

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

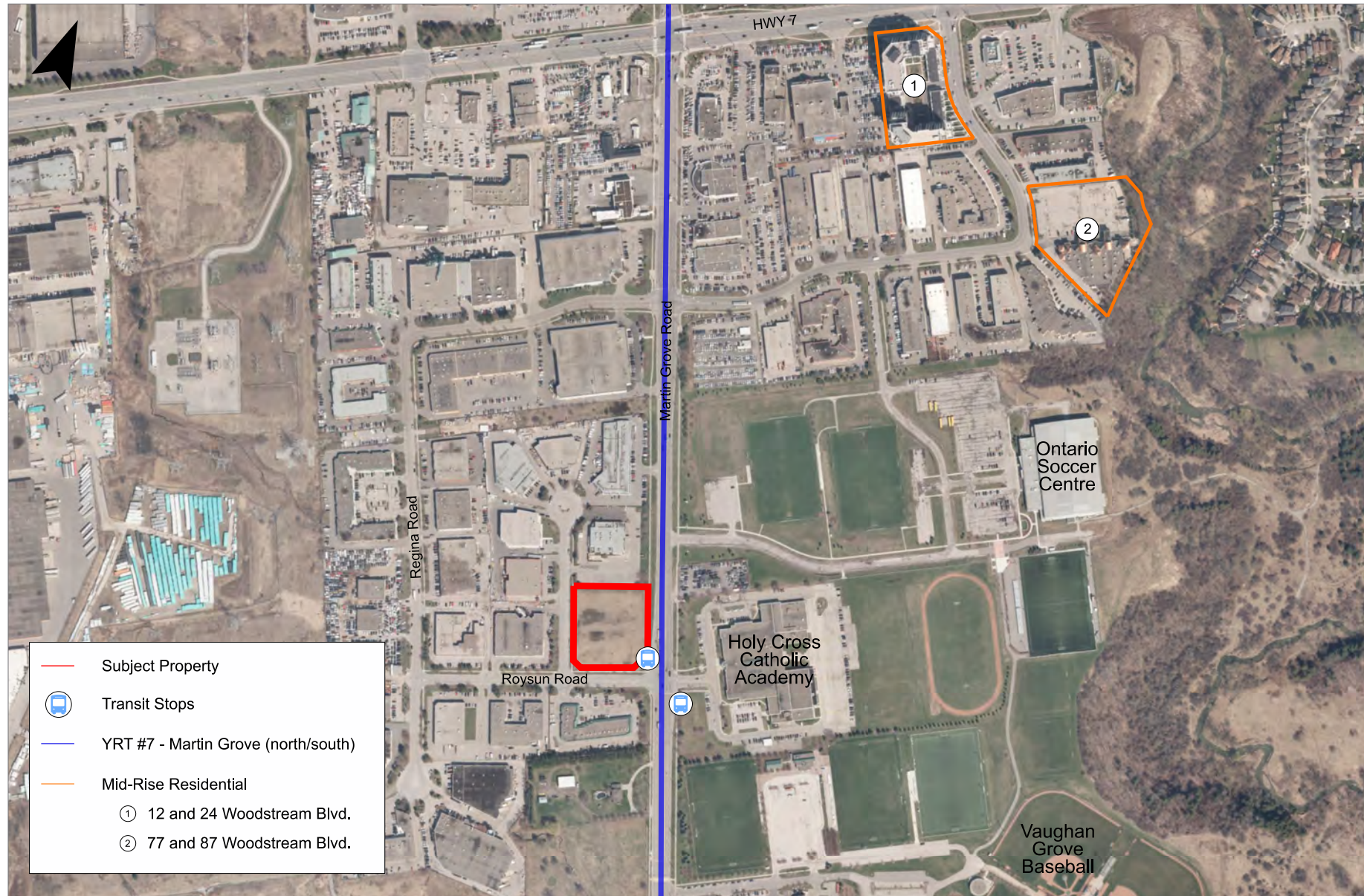


20 ROYSUN ROAD



Rendering of the proposed development, prepared by SRN Architects

