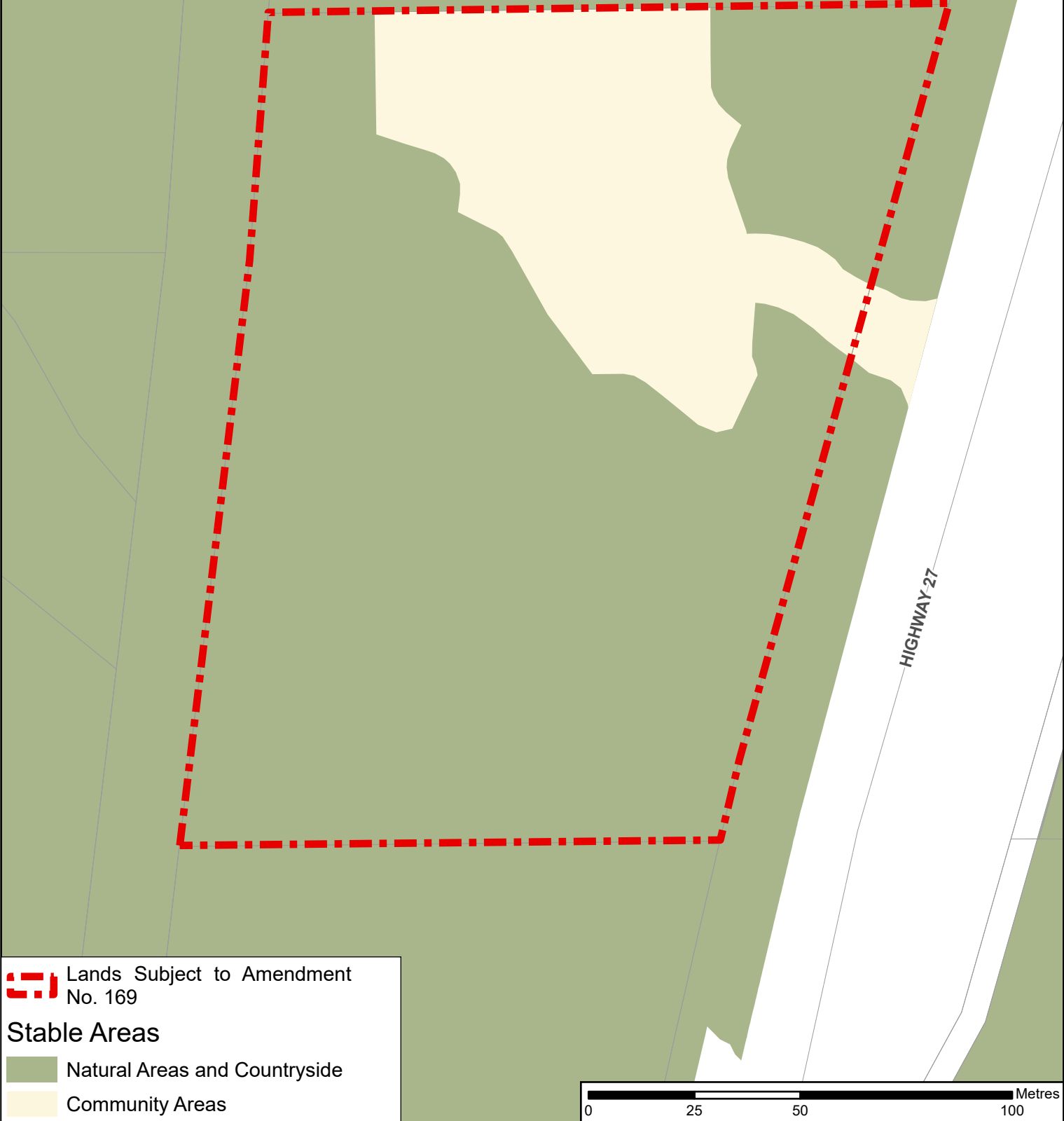
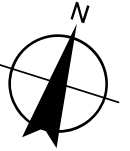
 Community Areas



