

**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

VAUGHAN VALLEY BLVD

HIGHWAY NO. 7

**EXISTING
COMMERCIAL**

LEISURE LANE

**EXISTING
COMMERCIAL
INDUSTRIAL**

**EXISTING
COMMERCIAL**

**EXISTING
INDUSTRIAL**

**WOODBIDGE
TRANSFORMER
STATION**

REGINA ROAD

**EXISTING
COMMERCIAL**

ROYBRIDGE GATE

**EXISTING
COMMERCIAL**

**EXISTING
INDUSTRIAL**

REGAL CREST COURT

HIGHWAY NO. 27

**SUBJECT
SITE**

**EXISTING
COMMERCIAL**

**EXISTING
INDUSTRIAL**

**EXISTING
INDUSTRIAL**

ROYAL GROUP CRES.

**EXISTING
INDUSTRIAL**

W ROYAL GATE BLVD

ROYAL GATE BLVD

**EXISTING
COMMERCIAL
INDUSTRIAL**

**EXISTING
COMMERCIAL
INDUSTRIAL**

REGAL CREST COURT

**EXISTING
INDUSTRIAL**

**EXISTING
INDUSTRIAL**

**EXISTING
INDUSTRIAL**

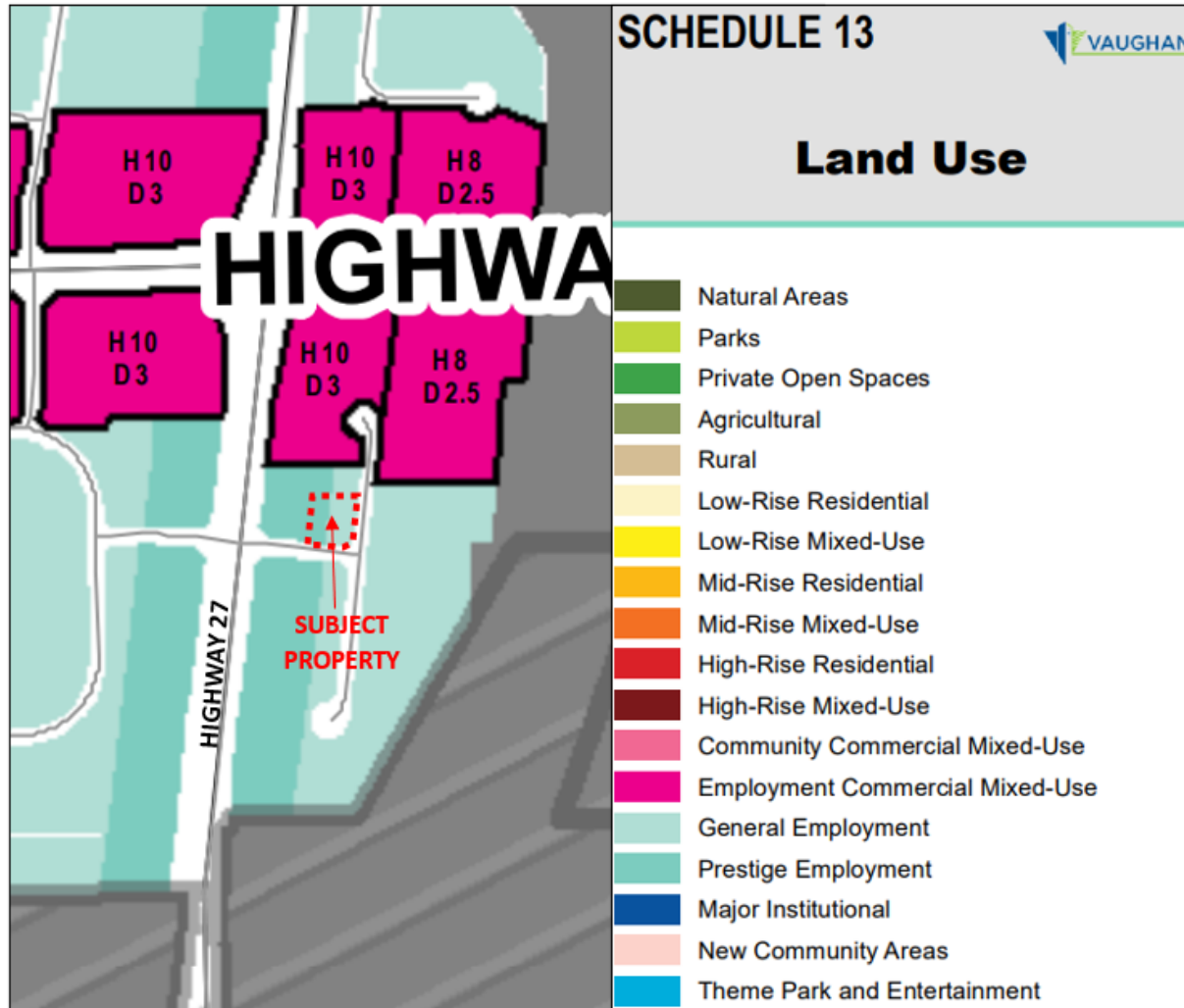
ROYAL GROUP CRES.

