

October 28, 2020

BY EMAIL clerks@vaughan.ca & REGULAR MAIL

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A1T1

Attn: Mr. T. Coles, City Clerk

**Re: Royal Building Products (a Westlake Company)
City of Vaughan – Comprehensive Zoning By-law Review ('CBZR')
71 Royal Group Crescent - Parts Lots 4 & 5, Concession 9, Plan 65R-28279
91 Royal Group Crescent - Parts Lots 3 & 4, Concession 9, Plan 65R-28279
City of Vaughan, Region of York
Our File 1711**

We are the Planners of Record writing on behalf of Royal Building Products, (hereafter referred to as 'Royal'), regarding the above captioned properties located in the Vaughan West (South) Corporate Park, as part of the Vaughan Enterprise Zone ('VEZ'), which provides versatile access to distribute its products within regional markets.

Royal is pleased to provide comments as part of the City's 'Comprehensive Zoning By-law Review' or ('CZBR') program – 3rd Draft, publicly released September 24, 2020, with the purpose of pursuing zoning compliance with the implementation of VOP 2010, as amended, among other matters.

Royal is a well-established manufacturer of building and infrastructure products contributing to environmental sustainability, job creation, and a strong municipal tax base within the City of Vaughan and the Region of York.

'With operations throughout North America, NAPCO - Royal Building Products offers the renovation, remodeling and new construction industries a broad range of innovative vinyl products including siding, mouldings, deck, window profiles and patio doors. NAPCO - Royal Building Products also manufactures pipe and fittings for the electrical, municipal, irrigation, plumbing and industrial construction industries.' Source: NAPCO - Royal Building Products.

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Over the past twenty years, Royal has successfully operated its manufacturing, distribution and office business functions at 71 and 91 Royal Group Crescent, where 'Royal' property interests, at these two locations, total collectively about 10.85 ha. (26.8 acres) in land area.

A. THE PURPOSE OF 'ROYAL' PARTICIPATION IN THE CITY'S 'CZBR' PROGRAM

In terms of the City's CZBR program, Royal seeks zoning compliance through the implementation of VOP 2010, as amended, among other matters, as further set out below:

- To inform regarding in effect Zoning By-law 1-88, as amended, with Zoning By-law Exception 1013, as it relates to Royal's property interests, and ensure that prior approved Variances and Consents previously obtained continue to be treated as in conformity and compliance under the new Zoning By-law;
- To clarify and reconcile the proposed 'CZBR' Schedules or Mapping;
- To reconcile the definitions and characteristics of 'Outside Storage', also referred to as 'Outdoor Storage', 'Open Storage' and 'On-Site Storage' land uses per other planning documents, its planned function, development standards and regulations;
- And, to address related zoning matters as the 'CZBR' evolves.

B. THE PLANNING CONTEXT OF 'ROYAL' PROPERTIES

Aerial Image 1 describes the context of the Royal's 'Employment Area' properties, with the following with uses:

TABLE 1: 'ROYAL' PROPERTIES IN THE VAUGHAN WEST (SOUTH) CORPORATE PARK

Municipal Address	Tenure	Operational Use	VOP, 2010 as Amended	Block or Land Area	Building GFA*
71 Royal Group Crescent	Leased	Manufacturing-Distribution-Office	'Prestige Employment' & 'General Employment'	3.96 ha.	24,810 sq. m
91 Royal Group Crescent	Leased	Manufacturing-Distribution-Office-Outside Storage	'Prestige Employment' & 'General Employment'	6.89 ha.	41,547 sq. m
	Total			10.85 ha.	66,357 sq. m

E.O.E.

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VOP 2010, as amended, includes a planning horizon to 2031, and both Royal's 71 and 91 Royal Group Crescent business operations comply with the City's official plan land use designations as set out on Figure 1, describing an employment area with employment planned functions. More specifically, VOP 2010, as amended, provides for two, or dual employment area land use designations, applying to both 71 and 91 Royal Group Crescent properties, as per Schedule 13, Land Use, and Schedule 13-P Land Use. These land use designations are referred to as '*Prestige Employment*' (fronting onto Highway 427) and '*General Employment*' (fronting onto Royal Group Crescent).

The '*Prestige Employment*' land use designation permits '*Industrial uses including manufacturing, warehousing (but not retail warehouse), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted...*' Office uses are permitted, among other uses. (VOP 2010, page 262)

The '*General Employment*' land use designation permits '*A full range of industrial uses including manufacturing, warehousing (but not retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage...*' Office uses are permitted, among other uses. (VOP 2010, page 261)

Of note, these land use designations are also generally consistent with the City's prior Official Plan, Amendment No. 450, 'Employment Area Growth and Management Plan' where the subject lands are designated as '*Prestige Area*' and '*Employment Area*', per Schedule '2A', per approved Amendment No. 450, 'Employment Area West Structural Plan', guiding the initial development of this employment area and its planned functions.

Of interest, Zoning By-law 1-88, as amended, pre-dated both OPA No. 450 and VOP, 2010, as amended, although there were incremental amendments and by-law variances obtained to this zoning for this employment area.

In summary, this following documentation is filed as part of the CZBR to ensure zoning conformity with VOP 2010, as amended.

C. 71 ROYAL GROUP CRESCENT (BLDG. 106) – CURRENT ZONING

The City of Vaughan approved the Site Plan for Building Permit issuance regarding Bldg. 106, per Architect, A.W. Trusevych of A.W. Trusevych Associates, Architect Inc. confirming the building, and the subject property, were constructed in accordance and consistent with the City's approval as granted as per the Final Review Report.



Presently the subject property is zoned 'EM1 Prestige Employment Area Zone', Special Section, 9 (1013) per Zoning By-law 1-88, as amended, as further amended by By-law No. 233-99. Figure 2 is a Zoning Reference Map per City of Vaughan Zoning By-law 1-88, as amended, and Section 1013, Schedule E-1108 Schedule 2 is included in Appendix 'A'.

D. 71 ROYAL GROUP CRESCENT (BLDG. 106) – APPROVED BY-LAW VARIANCE A079/07

In 2008 By-Law Variances were approved with respect to the subject property, and the abutting property to the south, known as 81 Royal Group Crescent, based on Zoning By-law 1-88, as amended. Please refer to Addendum 'A' as it relates to the variances obtained for the subject property and related lands.

For the purposes of the Zoning By-law Special Section 1013, Royal Group Crescent is deemed a public road, among others. Please also note direct access to the subject property will be maintained via Royal Group Crescent with an additional secondary access, as well, to Royal Group Crescent, shared with the lands to the south, among other matters. Royal business operations obtain access to these properties through multiple shared driveway locations via Royal Group Crescent.

Also, related to the approved By-law Variances is an Easement Schedule describing those easements to be conveyed by 1260392 Ontario Limited together with the severed lands, as well as those easements to be reserved in favour of 1260392 Ontario Limited abutting Blocks per a contiguous Consent Applications. At that time there were no restrictive covenants associated with the subject lands according to the client's solicitor.

E. 91 ROYAL GROUP CRESCENT (BLDG. 108) – CURRENT ZONING

The City of Vaughan approved the Site Plan for Building Permit issuance regarding Bldg. 108, per Architect, A.W. Trusevych of A.W. Trusevych Associates, Architect Inc. confirming the building, and its property, were constructed in accordance and consistent with the City's approval as granted as per the Final Review Report.

Presently the subject property is zoned 'EM1 Prestige Employment Area Zone', Special Section, 9 (1013) per Zoning By-law 1-88, as amended, as further amended by By-law No. 233-99. Figure 2 is a Zoning Reference Map per City of Vaughan Zoning By-law 1-88, as amended, and Section 1013, Schedule E-1108 Schedule 2 is included in Appendix 'A'.



F. 91 ROYAL GROUP CRESCENT (BLDG. 108) – APPROVED BY-LAW VARIANCE A077/07

In 2007 By-Law Variances were approved with respect to the subject property, and the abutting property to the north, known as 81 Royal Group Crescent, based on Zoning By-law 1-88, as amended. Please refer to Addendum 'B' as it relates to the variances obtained for the subject property and related lands.

For the purposes of the Zoning By-law Special Section 1013, Royal Group Crescent is deemed a public road, among others. Please also note direct access to the subject property will be maintained via Royal Group Crescent with an additional secondary access, as well, to Royal Group Crescent, shared with the lands to the south, among other matters. Royal business operations obtain access to these properties through multiple shared driveway locations via Royal Group Crescent.

Also, related to the approved By-law Variances is an Easement Schedule describing those easements to be conveyed by 1260392 Ontario Limited together with the severed lands, as well as those easements to be reserved in favour of 1260392 Ontario Limited abutting Blocks per a contiguous Consent Applications. At that time there were no restrictive covenants associated with the subject lands according to the client's solicitor.

G. PROPOSED 'CZBR' SCHEDULE 'A' MAPPING PER ROYAL'S PROPERTY INTERESTS

Attached Figure 3, depicts the proposed zoning designation provided by CZBR Schedule 'A' mapping as it relates to 'Royal' property interests.

Royal's 71 & 91 Royal Group Crescent properties are depicted with the 'Prestige Employment Zone' EM1-686 zoning designation. This Exception No. 686 zone allows for the manufacturing or processing use in addition to related employment area activities. This proposed Exception fails however, in that it does not recognize the intent of VOP 2010, which provides for dual land use designations to the subject properties, which in effect permits 'outside storage'.

Of Interest, 'Outside Storage', 'Outdoor Storage', 'Open Storage' and 'On-Site' uses are defined and/or described differently by various land use planning documents. As well, 'storage' as a use is governed by many other factors such its type, primary or accessory, temporal or interim, scale required, location on site, staging, location relative to other surrounding uses, the level of screening required, deemed adverse affects, if any, and the relationship of the storage to a primary manufacturing use, among other matters.

To maintain the City's Employment Area competitive advantages, the 'Comprehensive Zoning By-law Review' will need to ensure clarity and certainty, in managing 'Outdoor Storage', 'Outside



Storage’, ‘Open Storage’ and ‘On-site Storage’ terminology, where, and how applied. The VOP 2010, as amended, and Zoning By-law definitions, planned functions and development standards and regulations require clarity and consistency to support economic competitiveness and environmental sustainability.