**This is Schedule '2'
To Official Plan Amendment No. 169
Approved by the OLT the 25th Day Of August, 2026**

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

**This is Part of Schedule 1C - Protected Major Transit Station Areas
To Vaughan Official Plan 2010, Volume 1**



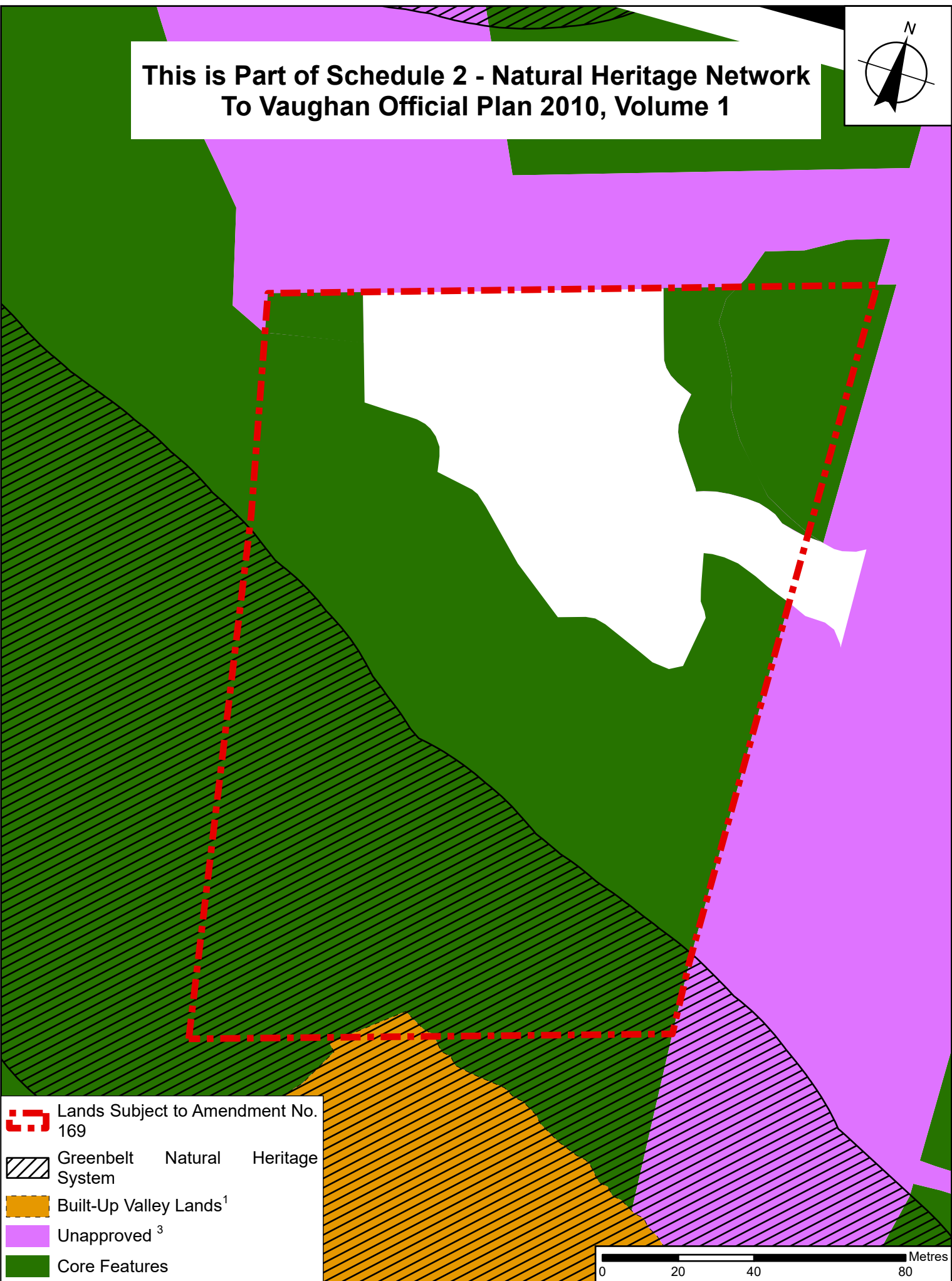
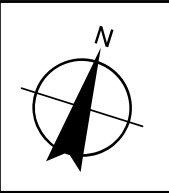
 Lands Subject to Amendment
No. 169

