

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 083-2023**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “2” attached hereto from C8 Office Commercial Zone to EM1 Prestige Employment Area Zone in the manner shown on the said Schedule “2”.
  - b) Deleting subsection a) in Exception Paragraph 9(654F) and substituting therefor the following:
    - “a) Subsection 5.1.5 respecting Commercial Zone Requirements and Schedule “A” respecting Zone Requirements in the C7 Service Commercial Zone;”
  - c) Deleting subsection c) in Exception Paragraph 9(654F) and substituting therefor the following:
    - “c) Subsection 2 respecting Definitions;
    - d) Subsections 3.13 and 6.1.6 respecting the Landscaping Requirements;
    - e) Subsection 6.1.2 and Schedule “A” respecting Zone Requirements in the EM1 Prestige Employment Area Zone;”
  - d) Deleting subsection aiii) in Exception Paragraph 9(654F).

- e) Adding the following after subsection bi) in Exception Paragraph 9(654F):
  - “bii) The minimum parking requirement for warehousing (single use) shall be 0.95 parking spaces per 100 m<sup>2</sup> of Gross Floor Area (‘GFA’) plus 3 parking spaces per 100 m<sup>2</sup> of GFA devoted to ancillary office use in the EM1 Prestige Employment Area Zone;”
- f) Deleting subsection ci) in Exception Paragraph 9(654F) and substituting and adding therefor the following:
  - “ci) Notwithstanding the provisions of Subsection 2 respecting the definition of “Highway, Public”, for the purposes of this Exception Paragraph, the following private roads comprising Royal Gate Boulevard and Regal Crest Court within Plan of Subdivision 65M-3033 shall each be deemed to be a “public highway”;
  - di) The minimum landscape strip abutting the lot line which abuts the street line of Royal Gate Boulevard and Regalcrest Court shall be 3 m;
  - ei) The minimum rear yard setback (north lot line) shall be 7.5 m;”
- g) Adding Schedule “E-733” and substituting therefor the Schedule “E-733” attached hereto as Schedule “1”.
- h) Adding Schedule “E-733A” and substituting therefor the Schedule “E-733A” attached hereto as Schedule “2”.
- i) Deleting Key Map 8A and substituting therefor the Key Map 8A attached hereto as Schedule “3”.

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

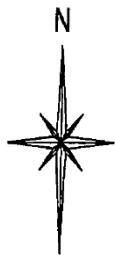
Enacted by City of Vaughan Council this 20<sup>th</sup> day of June, 2023.

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Steven Del Duca, Mayor

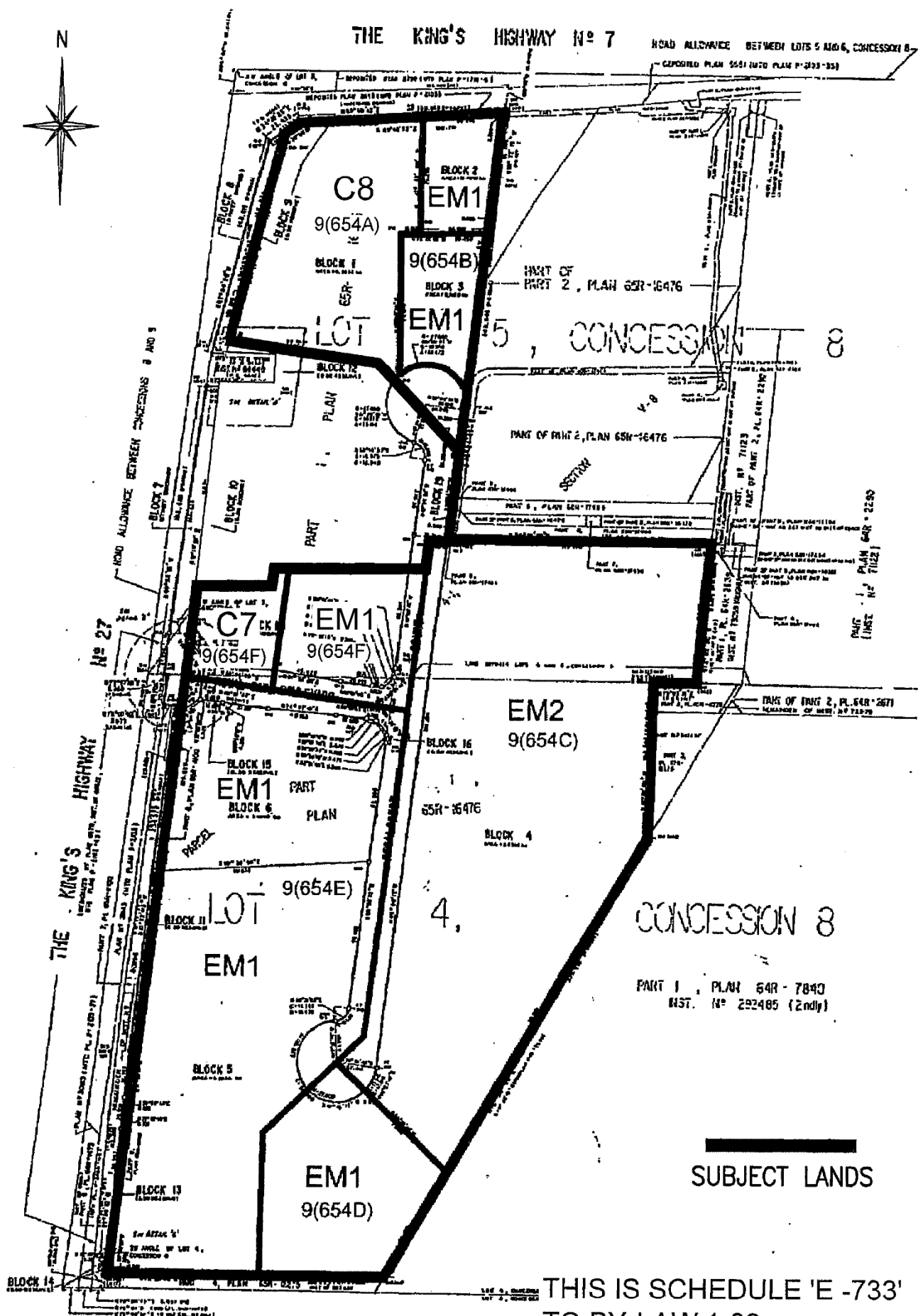
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Todd Coles, City Clerk