TABLE 1: HOW ‘STORAGE’ TERMS ARE APPLIED IN PLANNING DOCUMENTS

	Outside Storage	Outdoor Storage	Open Storage	On-site Storage
Provincial PBWP	NO	NO	YES	YES
Vaughan OPA 450	YES	NO	NO	NO
VOP 2010	YES	YES	NO	NO
Vaughan By-law 1-88	YES	NO	YES	NO
Vaughan CZBR	YES	NO	NO	NO

Another aspect to consider in seeking clarity and certainty in terms of the CZBR with regard to ‘outside storage’, is the planned function of manufacturing, and the inherent uses that apply to this use. Truck and trailer parking, for example, are inherent to this permitted use and are not typically deemed as a ‘storage’ function. The movement and staging of manufactured goods on site should be deemed as an inherent function, and not be subject to ‘storage’ use zoning by-law provisions. Please refer to ‘Table 2: Comparison of Storage Definitions’ which expresses a concern regarding the proposed definition of Outside Storage and how it is proposed to be applied by the CZBR.

Although the intent of VOP, 2010, as amended, permits ‘outside storage’ on a property, in this case 71 and 91 Royal Group Crescent, as depicted by a dual designation, it does not appear to be reflected in the CZBR to date. For example, it is important that ‘Royal’ be allowed to maintain the use of the 91 Royal Group Crescent for outside or outdoor storage purposes to support its manufacturing operations, notwithstanding the development standards that are applied to ‘outside storage’.

Therefore, to maintain uniformity and avoid non-compliance where possible, it is recommended that a new Special Section or site specific zoning for 71 & 91 Royal Group Crescent be consistent with the land use permissions of VOP, 2010, as amended, by recognizing the dual land use designations applying to each of the properties, and include land use permission in the new Zoning By-law, in loc-step with VOP 2010, as amended permissions.

H. ADDITIONAL ITEMS OF INTEREST

It is also important to acknowledge that certain industries require on-site storage silos, which are related to the manufacturing processes. In the proposed ‘EM1’ and ‘EM2’ Zones, silos are to be limited to 15m height in terms of building or structure height limitations per the Employment Zone development standards.

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Also, there would be value in clarifying 'Accessory' as it may or may not relate to 'inherent' permitted uses associated with principal permitted uses, such as staging, truck and trailer activities. In Employment Zones reference is made to 'Accessory Office' and 'Accessory Retail' only.

I. CONCLUSION & RECOMMENDATION

In conclusion, this letter sets out principles and issues which the 'CZB' needs to address appropriately. Royal is pleased to provide continuing input as part of the City's 'CZBR' program in support of the following principles:

- 'Principle #1: Ensure Conformity with the Official Plan'
- 'Principle #2: Minimizing Legal Non-Conforming Uses and Non-Complying Structures';
- 'Principle #3: Maintaining Permission's where Possible', and;
- 'Principle #4: Creating a User-Friendly By-law'.

Our submission does not preclude any submission regarding these property's that may be filed by the property owner.

We would also appreciate our firm being placed 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 cooperation.

Yours truly,
Pound & Stewart Associates Limited



Philip Stewart
la/1711_ltr.Royal.Oct.28.20

Attachments: As noted herein

cc. Mr. B. Correia, Project Manager, Comprehensive Zoning By-law Review, City of Vaughan
cc. Mr. R. Gray, Miller Thomson
cc. Client



TABLE 2: COMPARISON OF ‘STORAGE’ DEFINITIONS `

Defined Terms	Parkway Belt West Plan	VOP, Office Consolidation March 1, 2019	Vaughan Zoning By-law 1-88, as amended	Vaughan Draft CBZR – First Draft April 2019	Vaughan Draft CBZR – Third Draft September 2020	PSP Comments
Outside Storage Use	No Definition PBWP References Include Temporary or Interim: ‘On-site Storage’ ‘Storage’	Section 9.2.2.10 General Employment e. ‘Outside Storage’	OUTSIDE STORAGE - Means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot and not covered by a structure in the EM2 Zone only.	Outside Storage: Means an open area of land <u>used</u> for the temporary storage of materials, equipment, intermodal containers or finished goods which are associated with the <u>principal use</u> of the <u>lot</u> . Storage: Means an area that is <u>used</u> for the keeping of goods or material, either within a <u>building</u> or structure, or in an <u>outside storage area</u> , where expressly permitted by this By-law.	Outside Storage: Means an open area of land used for the temporary storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot, and may include the temporary parking of commercial vehicles.	It is noted that the definition for ‘storage’ has been removed in the third draft. The definition of ‘Outside Storage’ has been expanded upon to include “... the temporary parking of commercial vehicles”. Does this mean that any zone which allows for ‘manufacturing or processing facility’ technically requires the ‘outside storage’ use to accommodate the temporary parking of commercial vehicles? Such as the EM1 zone, which allows for ‘manufacturing or processing facility’ but not ‘outside storage’.
Outdoor Storage Use	No Definition PBWP References Include Temporary or Interim: ‘On-site Storage’	General Employment Section 9.2.2.10 bi. ‘Outdoor Storage’ Infrastructure & Utilities Section 9.2.2.26. b ii. <i>“secondary uses such as passive or active recreation community gardens, other utilities, parking lots and outdoor storage that are accessory to adjacent land</i>	No Definition	No Definition	No Definition	

TABLE 2: COMPARISON OF ‘STORAGE’ DEFINITIONS`

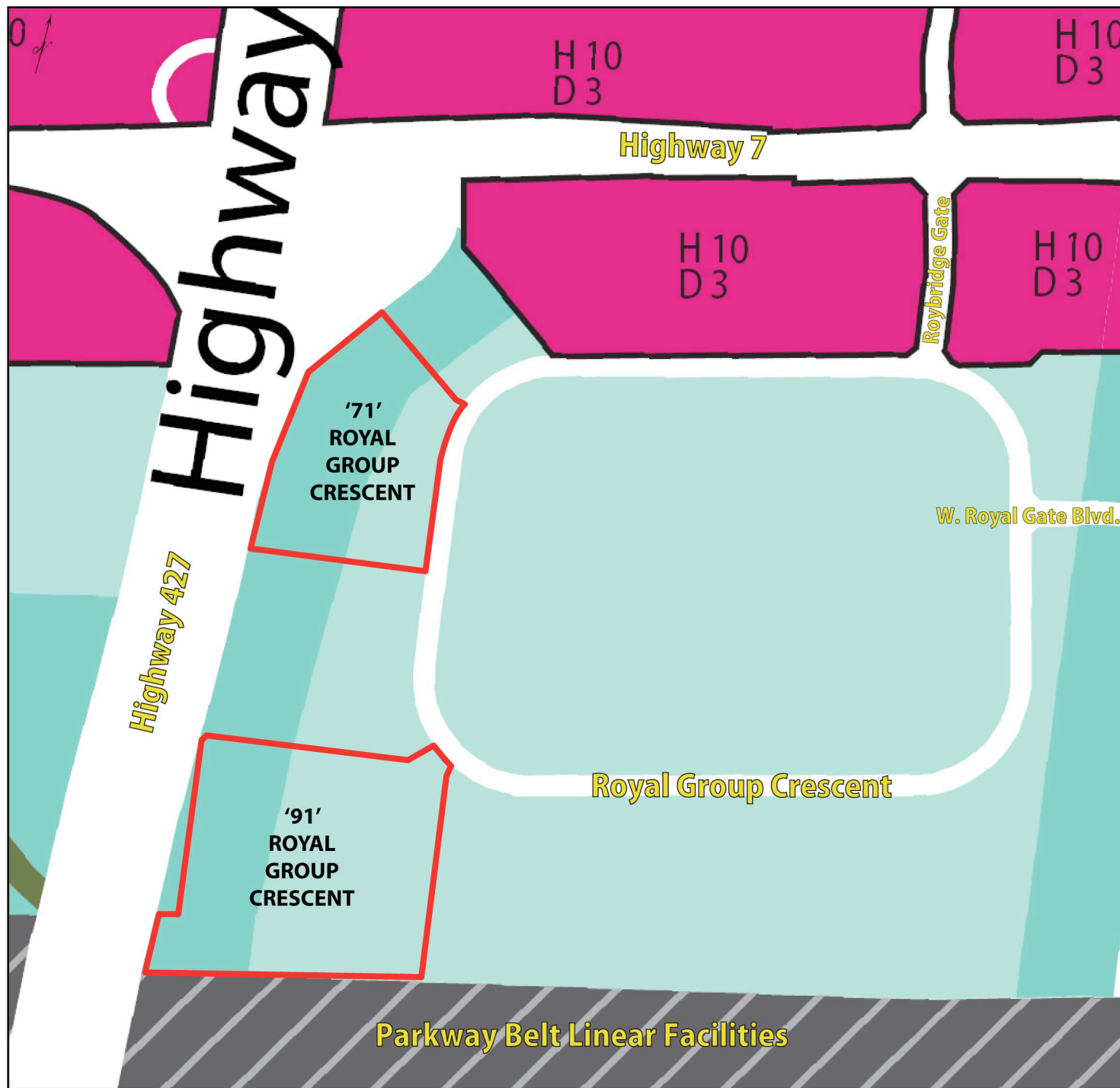
Defined Terms	Parkway Belt West Plan	VOP, Office Consolidation March 1, 2019	Vaughan Zoning By-law 1-88, as amended	Vaughan Draft CBZR – First Draft April 2019	Vaughan Draft CBZR – Third Draft September 2020	PSP Comments
	‘Storage’	<i>uses subject to the review/approval of the utility provider.”</i>				
Open Storage Use	No Definition PBWP References Include Temporary or Interim: ‘On-site Storage’ ‘Storage’	No Reference	OPEN STORAGE - Means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot and not covered by a structure for a period of more than 72 hours.	No Definition	No Definition	
On-Site Storage Use	‘On-site Storage’	No Reference	No Definition	No Definition	No Definition	

