

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 3, 2022

COMMUNICATIONS

Distributed April 29, 2022

Item(s)

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C3.	Philip J. Stewart, Pound & Stewart Planning Consultants, Renfrew Drive, Markham, dated April 28 2022	5

Distributed May 2, 2022

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C8.	David Waters, Weston Consulting, Millway Avenue, Vaughan, dated May 2, 2022	6

Disclaimer Respecting External Communications
Communications are posted on the City’s website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City’s website.

Please note there may be further Communications.

COMMUNICATION C1.

ITEM NO. 6

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

May 3, 2022



Committee of the Whole (Public Hearing)

May 3, 2022

177 Whitmore Road, Vaughan ON



 **BOUSFIELDS INC.**
PLANNING | DESIGN | ENGAGEMENT

Meet Our Team



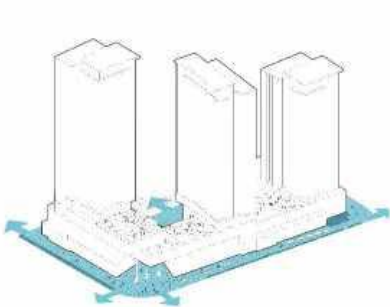
About Us

We build **complete communities.**

At Trinity Point, we take a holistic approach to building, beginning with a vision for the finished home, mid-rise, high-rise, commercial or office space. Our history of excellence has allowed our team to seamlessly integrate tried-and-true practices with contemporary ideas which are set to move the industry forward.

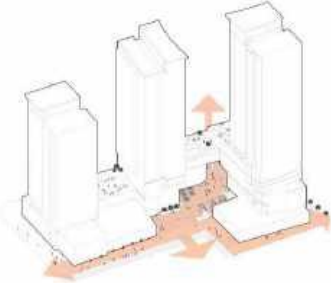


5 Core Values



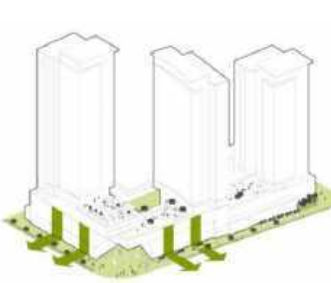
1

CONNECTIVITY



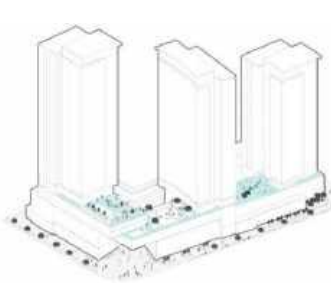
2

PERMEABILITY



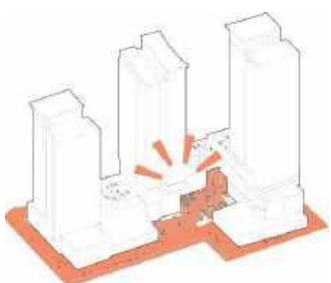
3

ACTIVE PUBLIC
REALM
+
TARGETED RETAIL



4

CURATED AMENITIES



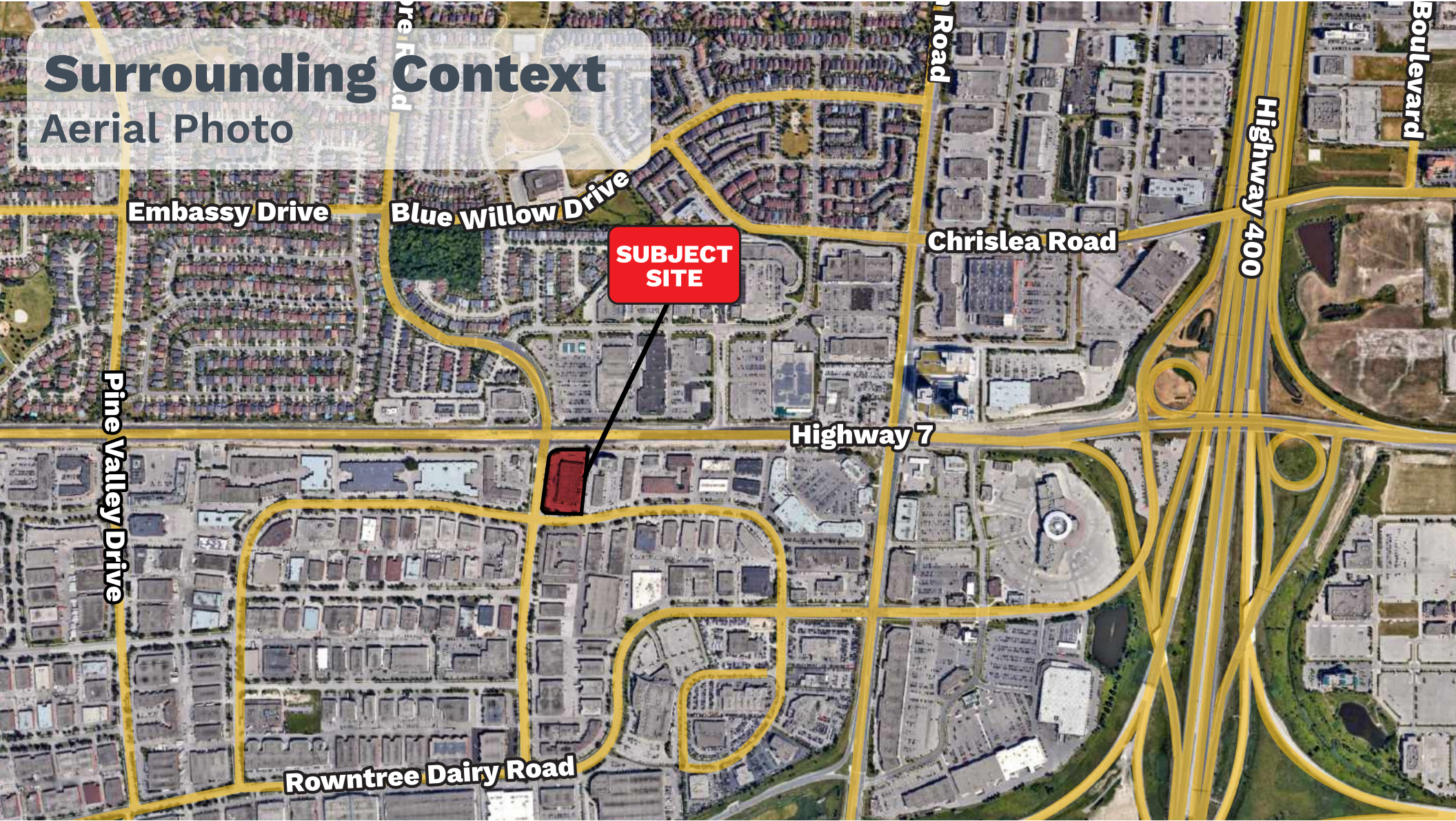
5

PLACEMAKING



Surrounding Context

Aerial Photo



Embassy Drive

Blue Willow Drive

SUBJECT SITE

Chrislea Road

Highway 400

Boulevard

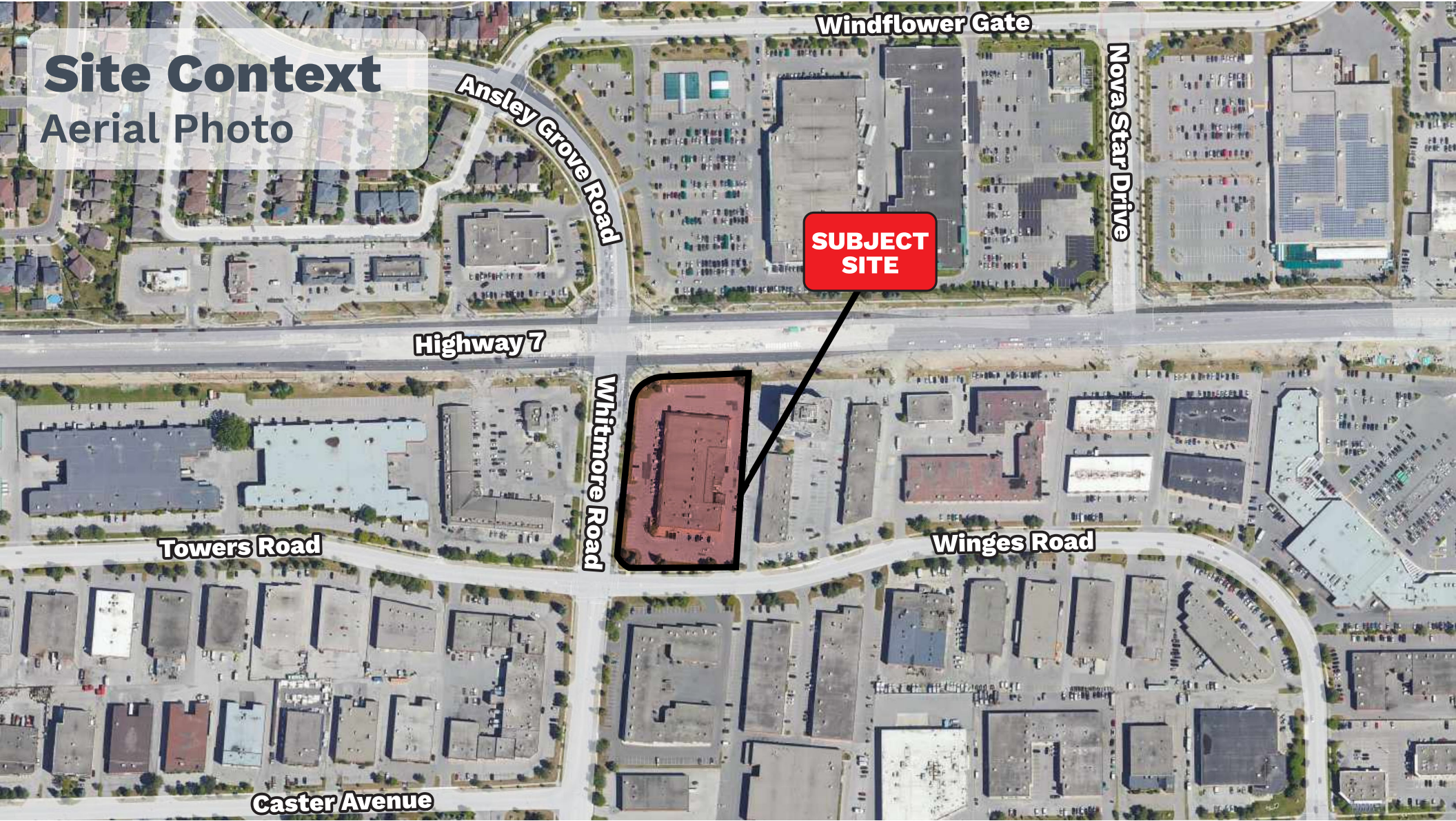
Pine Valley Drive

Highway 7

Rowntree Dairy Road

Site Context

Aerial Photo



SUBJECT SITE

Windflower Gate

Nova Star Drive

Ansley Grove Road

Highway 7

Whitmore Road

Towers Road

Winges Road

Caster Avenue

Site Photos



Subject site facing
southeast



Subject site facing south along
Whitmore Road



Subject site facing east along
Winges Road

Surrounding Context Photos



Commercial Plaza at 200 and 210 Whitmore Road



Fortinos grocery store and Smart Centres shopping complex facing northeast

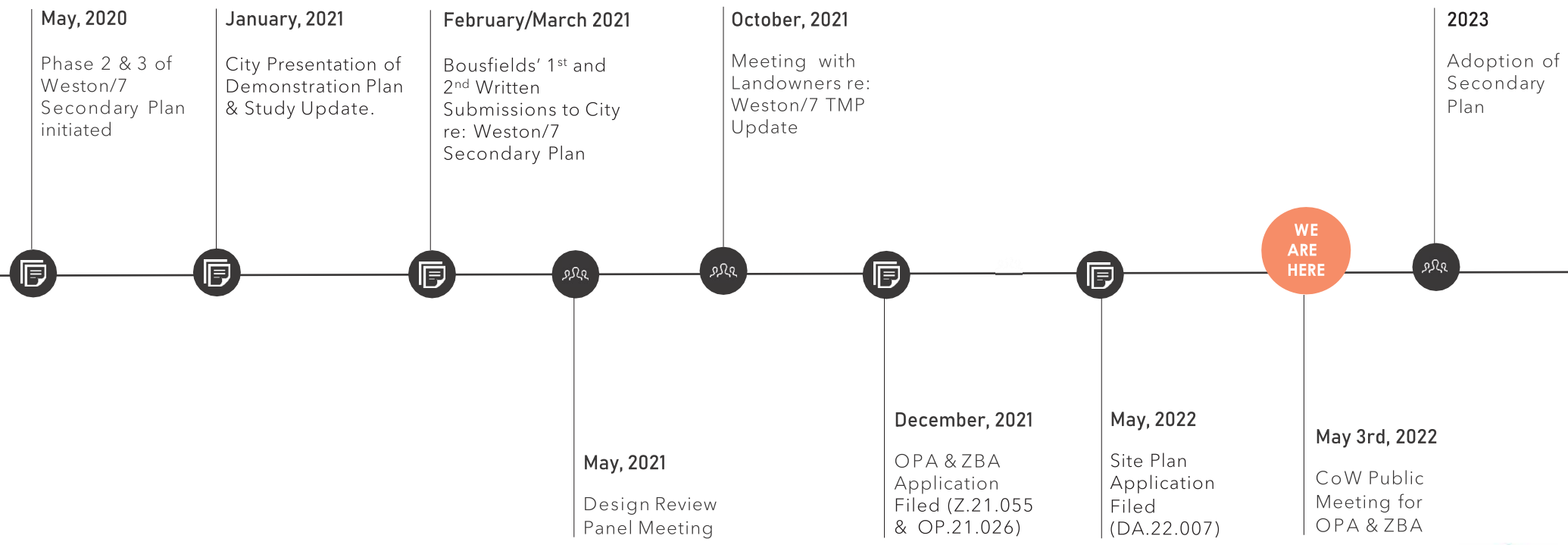


4030 Highway 7 facing west

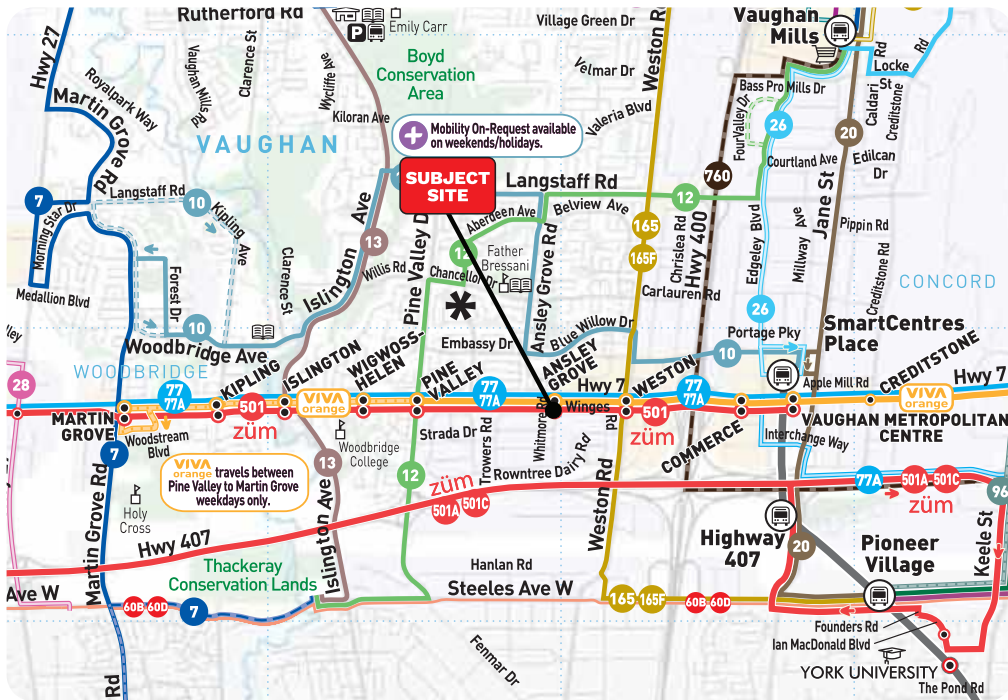


3901 Highway 7 facing south from Highway 7

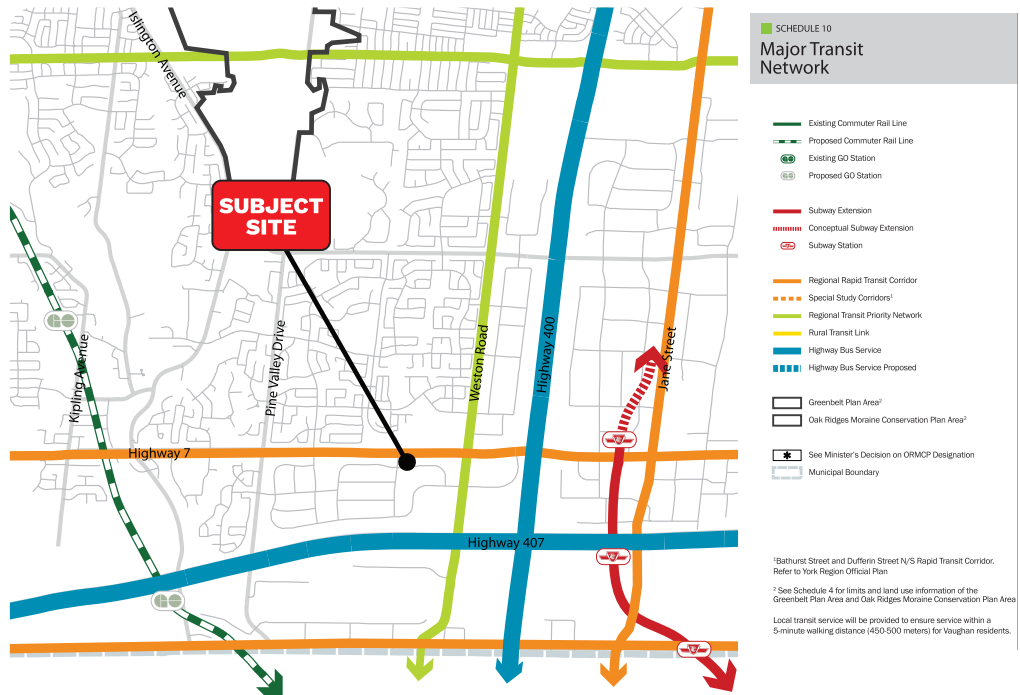
Planning Application Status



Transit Maps



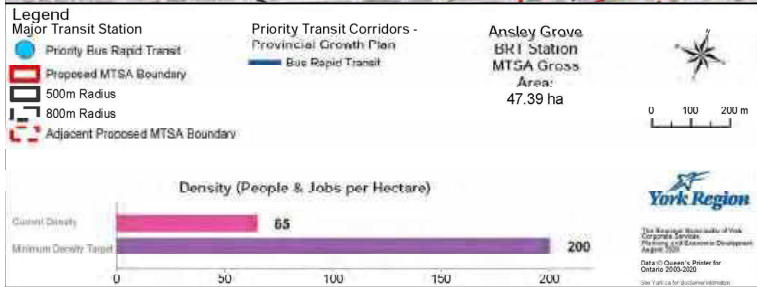
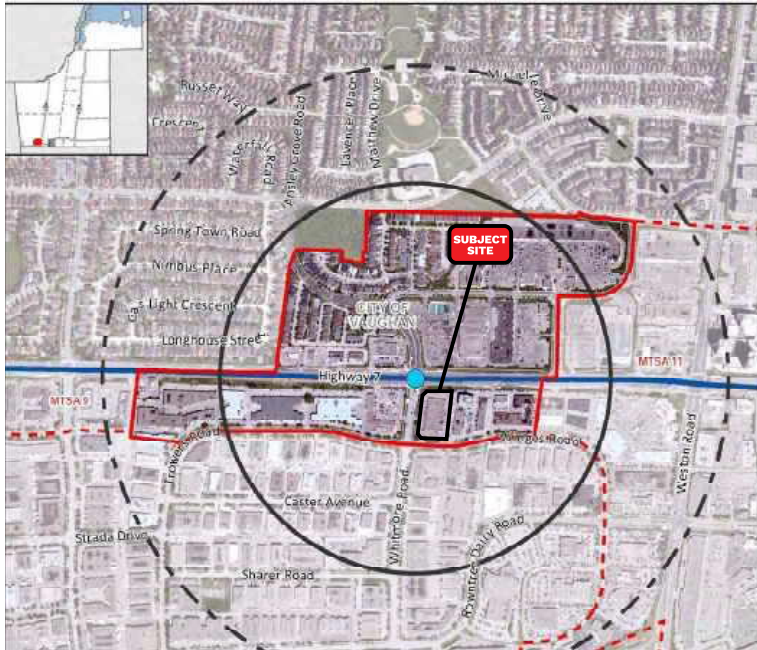
York Region Transportation Map