THE KING'S HIGHWAY No 7

ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 8  
COMPOUND PLAN 6551 AUTO PLAN P-203-233



**SUBJECT LANDS**

THIS IS SCHEDULE 'E -733'  
 TO BY-LAW 1-88  
 SECTIONS 9(654A), 9(654B),  
 9(654C), 9(654D), 9(654E) & 9(654F)

THIS IS SCHEDULE '1'  
 TO BY-LAW 083-2023  
 PASSED THE 20TH DAY OF JUNE, 2023

**FILE:** Z.21.051

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

**APPLICANT:** Augend Investments Ltd. TGA Group  
**CITY OF VAUGHAN**

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



NOT TO SCALE

REGIONAL ROAD 27

PART 1

BLK C7

PART PIN

14,

03221

PLAN

65R -

27567

REGISTERED

PLAN

EM1

PART 4

REGALCREST COURT

THIS IS SCHEDULE 'E-733A'  
TO BY-LAW 1-88  
SECTION 9(654F)

ROYAL GATE BOULEVARD

SUBJECT LANDS

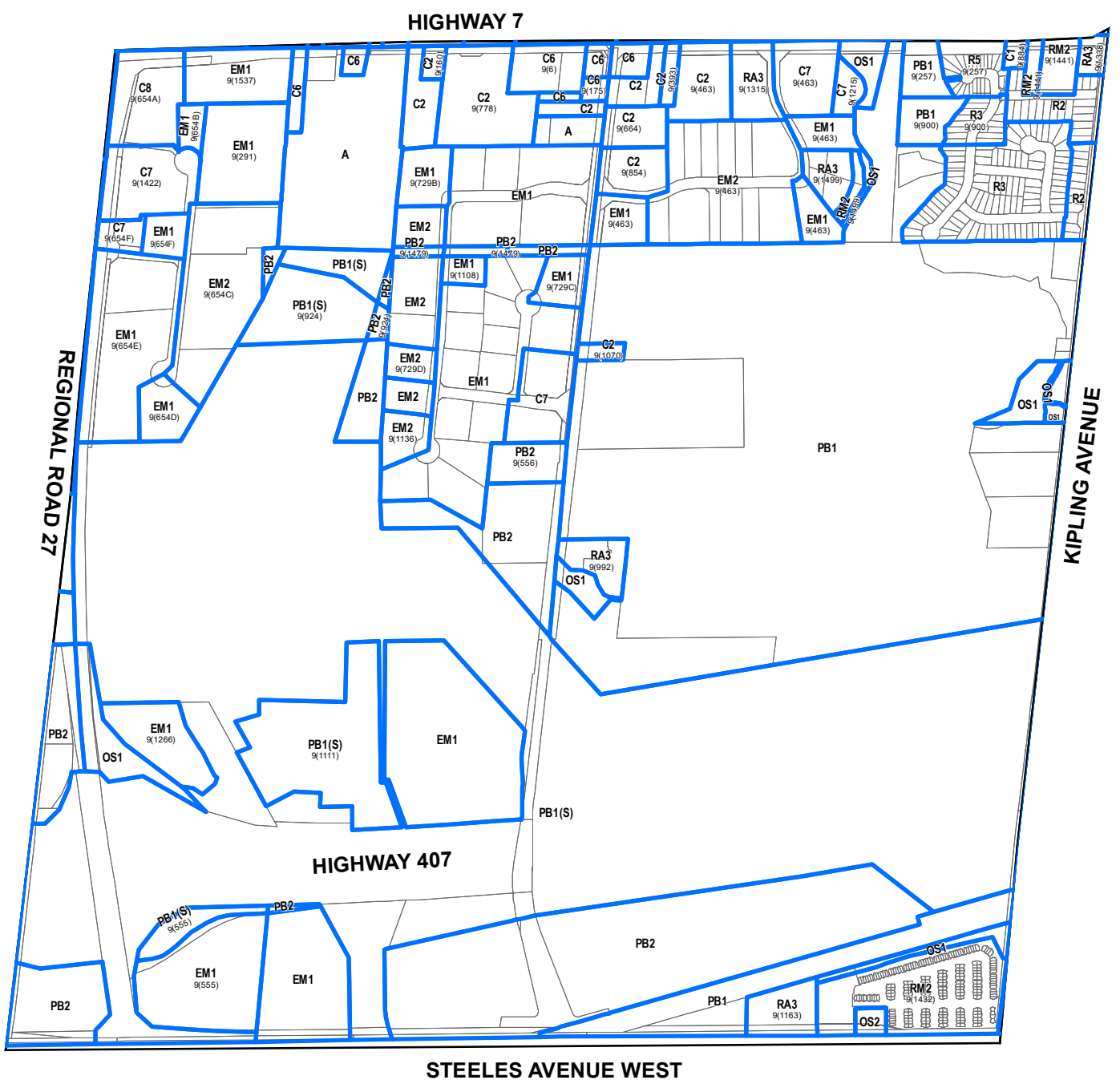
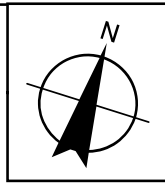
FILE: Z.21.051  
LOCATION: Part of Lots 4 and 5, Concession 8  
20 Royal Gate Boulevard  
APPLICANT: Augend Investments Ltd. TGA Group  
CITY OF VAUGHAN

THIS IS SCHEDULE '2'  
TO BY-LAW 083-2023  
PASSED THE 20TH DAY OF JUNE, 2023

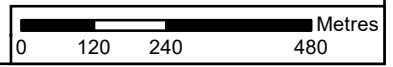
SIGNING OFFICERS

MAYOR

CLERK



**KEY MAP 8A  
BY-LAW 1-88**



**THIS IS SCHEDULE '3'  
TO BY-LAW 083-2023  
PASSED THE 20TH DAY OF JUNE, 2023**