1711_TableA_Definitions_Comparison_October 2020

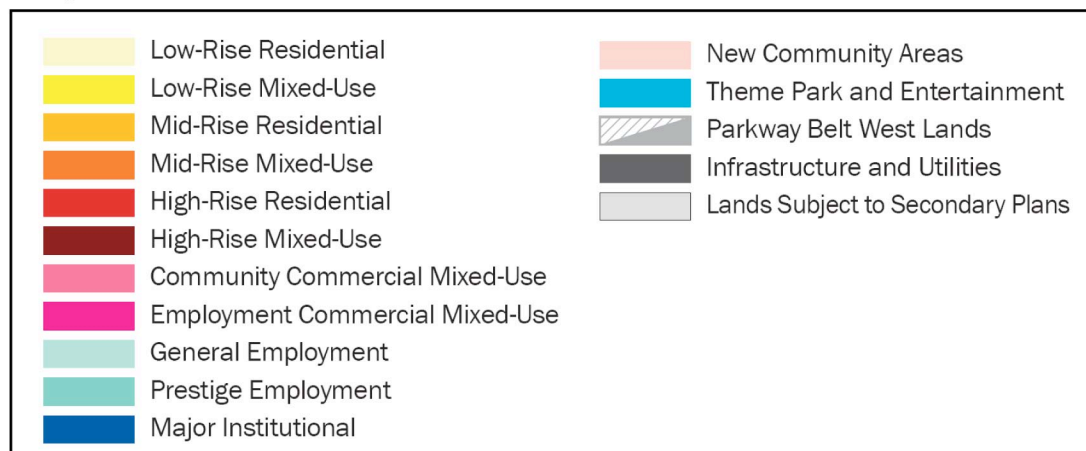
IMAGE 1: ROYAL GROUP, INC. CITY OF VAUGHAN
OCTOBER 2020



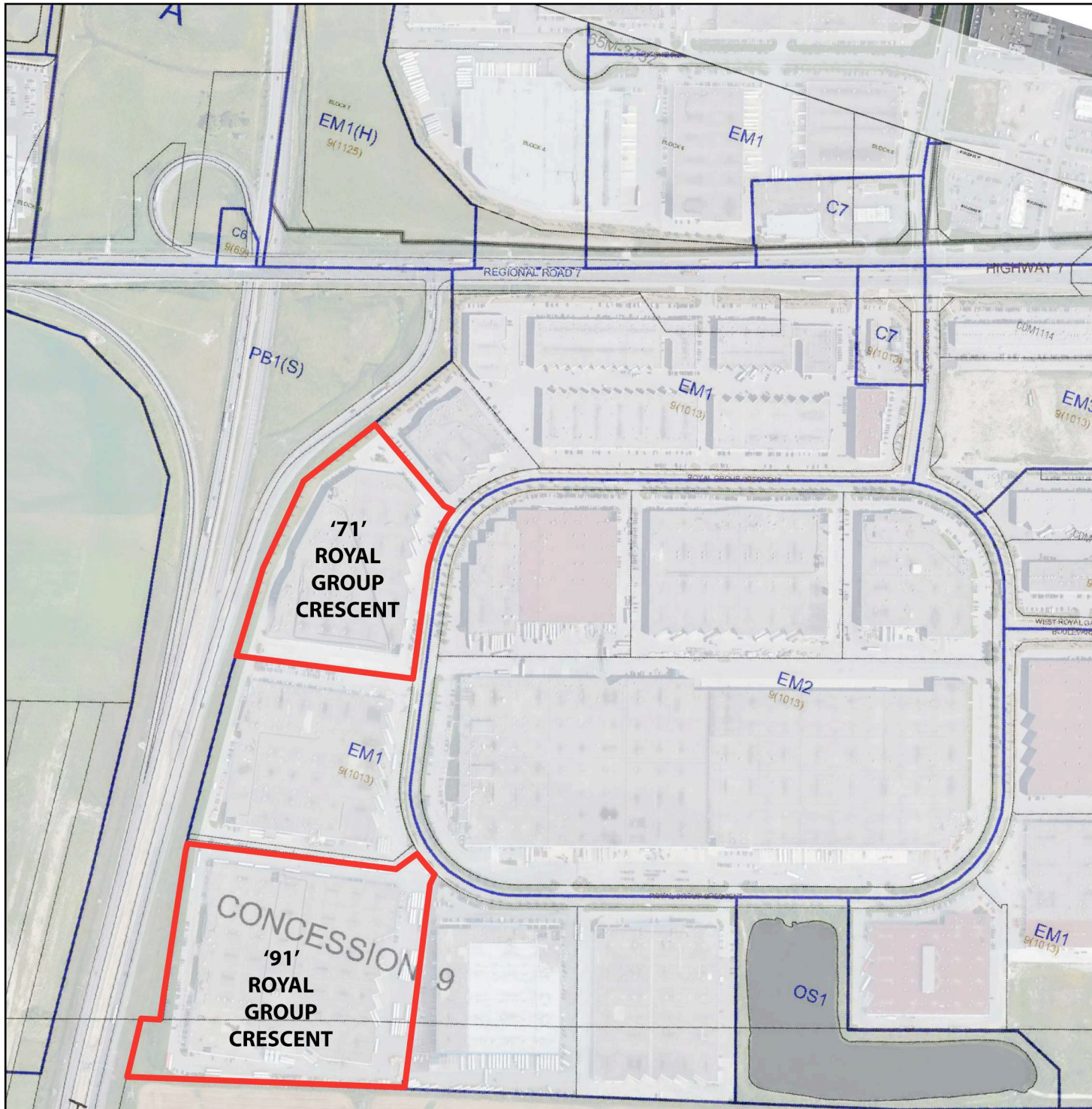
FIGURE 1: CITY OF VAUGHAN OFFICIAL PLAN, OFFICE CONSOLIDATION JUNE 2019 - SCHEDULE 13: LAND USE
 COMPREHENSIVE ZONING BY-LAW REVIEW (3RD DRAFT)
 71 & 91 ROYAL GROUP CRESCENT - CITY OF VAUGHAN
 OCTOBER 2020



1711_Figure1_71-91_OP_Oct.27.20



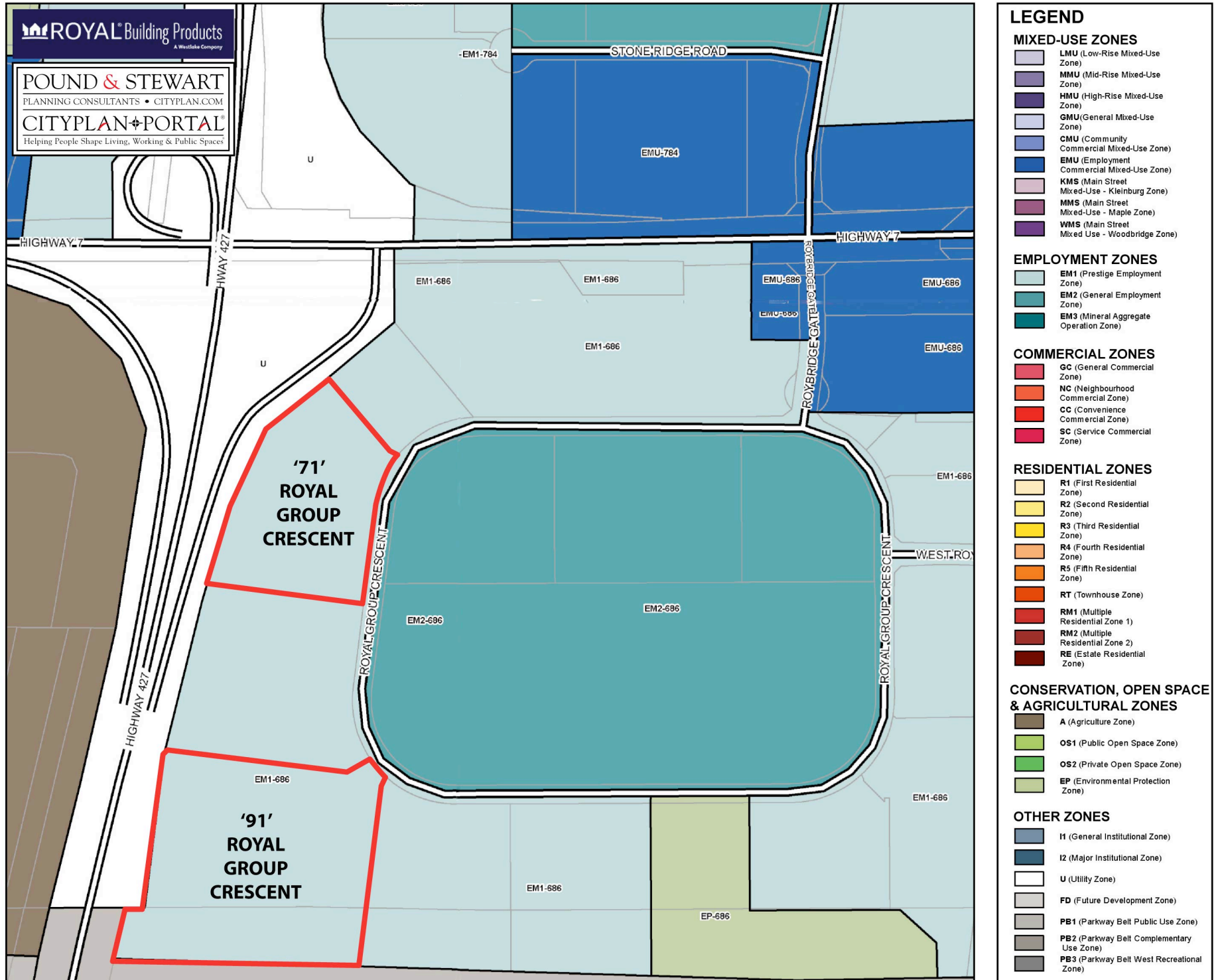
**FIGURE 2: CITY OF VAUGHAN ZONING BY-LAW 1-88, AS AMENDED
71 & 91 ROYAL GROUP CRESCENT - CITY OF VAUGHAN
OCTOBER 2020**



ZONES	PERMITTED USE CATEGORIES
EM1	PRESTIGE EMPLOYMENT ZONE
EM2	GENERAL EMPLOYMENT ZONE
EM3	MINERAL AGGREGATE OPERATION ZONE
C7	SERVICE COMMERCIAL ZONE
OS1	OPEN SPACE CONSERVATION ZONE



FIGURE 3: CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW REVIEW - 3RD DRAFT ZONING BY-LAW MAPPING - SCHEDULE A
71 & 91 ROYAL GROUP CRESCENT - CITY OF VAUGHAN
OCTOBER 2020



Appendix A

1013) Notwithstanding the provisions of:

