

C21
COMMUNICATION
COUNCIL – June 22, 2021
CW - Report No. 32, Item 8

From: [Pound&Stewart Planning](#)
To: Clerks@vaughan.ca
Cc: [Todd Coles](#); [Jim Harnum](#); [Haiging Xu](#); [Brandon Correia](#)
Subject: [External] RE: 101 Regalcrest Court - June 8, 2021 - Committee of the Whole - Item 8 - City-Wide Comprehensive Zoning By-law Program - City of Vaughan
Date: June-07-21 5:45:52 PM
Attachments: [1711 ltr 101 Regalcrest Court.CZBL June.07.2021.pdf](#)
[1711 NAPCO-Royal 101 Regalcrest Court.March.25.2021.pdf](#)

Dear Sir or Madame,

Please refer to the attached submission regarding the above captioned property as it relates to tomorrow's Committee of the Whole Meeting - Item 8. - Comprehensive Zoning By-law Program.

Thank you for your consideration.

Phil Stewart, MCIP, RPP
Principal
pstewart@cityplan.com

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June 7, 2021

BY EMAIL clerks@vaughan.ca & REGULAR MAIL

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A 1T1

Attn: Mayor Bevilacqua & Members of Council

**Re: Committee of the Whole – June 8, 2021
Agenda Item # 8 – City-wide Comprehensive Zoning By-law ('CZBL')
NAPCO - Royal Pipe & Fittings (a Westlake Company)
101 Regalcrest Court - Part of Lot 5, Concession 8
Also described as Plan 65R-29851 & Plan 65R-30850, Parts 1-4
City of Vaughan, Region of York
Our File: 1711**

We are the Planners of Record writing on behalf of NAPCO - Royal Pipe & Fittings, (hereafter referred to as 'NAPCO - Royal'), a stakeholder in the City's proposed Comprehensive Zoning By-law ('CZBL') program. We are writing as it pertains to the final draft of the CZBL as per the above captioned reference, noting additional comments may be forthcoming.

With respect to our client's property interest, as captioned above, we have previously filed the two written submissions dated as follows: October 28, 2020 and March 25, 2021, with recommendations to better align the proposed zoning for our client's property with the guiding principles and the 3rd draft of the CZBL. Copies of our March 25, 2021 submission is attached herein as Appendix 1.

While we endorse the City's direction on implementing the CBZL, we look forward to further co-ordination with the City Staff to address zoning related matters as outlined in our submissions, between now and Council's passing of the CZBL, anticipated September 2021. We note CZBL Public Comment - Response Matrix, C86 indirectly specifies our October 28, 2020 submission.

POUND & STEWART ASSOCIATES LIMITED

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305 RENFREW DRIVE, SUITE 101, MARKHAM, ONTARIO, CANADA L3R 9S7 • 905 305 9797
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We look forward to providing further input and recommendations regarding the implementation of the CZBL in support our client's manufacturing and distribution operations. Further, this letter does not preclude any other submission being filed related to this same property.

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.NAPCO_Royal.June.07.2021

Attachments: As noted herein

- cc. Mr. J. Harnum, City Manager
- cc. Mr. H. Xu, Deputy City Manager, Planning & Growth Management
- cc. Mr. B. Correia, Project Manager, Comprehensive Zoning By-law Review, City of Vaughan
- cc. Mr. R. Gray, Miller Thomson
- cc. Client

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March 25, 2021

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: NAPCO – Royal Pipe & Fittings (a Westlake Company)
City of Vaughan – Comprehensive Zoning By-law Review
101 Regalcrest Court – Part of Lot 5, Concession 8
Also described as Plan 65R-29851 & Plan 65R-30850, Parts 1-4
City of Vaughan, Region of York
Our File 1711

We are the Planners of Record writing on behalf of **NAPCO – Royal Pipe & Fittings**, (referred to as ‘NAPCO-Royal’) regarding the above captioned property. This submission is in addition to our initial comments, filed October 28, 2020, concerning the City’s Comprehensive Zoning By-law Review program – 3rd Draft, as referenced by the Office of the City Clerk, Item 1, Report 50, and adopted by City Council November 17, 2020.