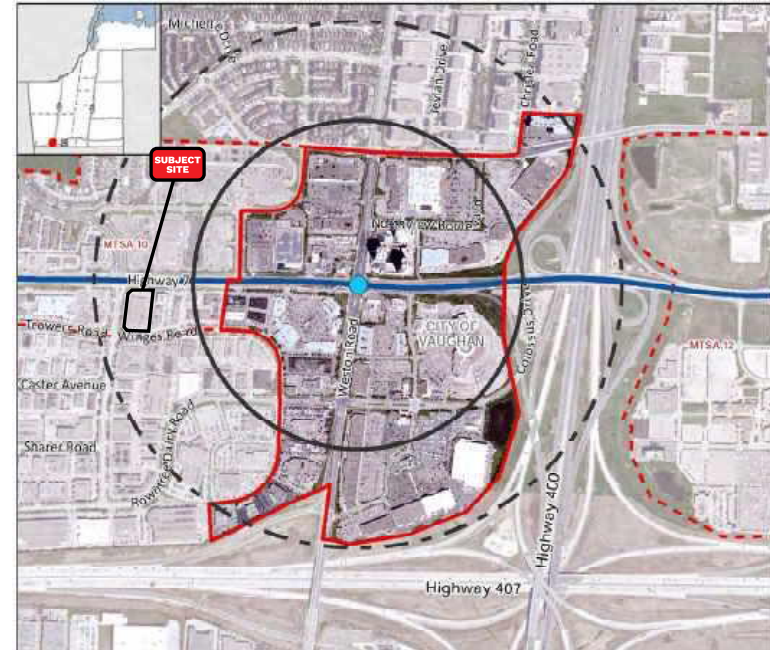
Vaughan Official Plan Schedule 10, Major Transit Network

York Region OP (2010): Major Transit Station Areas

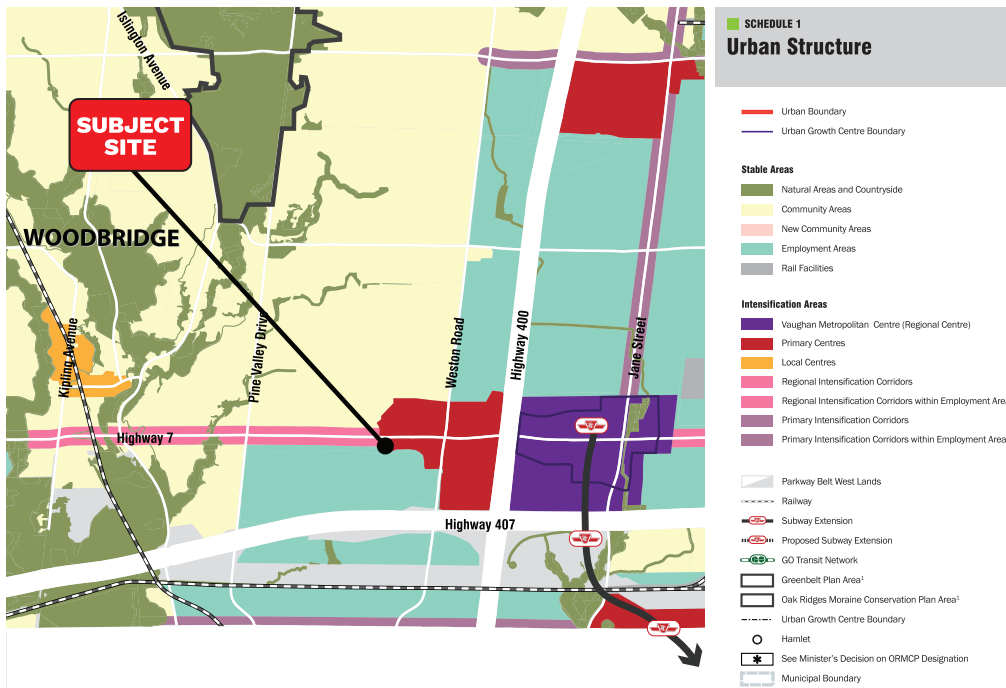
Ansley Grove BRT Station
 Along Highway 7 at Ansley Grove Road/Whitmore Road
 Vaughan



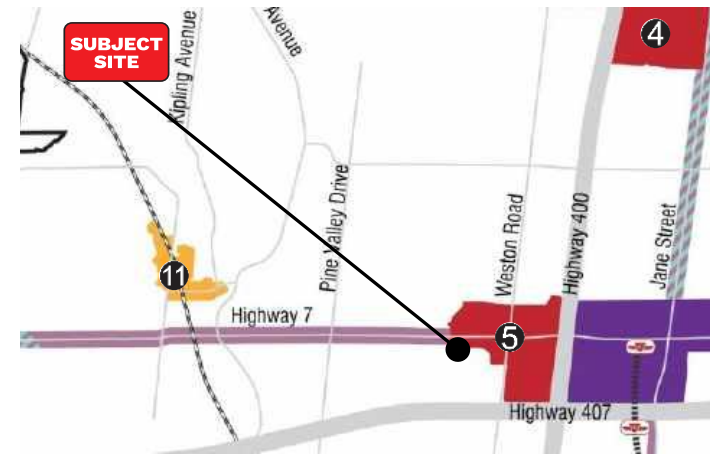
Weston BRT Station
 Along Highway 7 at Weston Road
 Vaughan



City of Vaughan OP (2010)



Schedule 1, Urban Structure



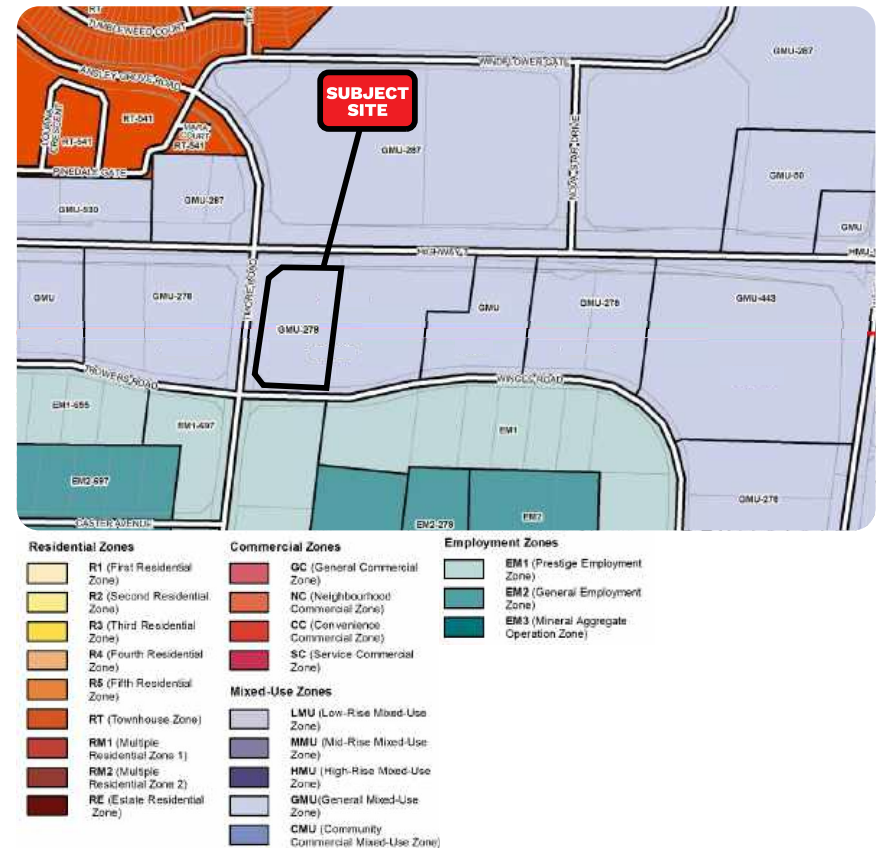
Vaughan Metropolitan Centre	Primary Centres	Local Centres	Primary Intensification Corridors
	<ol style="list-style-type: none"> Bathurst & Centre St. Jane St. Major Mackenzie Dr. Steeles West Vaughan Mills Weston Rd. & Highway 7 Yonge St. & Steeles Ave. 	<ol style="list-style-type: none"> Concord Centre Historic Maple Village Historic Kleinburg Village Historic Thornhill Village Historic Woodbridge Village Carrville Centre Vellore Centre 	<p>Regional:</p> <ul style="list-style-type: none"> Highway 7/Centre Street/Bathurst Street Yonge Street <p>Local:</p> <ul style="list-style-type: none"> Jane Street Major Mackenzie Drive Rutherford Road Steeles Avenue

Figure 6

Zoning By-laws



Vaughan Zoning
By-law 1-88



Vaughan City-Wide Comprehensive
Zoning By-law 01-2021

Height Map

LEGEND

- # Height in storeys
- * Under Construction
- ** Approved/Not yet built
- *** Proposed
- 1 - 4 storeys
- 5 - 14 storeys
- 15 - 30 storeys
- 31 - 50 storeys
- 51+ storeys
- Subject Site
- Weston BRT Station MTSA (88.29 ha)
- Ansley Grove BRT Station MTSA (47.39 ha)

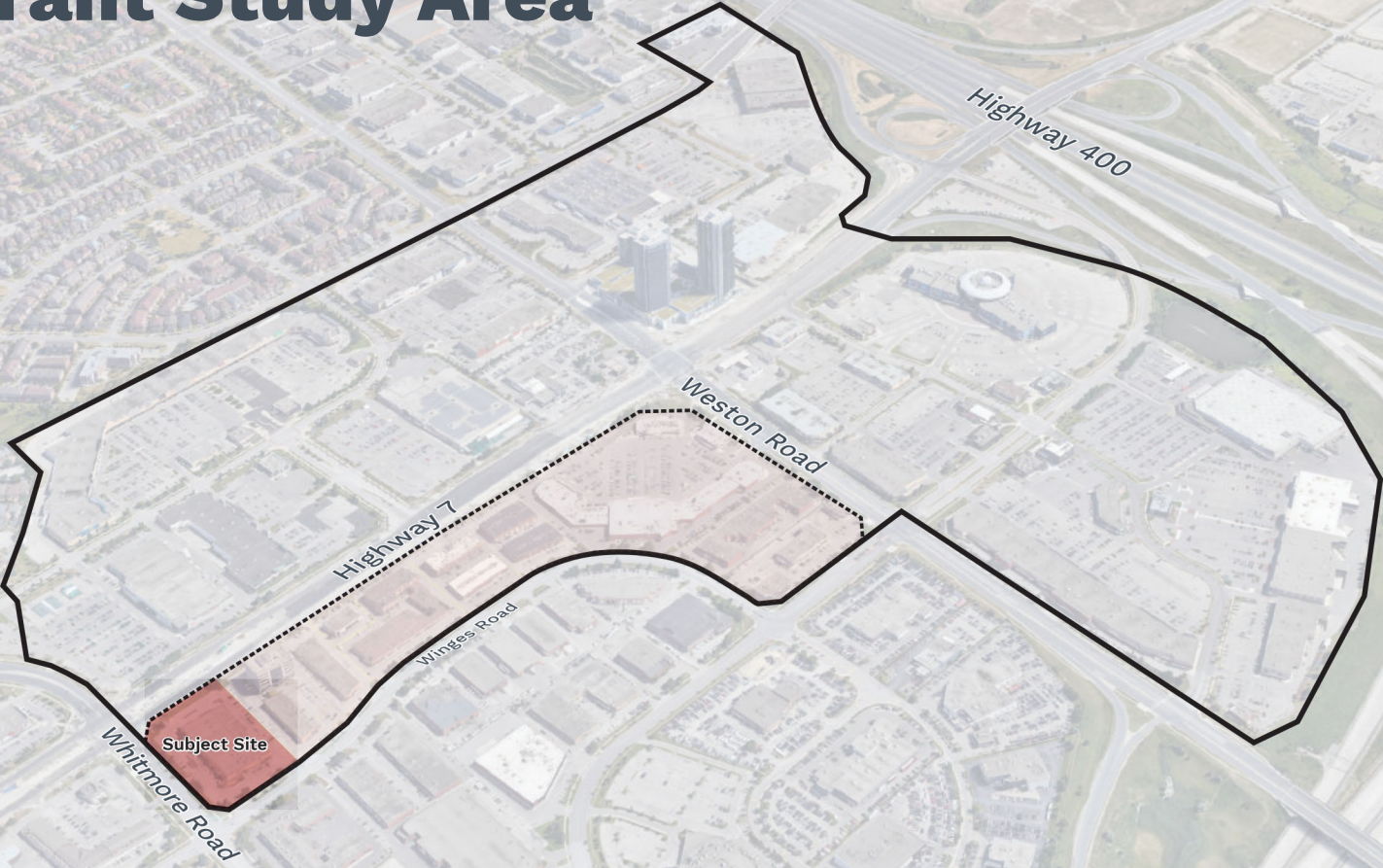







Urban Design Vision

“ The conceptual Quadrant Plan aims to help demonstrate a conceptual future build-out of the Southwest Quadrant within the Weston 7 Secondary Plan Study Area. ”

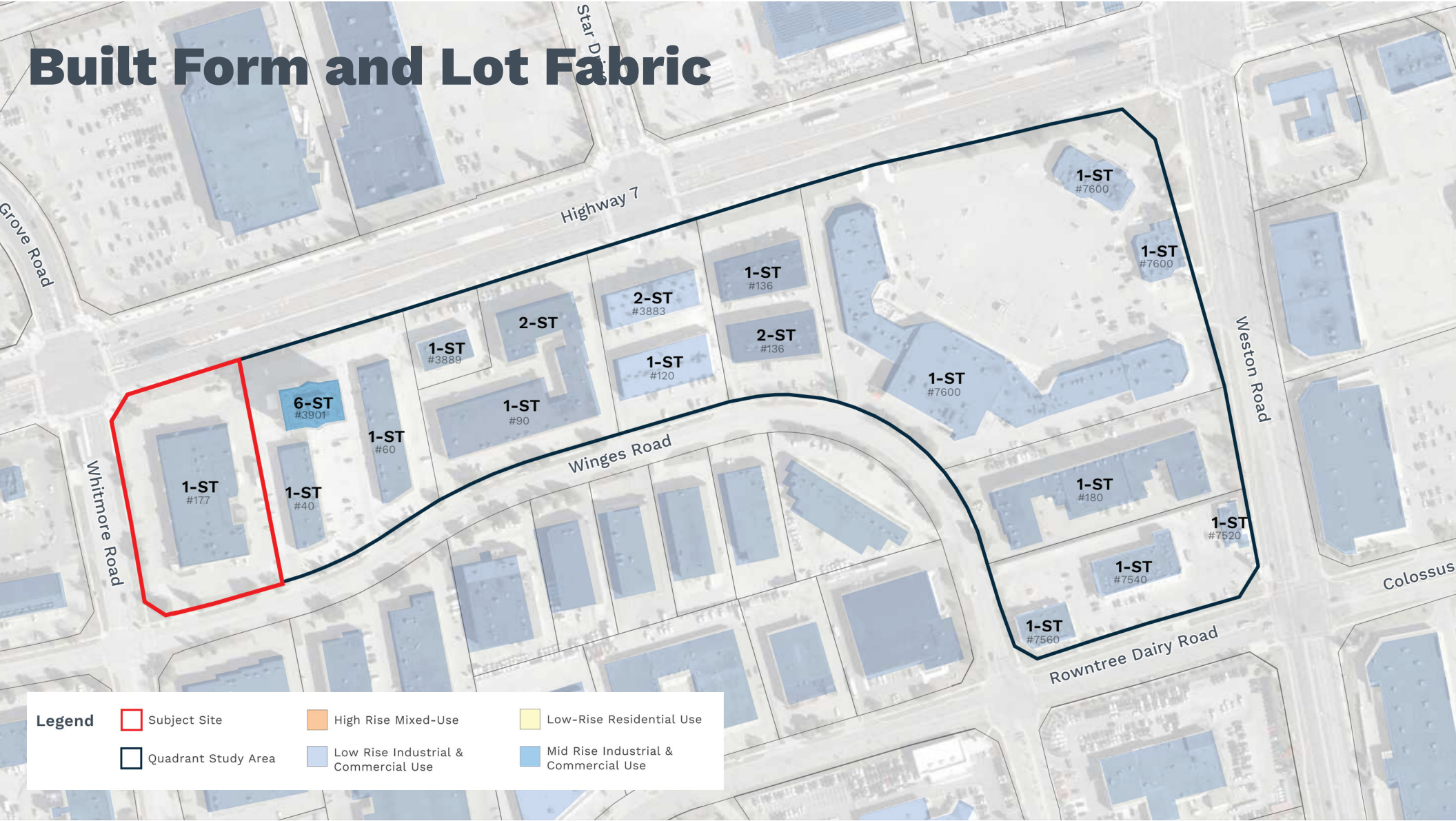
Quadrant Study Area



Legend

-  Subject Site
-  Quadrant Study Area
-  Weston 7 Secondary Plan Boundary





Built Form and Lot Fabric

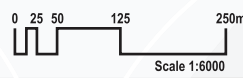


City's Proposed Demonstration Plan (October 15, 2021)