Stable Areas
 Natural Areas and Countryside
 Community Areas

**This is Schedule '3'
To Official Plan Amendment No. 169
Approved by the OLT the 25th Day Of August, 2026**

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

**This is Part of Schedule 2 - Natural Heritage Network
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '4'
To Official Plan Amendment No. 169
Approved by the OLT the 25th Day Of August, 2026**

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

**This is Part of Schedule 13 - Land Use Designations
To Vaughan Official Plan 2010, Volume 1**



**Natural
Areas**

**Mid-Rise
Residential**

**H: 12
D: 2.86**

**Natural
Areas**

HIGHWAY-27

**Natural
Areas**

**Natural
Areas**



**Lands Subject to Amendment
No. 169**



Mid-Rise Residential



Natural Areas

0 25 50 100 Metres

**This is Schedule '5'
To Official Plan Amendment No. 169
Approved by the OLT the 25th Day Of August, 2026**

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

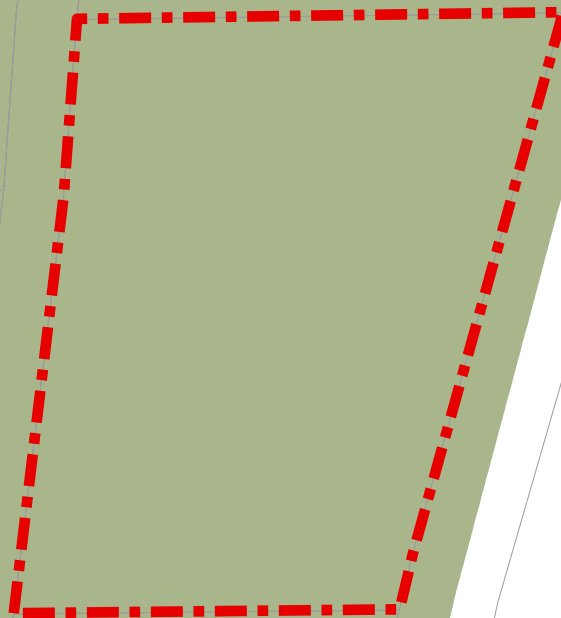
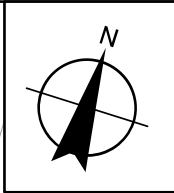
APPENDIX I

The Subject Lands are located west of Highway 27, south of Major Mackenzie Drive West, municipally known as 9650 Highway 27 in the City of Vaughan, Regional Municipality of York

The purpose of this Amendment is to implement the Ontario Land Tribunal Order for Case No. OLT-25-000033 to permit the development of a mid-rise residential building with a terraced built form comprised of 3-storeys, 10-storeys, and 12-storeys.

On August 25, 2026, the Ontario Land Tribunal approved the the Official Plan Amendment File No. OP.21.025 (2708971 Ontario Inc.) to permit the development.