**EXISTING
COMMERCIAL
INDUSTRIAL**

HIGHWAY NO. 27

**EXISTING
INDUSTRIAL**

LAND USE - CITY OF VAUGHAN OFFICIAL PLAN (2010)

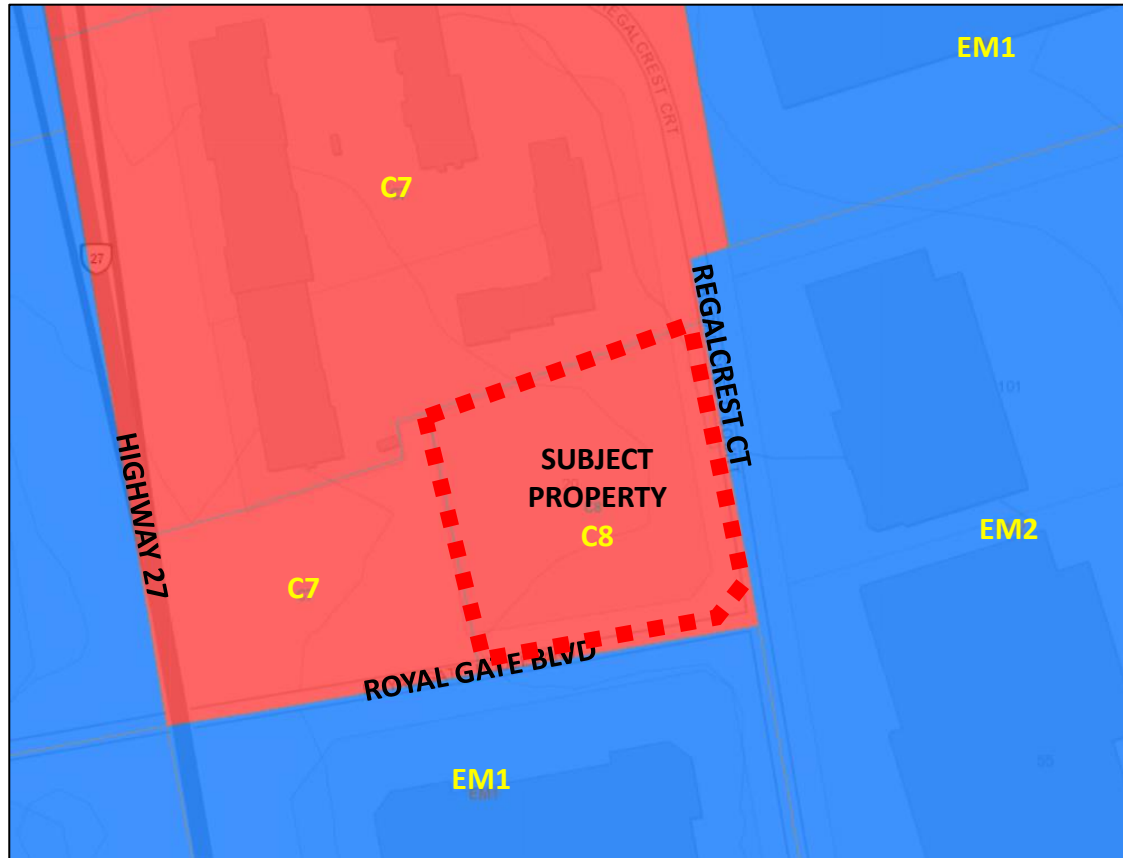


The west half of the property is situated within the “Prestige Employment” designation and the east half is designated “General Employment” under the City of Vaughan Official Plan (2010).

