

**COMMUNICATION C3.**

**ITEM NO. 5**

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

**May 3, 2022**

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**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](mailto:pstewart@cityplan.com)

April 28, 2022

**BY EMAIL ([clerks@vaughan.ca](mailto: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](mailto: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  
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E [clerks@vaughan.ca](mailto: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](http://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](mailto: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](mailto: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:**

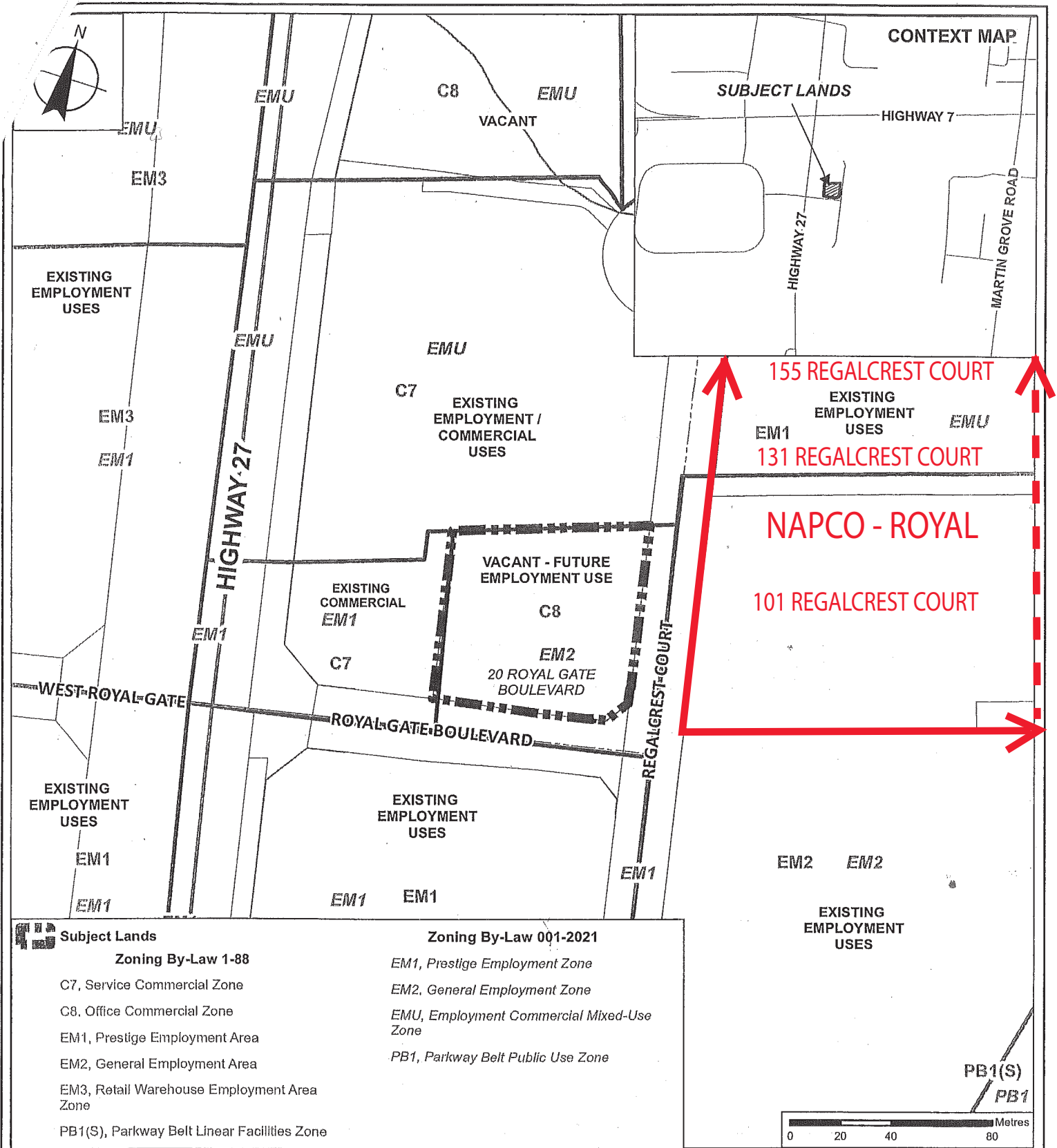
To permit one, two-storey warehouse building with accessory office uses having a total gross floor area of 2,632 m<sup>2</sup>, as shown on Attachment 2.

**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  
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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**  
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# 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

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