**This is Part of Schedule 1 - Urban Structure
To Vaughan Official Plan 2010, Volume 1**



Lands Subject to Amendment No.
169

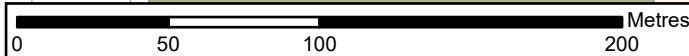
Stable Areas



Natural Areas and Countryside



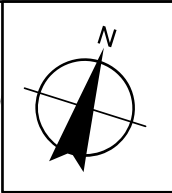
Community Areas



Appendix II
Existing Urban Structure Official
Plan Amendment No. 169

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

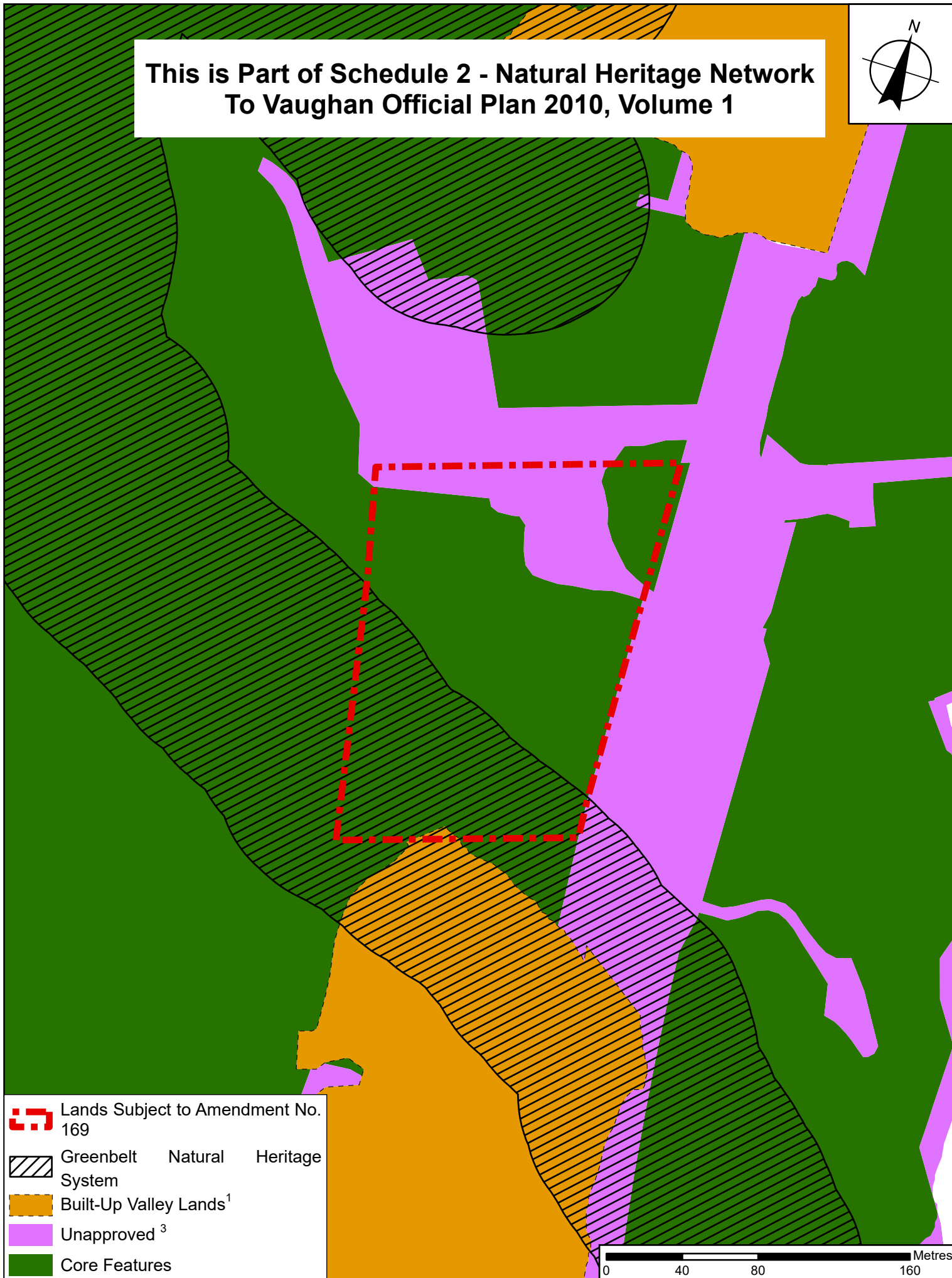
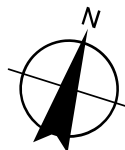
**This is Part of Schedule 1C - Protected Major Transit Station Areas
To Vaughan Official Plan 2010, Volume 1**