**FILE:** Z.21.051  
**LOCATION:** Part of Lots 4 and 5, Concession 8  
 20 Royal Gate Boulevard  
**APPLICANT:** Augend Investments Ltd. TGA Group  
**CITY OF VAUGHAN**

**SIGNING OFFICERS**  
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**MAYOR**  
 \_\_\_\_\_  
**CLERK**

### **SUMMARY TO BY-LAW 083-2023**

The lands subject to this By-law are located east of Regional Road 27 and on the north side of Royal Gate Boulevard, being Parts 4, 5 and 6, on Reference Plan 65R-32562 in Part of Block 1 on Registered Plan 65M-3033, in Part of Lots 4 and 5, Concession 8, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from C8 Office Commercial Zone to EM1 Prestige Employment Area Zone. The By-law also provides site specific exceptions to the minimum parking requirements, landscape strip and rear yard setback, and definition of public highway.



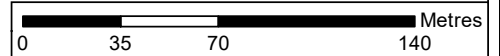
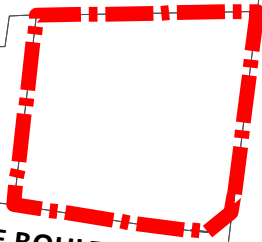
**HIGHWAY 7**

**REGIONAL ROAD 27**

**WEST ROYAL GATE**

**ROYAL GATE BOULEVARD**

**REGALCREST COURT**



## LOCATION MAP TO BY-LAW 083-2023

**FILE:** Z.21.051

**LOCATION:** Part of Lots 4 and 5, Concession 8

20 Royal Gate Boulevard

**APPLICANT:** Augend Investments Ltd. TGA Group

**CITY OF VAUGHAN**



**Subject Lands**