‘NAPCO-Royal’ is a well-established manufacturer of building and infrastructure products contributing to environmental sustainability, job creation, and a strong municipal tax base. Over the past twenty years, ‘NAPCO-Royal’ has successfully operated its manufacturing, distribution and office business functions at 101 Regalcrest Court.

This property is seamlessly connected to 131 and 155 Regalcrest Court located to the north, and the Hydro One Networks Inc. (‘HONI’) lands used for outside storage, located to the east within the Utility Corridor. Please refer to **Aerial Image 1**.



A. PURPOSE OF ROYAL’S COMPREHENSIVE ZONING BY-LAW REVIEW SUBMISSION

In implementing the policies of the City of Vaughan Official Plan (‘VOP 2010’), as amended, ‘NAPCO-Royal’ seeks zoning compliance for 101 Regalcrest Court property so as:

- To ensure that all approved Variances and Consents, obtained prior to January 1, 2015, are effectively maintained, ensuring functional compliance under the new Zoning By-law;
- To reconcile the location of ‘Outside Storage’ on its properties, in support of planned function, development standards and regulations;
- To clarify and reconcile the proposed Exception Zone Schedules or Mapping, as determined, and;
- To address any related zoning matters as the Comprehensive Zoning By-law Review evolves.

As the City intends to represent the updated zoning for 101 Regalcrest Court by way of proposed Zoning Exception ‘EM1-396’, there is a need to provide a detailed summary comparing it’s fit with the ‘as-built’ and operational conditions of this ‘NAPCO-Royal’ property, currently subject to Zoning Special Section, 9 (654C), per Zoning By-law 1-88, as amended.

B. THE ‘VOP 2010’ LAND USE PLANNING CONTEXT OF 101 REGALCREST COURT

Aerial Image 2 and Figure 1: City of Vaughan Official Plan (VOP 2010), Office Consolidation June 2019 - Schedule 13 Land Use describes the existing land use context of this property, and associated properties, with the following characteristics:

TABLE 1: THE ‘VOP 2010’ LAND USE PLANNING CONTEXT OF 101 REGALCREST COURT

Municipal Address	VOP, 2010 as Amended	‘NAPCO-Royal’ Business Operations	Block or Land Area	Building GFA
101 Regalcrest Court	‘General Employment’	Warehousing - Manufacturing - Distribution - Office - Outside Storage	1.629 ha.	Warehouse 3,351 sq. m Manufacturing 805 sq. m Accessory Office 892 sq. m
Total			1.629 ha.	5,048 sq. m

E.O.E.



The 'NAPCO-Royal' business operations at 101 Regalcrest Court comply with the City's VOP 2010, as amended, including the 'Employment Area' land use designation and planned function, per **Table 1** noted above.

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...' 'Accessory' office uses are permitted, among other uses. (VOP 2010, page 261) (Note: 'outdoor storage' appears to mean 'outside storage').

C. 101 REGALCREST COURT – IN EFFECT ZONING BY-LAW 1-88, AS AMENDED

The 'NAPCO-Royal' 101 Regalcrest Court property is zoned 'EM2 General Employment Area Zone', Special Section, 9 (654C) per Zoning By-law 1-88, as amended, as further set out on **Figure 2 - Zoning Reference Map**.

Special Section, 9 (654C) is included in **Appendix 'A'**.

The planned function of this property includes 'outside storage' which is in support of the 'NAPCO-Royal' manufacturing and distribution operations. The 'General Employment Area' zoning permits 'outside storage' at internal locations, subject to Zoning By-law requirements. Existing site planning and contextual factors contribute to the effective screening of the 'outside storage' areas located at the rear of this property.

Also, it is important to consider that the pipe and fitting systems manufactured by 'NAPCO-Royal', being large in scale, require appropriate lands to facilitate 'outside storage' and future distribution.