**Appendix III
Existing Protected Major Transit Station
Areas
Official Plan Amendment No. 169**

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

**This is Part of Schedule 2 - Natural Heritage Network
To Vaughan Official Plan 2010, Volume 1**



-  Lands Subject to Amendment No. 169
-  Greenbelt Natural Heritage System
-  Built-Up Valley Lands¹
-  Unapproved³
-  Core Features

Appendix IV Existing Natural Heritage Network Official Plan Amendment No. 169

File: OP.21.025

Related File: Z.21.053

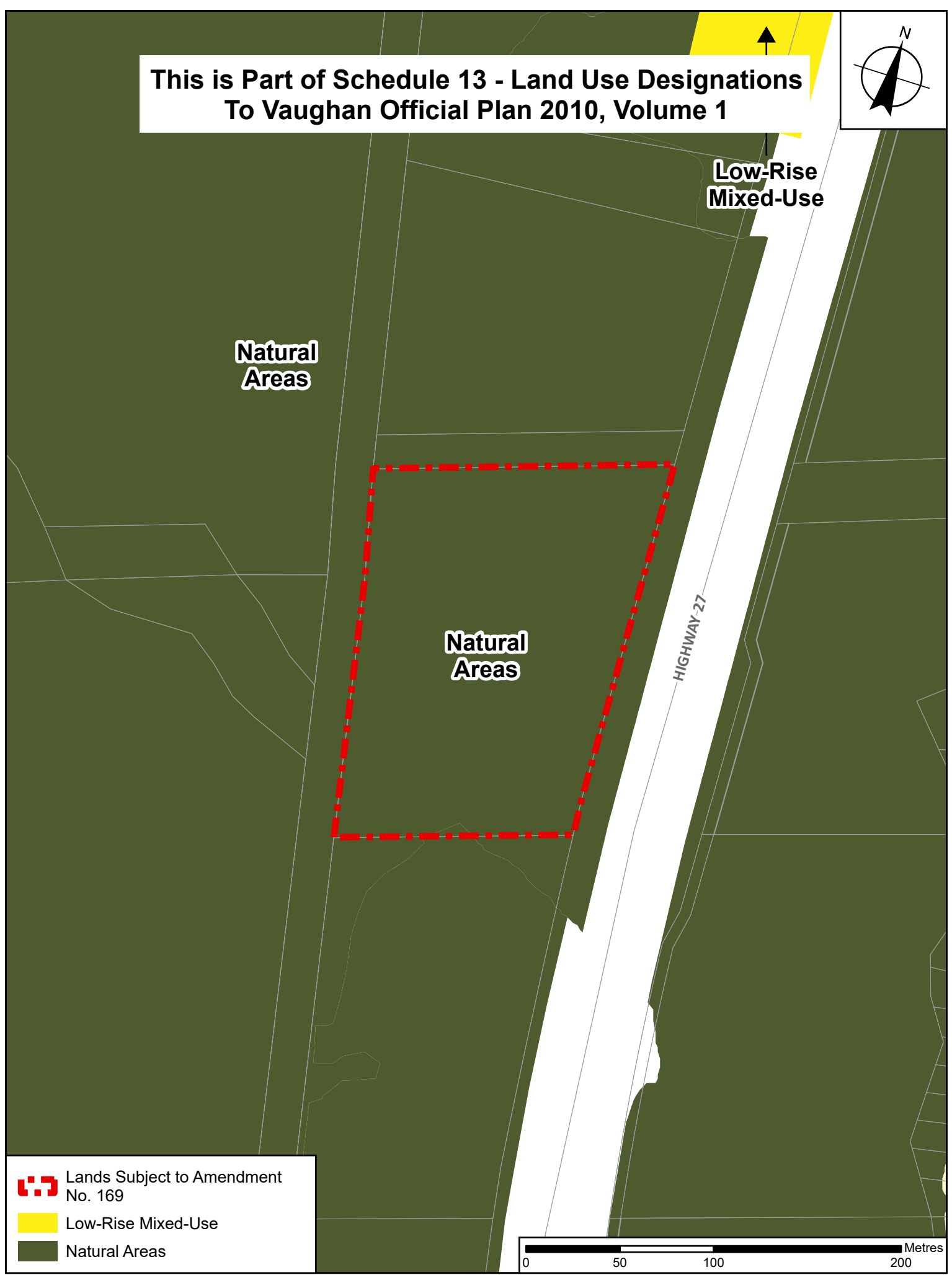
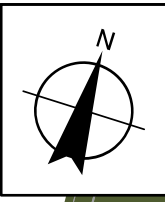
Location: 9650 Highway 27