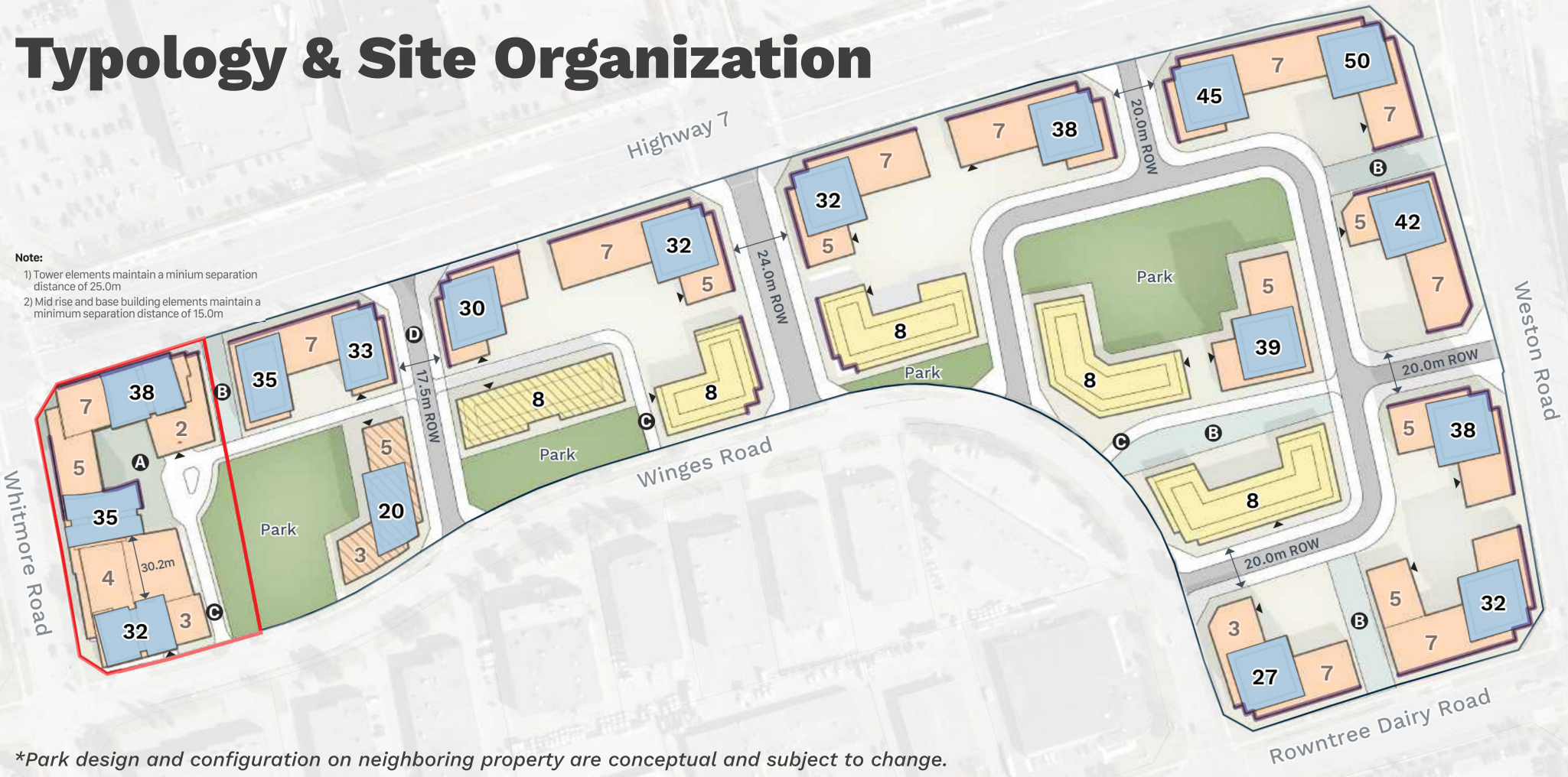
LEGEND

-  Study Area
-  Surface Parking (retail/service commercial)
-  Structured Parking (retail/service commercial)
-  14-metre Highway Buffer
-  Mixed-use Development
-  Public Parks
-  Open Space



Typology & Site Organization

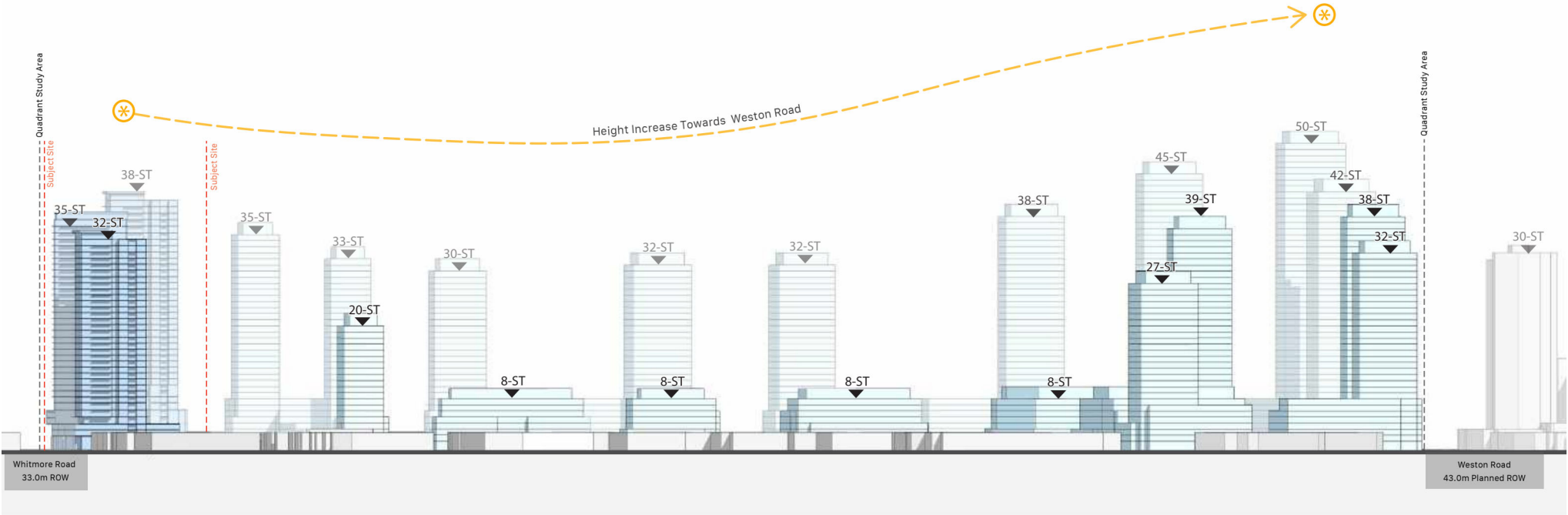
- Note:**
- 1) Tower elements maintain a minimum separation distance of 25.0m
 - 2) Mid rise and base building elements maintain a minimum separation distance of 15.0m



*Park design and configuration on neighboring property are conceptual and subject to change.

Legend	Subject Site	Mid-Rise (Mixed Use)	Tall Building with Podium (Mixed-Use)	Tower	Parks	Potential Retail Frontage	POPS: Landscaped Courtyard	Mews
	Quadrant Study Area	Mid-Rise (Residential)	Tall Building with Podium (Residential)	POPS	Proposed Roads	Access to U/G Parking	POPS: Conceptual Mid Block Connection	Private Road

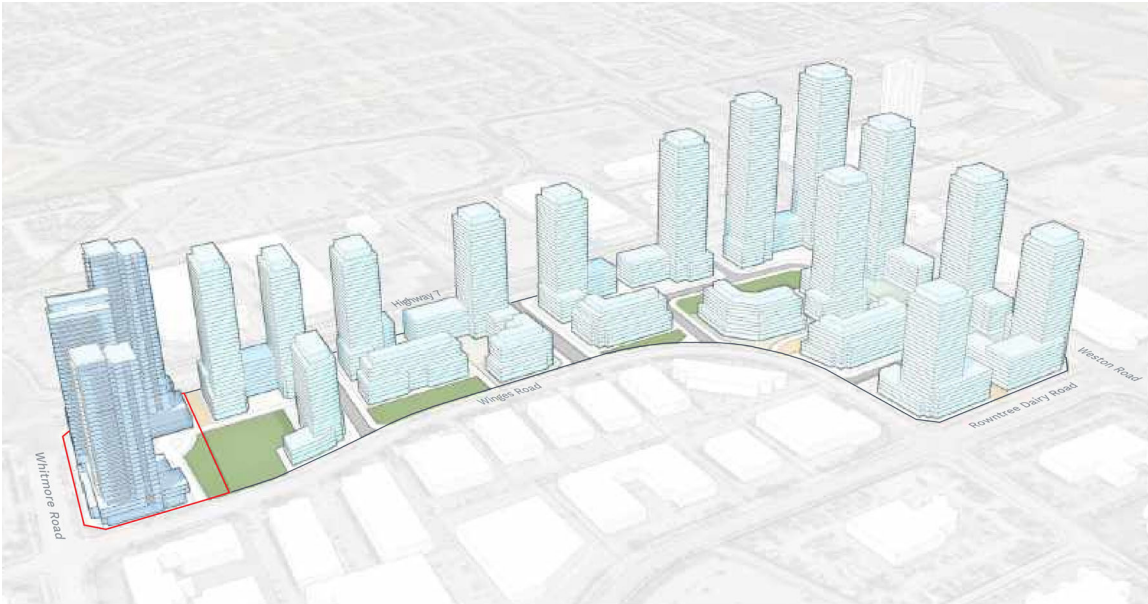
Built Form



- Legend**
- Proposal
 - Existing Development
 - Conceptual Massing
 - ✳ Gateway Building

**Built form design and configuration on neighboring property are conceptual and subject to change.*

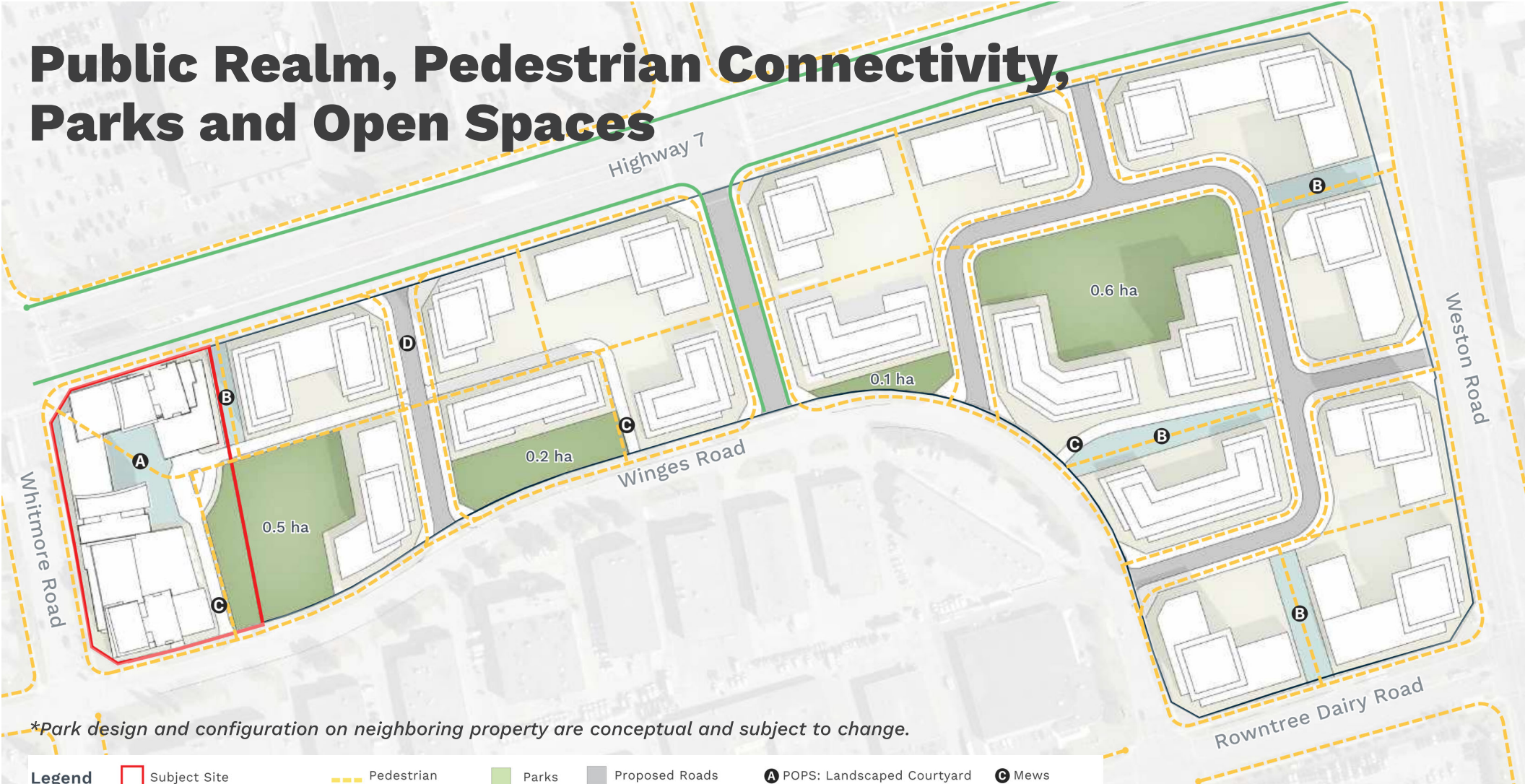
Built Form



- Legend**
- Subject Site
 - Proposal
 - Parks
 - Quadrant Study Area
 - Conceptual Massing
 - POPS

**Park design and configuration on neighboring property are conceptual and subject to change.*

Public Realm, Pedestrian Connectivity, Parks and Open Spaces



*Park design and configuration on neighboring property are conceptual and subject to change.

Legend	Subject Site	Pedestrian Connections	Parks	Proposed Roads	POPS: Landscaped Courtyard	Mews
	Quadrant Study Area	Bike Lane	POPS		POPS: Conceptual Mid Block Connection	Private Road

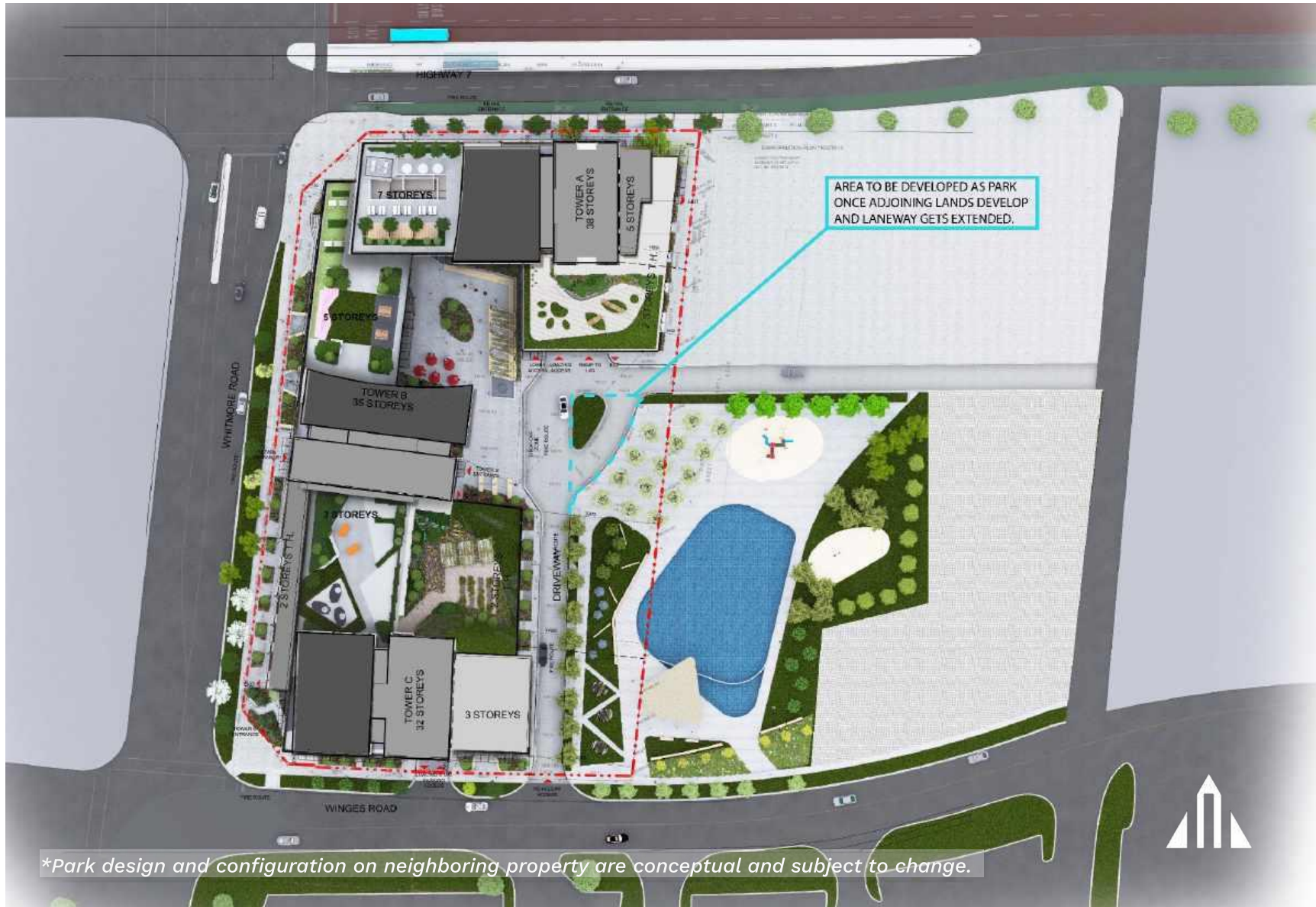
Proposed Mixed-Use Development



View Looking Southeast



Site Plan (Interim Layout)



Site Plan (Ultimate Layout)



**Park design and configuration on neighboring property are conceptual and subject to change.*

A Landmark Development at Key Westerly Gateway



View Looking Southeast





View Looking Northwest from Wings Rd

**Park design and configuration on neighboring property are conceptual and subject to change.*





View Looking Northwest into Inner Courtyard





Thank you
Question & Answers

910 Rutherford, Vaughan

COMMUNICATION C2.
ITEM NO. 3
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
May 3, 2022