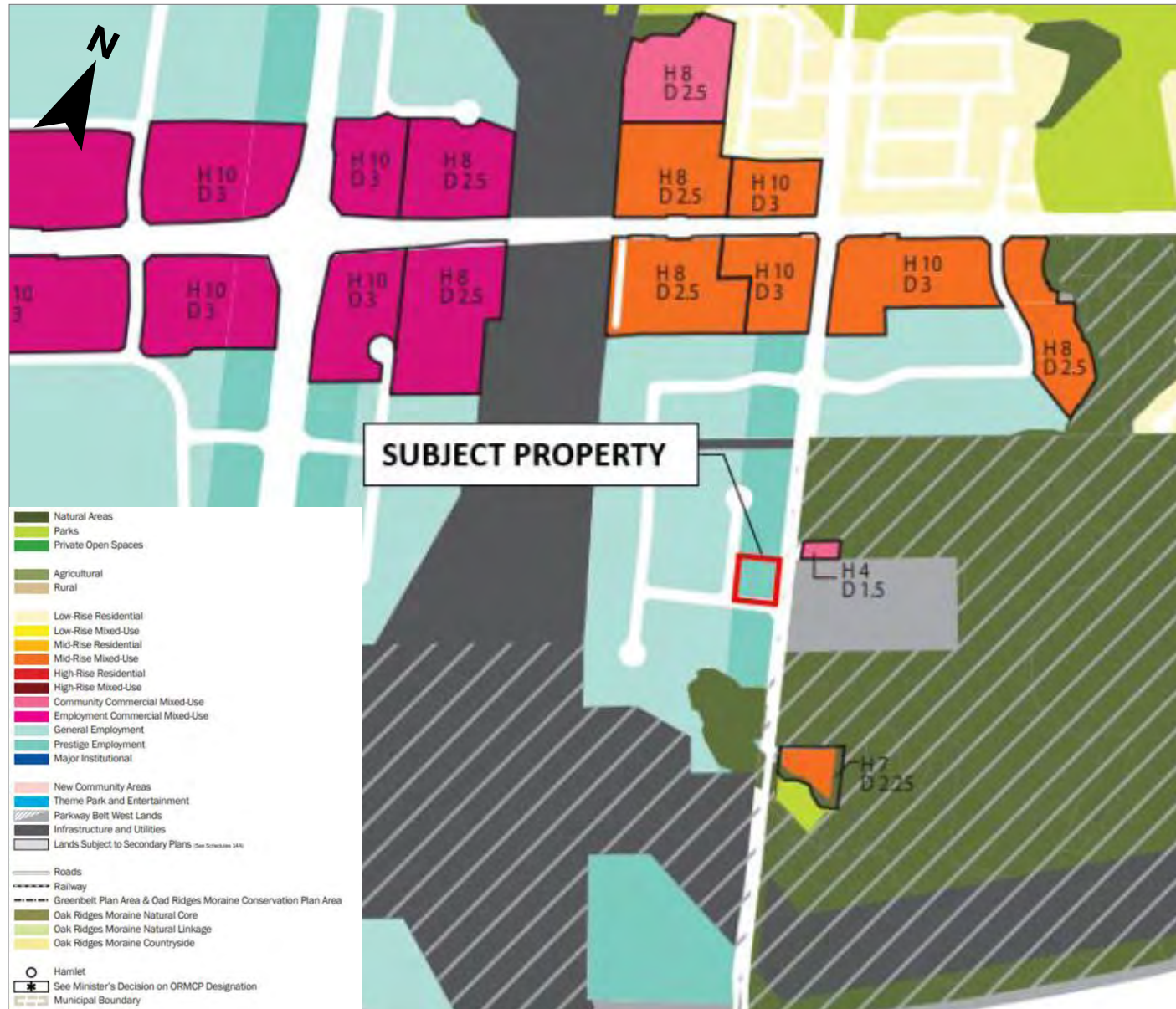
PROPERTY CONTEXT



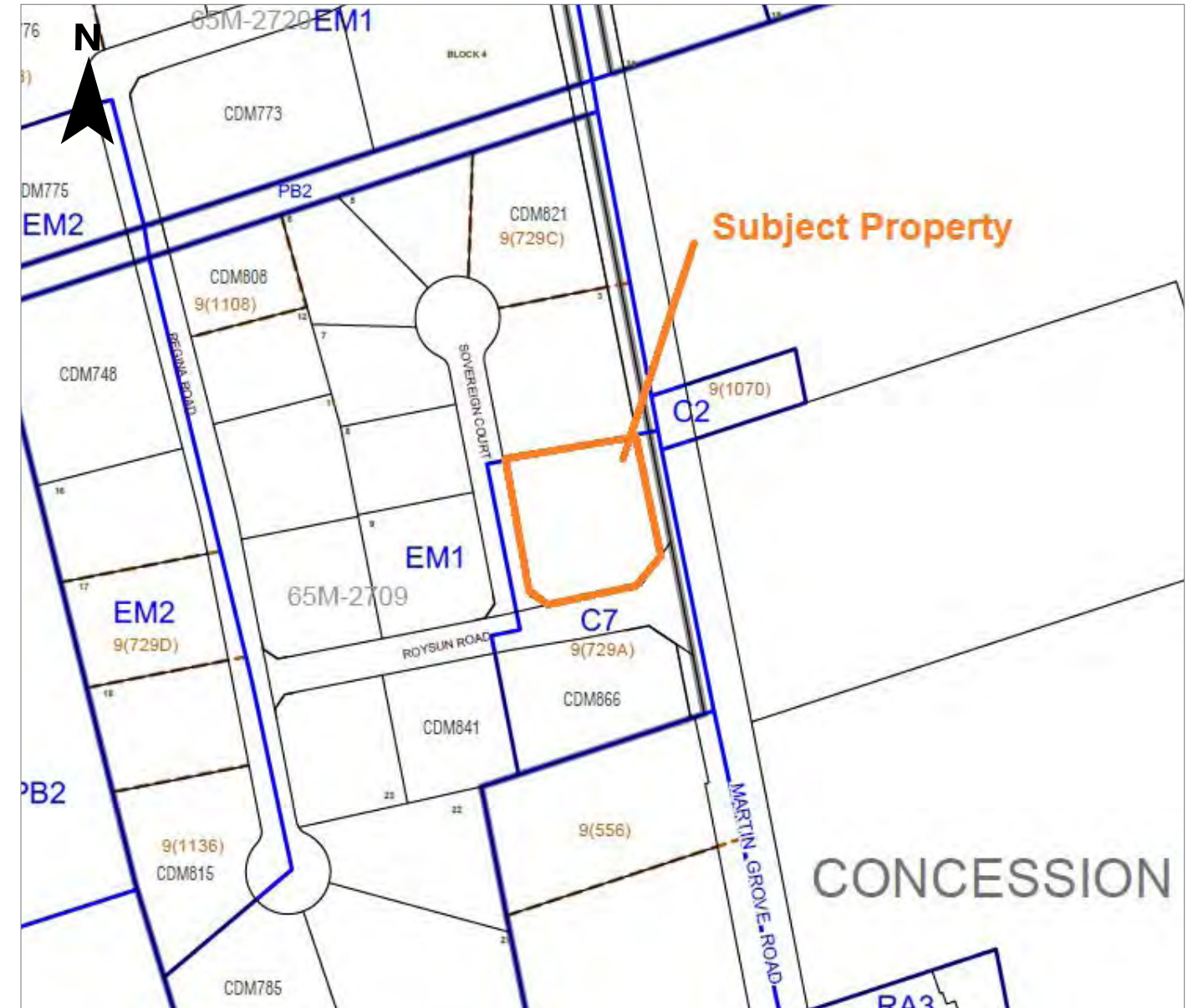
- Location of Property – 20 Roysun Rd
- Size of Property – 1.976 ac/0.8 ha
- Current Use – Vacant
- North – Commercial Uses
- East – Institutional Uses/Open Space
- South – Commercial/Industrial Uses
- West – Industrial uses