In 2007 the City's Committee of Adjustment approved Consent to Sever B010/07 and Consent for Easement B011/07 thru B013/07, together with Variance file A045/07 for shared mutual drive aisle as it relates to the relation of the collective lands supporting 'NAPCO-Royal' business functions. We request these approvals survive under the proposed Comprehensive Zoning By-law by way of an Exception.

The 'NAPCO-Royal' 101 Regalcrest Court property is in compliance with Zoning By-law 1-88, as amended.



D. 101 REGALCREST COURT – ‘PHASE 3: FINAL COMPREHENSIVE ZONING BY-LAW

The attached **Figure 3** depicts the ‘NAPCO-Royal’ 101 Regalcrest Court property, as ‘General Employment Zone’ EM2-396 based on the City’s latest version of the Comprehensive Zoning By-law.

While draft Exception Zone 396, as set out in **Appendix ‘B’**, supports planned industrial functions, its relationship with the ‘NAPCO-Royal’ operational use of this property for the ‘outside storage’ of manufactured pipe products requires further consideration in terms of scale and planned function, consistent with the intent of VOP, 2010 as amended.

The attached **Appendix ‘C’** (‘As-Built Zoning Profile’) and **Appendix ‘D’** (‘Draft Zoning Exception’) provides for further discussion and consideration, as it relates to the ‘Phase 3: Final CZBL’ approvals process.

E. CONCLUSION & RECOMMENDATION

In conclusion, ‘NAPCO-Royal’ is pleased to provide continuing input to the City’s Comprehensive Zoning By-law Review 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’.

As Zoning By-law definitions, planned functions and development standards and regulations require clarity and consistency to support economic competitiveness and environmental sustainability, it is recommended that a new Exception Zone, specific to the Royal’s 101 Regalcrest Court property be prepared, consistent with the intent of VOP 2010, as amended. This avoids non-compliance and ensures clarity and consistency in terms of VOP 2010, as amended.

Also, it is acknowledged that as the City’s Comprehensive Zoning By-law Review program is dynamic, we reserve the right to provide further input and recommendations regarding its implementation in support of our client’s manufacturing and distribution operations. Further, this letter does not preclude any other submission being filed related to this property.

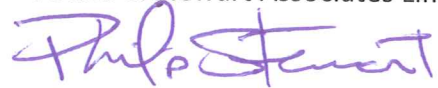


We would also appreciate our firm being placed on the City's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related Items, and any Council decision or actions on the above captioned matter.

Thank-you in advance for your co-operation.