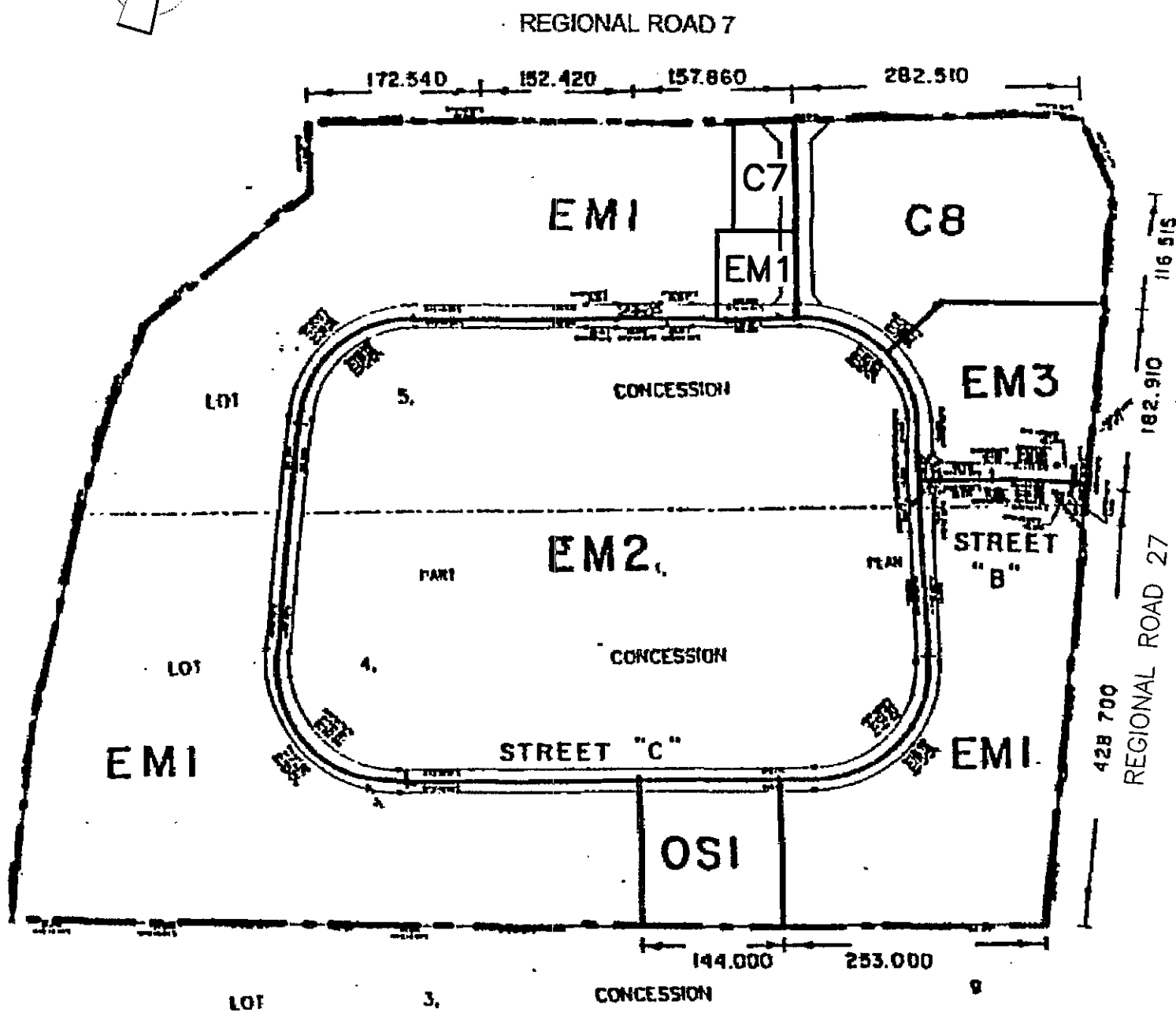
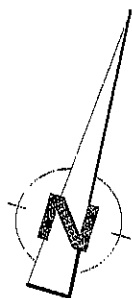
- a) Deleted;
- b) Subsection 3.9(d) respecting loading space requirements;
- c) Subsection 2 respecting the definition of “Public Highway”;
- d) Schedule “A” respecting the maximum building height requirement in a C8 Office Commercial Zone;
- e) Subsection 6.1.6(a) respecting landscaping requirements in Employment Area zones;
- f) Subsection 6.1.6(d) respecting the minimum width of a landscape strip in the EM1 Prestige Employment Area Zone where it abuts lands zoned OS1 Open Space Conservation Zone;
- g) Subsection 2 respecting the definition of a lot.
- h) Schedule “A” respecting the minimum lot frontage and minimum lot area requirements in a C7 Service Commercial Zone.
- i) Subsection 5.1.4 respecting Use Permitted, All Commercial Zones;
- j) Subsection 2 respecting the definition of “Lot Line, Front”;
- k) Subsection 3.8 a) respecting Parking Requirements;
- l) Subsection 3.8 g) respecting driveway widths;
- m) Subsection 3.9 a) ii) respecting loading space requirements for an office building;
- n) Subsection 6.1.1 respecting Permitted Uses in all Employment Area Zones and Subsection 6.5.1 respecting permitted uses in the Retail Warehouse Employment Area Zone;
- o) Schedule “A” respecting the zone standards in the EM3 Retail Warehouse Employment Area Zone;
- p) Schedule "A" respecting the minimum rear yard setback in a EM1 Prestige Employment Area Zone;
- q) Section 2.0 respecting the definition of a Mixing Plant;
- r) Subsection 6.2.1 respecting the permitted uses in the EM1, Prestige Employment Area Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on [Schedule “E-1108”](#):

- ai) Deleted;
- bi) Loading and unloading shall be permitted to be located between a building and a street;
- ci) For the purposes of this By-law, Streets “A”, “B” and “C” shown on [Schedule “E-1108”](#) shall be considered to be public streets;
- di) The maximum building height shall be 30 metres;
- ei) A strip of land not less than 6m in width shall be provided along a lot line which abuts the street line of Street “B” shown on [Schedule “E-1108”](#). This shall not prevent the provision of access driveways across the said strip;
- fi) No landscape strip is required within and along the boundary of an EM1 Zone where it abuts an OS1 Zone;

- gi) For the purposes of zoning conformity, the lands shown as C7- Service Commercial Zone on [Schedule "E-1108"](#) and [Schedule "E-1108A"](#) shall be deemed to be a lot;
- gii) For the purposes of zoning conformity the lands shown as "Subject Lands" on [Schedule "E-1108B"](#) shall be deemed to be one lot and to comply with the provisions of this By-law, regardless of the creation of a new lot by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made;
- hi) The minimum lot frontage shall be 55m and the minimum lot area shall be 5400m² on the lands shown as C7 Service Commercial Zone on [Schedule "E-1108"](#) and [Schedule "E-1108A"](#);
- ii) Subsection 5.1.4 shall not apply to the lands shown as C7 Service Commercial Zone on [Schedule "E-1108"](#) and [Schedule "E-1108A"](#);
- ji) The north property line shall be deemed to be the front lot line for the lands shown as "Subject Lands" on [Schedule "E-1108B"](#);
- ki) The minimum number of parking spaces shall be 649 for the lands shown as "Subject Lands" on [Schedule "E-1108B"](#);
- kii) The minimum parking requirement for the lands shown as EM2 General Employment Area Zone and identified as "Part 1" on [Schedule "E-1108"](#) shall be 0.6 parking spaces/100 sq.m.;
- kiii) The minimum number of parking spaces shall be 78 for the lands shown as EM1 Prestige Employment Area Zone on [Schedule "E-1108A"](#);
- kiv) The minimum number of parking spaces shall be 314 for the lands shown as the "Subject Lands" on [Schedule "E-1108C"](#).
- li) The maximum driveway width shall be 9m for the lands shown as "Subject Lands" on [Schedule "E-1108B"](#);
- mi) Loading spaces shall not be required for an office building on the lands shown as "Subject Lands" on [Schedule "E-1108B"](#);
- ni) The following uses shall not be permitted on the lands shown as "Subject Lands" on [Schedule "E-1108B"](#):
 - Building Supply Outlet, and;
 - Swimming Pool, Recreation Vehicles Leasing/Rental/Sales
- nii) The following additional use shall be permitted on the lands shown as "Subject Lands" on [Schedule "E-1108B"](#):
 - Business and Professional Offices, including offices for regulated health professionals;
- oi) The minimum rear yard setback shall be 4.9m for the lands shown as "Subject Lands" on [Schedule "E-1108B"](#);
- pi) The minimum rear yard setback shall be 6.1m for the lands shown as EM1 Prestige Employment Area Zone on [Schedule "E-1108A"](#).
- qi) Notwithstanding the definition of a Mixing Plant in Section 2.0, for the purposes of this exception a Mixing Plant shall be defined as Follows:

Mix Plant – Means a building or structure or part of a building or structure where various Dry and wet goods or materials are mixed and/or batched for the purposes of Manufacturing powder and adhesives, to produce mortars, grout, adhesives and other Related products provided that all mixing shall occur within a wholly enclosed building Without Outside Storage.
- ri) The following additions used shall be permitted on the subject lands as shown on [Schedule "E-1108C"](#)
 - Mixing Plant.



THIS IS SCHEDULE 'E-1108'
TO BY-LAW 1-88, SECTION 9(1013)