Zoning By-law Amendment

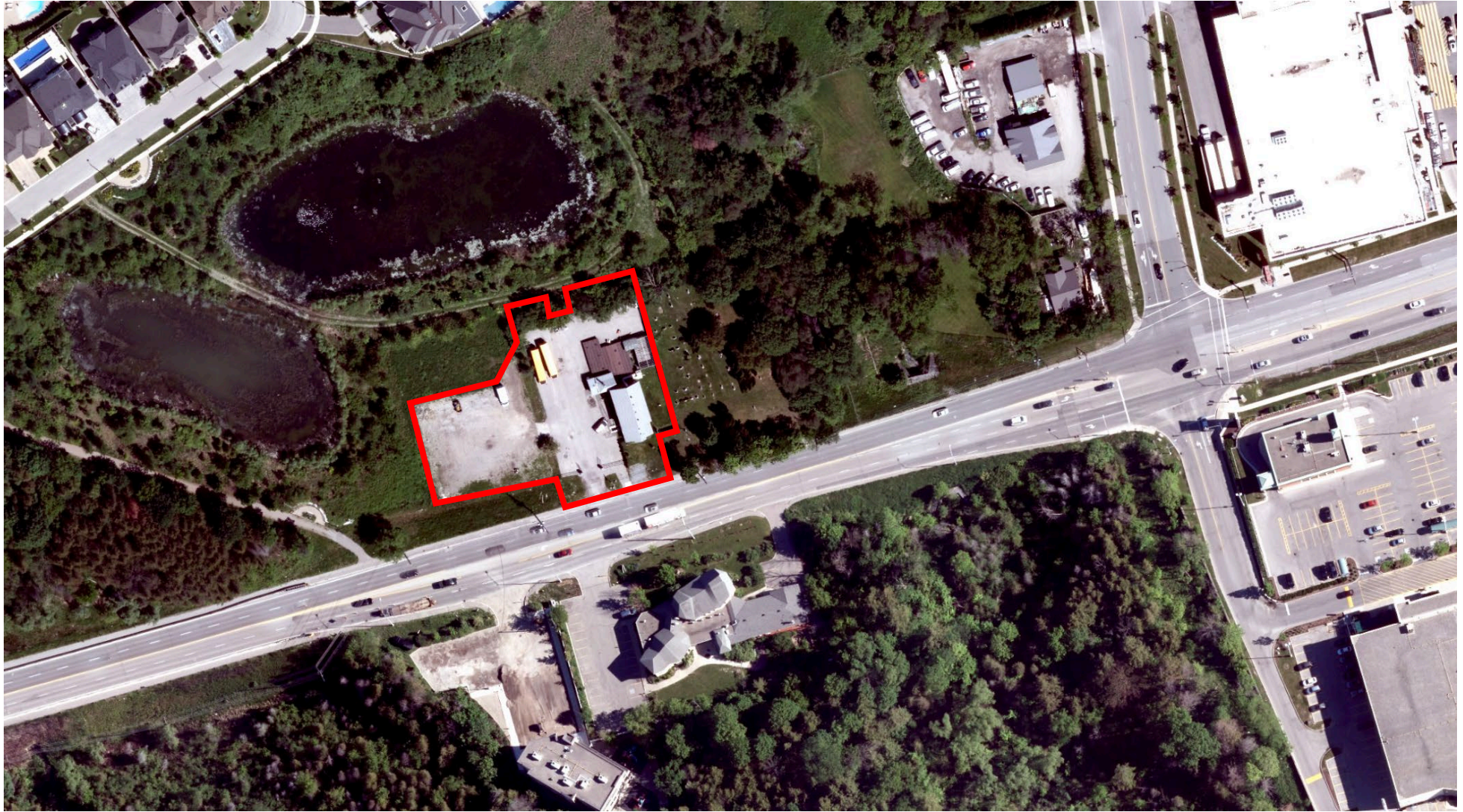
Public Meeting May 3rd, 2022

Presented By:

Stephen Bedford, MCIP, RPP, PLE
Principal Planner
LANDx Developments Ltd.

Introduction

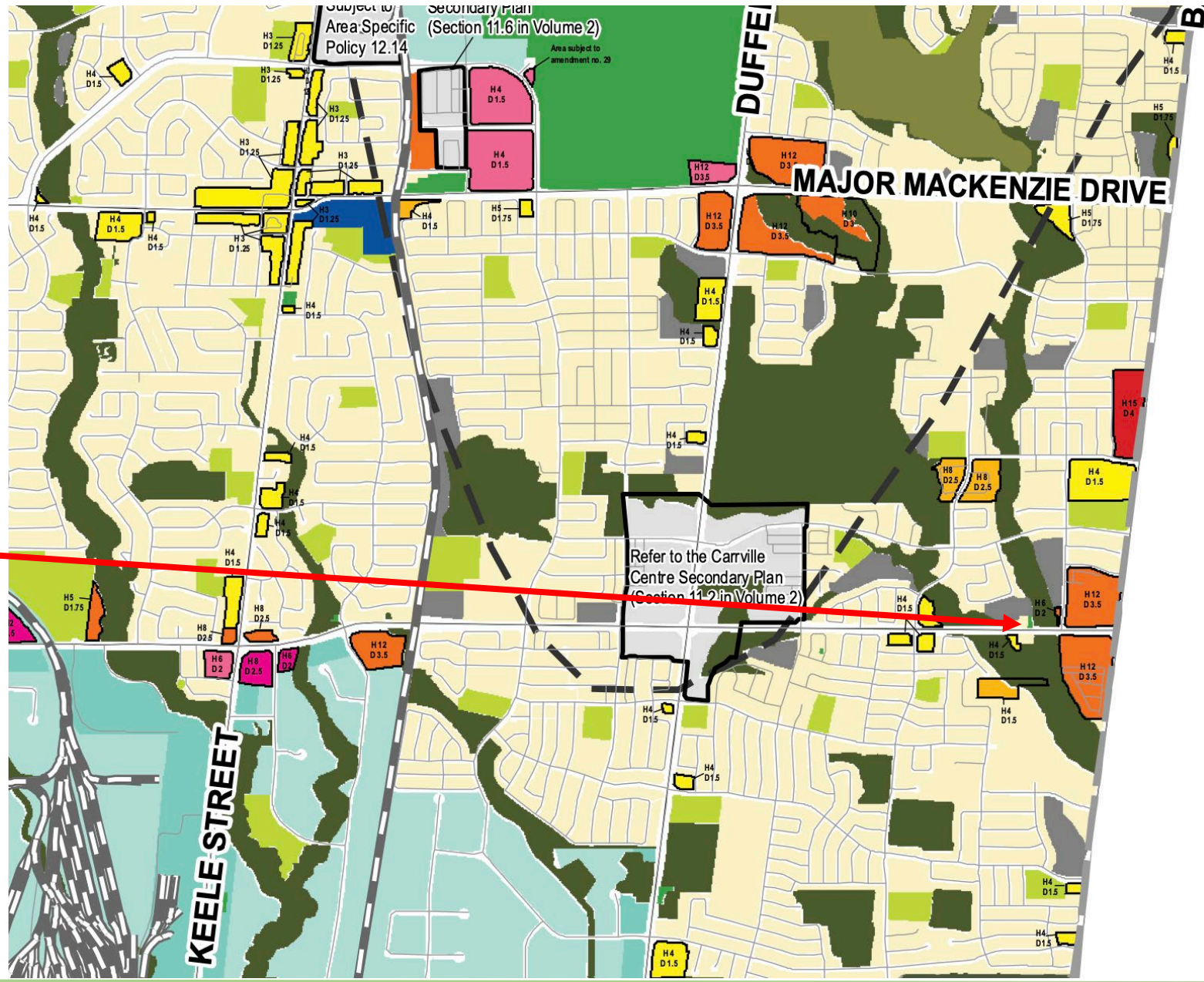
Study Area



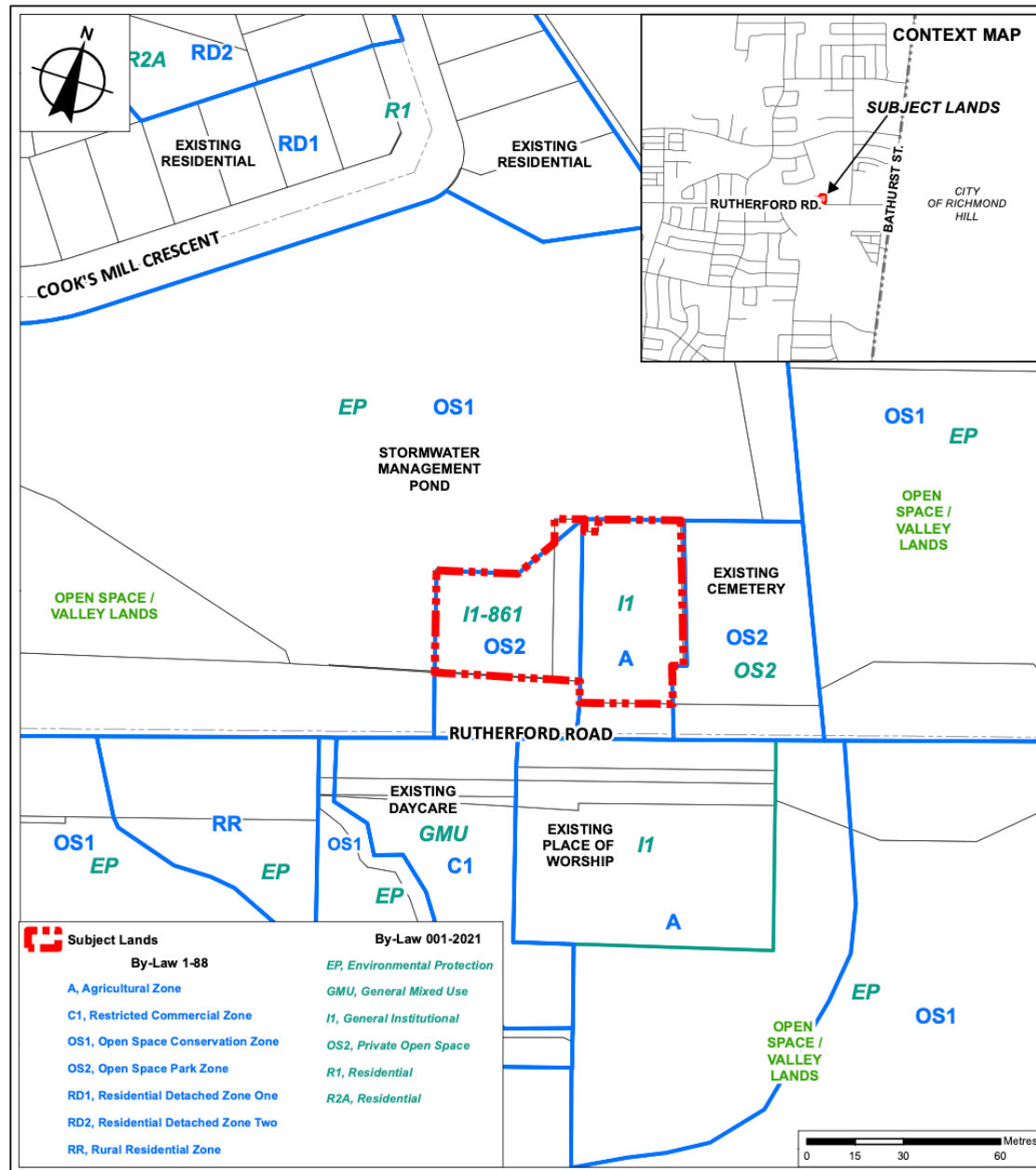
Aerial Image – Subject Property

Legend:
Low-rise Residential

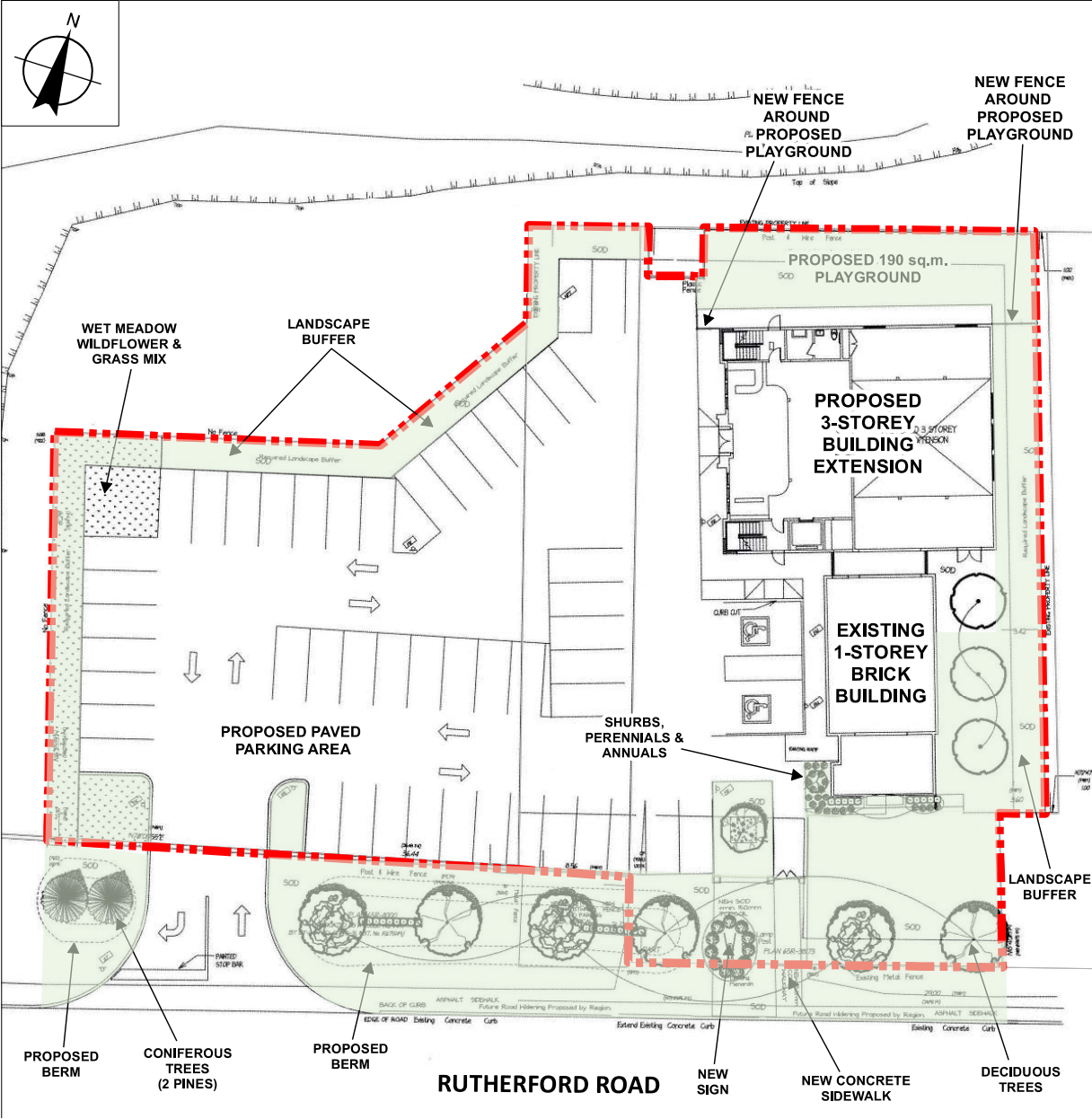
Study Area



Official Plan Map – Land Use



Zoning By-law Map



Landscape Plan



Site Rendering

Questions?

COMMUNICATION C3.

ITEM NO. 5

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

May 3, 2022

From: Pound&Stewart Planning <pstewart@cityplan.com>

Sent: Thursday, April 28, 2022 2:54 PM

To: coles.todd@vaughan.ca; Clerks@vaughan.ca

Cc: Judy Jeffers <Judy.Jeffers@vaughan.ca>

Subject: [External] RE: Submission on Behalf of NAPCO - Royal per 20 Royal Gate Blvd. - Z.21.051 - City of Vaughan

Good afternoon Todd:

Please refer to the attached submission filed on behalf of my client NAPCO – Royal, which operates its manufacturing business in close proximity to the location of the above captioned Zoning By-law Amendment.

I understand this will be circulated to the Committee of the Whole as part of the May 3, 2022 Public Meeting process.

I'm available to address Committee and please confirm by next Monday if you feel this necessary.

Regards,

Phil Stewart, MCIP, RPP

Principal

pstewart@cityplan.com

April 28, 2022

BY EMAIL (clerks@vaughan.ca) & REGULAR MAIL

Vaughan City Hall
Office of the City Clerk
2141 Major Mackenzie Drive, Level 100
Vaughan, Ontario
L6A 1T1

Attn: Mr. T. Coles, MCIP, RPP, City Clerk

**Re: Public Meeting – May 3, 2022
Zoning By-law Amendment - File No. Z.21.051
20 Royal Gate Boulevard - Augend Investments Ltd. TGA Group
City of Vaughan
Our file: 1711-22**

We are planning consultants writing on behalf of NAPCO - Royal Building Products ('NAPCO-Royal'), a Westlake Company. The NAPCO-Royal pipe manufacturing business is located at 101, 131 and 155 Regalcrest Court, where 20 Royal Gate Boulevard is located to the immediate west of my client's long-standing manufacturing operations.

Please refer to the abridged Figure 1 (Public Notice Attachment 1 – Context and Location Map) as modified, describing the location of my client's manufacturing operations relative to the 20 Royal Gate Boulevard property.

While the proposed industrial warehouse use appears complementary to the 'NAPCO-Royal' manufacturing operations, please consider the following requests of the applicant in support of better land use compatibility and the quality of the public realm in this industrial community.

THE ONUS FOR MANAGING NOISE SENSITIVITY RESTS WITH THE PROPONENT

This project's City of Vaughan PAC Checklist initially included a requirement for a 'Noise Report'; however, this requirement was subsequently waived by the City Staff at the request of the applicant.



This project proposes an 'Office with Mezzanine' to be located at the south-east quadrant of the proposed building. In the interest of mitigating interior noise sensitivity, we recommend that the exterior 'Office with Mezzanine' glazing be insulated with (triple pane noise insulating) or its equivalent.

The basis of our request is supported by the provincial NPC-300 GUIDELINE, C1.3.1, where "... the proponent of a new noise sensitive land use (is responsible) to ensure compliance with the applicable sound level limits and for these responsibilities to be reflected in land use planning decisions.

A proponent's responsibilities include, but are not limited to:

- *determining the feasibility of the project;*
- *assessing outdoor and indoor acoustical environments, as appropriate;*
- *investigation of feasible means of noise impact mitigation;*
- *ensuring that the required noise control measures are incorporated into the development, and;*
- *describing the technical details, and clarifying the responsibility for the implementation and maintenance, of the required noise control measures.*

The NPC-300 GUIDELINE provides recommendations on noise criteria for general land use planning, and in particular those land uses sensitive to noise, and supports *the Planning Act* and the *Provincial Policy Statement, 2020, (PPS)*, as well as the *Environmental Guideline D-1 "Land Use and Compatibility"*, among others.