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.

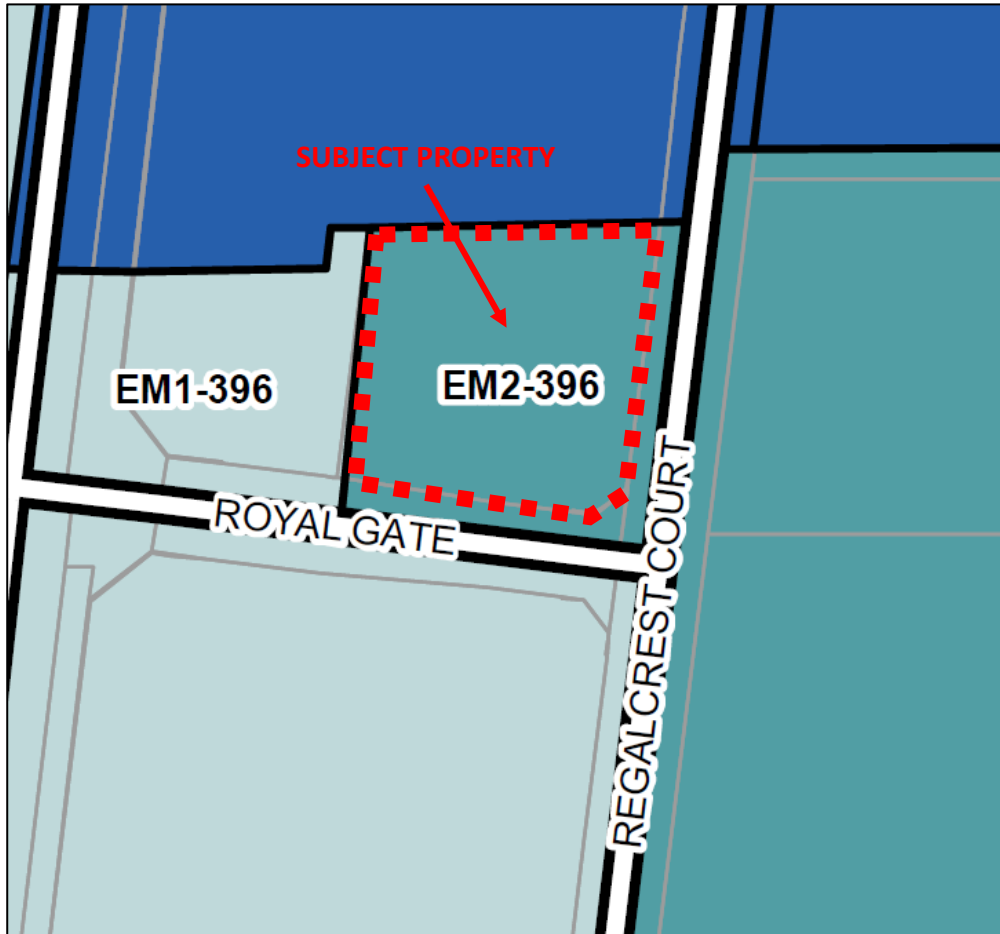
The “Prestige Employment” designation permits the type of employment building with accessory office use that is being proposed, as such the proposed development conforms to the VOP 2010 and an amendment to the Official Plan is not required.

CITY OF VAUGHAN ZONING BY-LAW 1-88



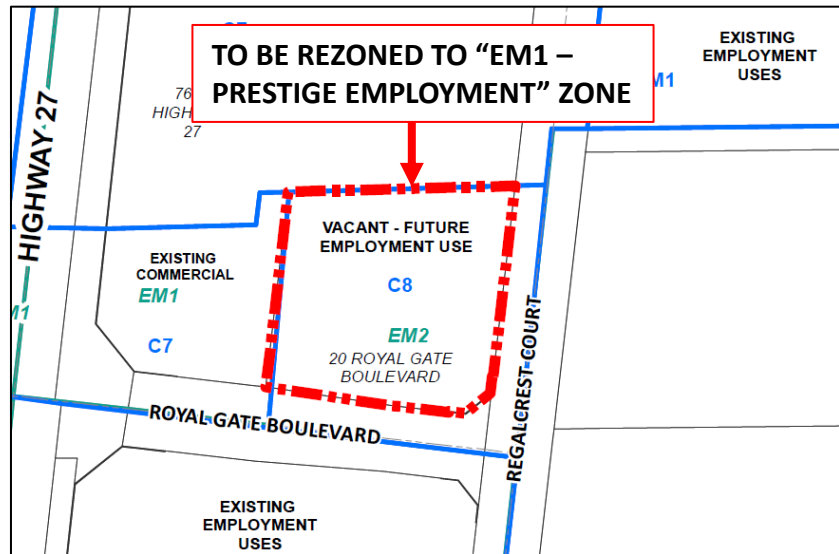
The Subject Property is zoned “**C8 Office Commercial Zone**”, and is subject to site-specific **Exception 9(654F)** under the City’s Zoning By-law 1-88.