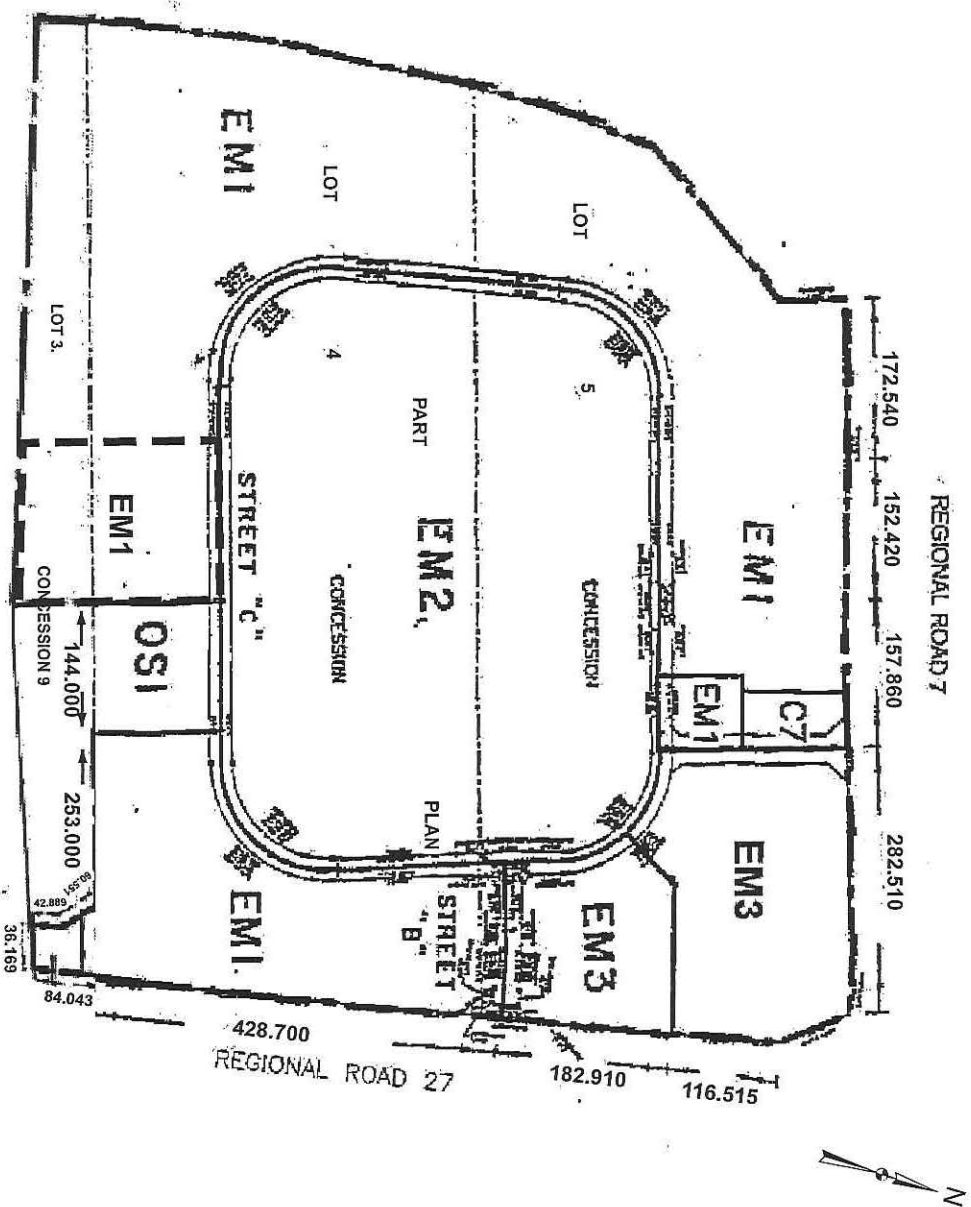
NOT TO SCALE

THIS IS SCHEDULE '2'
TO BY-LAW 225 - 2010
PASSED THE 7th DAY OF SEPT., 2010

SUBJECT LANDS

FILE: Z.09.039
RELATED FILE: DA.09.081
LOCATION: Part Lot 5, Concession 9
APPLICANT: GANZ REALTY LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS
MAYOR
CLERK



THIS IS SCHEDULE 'E-1108'
TO BY-LAW 1-88
SECTION 9(1013)

FILE: Z.17.043
RELATED FILE: DA.18.010
LOCATION: PART OF LOTS 3 AND 4, CONCESSION 9
APPLICANT: OMERS REALTY CORPORATION
CITY OF VAUGHAN

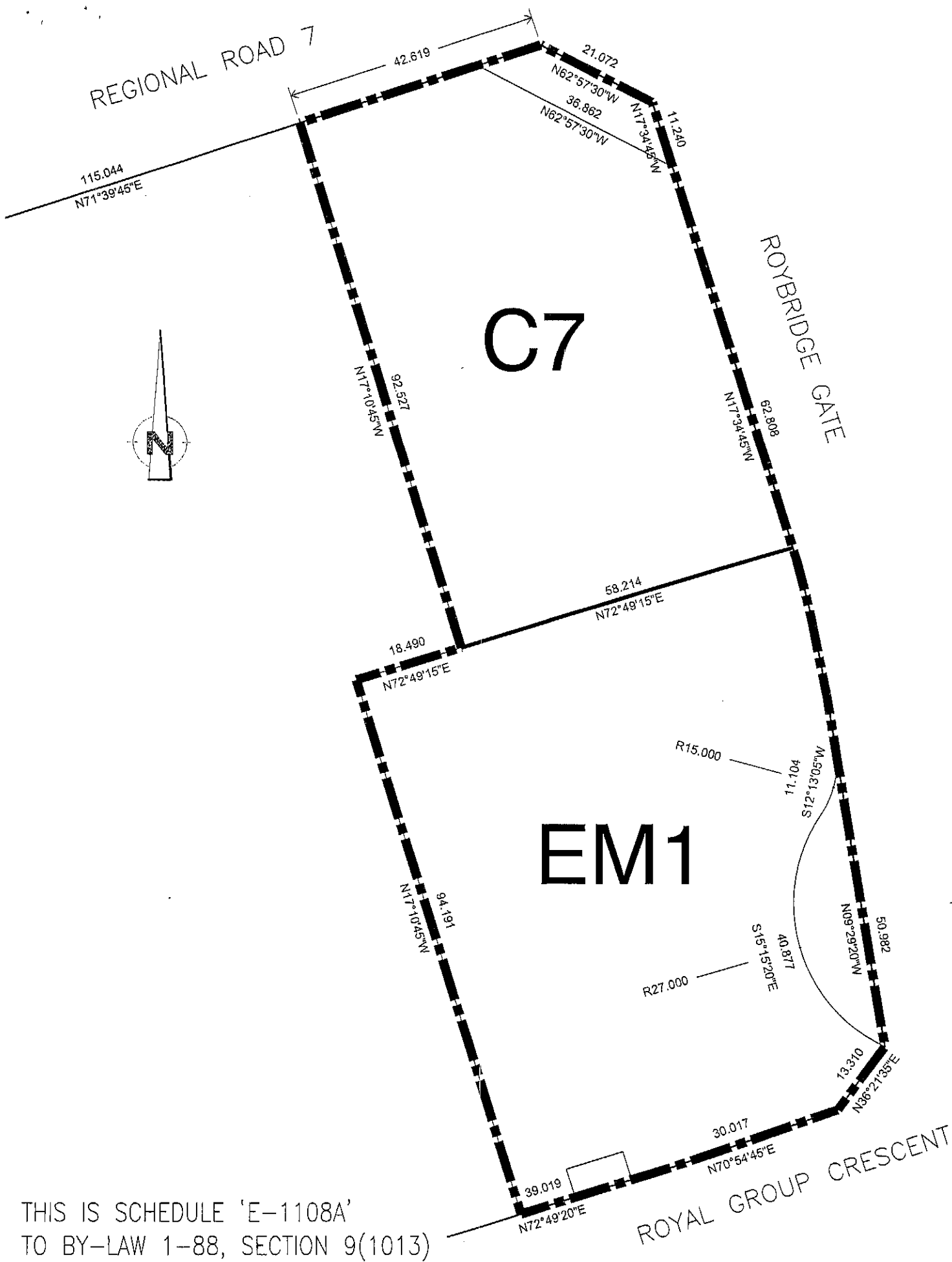
THIS IS SCHEDULE '1'
TO BY-LAW 122-2018
PASSED THE 14th DAY OF JUNE, 2018

0 125 250 500 Metres

SIGNING OFFICERS

MAYOR

CLERK



NOT TO SCALE

THIS IS SCHEDULE '1'
TO BY-LAW 225 - 2010
PASSED THE 7th DAY OF SEPT., 2010

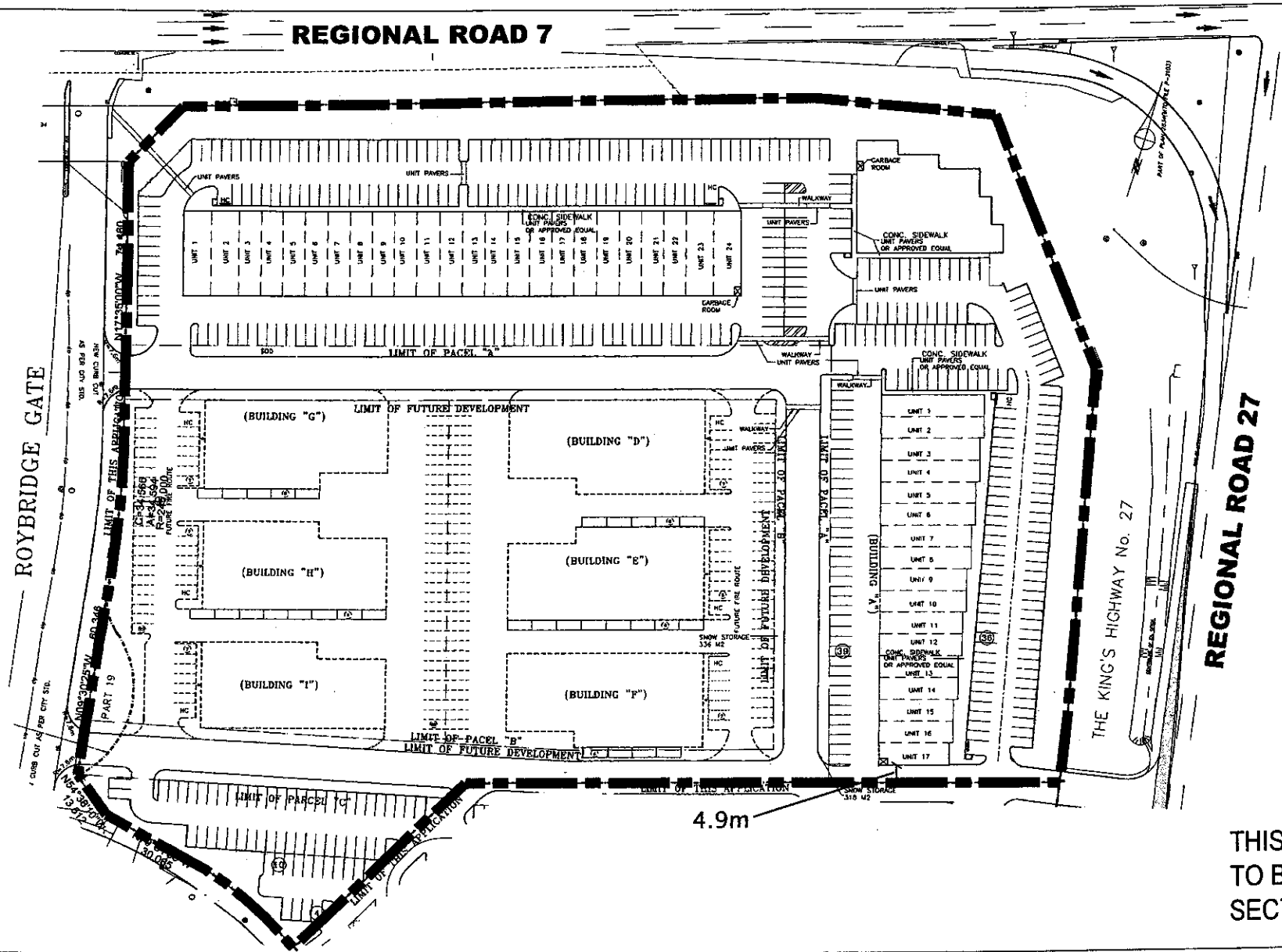
SUBJECT LANDS

FILE: Z.09.039
RELATED FILES: DA.09.081, Z.04.065, DA.05.003
LOCATION: Part Lot 5, Concession 9
APPLICANT: GANZ REALTY LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