Introducing new noise sensitive land use becomes a potential factor in limiting existing and future industrial activity, particularly where Environment Compliance Approval (ECA) is sought to support industrial activities. In this case, Acoustic Assessment Reports, Audits and Noise Abatement Action Plans are potentially required which increases costs, processing time and this may compromise the issuance of a required ECA for the industrial or commercial facility to function and/or expand activities where noise is a by-product of operations.

We request that the City of Vaughan include a condition requiring that 'Office with Mezzanine' glazing be insulated with (triple pane noise insulating glazing) or its equivalent, and that the final Building Elevations are to be approved by the City of Vaughan.



NEED FOR EFFECTIVE LANDSCAPING & SCREENING

As a corner property, 20 Royal Gate Boulevard holds potential to contribute with a well-designed building, in a well landscaped setting with its two 'front yards', bringing value to the quality of the public realm in this industrial community. Please refer to Images 1, 2 and 3 which relate the existing conditions of the street frontages.

We support the applicant's Landscape Plans which group trees and shrubs, framing the front face of the building, while screening the parking area. However, it is recommended that the balance of Deciduous and Coniferous trees be reversed to increase that presence of Coniferous trees along the 'public road', or perimeter of the property, to serve as year-round screening to better 'fit' with the existing mature tree mix and pattern provided by my client's properties.

Image 3 illustrates that substantial lack of perimeter landscaping along the west side of Regalcrest Court looking south from the northerly cul-de-sac. It is not clear why this condition exists and clarification is sought from this City Staff on this matter. It is recommended that Coniferous trees be added along the east-side Regalcrest Court frontage to substantially improve the existing 'vacant' condition.

Please ensure our firm remains on the City's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related items, and any Council decision or actions on the above captioned matter.

Thank-you in advance for your co-operation.

Yours truly,
Pound & Stewart Associates Limited



Philip J. Stewart, MCIP, RPP
/la_1711ltr.NAPCO-Royal.Apr.28.2022

Attachments: as noted herein

cc. Ms. J. Jeffers, MCIP, RPP, City of Vaughan (judy.jeffers@vaughan.ca)
cc. Mr. R. Gray, Miller Thomson
cc. client

POUND & STEWART ASSOCIATES LIMITED





Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca

NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.21.051

**DATE & TIME OF
HEARING:**

Tuesday, May 3, 2022 at 7:00 p.m.

Watch the hearing live at:
Vaughan.ca/LiveCouncil

If you would like to speak at the meeting, either electronically or in person, please complete the [Request to Speak Form](#) and submit to clerks@vaughan.ca.

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

**THE DEADLINE TO REGISTER TO SPEAK OR
SUBMIT WRITTEN COMMENTS ON THE ABOVE
NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY
BEFORE THE MEETING.**

APPLICANT:

Augend Investments Ltd. TGA Group

**DESCRIPTION OF SUBJECT
LAND:**

20 Royal Gate Boulevard (vicinity of Regional Road 27 and Highway 7 (Attachment 1)).

WARD:

2

**PURPOSE OF THE
APPLICATION:**

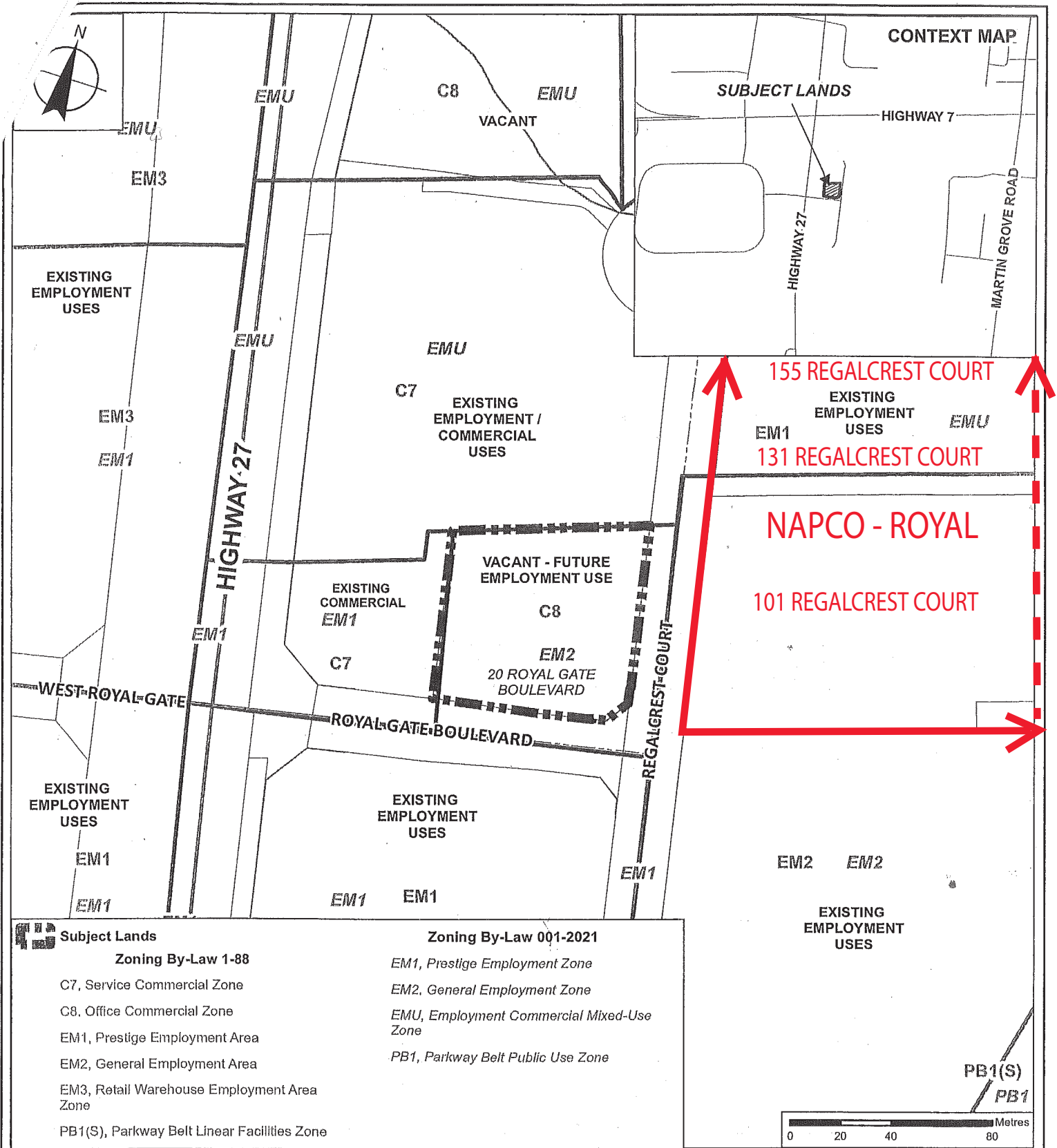
To permit one, two-storey warehouse building with accessory office uses having a total gross floor area of 2,632 m², as shown on Attachment 2.

RELATED APPLICATION:

N/A

**PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND
IMPORTANT INFORMATION REGARDING PROCESS**

FIGURE 1 - CONTEXT & LOCATION MAP



Context and Location Map

LOCATION: 20 Royal Gate Boulevard
Part of Lots 4 and 5, Concession 8

APPLICANT:
Augend Investments Ltd. TGA Group



Attachment

FILE:
Z.21.051

DATE:
May 3, 2022

1

IMAGE 1: 20 ROYAL GATE BOULEVARD - Z.21.051 - CITY OF VAUGHAN - APRIL 2022



ROYAL
GATE
BOULEVARD

Z.21.051 LANDS

REGALCREST COURT

NAPCO
ROYAL PIPE & FITTINGS

POUND & STEWART
PLANNING CONSULTANTS • CITYPLAN.COM
CITYPLAN+PORTAL
Helping People Shape Living, Working & Public Spaces

IMAGE 2: LANDSCAPE FRONTING REGALCREST COURT- CITY OF VAUGHAN - APRIL 2022



MAXIMUM
50
NO PARKING

NAPCO
ROYAL PIPE & FITTINGS

- ← 101 Regal Crest Court
- ← 131 Regal Crest Court
- ← 155 Regal Crest Court

REGALCREST COURT

NAPCO
ROYAL PIPE & FITTINGS

POUND & STEWART
PLANNING CONSULTANTS • CITYPLAN.COM
CITYPLAN+PORTAL
Helping People Shape Living, Working & Public Spaces

IMAGE 3: 20 ROYAL GATE BOULEVARD - Z.21.051 - CITY OF VAUGHAN - APRIL 2022



Z.21.051 LANDS



REGALCREST COURT

NEED FOR LANDSCAPE IMPROVEMENT

NAPCO
ROYAL PIPE & FITTINGS

POUND & STEWART
PLANNING CONSULTANTS • CITYPLAN.COM
CITYPLAN+PORTAL
Helping People Shape Living, Working & Public Spaces®

PUBLIC PLANNING MEETING

Co-Mart Holdings Ltd.

20 Roysun Road
City of Vaughan

May 3, 2022

COMMUNICATION C4.
ITEM NO. 1
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
May 3, 2022

WESTON
CONSULTING

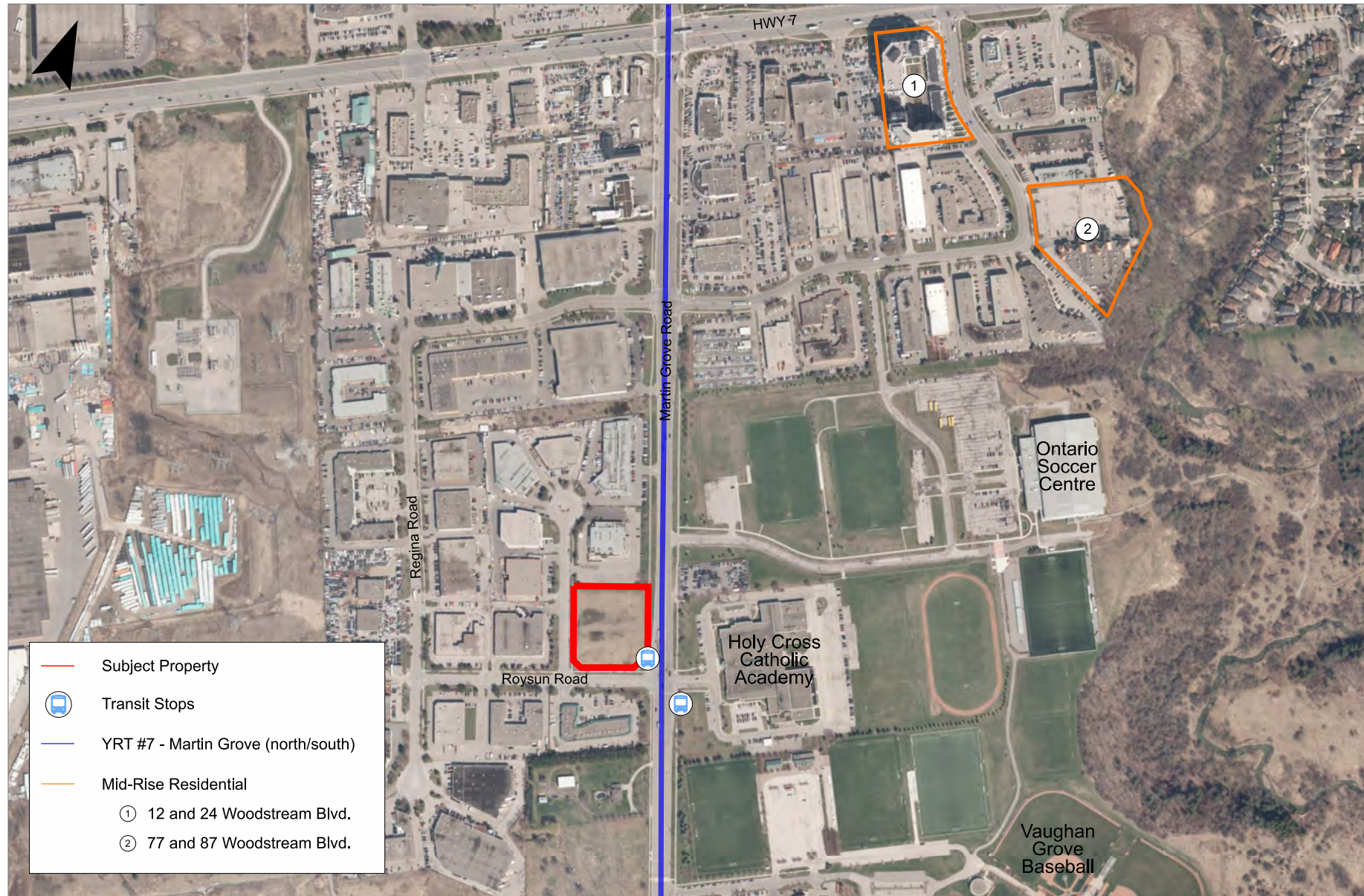


20 ROYSUN ROAD



Rendering of the proposed development, prepared by SRN Architects

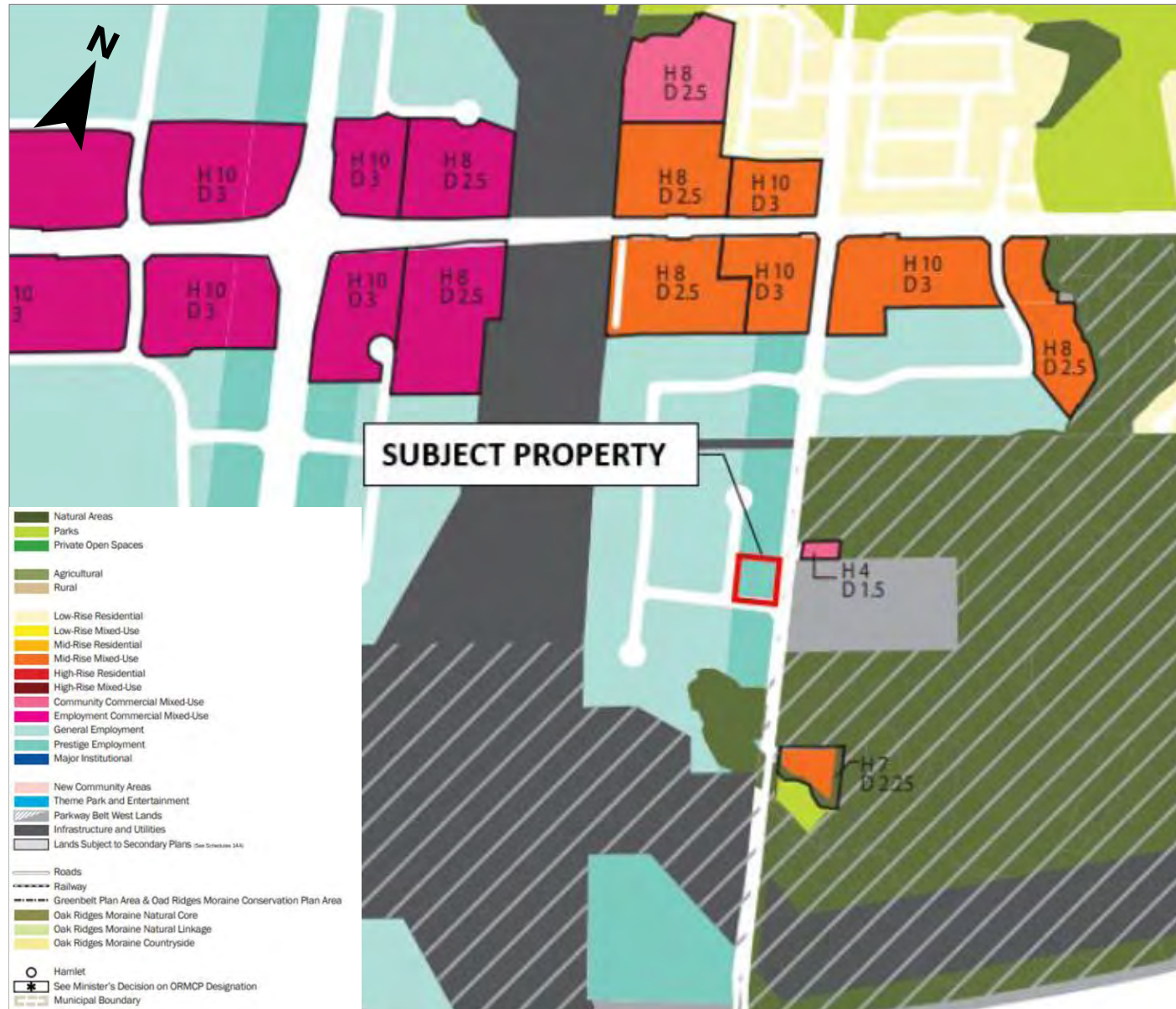
PROPERTY CONTEXT



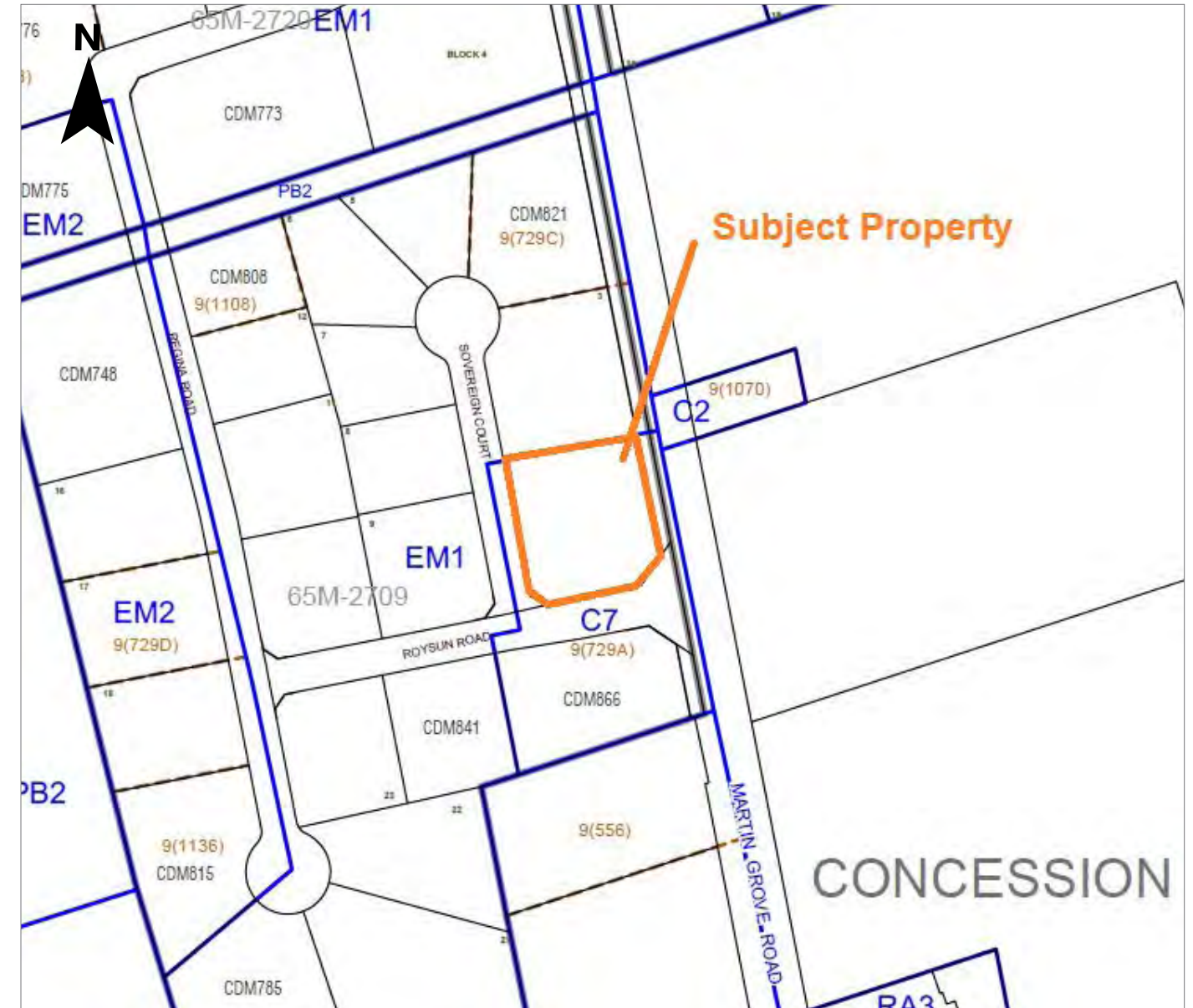
- Location of Property – 20 Roysun Rd
- Size of Property – 1.976 ac/0.8 ha
- Current Use – Vacant
- North – Commercial Uses
- East – Institutional Uses/Open Space
- South – Commercial/Industrial Uses
- West – Industrial uses