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

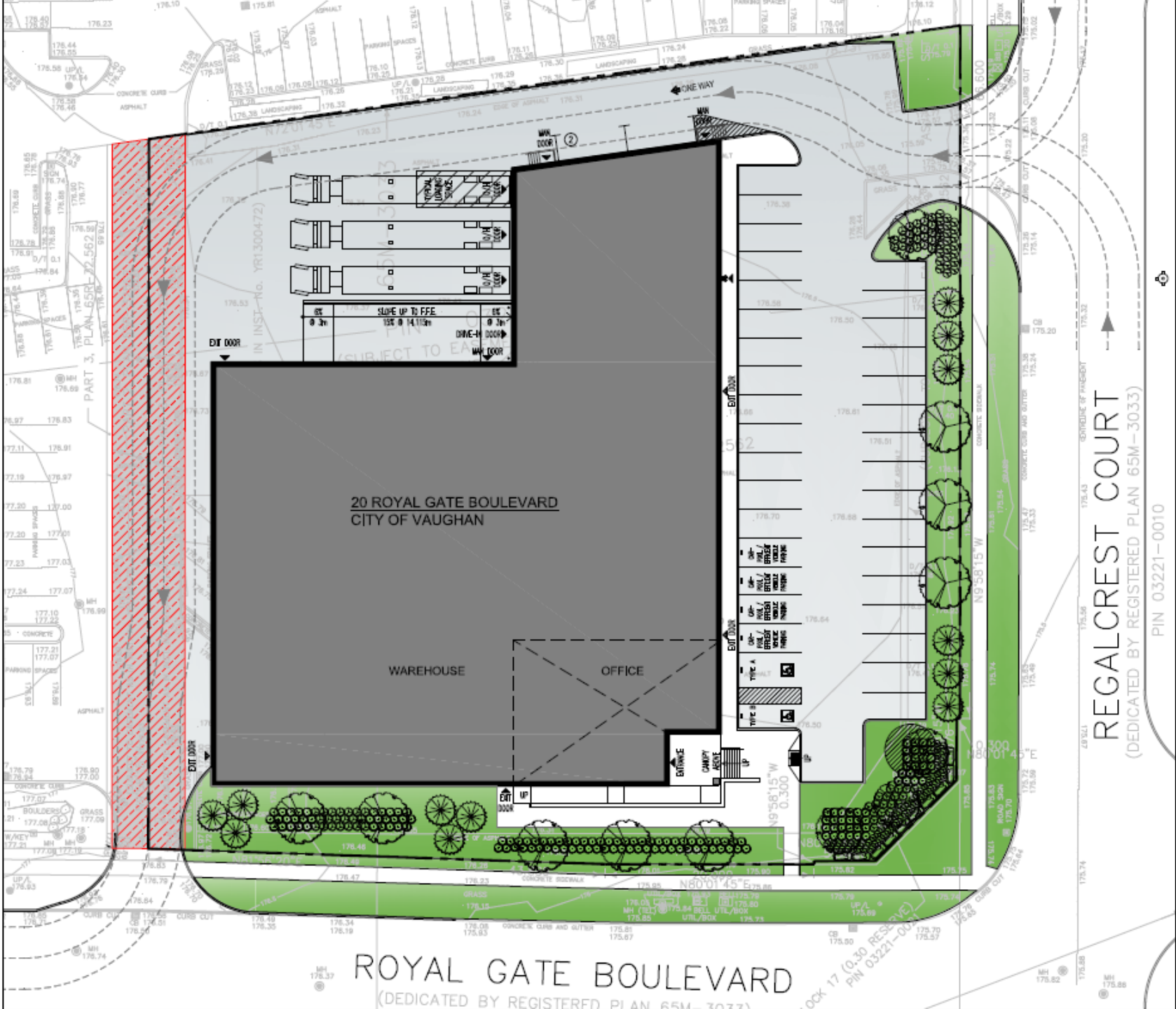
LOT COVERAGE		
BUILDING FOOTPRINT	2,377	25,594
LOT COVERAGE	41.08 %	