Yours truly,

Pound & Stewart Associates Limited



Philip Stewart, RPP, MCIP

la/1711_ltr.Royal.101.Regalcrest.Mar.24.2021

Attachments: As noted herein

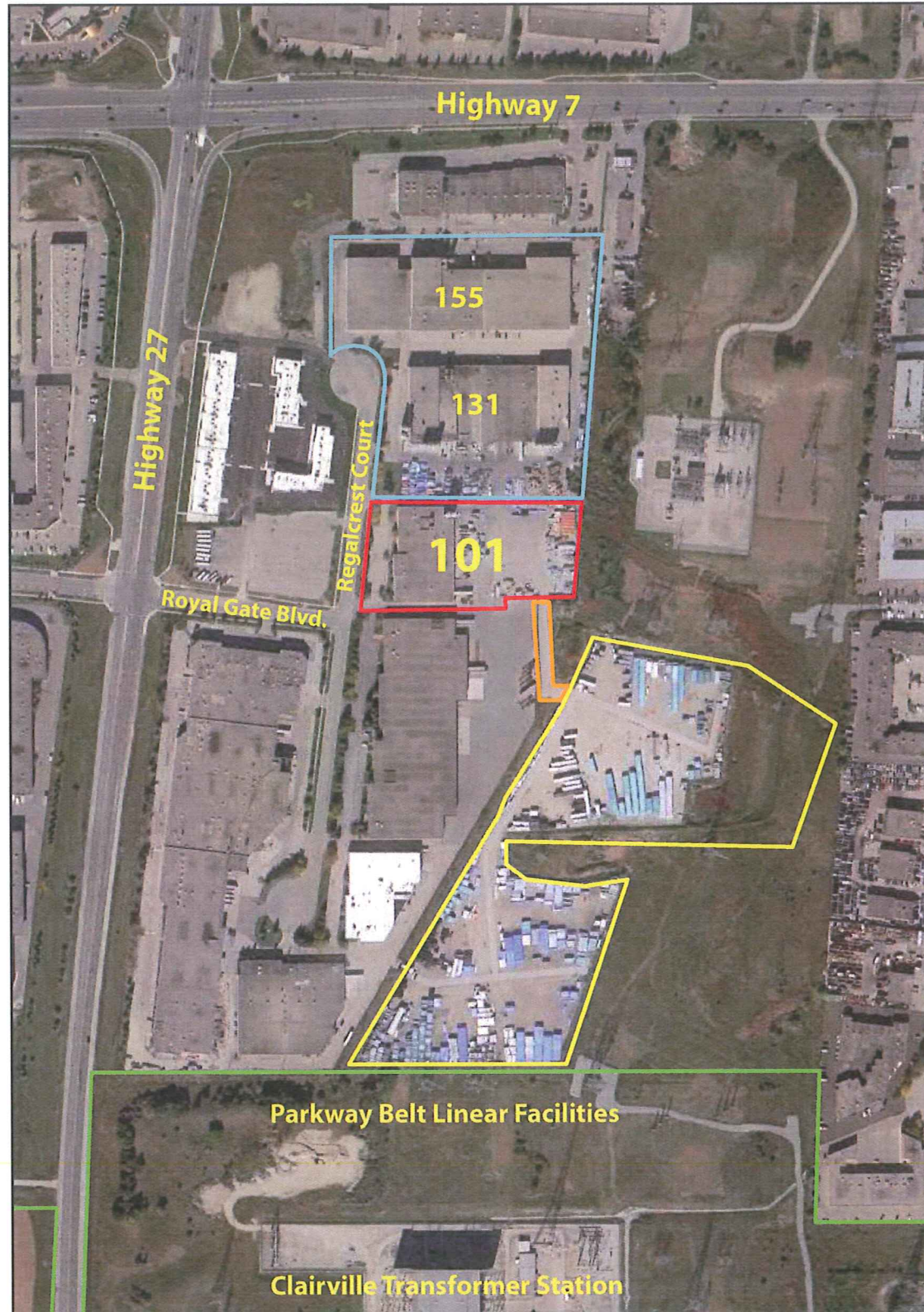
cc. Mr. B. Correia, Project Manager, Comprehensive Zoning By-law Review, City of Vaughan

cc. Mr. R. Gray, Miller Thomson

cc. Client



AERIAL IMAGE 1: NAPCO-ROYAL
 101 REGALCREST COURT - CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW REVIEW



1711_Image1_Mar.01.21



Legend

- 131 & 155 REGALCREST COURT (OWNED)
- 101 REGALCREST COURT (LEASED)
- NORTHERN & SOUTHERN OUTSIDE STORAGE BLOCKS (LICENCED)
- ACCESS ROUTE TO/FROM OUTSIDE STORAGE BLOCKS (LICENCED)
- PARKWAY BELT WEST PLAN AREA

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OBLIQUE IMAGE 2 - EAST VIEW
CITY OF VAUGHAN OFFICIAL PLAN, JUNE 2019 OFFICE CONSOLIDATION, SCHEDULE 13, LAND USE
NAPCO-ROYAL - 101 REGALCREST COURT
PART OF LOT 5, CONCESSION 8 & PLAN 65M-3033



1711_Image2_Mar.01.21

 101 REGALCREST COURT

CITY OF VAUGHAN OFFICIAL PLAN
JUNE 2019 OFFICE CONSOLIDATION
SCHEDULE 13, LAND USE

-  GENERAL EMPLOYMENT
-  PRESTIGE EMPLOYMENT
-  EMPLOYMENT COMMERCIAL MIXED-USE
-  MID-RISE MIXED-USE
-  INFRASTRUCTURE AND UTILITIES
-  PARKWAY BELT WEST LANDS