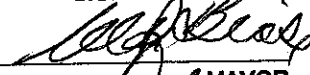
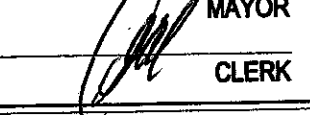
SUBJECT LANDS

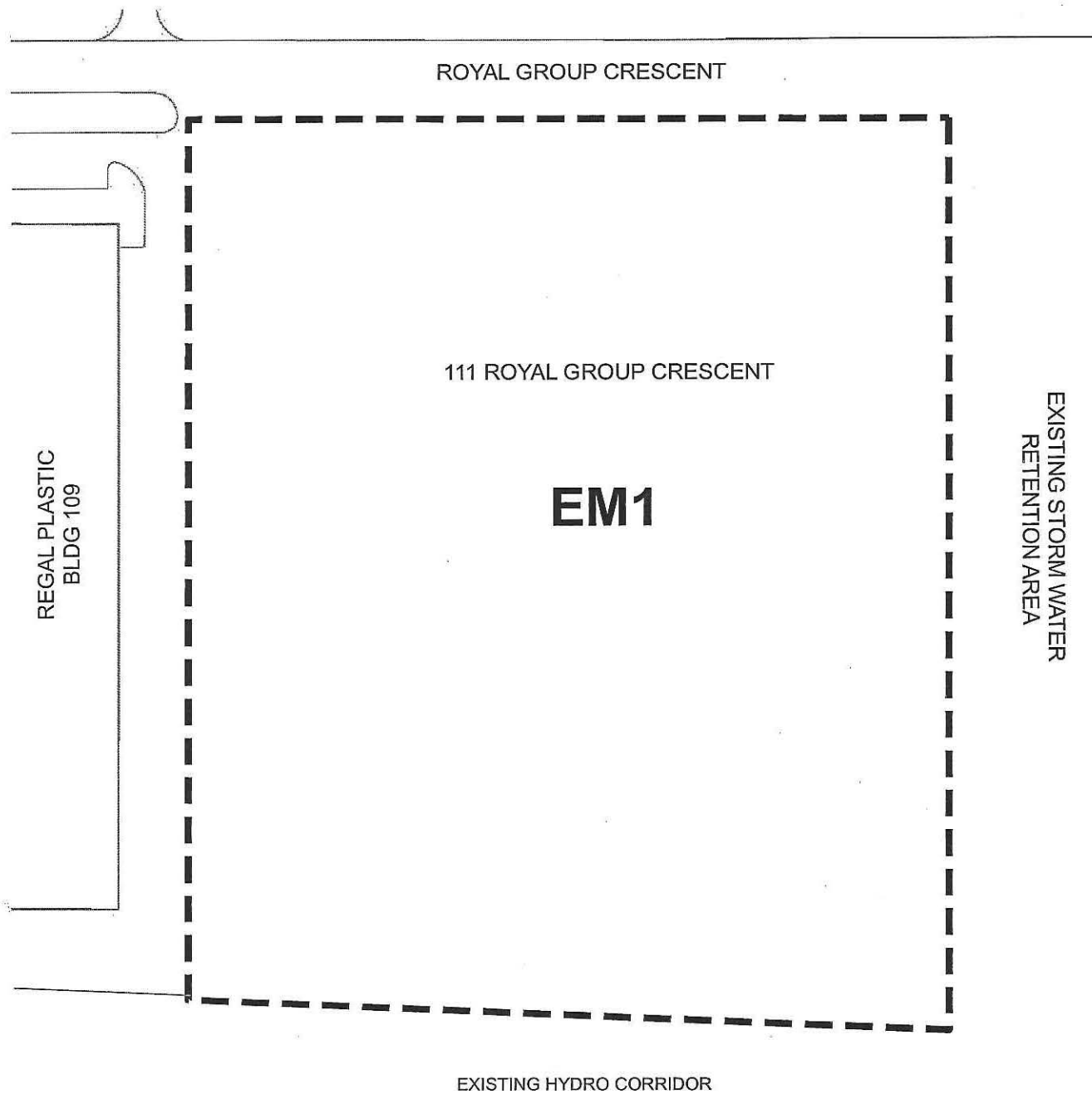
NOT TO SCALE

THIS IS SCHEDULE 'E-1108B'
TO BY-LAW 1-88
SECTION 9(1013)

FILE No. Z.06.031
RELATED FILE No. DA.06.061
LOCATION: Part of Lot 5, Concession 9
APPLICANT: 2056239 ONTARIO INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 320 - 2006
PASSED THE 25th DAY OF SEPT., 2006

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1108C'
TO BY-LAW 1-88
SECTION 9(1013)

 Subject Lands

Not to Scale

THIS IS SCHEDULE '2'
TO BY-LAW 122 -2018
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.17.043
RELATED FILE: DA.18.010
LOCATION: PART OF LOTS 3 AND 4, CONCESSION 9
APPLICANT: OMERS REALTY CORPORATION
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

14.686

Exception Number 686	Legal Description: 1-19 Roybridge Gate, 20-151 Royal Group Crescent, 6125-6251 Highway 7, 7500-7600 Highway 27
Applicable Parent Zone: EP, EM1, EM2, EMU	
Schedule A Reference: 22, 23, 42, 43	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.686.1 Permitted Uses	
<p>1. The following uses shall not be permitted on the area labelled “Subject Lands” on Figure E-1108B:</p> <ul style="list-style-type: none">a. Building supply outlet; and,b. Swimming pool, recreation vehicles leasing/rental/sales. <p>2. The following additional uses shall be permitted on the area labelled “Subject Lands” on Figure E-1108B:</p> <ul style="list-style-type: none">a. Clinic; and,b. Office <p>3. A mixing plant shall be permitted as an additional use on the area labelled “Subject Lands” on Figure E-1108C.</p>	
14.686.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the area shown as “Subject Lands,” on Figure E-1108:</p> <ul style="list-style-type: none">a. The Streets shown as “A,” “B” and “C” on Figure E-1108 shown on shall be considered to be public streets;b. The maximum building height shall be 30.0 m;c. The minimum width of a landscape strip along the lot line abutting the street line of Street “B” shall be 6.0 m; and,d. no landscape strip is required within and along the boundary of an EM1 zone where it abuts a C zone. <p>2. The area labelled “C7” on Figure E-1108 and Figure E-1108A shall be deemed to be a lot.</p>	

3. The area shown as "Subject Lands" on Figure E-1108B shall be deemed to be one lot and to comply with the provisions of this By-law, regardless of the creation of a new lot by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made.
4. The following provisions shall apply to the area labelled "C7" on Figure E-1108 and Figure E-1108A:
 - a. The maximum lot frontage shall be 55.0 m; and
 - b. The minimum lot area shall be 5,400.0 m².
5. The north property line shall be deemed to be the front line for the lands labelled "Subject Lands" on Figure E-1108B.
6. The maximum driveway width for the lands labelled "Subject Lands" on Figure E-1108B shall be 9.0 m.
7. The minimum rear yard for the area labelled "Subject Lands" on Figure E-1108B shall be 6.1 m.
8. The minimum rear yard for the area labelled "EM1" on Figure E-1108A shall be 4.9 m.

14.686.3 Parking

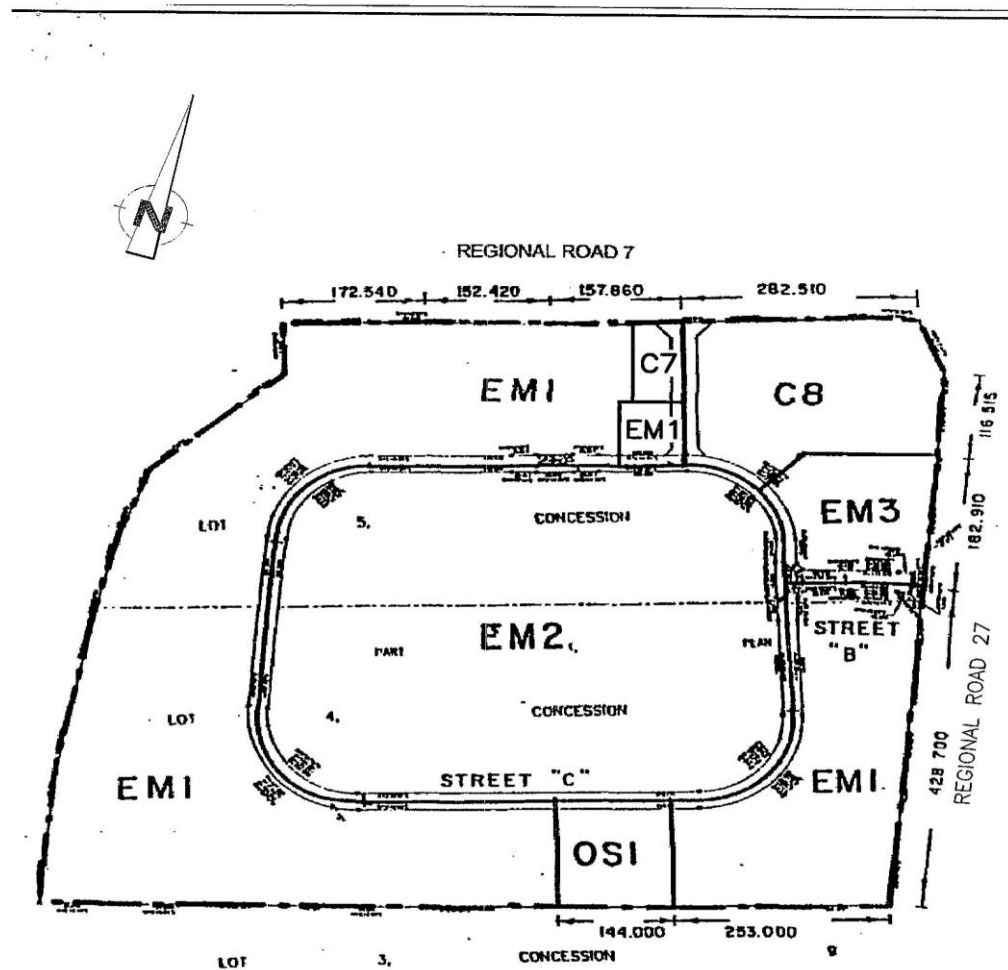
1. Loading and unloading shall be permitted to be located between a building and a street on the area labelled "Subject Lands" on Figure E-1108.
2. The minimum number of required parking spaces for the area labelled "Subject Lands" on Figure E-1108B shall be 649.
3. The minimum number of required parking spaces for the area labelled "EM2" and identified as "Part 1" on Figure E-1108 shall be calculated at a rate of 0.6 parking spaces per 100.0 m² of gross floor area.
4. The minimum number of required parking spaces for the lands labelled "EM1," on Figure E-1108A shall be 78.
5. The minimum number of required parking spaces for the lands labelled "Subject Lands," on Figure E-1108B shall be 314.
6. Loading spaces shall not be required for an office building on the lands labelled "Subject Lands" on Figure E-1108B.