Air Photo of the Subject Property

PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

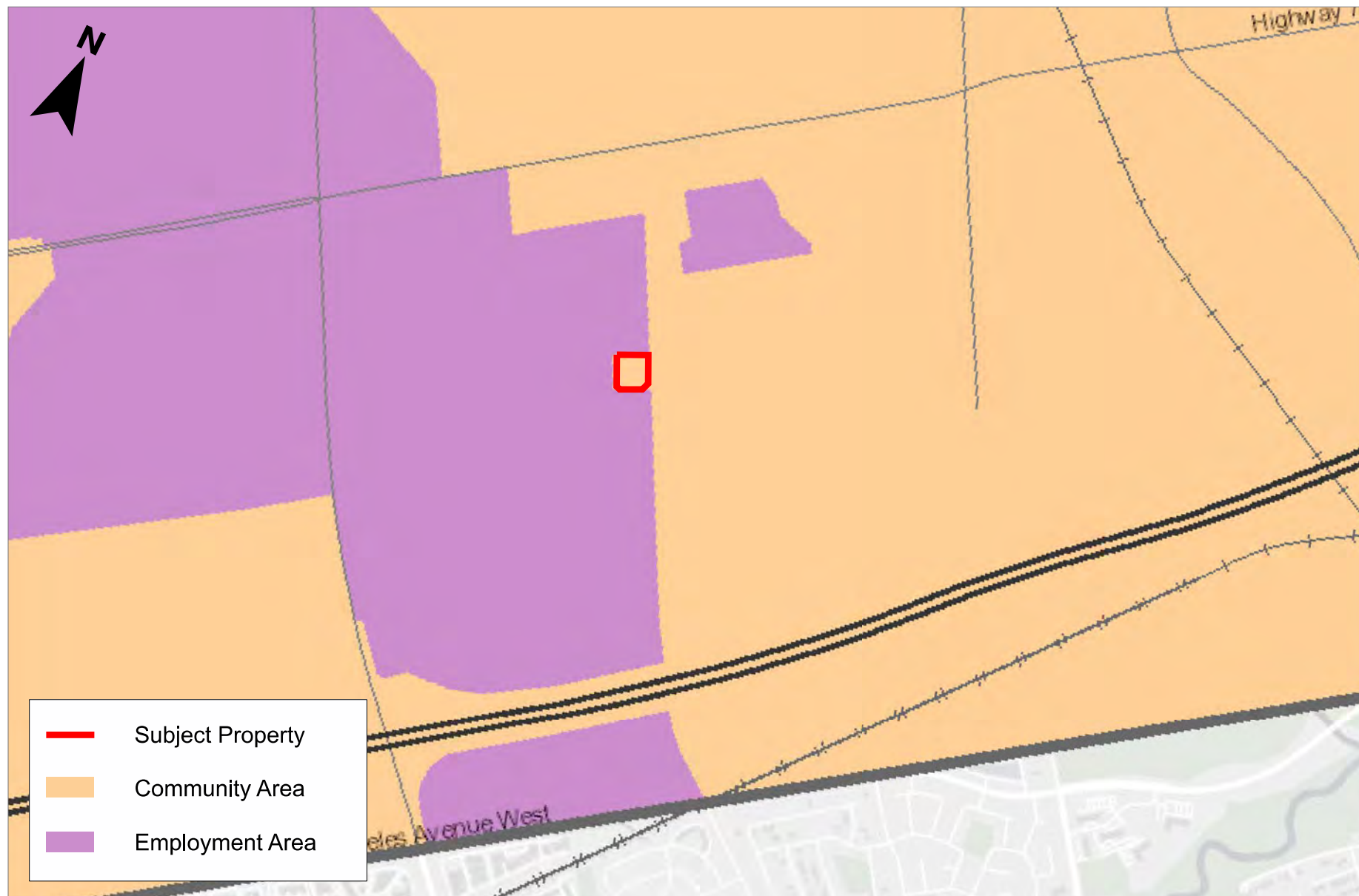