Part of Lot 18, Concession 8

Applicant: 2708971 Ontario Inc.

City of Vaughan

**This is Part of Schedule 13 - Land Use Designations
To Vaughan Official Plan 2010, Volume 1**



**Appendix V
Existing Land Uses
Official Plan Amendment No. 169**

File: OP.21.025
Related File: Z.21.053
Location: 9650 Highway 27
Part of Lot 18, Concession 8
Applicant: 2708971 Ontario Inc.
City of Vaughan

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: August 25, 2026

CASE NO(S).:

OLT-25-000033

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

Applicant and Appellant:

2708971 Ontario Inc.

Subject:

Request to amend the Official Plan – Failure to adopt the requested amendment

Description:

To permit the development of a 21-storey residential tower on a 12-storey podium containing a total of 339 residential units and having a Floor Space Index of 5.45 times the area of the lot

Reference Number:

OP.21.025

Property Address:

9650 Highway 27

Municipality/UT:

City of Vaughan/ Regional Municipality of York

OLT Case No.:

OLT-25-000033

OLT Lead Case No.:

OLT-25-000033

OLT Case Name:

2708971 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:

2708971 Ontario Inc.

Subject:

Application to amend the Zoning By-law – Neglect to make a decision

Description:

To permit the development of a 21-storey residential tower on a 12-storey podium containing a total of 339 residential units and having a Floor Space Index of 5.45 times the area of the lot

Reference Number:

Z.21.053

Property Address:

9650 Highway 27

Municipality/UT:	City of Vaughan/ Regional Municipality of York
OLT Case No.:	OLT-25-000034
OLT Lead Case No.:	OLT-25-000033

Heard: July 24, 2026 by video hearing

APPEARANCES:

Parties

2708971 Ontario Inc.

City of Vaughan

Counsel

R. Cheeseman
S. Fleming

C. Tashos
V. Perricciolo

**MEMORANDUM OF ORAL DECISION DELIVERED BY CARMINE TUCCI ON
JULY 24, 2026 AND ORDER OF THE TRIBUNAL**

[Link to Order](#)

INTRODUCTION

[1] The matter before the Tribunal was in respect of appeals filed pursuant to ss. 22(7) and 34(11) of the *Planning Act* (“Act”) by 2708971 Ontario Inc. (“Appellant”) against the City of Vaughan (“City”) for its failure to make a decision on Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) Applications (“Applications”) within the timeframe prescribed by the Act.

[2] The lands that are the subject of the Applications are located on the west side of Highway 27, south of Major Mackenzie Drive West, municipally known as 9650 Highway 27, in the City (“Subject Lands”). The Subject Lands are approximately 7 acres in size.

[3] The Applications are required to permit the development of a 21-storey residential tower on a 12-storey podium containing a total of 339 residential units, with a Floor Space Index ("FSI") of 5.45 times the area of the lot.

[4] The Tribunal heard that the Parties confirmed that a settlement had been reached and was presented for the consideration of the Tribunal ("Settlement").

EVIDENCE AND SUMMARY OPINION

[5] The Tribunal was presented with the witness statement of Draga Barbir ("Expert Barbir"), the Principal of Barbir and Associates Planning Consultants Ltd., in support of the Settlement.