Air Photo of the Subject Property

PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

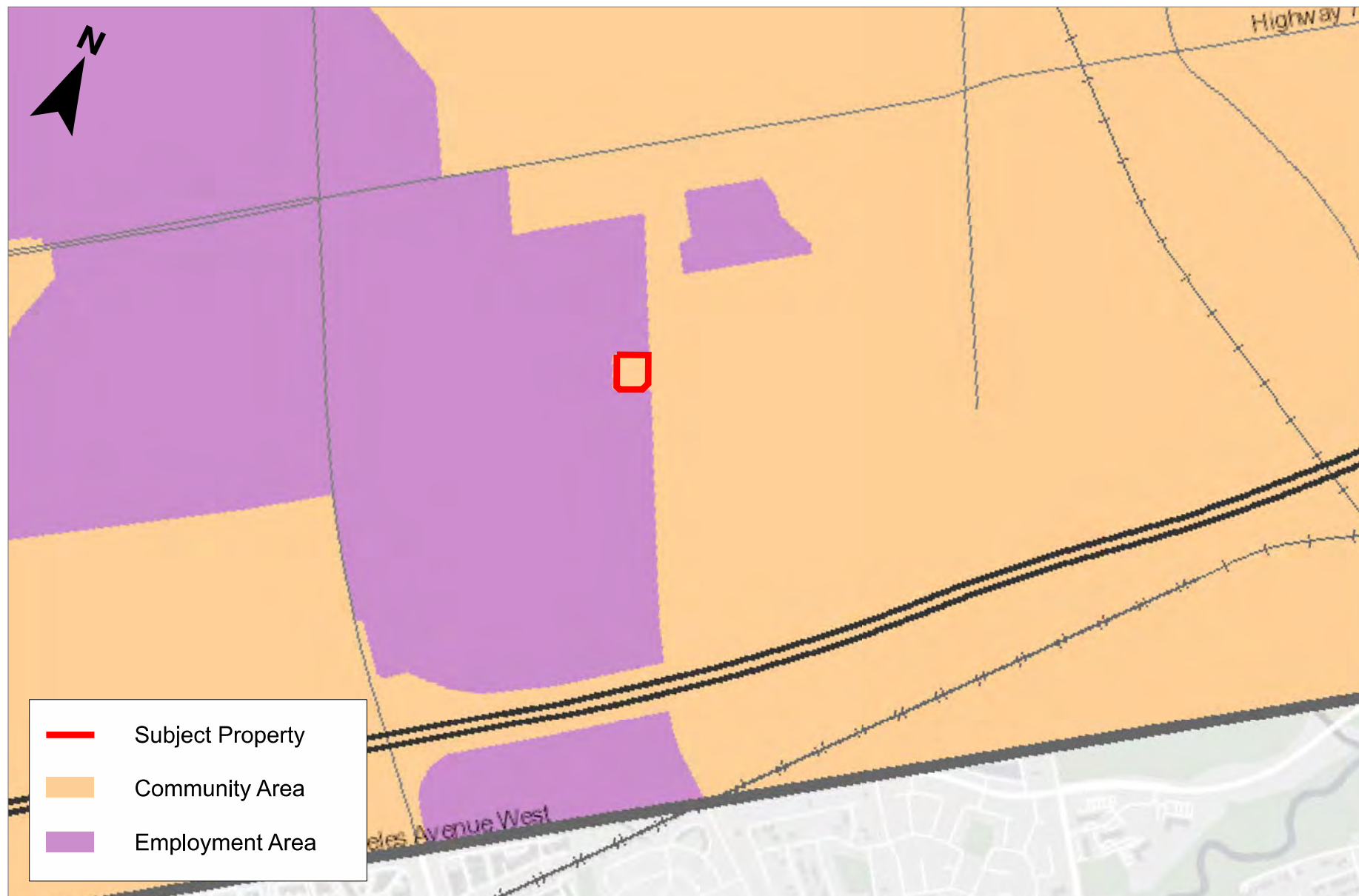


City of Vaughan Official Plan - Land Use Schedule



Zoning By-law 1-88 Map

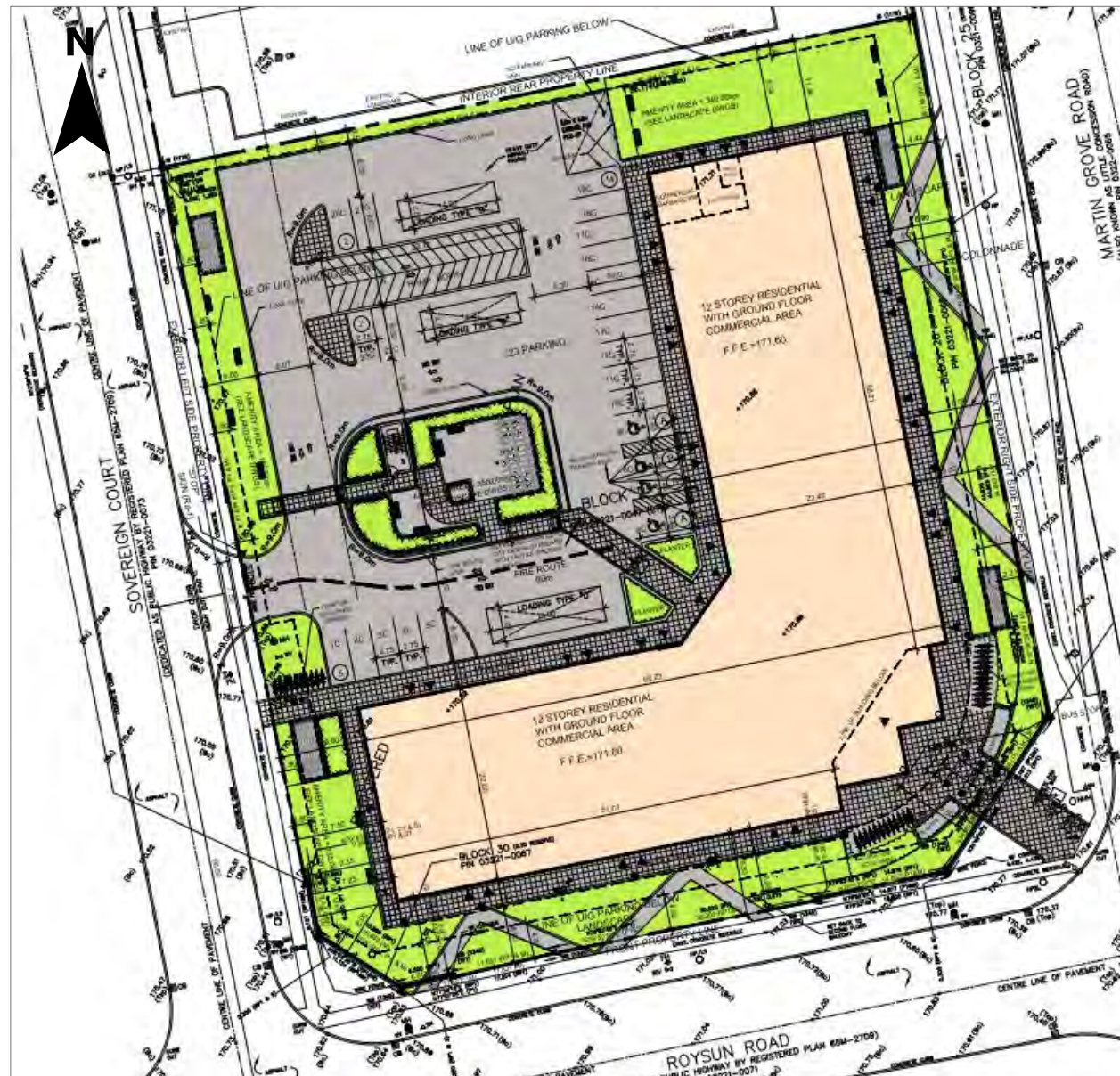
POLICY CONTEXT - DRAFT REGION OF YORK OFFICIAL PLAN



- Designated *Community Area* as a result of the Employment Land Conversion in the MCR Process.
- *Community Areas* are where residential, population related employment and community services are directed to accommodate concentrations of existing and future population and employment growth (Chapter 2.1.3 a.)

Draft Region of York Official Plan - Map 1A Land Use Designations

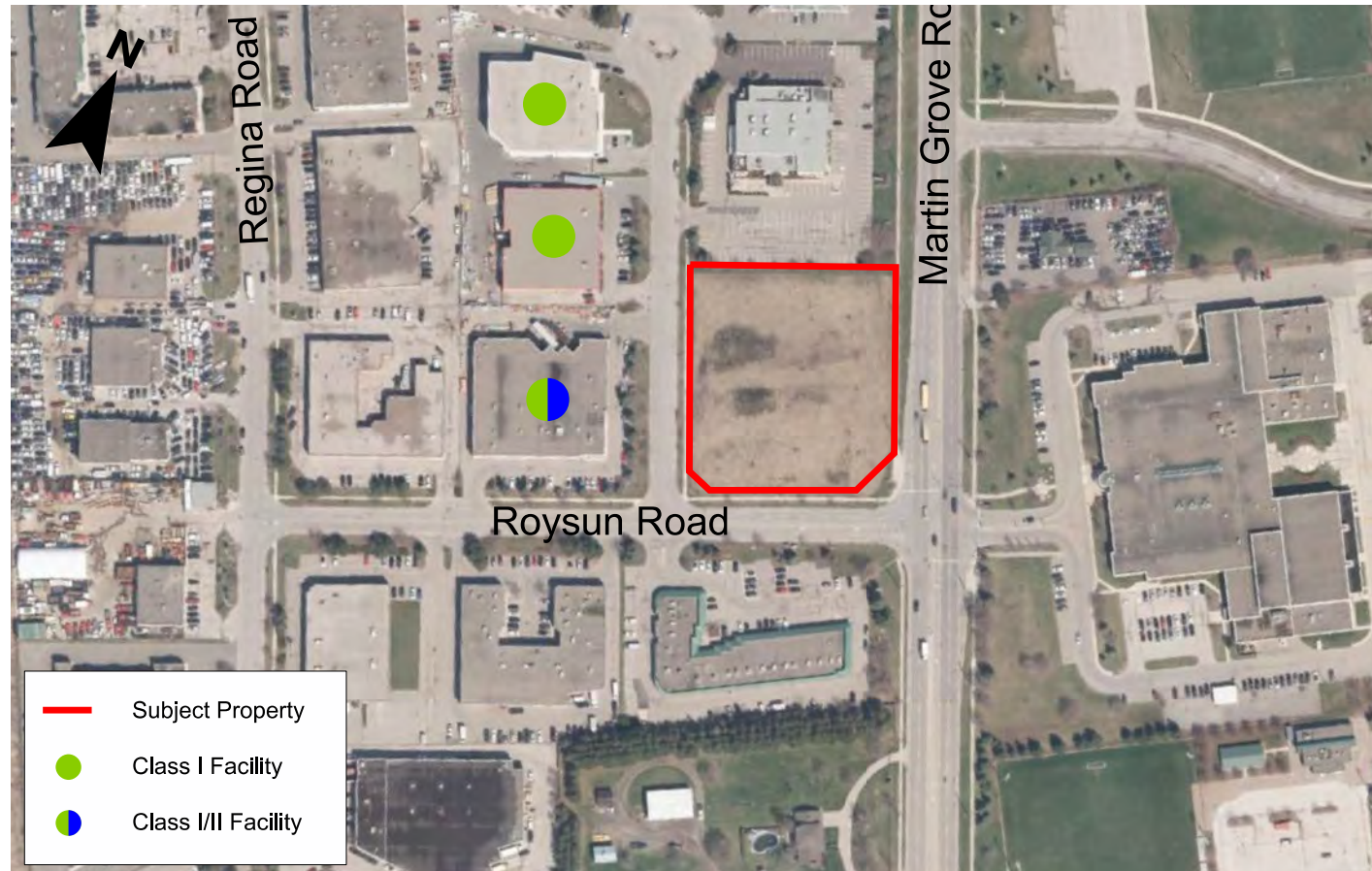
PROPOSED USE



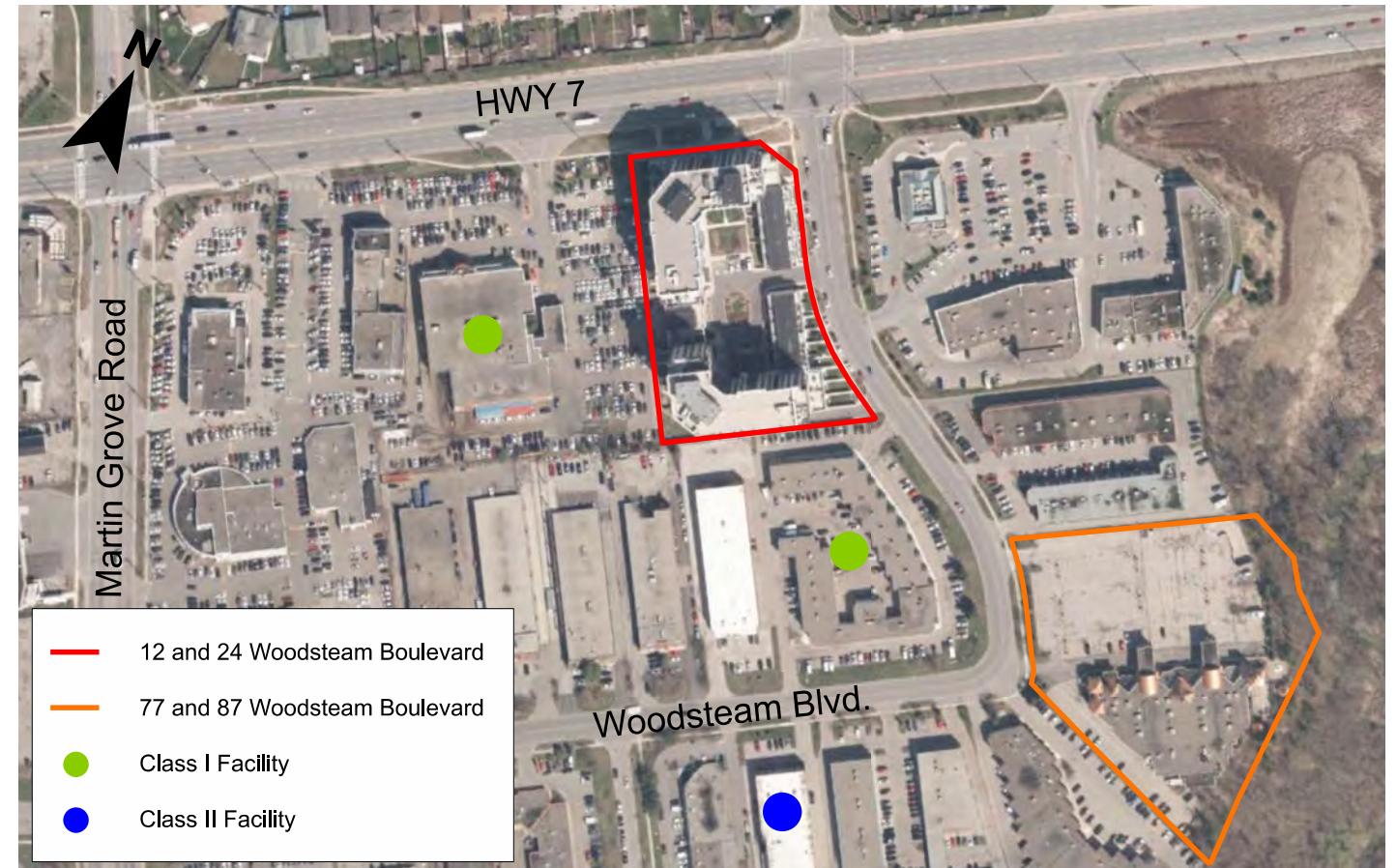
Site Plan, prepared by SRN Architects

- Mixed-use building contemplating 12 storeys and 330 units
- Ground floor commercial area totalling 2,465m²
- Total FSI of 3.8
- Total lot coverage of 31%
- 520 parking spaces
 - 349 residential spaces
 - 66 visitor spaces
 - 105 commercial spaces
- 379 bicycle parking spaces and 332 lockers
- Total amenity space of 6,317m²
 - Common amenity - 1,507m²
 - Outdoor - 975m²
 - Indoor - 532m²
 - Private amenity space (balconies) - 4,810m²
- Vehicular access from Sovereign Ct. and pedestrian access from Martin Grove Rd., Roysun Rd. and Sovereign Ct.

LAND USE COMPATIBILITY



Class 1 facilities near the Subject Property



Class 1 facilities near 12 and 24 Woodstream Boulevard and 77 and 87 Woodstream Boulevard

- Class I Facilities about the subject property, presenting a similar condition to that of the approved 12 and 24 Woodstream Boulevard development and the recently approved 77 and 87 Woodstream Boulevard development.

Thank You

Questions and Answers

Kevin Bechard, BES, M.Sc, RPP

Weston Consulting

905-738-8080 (ext. 236)

kbechard@westonconsulting.com



COMMUNICATION C5.