City of Vaughan Official Plan - Land Use Schedule



Zoning By-law 1-88 Map

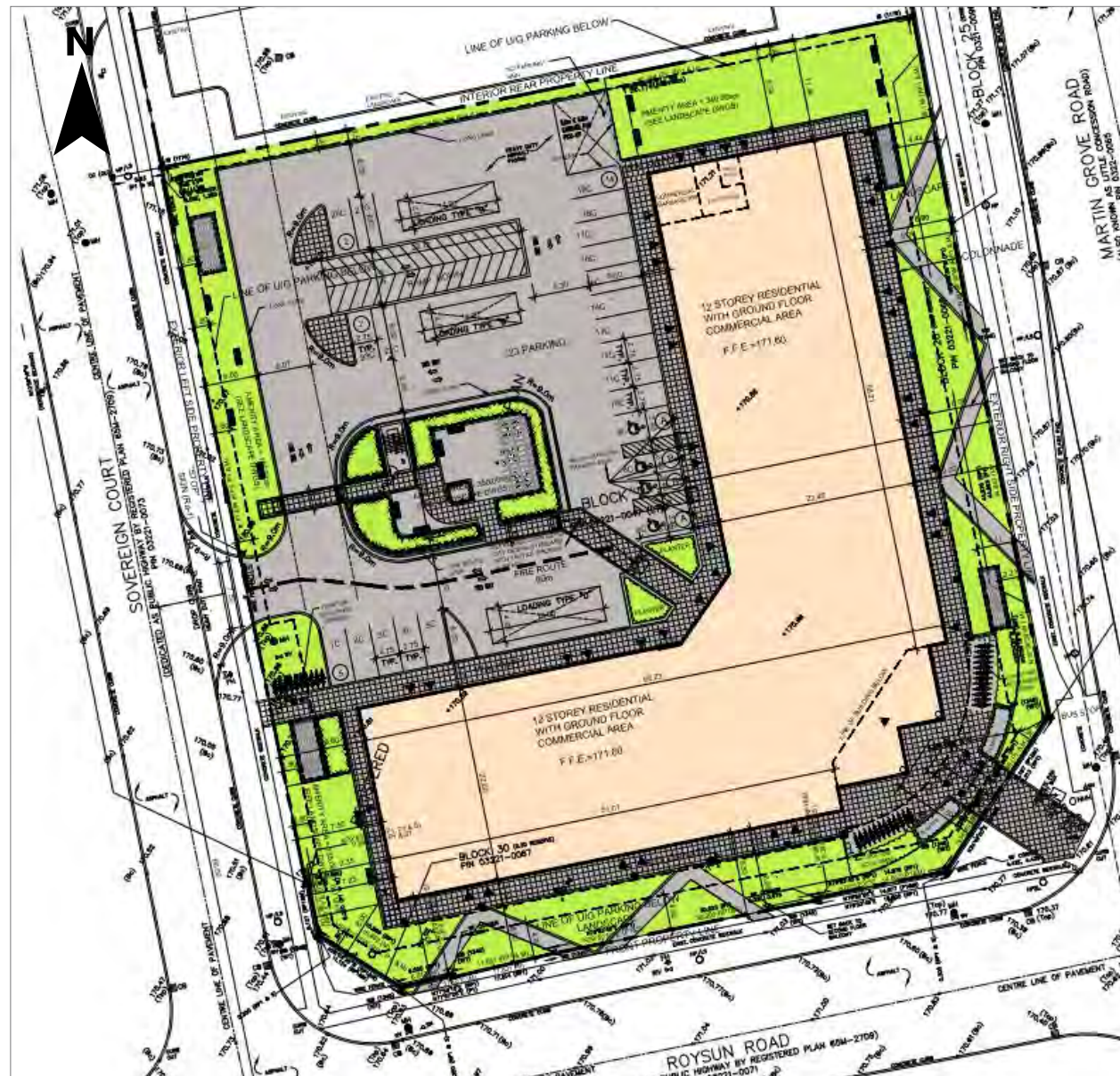
POLICY CONTEXT - DRAFT REGION OF YORK OFFICIAL PLAN