[6] Expert Barbir was affirmed and qualified to provide expert evidence in relation to land use planning.

[7] Expert Barbir provided that the revised settlement proposal comprises of:

	Initial Application	Proposed Settlement
Lot Area	2.81 hectares ("ha") / 28,084.00 square metres ("m ² ")	2.81 ha / 28,084.00 m ²
Building Height	72 ("metres") m	37.4 m
Gross Floor Area	31,489.71 m ²	17,735 m ²
FSI	1.12	0.64
Dwelling Units	339	200

[8] Ms. Barbir provided that the revised Applications seek approval for residential development on the Subject Lands. As part of the settlement process, the Parties agreed that the portion of the Subject Lands adjacent to the Humber River, including the required ravine setback area, would be retained for conservation and/or passive

recreational purposes. In addition, the area fronting Highway 27 will be protected through Environmental Protection (EP) zoning and will remain under the ownership of the landowner.

REQUIRED AMENDMENTS

[9] Ms. Barbir testified that, to implement the settlement proposal, amendments to the City of Vaughan 2010 Official Plan (“VOP”) and the City’s Comprehensive Zoning By-law, being By-law No. 001-2021, are required.

City of Vaughan 2010 Official Plan Amendments

[10] The OPA proposes changes to Volume 1 of the VOP 2010. Specifically, Schedule 1 of the VOP will be amended to redesignate a portion of the Subject Lands from “Natural Area and Countryside” to “Community Areas”. Schedule 1C of the VOP will similarly be amended to redesignate a portion of the Subject Lands from “Natural Area and Countryside” to “Community Areas”. Schedule 2 of the VOP will be amended to remove the “Unapproved” designation and revise the boundary of the “Core Features” designation as it applies to the Subject Lands. In addition, Schedule 13 of the VOP will be amended to redesignate a portion of the Subject Lands from “Natural Areas” to “Mid-Rise Residential”.

City of Vaughan Comprehensive Zoning By-law Amendments

[11] The ZBA seeks to zone the “Developable Area” as “RM2 Multiple Unit Residential Zone”, which will permit the development of an apartment dwelling on the Subject Lands. The zoning also establishes the applicable development standards, including a maximum of 200 residential units and a tiered building form consisting of three storeys (9.2 m), 10 storeys (27.2 m), and 12 storeys (37.4 m).

[12] The balance of the Subject Lands will be zoned “EP Environmental Protection Zone”, permitting only the following uses:

- Conservation uses;
- Passive recreational uses; and
- A single driveway providing access from Highway 27 to the apartment dwelling located within the RM2 Zone.

[13] Expert Barbir added that the “Developable Area” will be subject to a Holding (H) Symbol, which may only be lifted once the following requirements have been satisfied, to the satisfaction of the City, and where applicable, the Regional Municipality of York (“York Region”):

- a. Approval of a Site Plan Application;
- b. Submission and acceptance of a Functional Servicing and Stormwater Management Report (“FS&SMR”) addressing the matters identified in the draft ZBA;
- c. Execution of any required land development agreements where new municipal infrastructure, or upgrades to existing infrastructure, are determined to be necessary;
- d. The owner's contribution toward the cost of required infrastructure works and/or completion of any necessary improvements identified through the FS&SMR, together with the execution of any required development agreements, to the satisfaction of the City;

- e. Submission of detailed engineering drawings for review and approval, and completion of all required internal and external improvements identified through the Transportation Impact Study (“TIS”) and FS&SMR, to the satisfaction of the City;
- f. Provision of a reliance letter for the Environmental Site Assessment Report; and
- g. Adoption by City Council of a resolution allocating adequate sanitary sewage and water supply capacity in accordance with the City's approved Servicing Allocation Policy.

[14] The Holding (H) Symbol is intended to ensure that all servicing, infrastructure, environmental, transportation, and capacity-related matters are satisfactorily addressed before development may proceed on the Subject Lands.