ITEM NO. 6

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

May 3, 2022

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Official Plan File OP.21.026/ Zoning File Z.21.055
Date: Monday, May 2, 2022 9:15:30 AM

From: Mary SORBARA [REDACTED]
Sent: Friday, April 29, 2022 4:33 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan File OP.21.026/ Zoning File Z.21.055

We are writing to express our opposition to OP.21.026 /Z.21.055, the proposed rezoning at 177 Whitmore Road (south-east corner of Highway 7 and Whitmore Road).

We are asking the City to not allow for the rezoning and not approve the development of three high rise towers.

The City has already approved and rezoned the area of Jane Street through to Weston Road in which the land and location is ideal to erect high rise buildings as there is sufficient land for high density residential use consistent with its surrounding mixed uses community, its proximity to public transit, Highway 400 and its planned infrastructure development. The developer should plan their development efforts in those areas already designated and zoned that can support high rise buildings and not intrude in those areas with low density residential neighbourhoods.

A rezone will change the character of the neighborhood;

- Leading to more people, traffic, safety issues, and noise
- Towers dominating the streetscape and skyline
- Psychologic impact due to congestion
- Scale and size of towers not conducive to a mature area with single, low rise homes

High Rise towers don't make neighbourhoods and therefore the applications submitted by Kingsmoor Developments Inc. Should be rejected.



Virus-free. www.avg.com

**PRESENTATION FOR
ZONING BY-LAW AMENDMENT
(Z.21.051)**

COMMUNICATION C6.

ITEM NO. 5

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

May 3, 2022

**20 ROYAL GATE
CITY OF VAUGHAN, ONTARIO**

COMMITTEE OF THE WHOLE PUBLIC MEETING
MAY 3RD, 2022

Brutto Consulting



HIGHWAY NO. 27

REGALCREST COURT

SUBJECT
SITE

ROYAL GATE BOULEVARD

W ROYAL GATE BOULEVARD

HIGHWAY NO. 27

REGALCREST COURT

ROYAL GROUP



**EXISTING
COMMERCIAL**

HIGHWAY NO. 7

LEISURE LANE

**EXISTING
COMMERCIAL**

VAUGHAN VALLEY BLVD

HIGHWAY NO. 7

**EXISTING
COMMERCIAL
INDUSTRIAL**

**EXISTING
INDUSTRIAL**

**WOODBIDGE
TRANSFORMER
STATION**

REGINA ROAD

**EXISTING
COMMERCIAL**

HIGHWAY NO. 27

**EXISTING
COMMERCIAL**

**EXISTING
INDUSTRIAL**

ROYBRIDGE GATE

**EXISTING
COMMERCIAL**

**EXISTING
COMMERCIAL**

**SUBJECT
SITE**

REGAL CREST COURT

ROYAL GROUP CRES.

**EXISTING
COMMERCIAL**

**EXISTING
INDUSTRIAL**

**EXISTING
INDUSTRIAL**

**EXISTING
INDUSTRIAL**

W ROYAL GATE BLVD

ROYAL GATE BLVD

**EXISTING
COMMERCIAL
INDUSTRIAL**

REGAL CREST COURT

**EXISTING
COMMERCIAL
INDUSTRIAL**

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INDUSTRIAL**

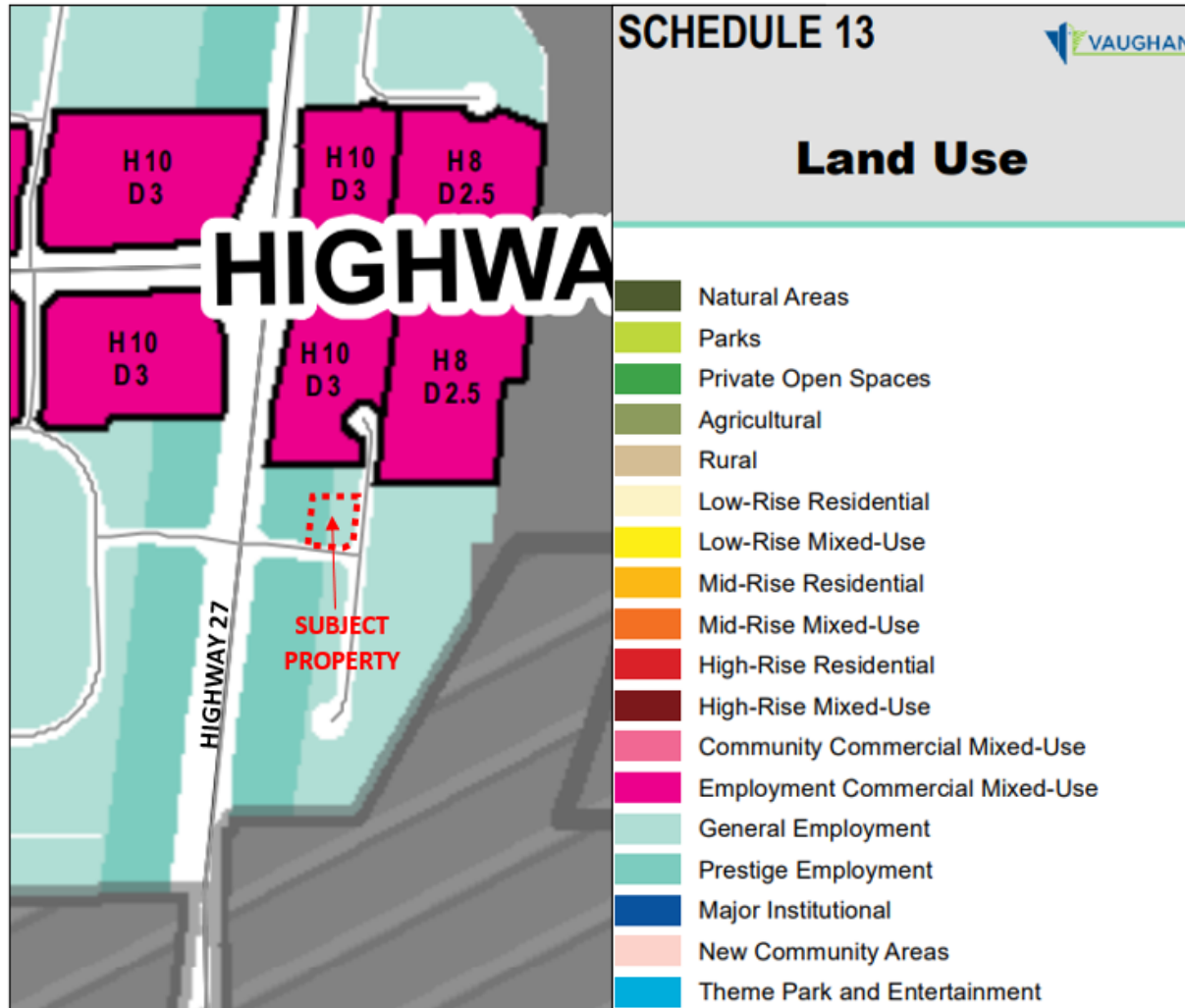
ROYAL GROUP CRES.

HIGHWAY NO. 27

**EXISTING
COMMERCIAL
INDUSTRIAL**

**EXISTING
INDUSTRIAL**

LAND USE - CITY OF VAUGHAN OFFICIAL PLAN (2010)

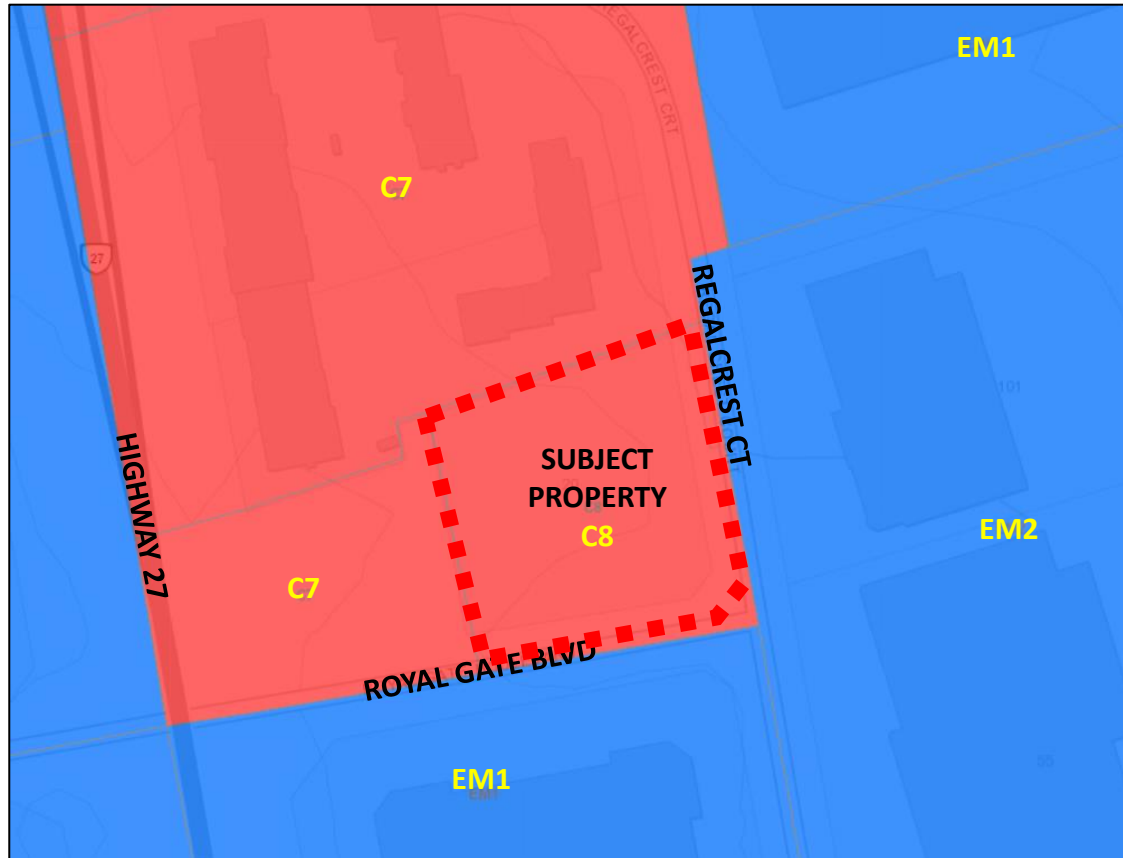


The west half of the property is situated within the “Prestige Employment” designation and the east half is designated “General Employment” under the City of Vaughan Official Plan (2010).

As per **Policy 10.2.1.6 – Interpretation** of the VOP 2010 states that the land use designation abutting an arterial street (Highway 27 in this case) shall be interpreted to extend “one lot depth in from the arterial street”, which means the “Prestige Employment” designation applies to the Subject Lands.

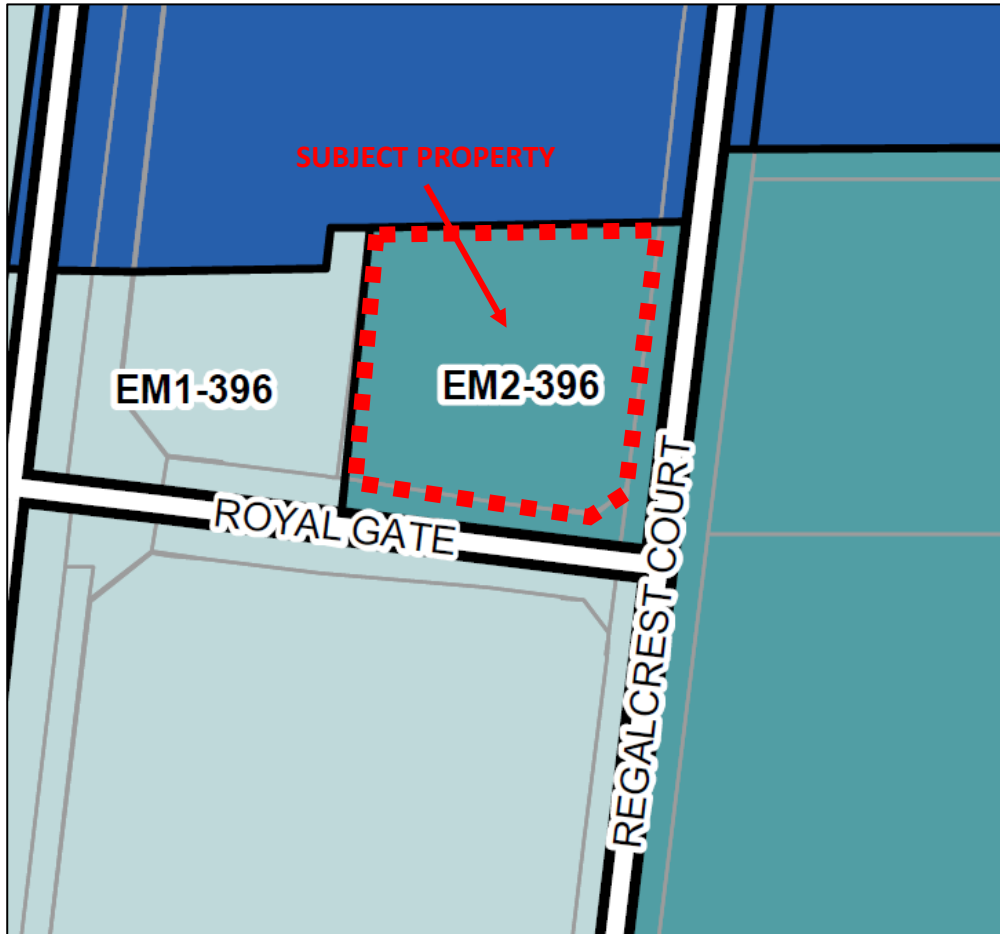
The “Prestige Employment” designation permits the type of employment building with accessory office use that is being proposed, as such the proposed development conforms to the VOP 2010 and an amendment to the Official Plan is not required.

CITY OF VAUGHAN ZONING BY-LAW 1-88



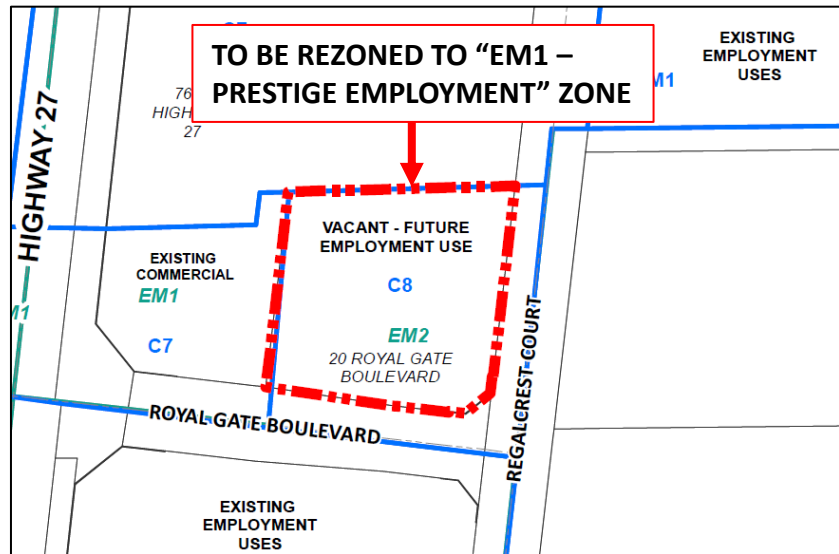
The Subject Property is zoned “**C8 Office Commercial Zone**”, and is subject to site-specific **Exception 9(654F)** under the City’s Zoning By-law 1-88.

NEW CITY OF VAUGHAN ZONING BY-LAW 01-2021



The Subject Property is zoned “**EM2-396 General Employment Zone**” under the City’s New Comprehensive Zoning By-law 01-2021.

PROPOSED ZONING BY-LAW AMENDMENT



Subject Lands	Zoning By-Law 001-2021
Zoning By-Law 1-88	
C7, Service Commercial Zone	EM1, Prestige Employment Zone
C8, Office Commercial Zone	EM2, General Employment Zone
EM1, Prestige Employment Area	EMU, Employment Commercial Mixed-Use Zone
EM2, General Employment Area	PB1, Parkway Belt Public Use Zone

- The Draft Zoning By-law Amendment seeks to rezone the Subject Lands to EM1 Prestige Employment Zone.
- Proposed Zoning includes:
 - Rezoning the Subject Property from “C8 Office Commercial Zone”, and site-specific **Exception 9(654F)** under the City’s Zoning By-law 1-88 to “EM1 Prestige Employment Area Zone”.
 - Rezoning the Subject Property from “EM2-396 General Employment Zone” under the City’s New Comprehensive Zoning By-law 01-2021 and to “EM1 Prestige Employment Area Zone”.
 - The proposed rezoning would bring the Zoning By-laws in conformity with the Official Plan designation that would allow for a Prestige Employment Use, and reflect the current character of the area at Regalcrest Court and Royal Gate Boulevard.

PROPOSED DEVELOPMENT

- One-storey warehousing building with a 2-storey accessory mezzanine office space.
- The proposed development consists of an area of 5,786.00 sq. metres (1.4 acres).
- The Site has a lot frontage of 69.84 metres (229.13 feet) along Royal Gate Boulevard and a depth of 68.18 metres (223.6 feet).
- The Site Plan proposes a warehouse building with a total gross floor area (GFA) of 2,122 m² (22,842 ft²) and an accessory office portion with a total GFA of 510 m² (5,504 ft²). The proposed building will have a total combined GFA of 2,632 m² (28,346 ft²).
- The proposed building would have frontage onto both Royal Gate Boulevard and Regalcrest Court and will be accessed via a driveway from Regalcrest Court as well as a shared access driveway with the adjacent property to the west via Royal Gate Boulevard.
- The proposed development includes a total of 37 parking spaces, 8 bicycle parking spaces, and 3 loading spaces.
- The proposed development will be provided with full municipal services existing on Regalcrest Court including water supply, sanitary sewage and storm sewers.