- 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

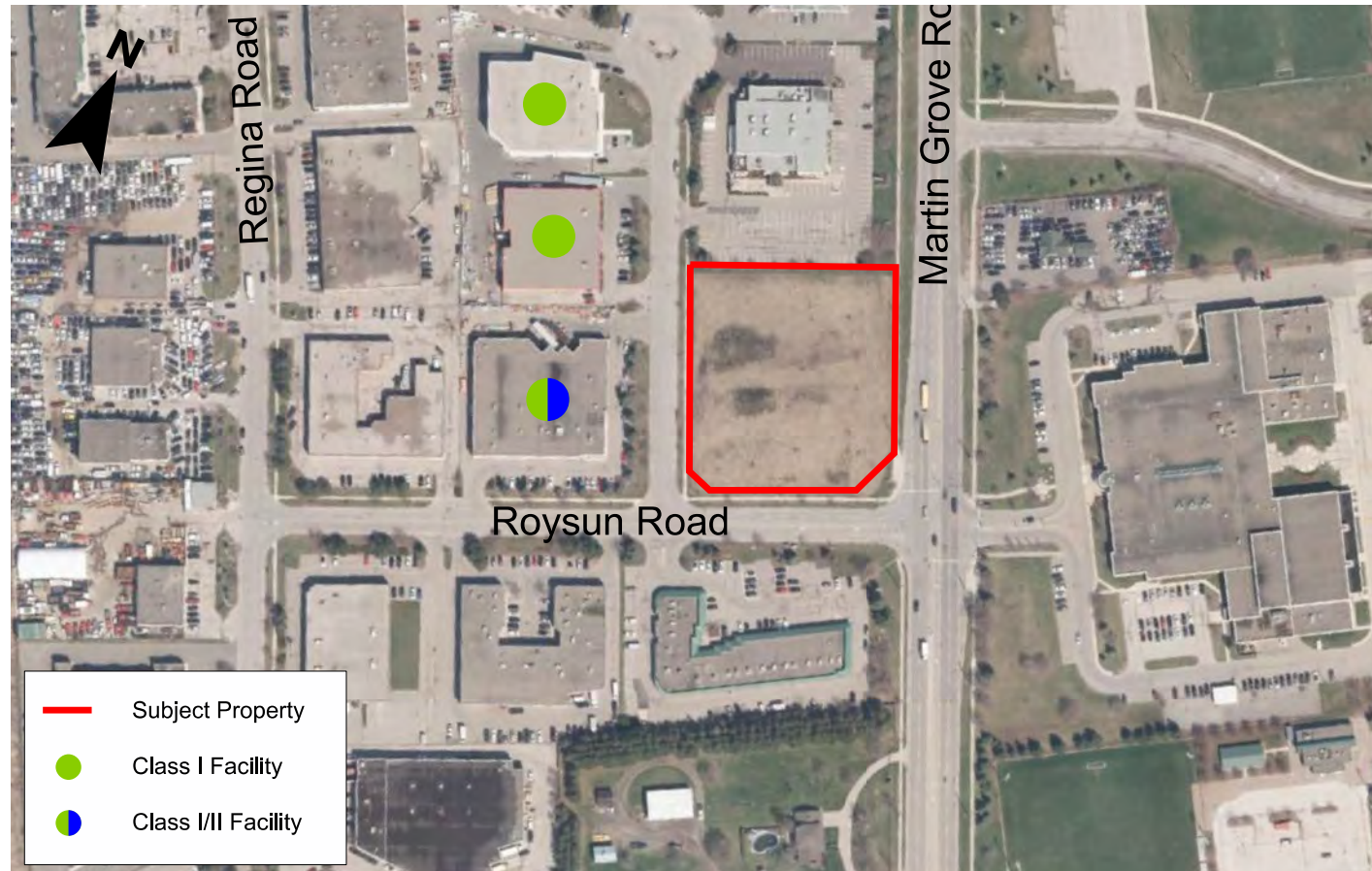
PROPOSED USE



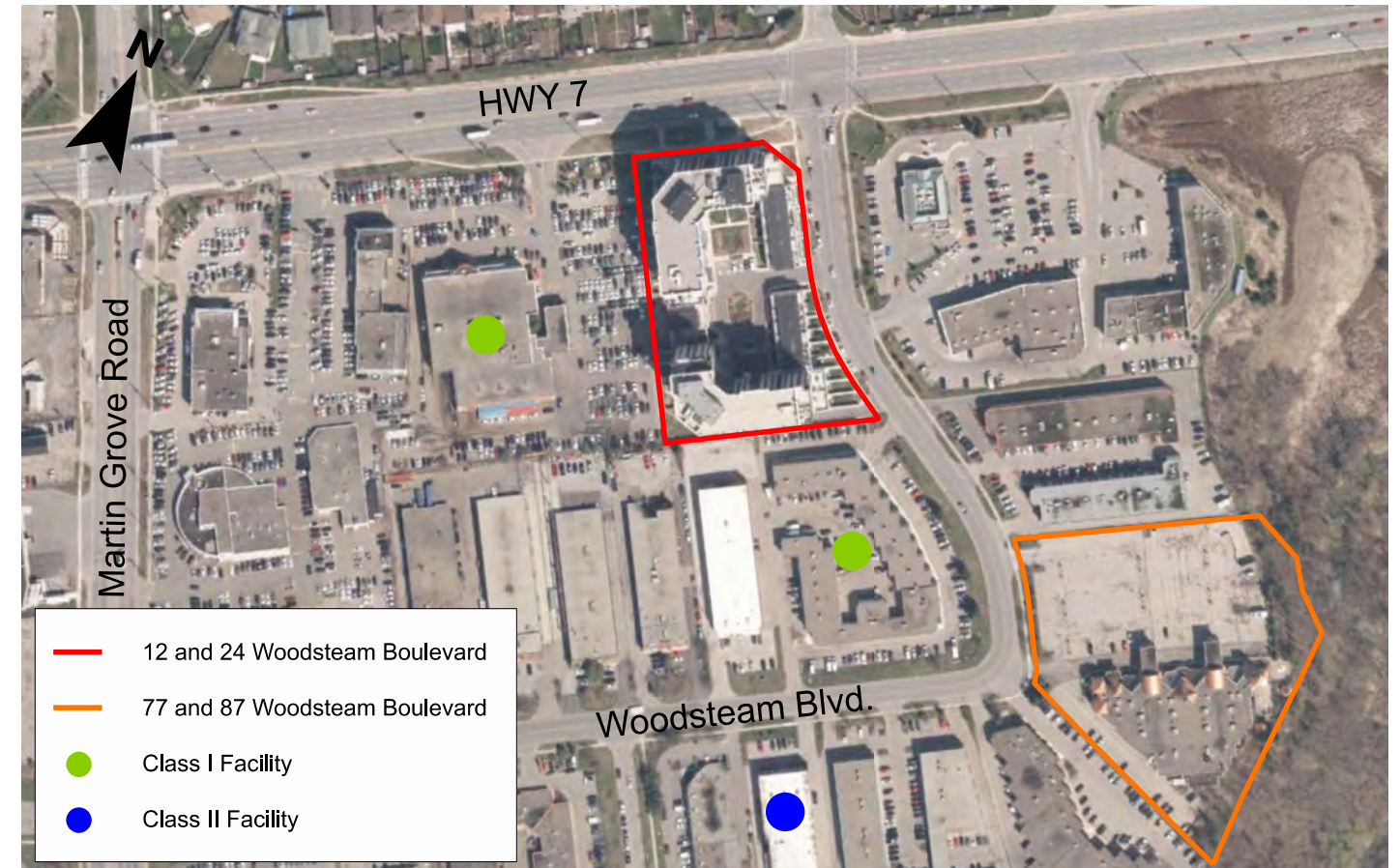
Site Plan, prepared by SRN Architects

- 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

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