[15] Expert Barbir opined that the Settlement Proposal;

- 1. Has regard for matters of provincial interest under s. 2 of the Act;
- 2. Is consistent, and does not conflict, with the Provincial Planning Statement, 2024 (“PPS”);
- 3. Conforms to the York Region Official Plan, 2022 (“YROP”);
- 4. Conforms, subject to approval of the Applications, to the VOP; and
- 5. Is appropriate for the Subject Lands, represents good planning, and is in the public interest.

FINDINGS

[16] On the strength of the uncontradicted expert opinion evidence of Expert Barbir, and upon a review of the applicable provisions of the Act, the PPS, the YROP, and the VOP, the Tribunal is satisfied that the proposed Applications represent an efficient use of land, resources, and infrastructure.

[17] The Tribunal finds that the revised settlement proposal represents a substantial reduction from the original development concept, decreasing the building height from 21 storeys to a tiered form with maximum heights of 3, 10, and 12 storeys.

[18] Further, the Tribunal is satisfied that the concerns raised by the owner of the adjacent northern property have been adequately addressed. Specifically, the Settlement incorporates a 7.5 m setback from the northern property line and restricts the portion of the building nearest to that boundary to a maximum height of three storeys. These design measures, together with the proposed stepped building form, are expected to minimize potential impacts on the neighbouring property, including shadowing and overlook effects.

[19] The Tribunal understands that a defined development area was established on the Subject Lands that appropriately separates the proposed development from the ravine and associated environmental features. The detailed delineation of the Regional Greenlands System was undertaken as part of the planning application and mediation process, resulting in a development framework that ensures the majority of the Subject Lands will remain protected within the “EP Environmental Protection Zone”.

[20] The limits of the development area were determined based on the required setbacks from the staked top of the ravine bank, as well as the setbacks necessary to protect significant trees identified for retention. These agreed-upon setbacks, established through the application review and mediation process, define the development envelope within which the proposed building will be constructed.

[21] The Tribunal further finds that the development envelope has been carefully designed to respect the Subject Lands' natural heritage features and the Vegetation Protection Zone requirements of the VOP. Lands located outside the development envelope will be designated "Natural Area" and zoned "EP Environmental Protection Zone", permitting only:

- Conservation uses; and
- Passive recreational uses.

[22] As a result, the vast majority of the Subject Lands will remain protected within the "EP Environmental Protection Zone", thereby preserving the Subject Lands' environmental and natural heritage functions.

[23] The Tribunal is satisfied that the proposed development is appropriately controlled through the application of the Holding (H) Symbol to the "Developable Area".

[24] The Tribunal finds that this Holding (H) Symbol mechanism will ensure that development cannot proceed until all applicable requirements have been fulfilled to the satisfaction of the City, and where necessary, York Region. As such, the Holding (H) Symbol provides an effective means of ensuring that matters related to servicing, infrastructure, transportation, environmental conditions, and municipal capacity are adequately addressed before the Subject Lands are developed.

[25] Tribunal is of the view that the Settlement reached by the Parties is fair and reasonable, and that the resulting Applications represent good planning in the public interest. The Tribunal praises the Parties in working collaboratively and engaging in productive discussions culminating in the Settlement reached in these proceedings.

ORDER

[26] **THE TRIBUNAL ORDERS THAT** the appeal is allowed, in part, and the City of Vaughan 2010 Official Plan is modified, as set out in **Attachment 1** to this Order.

[27] **THE TRIBUNAL ORDERS THAT** the appeal is allowed, in part, and the Tribunal directs the City of Vaughan to amend By-law No. 001-2021, as set out in **Attachment 2** to this Order.

[28] Should the Parties be unable to agree on the final form and content of the Zoning By-law and Official Plan Amendments necessary to implement the Tribunal's Order, the Tribunal may be spoken to.

"Carmine Tucci"

CARMINE TUCCI
MEMBER

Ontario Land Tribunal

Website: www.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.