14.686.4 Other Provisions

1. A mixing plant shall mean a building or structure or part of a building or structure where various dry and wet goods or materials are mixed and/or batched for the purposes of manufacturing

powder and adhesives, to produce mortars, grout, adhesives and other related products
provided that all mixing shall occur within a wholly enclosed building without Outside Storage.

Figure E-1108



NOT TO SCALE

RECEIVED FROM: [illegible]
 LOCATION: Part Lot 5, Concession 9
 APPLICANT: GANZ REALTY LIMITED
 CITY OF VAUGHAN

Figure E-1108

LOCATION: PART OF LOTS 3 AND 4, CONCESSION 9
 APPLICANT: OMERS REALTY CORPORATION
 CITY OF VAUGHAN

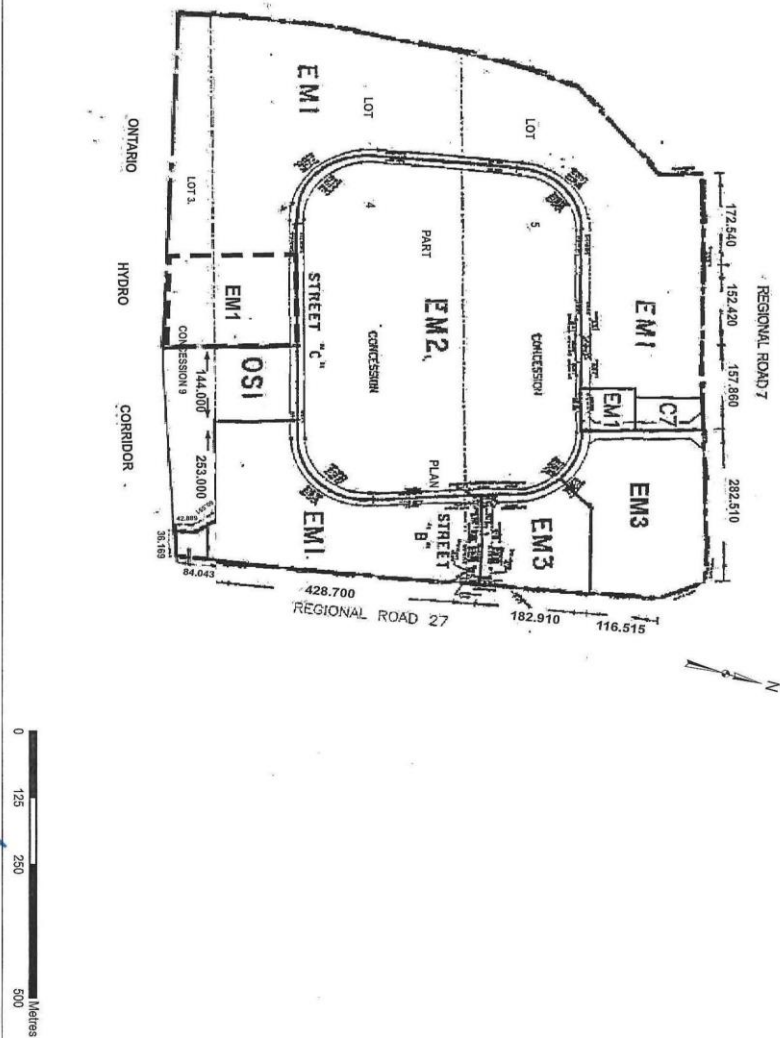


Figure E-1108A

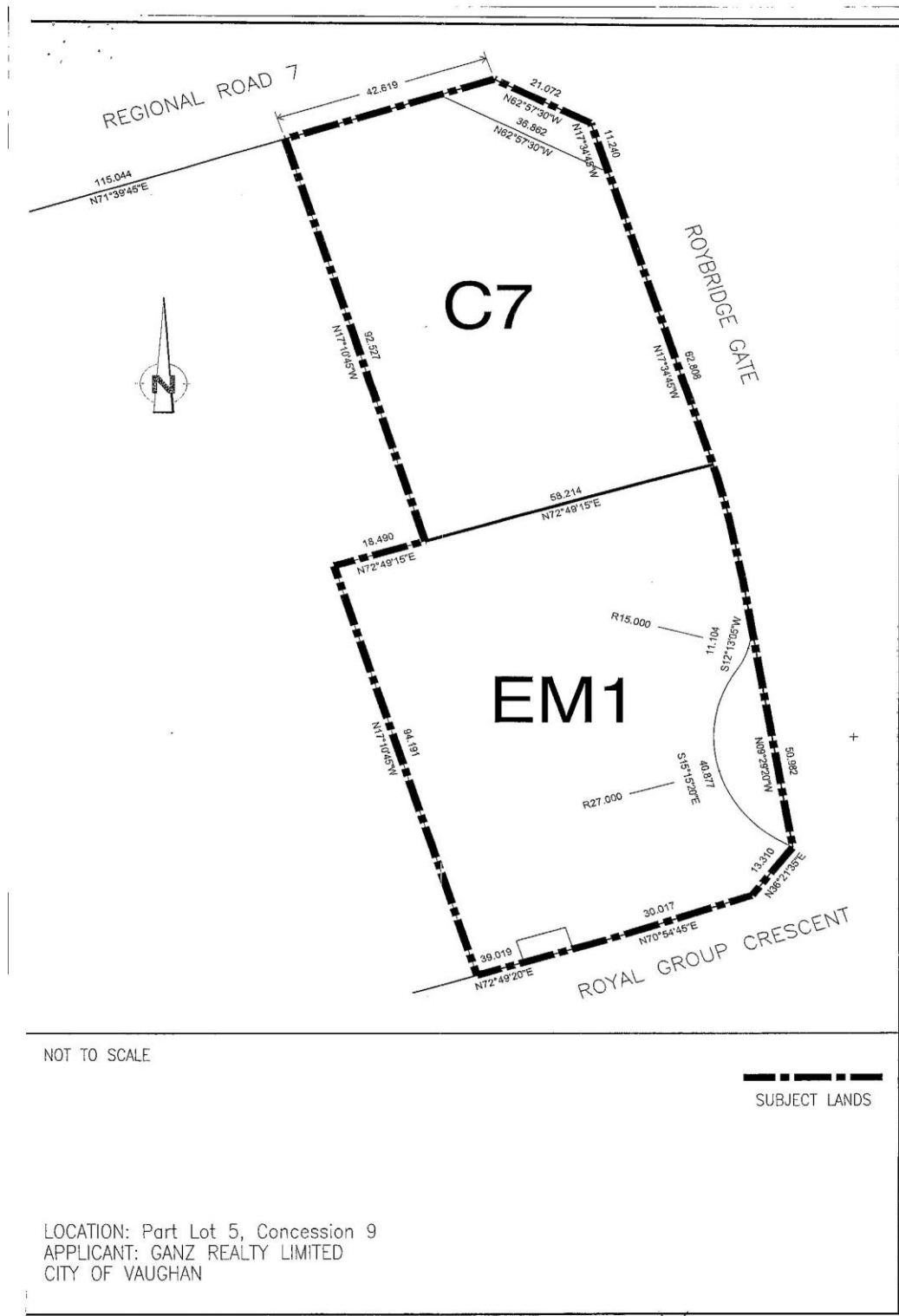


Figure E-1108B

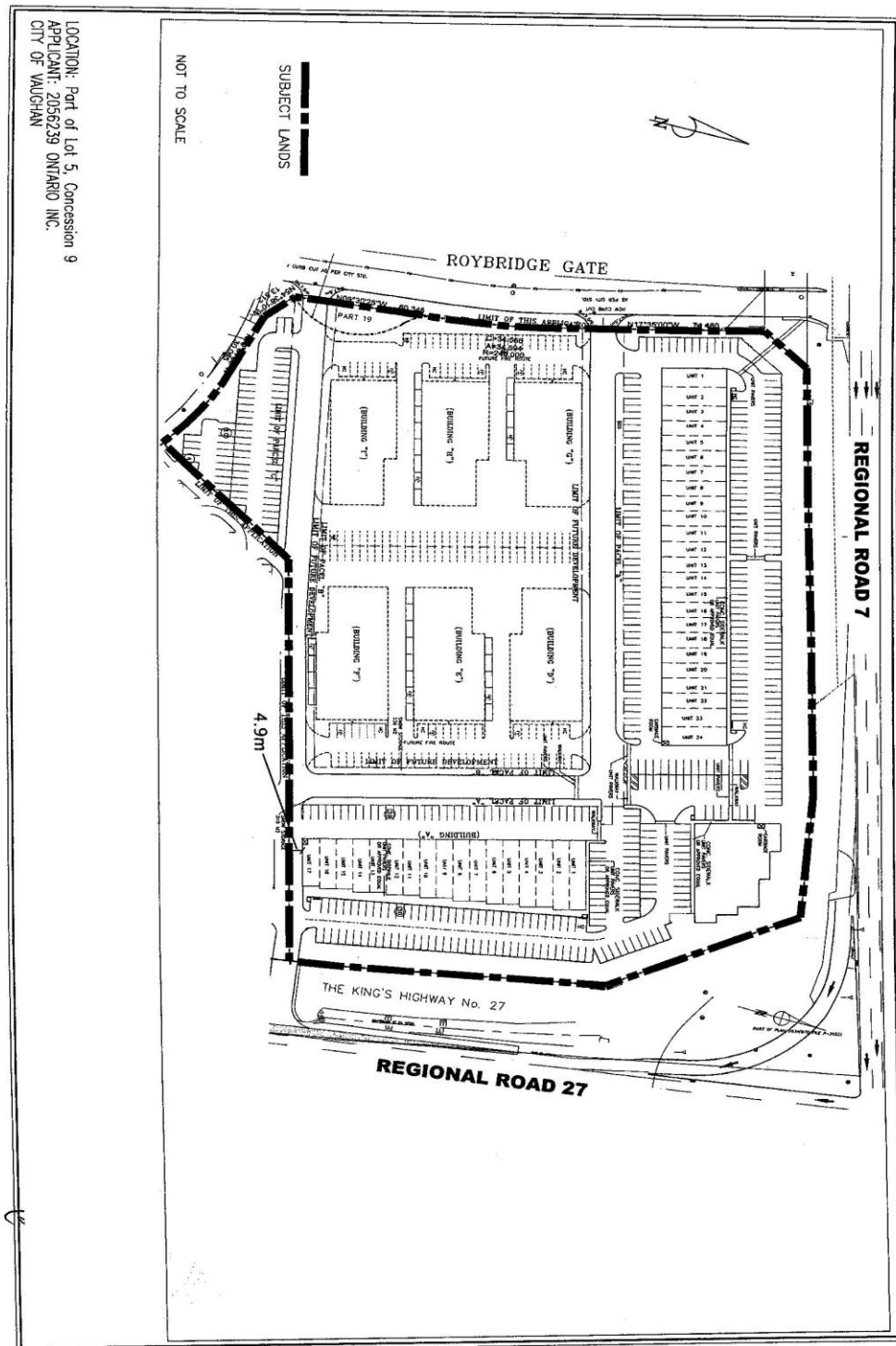
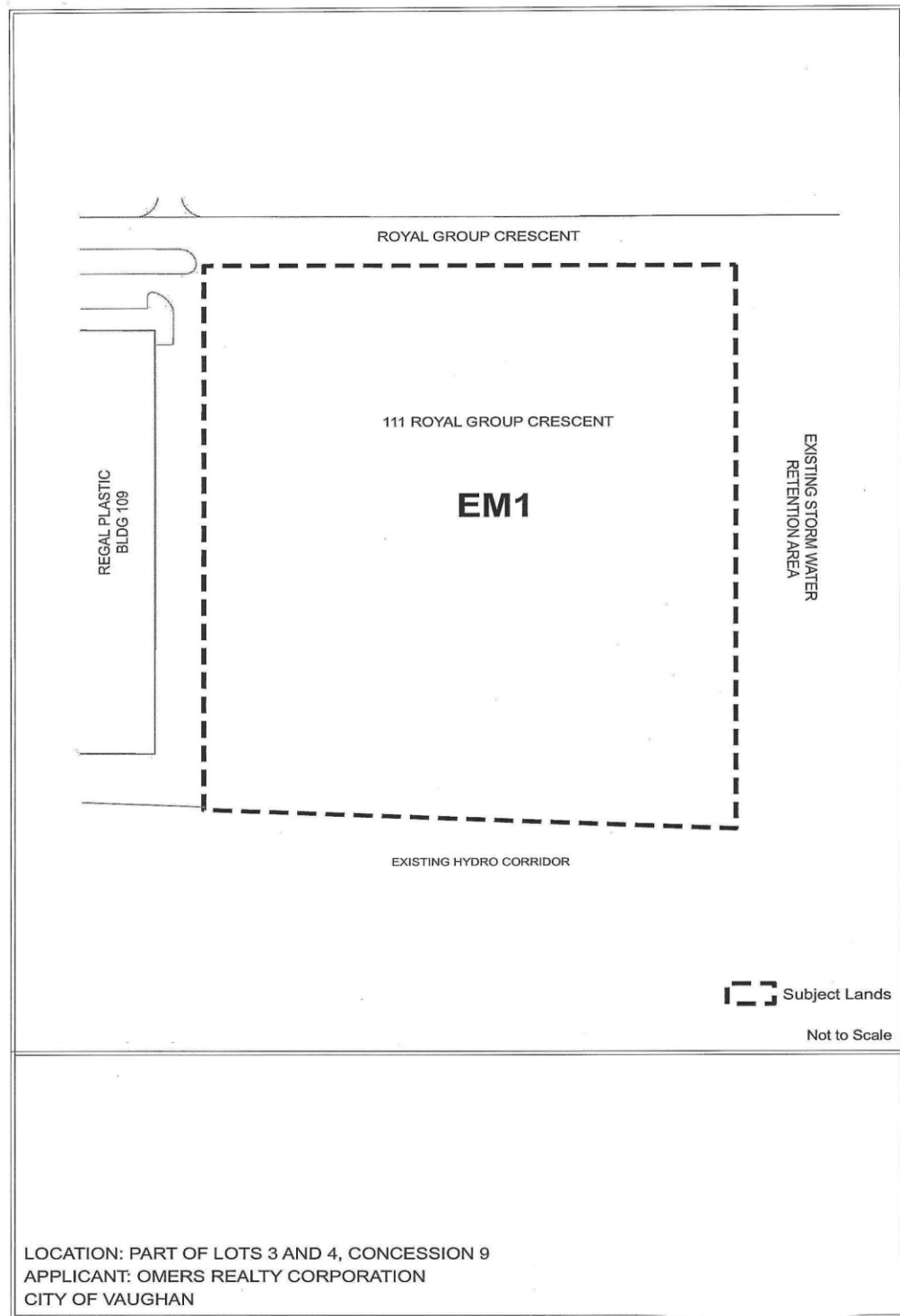


Figure E-1108C



Addendum 'A' - Minor Variance Application File No. A 079/07

71 Royal Group Crescent - Block 'K'

This Minor Variance application supports a concurrent Consent Application in progress as it relates to the subject lands. Please refer to the Summary Map providing comprehensive overview of the proposed Minor Variances as it relates to this Block, and as related to abutting Blocks which are each supported by separate Minor Variance applications.

Also attached is a Minor Variance Key Map in the same format outlining the Shared Access and Driveway Width minor variance locations as per the attached Draft Reference Plan as prepared by Schaeffer and Dzaldov Limited.

6 (b). The City of Vaughan Zoning By-law, 1-88, as amended requirement(s):

Minor variances are sought to obtain relief from Section 3.8 PARKING REQUIREMENTS of the City of Vaughan Zoning By-law, 1-88, as amended, and as determined by the Building Standards Department - Zoning Section. Section 3.8 a) reads in part as follows:

"The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot on which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time parking spaces and areas as follows:"

No. 1 – A minor variance is sought to permit shared driveway access per section 3.8 (a).

No. 2 - A minor variance is sought to obtain relief from a drive aisle width of 6 metres, where the subject lands will accommodate a minimum 3 metres of a 6 metre mutual drive aisle per section 3.8 (a) and (f).

No. 3 - A minor variance is sought to obtain relief from the parking space requirements.

7. Why is it not possible to comply with the provisions of the By-law?

No. 1 – Where shared driveway access is proposed, a minor variance is required per Section 3.8 (a) above. The subject lands require a shared driveway providing access with the abutting lands to the south, 81 Royal Group Crescent (Block 'J').

No. 2 – Where a mutual or share driveway is proposed, a minor variance is required per Section 3.8 (a) and (f) of the City of Vaughan Zoning By-law, 1-88, as amended. The subject lands will accommodate a minimum 3 metres of a 6 metre mutual drive aisle to be shared with the abutting lands to the south, 81 Royal Group Crescent (Block 'J').

No. 3 – The parking space requirement is 350, where there are 319 existing parking spaces leaving a deficiency of 31 parking spaces, or 9.1%.

6 (c). Proposed Change to By-law requirements:

The approval of the following minor variances will facilitate the orderly use of the subject lands:

No. 1 – A shared driveway access will be provided in favour of the subject lands, over the lands to the immediate south described as Part 24, as per the draft Reference Plan, as further supported by the Easement Schedule.

No. 2 - A minimum 6 metre mutual drive aisle will be provided per Part 27 on the subject lands, collectively with the lands to the south comprised of Part 24 on the draft Reference Plan, per the Easement Schedule.

No. 3 - The lands are developed and the new lot boundary creates a minor parking space deficiency.

Also.file_1613Add.Feb.19.07

Addendum 'B' - Minor Variance Application File No. A077/07

91 Royal Group Crescent - Block 'I'

This Minor Variance application supports a concurrent Consent Application in progress as it relates to the subject lands. Please refer to the Summary Map providing comprehensive overview of the proposed Minor Variances as it relates to this Block, and as related to abutting Blocks which are each supported by separate Minor Variance applications.

Also attached is a Minor Variance Key Map in the same format outlining the Shared Access, Driveway Width and Lot Frontage minor variance locations as per the attached Draft Reference Plan as prepared by Schaeffer and Dzaldov Limited.

6 (b). The City of Vaughan Zoning By-law, 1-88, as amended requirement(s):

Minor variances are sought to obtain relief from Section 3.8 PARKING REQUIREMENTS of the City of Vaughan Zoning By-law, 1-88, as amended, and as determined by the Building Standards Department - Zoning Section. Section 3.8 a) reads in part as follows:

“The owner of every building or structure erected or used for any of the uses hereinafter set forth shall provide and maintain on the lot on which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time parking spaces and areas as follows:”

No. 1 – A minor variance is sought to permit shared driveway access per section 3.8 (a).

No. 2 - A minor variance is sought to obtain relief from the minimum lot frontage width of 36 metres, Zone Requirement Table, Schedule 'A' per the City of Vaughan Zoning By-law, 1-88, as amended, where the subject lands will provide for a lot frontage of 33.09 metres as measured at 6.4 metres back from the streetline.

7. Why is it not possible to comply with the provisions of the By-law?

No. 1 – Where shared driveway access is proposed, a minor variance is required per Section 3.8 (a) above. The subject lands require a shared driveway providing access with the abutting lands to the north, 81 Royal Group Crescent (Block 'J').

No. 2 – The proposed Industrial lot configuration in terms of existing driveway access points and functionality is best served by a lot frontage of 33.09 metres.

6 (c). Proposed Change to By-law requirements:

The approval of the following minor variances will facilitate the orderly use of the subject lands:

No. 1 – A shared driveway access will be provided in favour of the subject lands, over the lands to the immediate north described as Parts 16 & 20, as per the draft Reference Plan, as further supported by the Easement Schedule.

No. 2 - A lot frontage width of 33.09 metres is proposed which will exceed the maximum lot frontage by 2.91 metres or about 8 %.

Also.file_1611Add.Feb.19.07