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

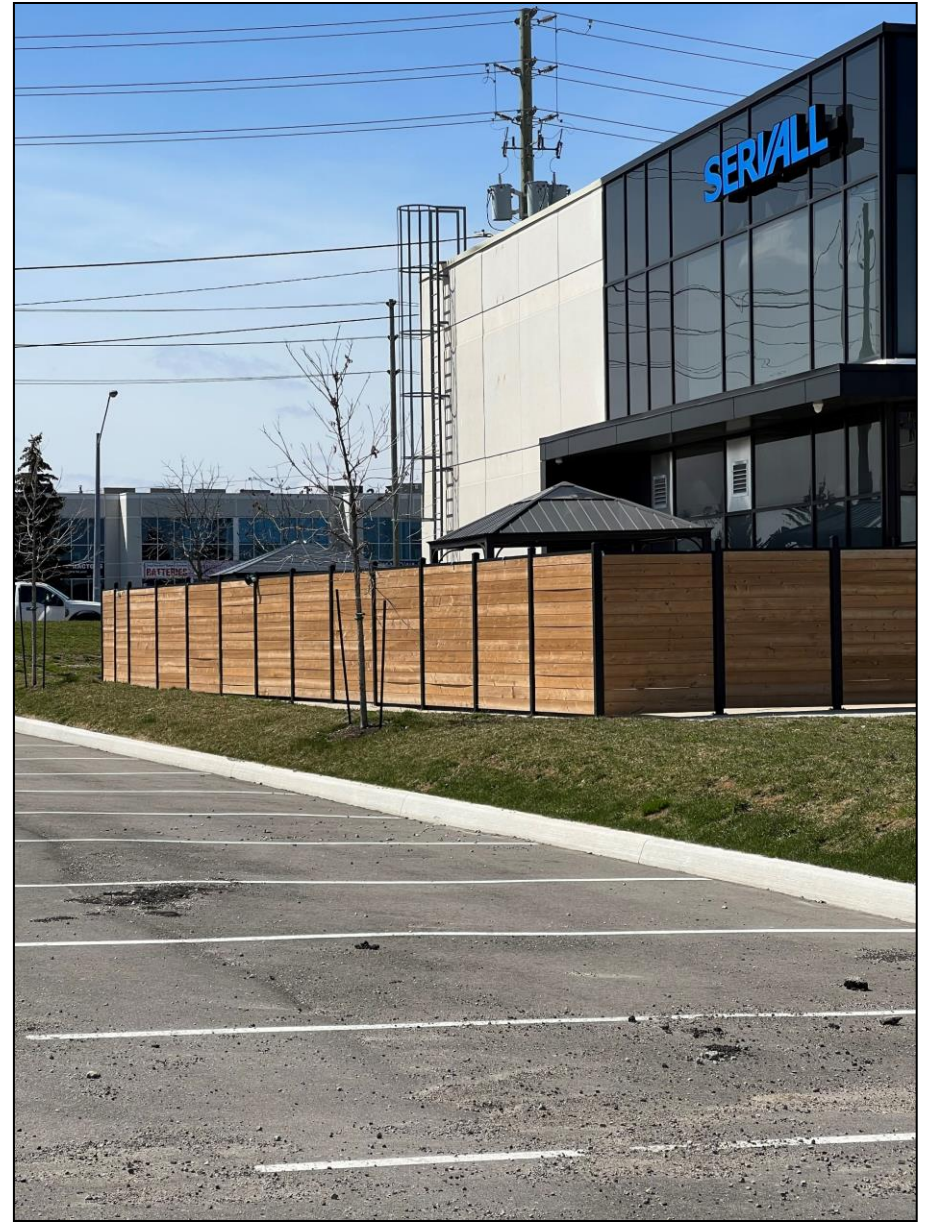
- PROPOSED BUILDING
- LANDSCAPED AREA
- PAVED AREA
- SHARED EASEMENT
- TRUCK ROUTE

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.