SITE STATISTICS
20 ROYAL GATE BOULEVARD

LAND AREA	ACRES	SQM	SQFT
TOTAL LOT AREA	1.429	5,786	62,278

GROSS FLOOR AREA	SQM	SQFT
WAREHOUSE	2,122	22,842
OFFICE - GROUND FLOOR	255	2,752
OFFICE - MEZZANINE	255	2,752
M & E ROOM - GROUND FLOOR	T.B.D.	T.B.D.
TOTAL GFA	2,632	28,346

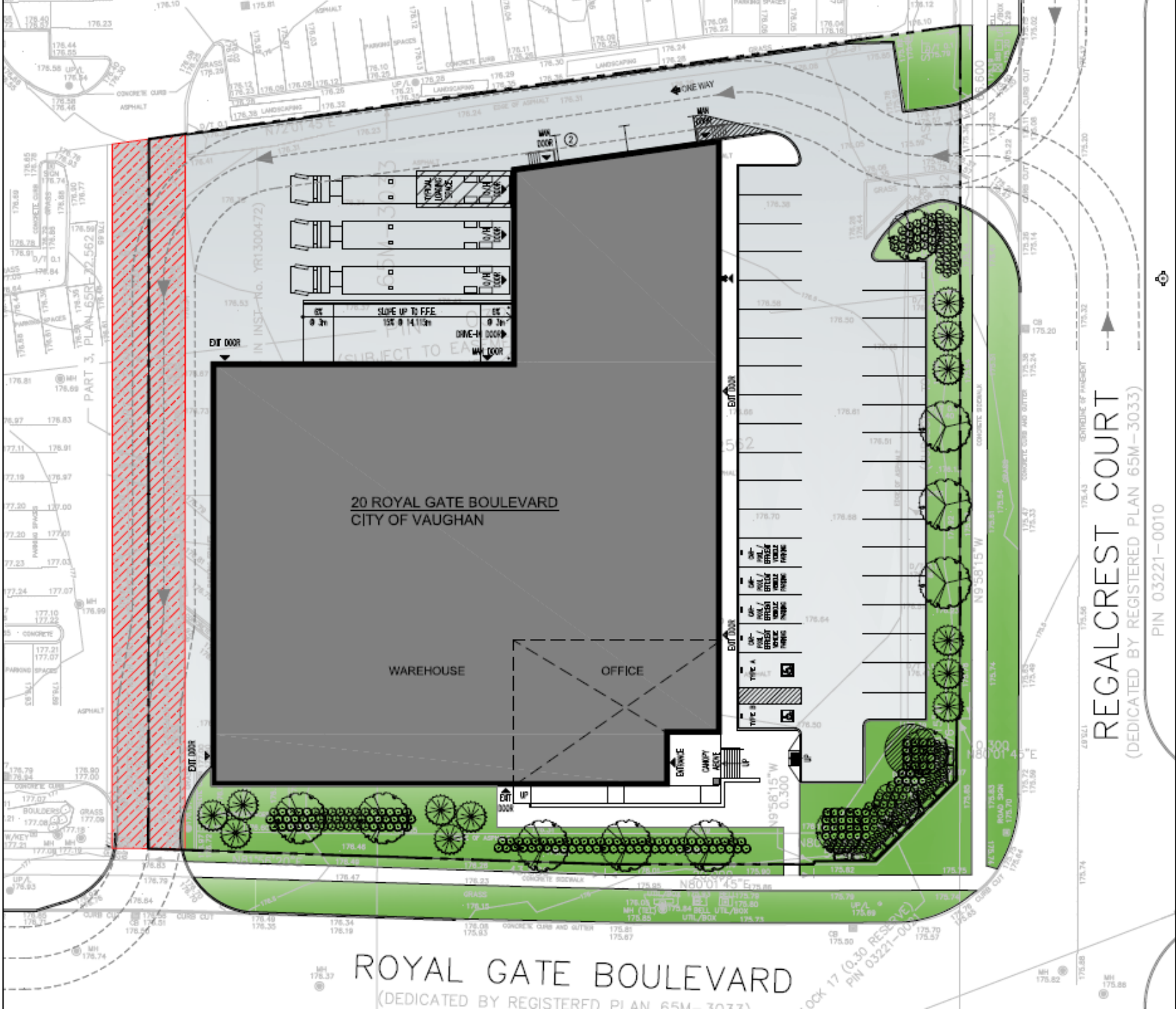
LOT COVERAGE		
BUILDING FOOTPRINT	2,377	25,594
LOT COVERAGE	41.08 %	

PARKING VEHICLE		
WAREHOUSE	1.0 / 100 sqm	21
OFFICE	3.5 / 100 sqm	18
TOTAL VEHICLE PARKING REQUIRED	39	
TOTAL VEHICLE PARKING PROVIDED	37	
BARRIER FREE PARKING PROVIDED (2% OF TOTAL PARKING)	4	
CARPOOL / EFFICIENT VEHICLE PARKING TOTAL PROVIDED (4 SPACES MINIMUM REQUIRED)	4	

PARKING BICYCLE		
FULL-TIME EMPLOYEES	0.13 / 100 sqm OF GFA	3.4
VISITORS	0.15 / 100 sqm OF GFA	3.9
TOTAL BICYCLE PARKING REQUIRED	7.3	
TOTAL BICYCLE PARKING PROVIDED	8	

LANDSCAPED AREA	
TOTAL AREA	680 SQM
REQUIRED LANDSCAPED AREA	5 % MIN.
PROPOSED LANDSCAPED AREA	11.75 %

SNOW STORAGE	
HARD PAVED AREA	2,729 SQM
TOTAL SNOW STORAGE AREA REQUIRED 2% OF HARD PAVING AREA	2 %



ROYAL GATE BOULEVARD
(DEDICATED BY REGISTERED PLAN 65M-3033)

REGALCREST COURT
(DEDICATED BY REGISTERED PLAN 65M-3033)

PIN 03221-0010

LEGEND

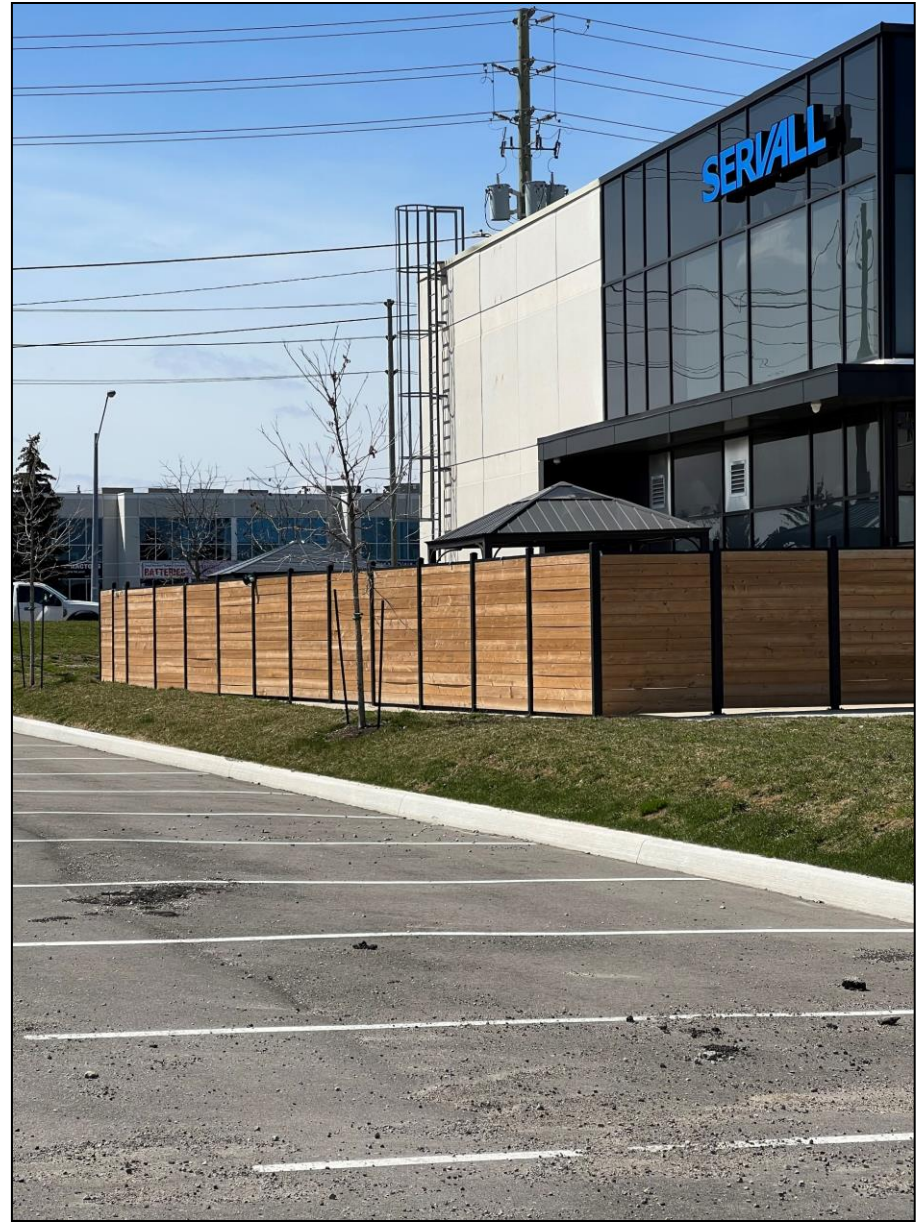
- PROPOSED BUILDING
- LANDSCAPED AREA
- PAVED AREA
- SHARED EASEMENT
- TRUCK ROUTE

Signage

20 Royal Gate



SURROUNDING CONTEXT



CONCLUDING REMARKS

- It is our professional opinion that the proposed development is appropriate for the site context and represents good planning.
- The proposal will create a high-quality employment type of building that will align with the surrounding employment uses and enhance a corner site at Regalcrest Court and Royal Gate Boulevard.
- We look forward to continuing to the next stages of the planning approval process.

COMMUNICATION C7.

ITEM NO. 4

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

May 3, 2022



8311 WESTON ROAD

VAUGHAN | COMMITTEE OF THE WHOLE

May 3, 2022

Tonlu Holdings Limited



Existing Building



View northeasterly towards 8311 Weston Road (Subject Lands) from Weston Road



View southeasterly towards 8311 Weston Road (Subject Lands) from Weston Road



View westerly towards 8311 Weston Road (Subject Lands) from Jevlan Drive



View southerly towards 8311 Weston Road (Subject Lands)

Source: Rivian Automotive

Rivian Automotive

- Sustainable method of transportation combining electrification and self-driving capabilities.
- Rivian electrifies the most-polluting vehicles on the road.
- For families on new adventures or helping fleets electrify.
- Direct-to-consumer sales model.



Source: Rivian Automotive

Purpose of Application

- The Subject Lands are catered to the limited uses on site.
- Rezoning is required to permit the development of a Motor Vehicle Sales Establishment.
- Proposed use conforms to the Vaughan Official Plan.
- Application will provide additional employment on lands designated for such purposes.

Source: Rivian Automotive

Source: Rivian Automotive

Rendered Site Plan



Source: Rivian Automotive



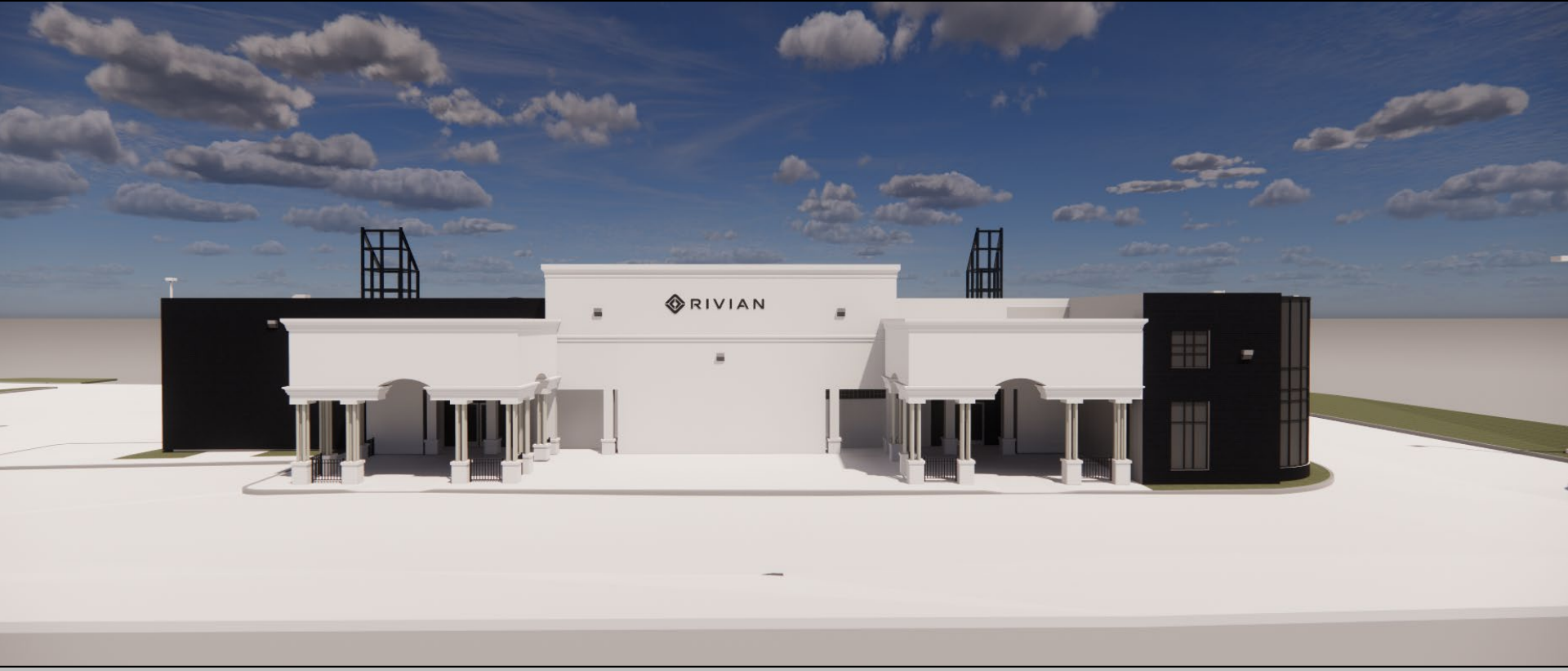
Perspective From Weston Road Looking East Towards Subject Lands

Source: Rivian Automotive



Perspective From 8333 Weston Road Looking South Towards Subject Lands

Source: Rivian Automotive



Conclusions



Source: Rivian Automotive

- The proposed amendment is consistent with the Provincial policies and conforms with Regional and Municipal policies.
- The proposal introduces a new employer to the City and contributes to the City's employment growth forecast and competitiveness.
- The proposed development represents an efficient use of land.
- The proposed development is transit supportive and provides a sustainable mode of transportation to the residents of the City of Vaughan.

THANK YOU

COMMUNICATION C8.

ITEM NO. 6

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

May 3, 2022

Sent by email to clerks@vaughan.ca

May 2, 2022

File 11009

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Re: Proposed Site Specific Official Plan & Zoning By-Law Amendment Applications
Kingsmoor Developments Inc. (“Kingsmoor”)
Files: OP.21.026 and Z.21.055
177 Whitmore Road, Part of Lot 5, Concession 6, City of Vaughan**

Weston Consulting Planning and Urban design has been retained by Gallu Construction Inc. (“Gallu”) to act as planning consultant for their lands municipally known as 3899, 3901 Highway 7, and 40 & 60 Wings Road (the “Properties”) in the City of Vaughan.

Our client is currently working towards refining a planning application which they intend to submit in short order to have their properties redesignated for mixed use high density residential uses in accordance with the stated policy direction of the Province’s Growth Plan, the Region of York Official Plan, and the emerging City of Vaughan Weston & Hwy 7 Secondary Plan.

This written submission represents Gallu’s formal position with respect to the public process for the Kingsmoor Developments Inc. (“Kingsmoor”) site specific planning applications referenced as files OP.21.026 and Z.21.055 (the “Applications”).

Gallu generally supports the heights, densities, and the general layout of the building footprints proposed in the Kingsmoor Applications. We agree with the suggestion that the Whitmore & Hwy 7 intersection be identified as a secondary gateway in the Weston & Hwy 7 Secondary Plan and that the proposed densities and heights identified by the Kingsmoor Applications should be applicable to the balance of the quadrant facilitating a non-uniform building skyline with tall buildings developed throughout the secondary plan rather than a “circus tent” building skyline as illustrated in the City’s demonstration plan, which, in our opinion, if maintained, would penalize or impede the assignment of future heights and densities for the Properties and others within the quadrant.

Despite the foregoing comments there are elements of the Applications, which are of specific issue to Gallu as presented by way of an illustration in the conceptual site plan contained in the Applications. It is noted that as certain comments pertain to and are in direct response to elements

of the City's demonstration plan, we will be providing these comments to the City in a separate submission as part of the secondary plan process.

1. **The Internal Road Network**

We suggest that the east/west mid-block road shown on the Kingsmoor site plan and for the balance of the precinct should be identified clearly as a private road or a laneway with a maximum 6-8 metre width. The same approach should be applied to the mid-block north/south road shown in the Weston & Hwy 7 Secondary Plan bisecting the Gallu Properties. In our opinion, a public road connection through the Gallu property is not necessary and a connection can be provided by other means.

Presently there is a right in and right-out access to the Properties at this location, and in the demonstration plan the extension of this access is not identified as a continuation of this proposed road on the north side of Hwy 7. In the event that this road is anything but a 6-8 metre width, Gallu's northeast corner will be impacted and the development envelope will be unnecessarily reduced.

Lastly on this point, there is a signalized intersection at Nova Star Drive, 350m to the east of Whitmore Rd, and 330m to the west of Weston Road which, in our view is more than adequate to serve as a mid-block road for the south west quadrant of the Weston & Hwy 7 Secondary Plan. In our opinion, a private access road to the Properties facilitated by its existing access on to Hwy 7 is more than adequate to serve this area of the development.

2. **The Public Park Block**

It is our opinion that the share of the public park block on the Kingsmoor lands is underrepresented. Gallu's position is that a more equal share of the park block between the Kingsmoor and the Gallu Properties should be implemented and that consideration for an overall reduced park size for the shared Gallu and Kingsmoor park should be advanced.

Generally speaking, the size of the park block given in light of the Applications having their own on-site recreational amenities should alleviate some of the parkland requirements. Additionally, it is our position that greenfield development service standards should not be used to calculate parkland within an intensification area, in favour of a more compact urban form park from a size and programming perspective.

Consideration should be given and accommodation provided for the substitution of the public park block on the Kingsmoor and Gallu properties with a smaller urban square that is a private open space amenity open to the public and credited towards CIL of parkland. Furthermore, we support the concept of strata parks, and we recommend this be pursued through the City's Secondary Plan.

Furthermore, the pedestrian walkway that the Applications illustrate on the Gallu Properties site should be shared equally by the Kingsmoor site and appropriate minimum

setbacks for both Kingsmoor and Gallu should be provided in a manner that is equitable and achieves the connectivity objectives.

We wish to advise City Staff that we have discussed the above matters with Kingsmoor and look forward to continued discussions with them as the applications progress.

We also look forward to actively participating in the Weston & Hwy 7 Secondary Plan and will continue to monitor the Kingsmoor applications.

Accordingly, we request notice of any items, reports, meetings, and decisions regarding the Kingsmoor applications and the Weston & Hwy 7 Secondary Plan. We welcome the opportunity to discuss the Kingsmoor applications and the Weston & Hwy 7 Secondary Plan with City staff and the applicant.

If you have any questions regarding the above comments, please contact the undersigned at extension 290 or Ryan Guetter at extension 241.

Yours truly,

Weston Consulting

Per:



David Waters MCIP, RPP, PLE
Associate

c. Client