FIGURE 1
NAPCO-ROYAL
101 REGALCREST COURT
PART OF LOT 5, CONCESSION 8
& PLAN 65M-3033

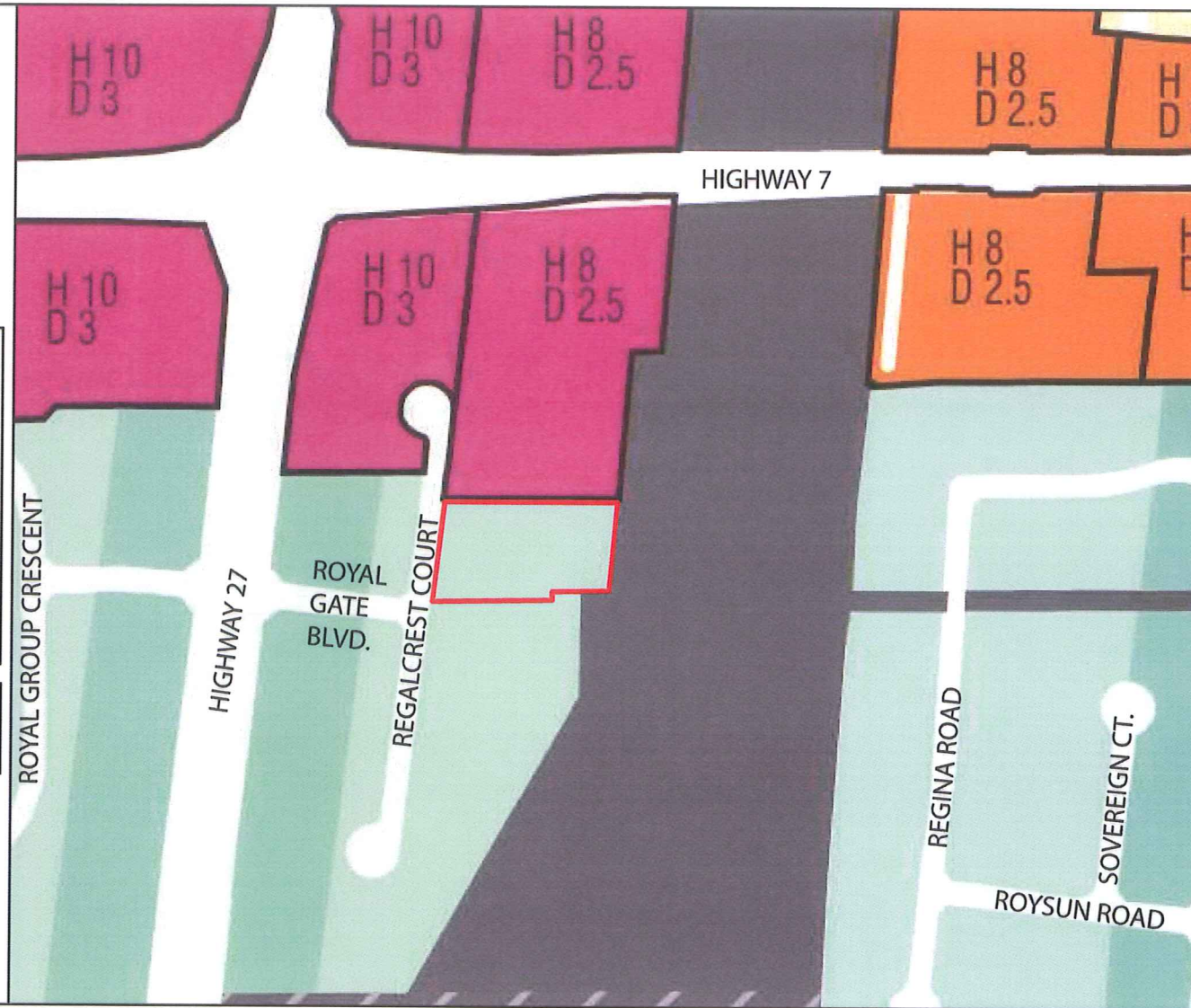


LEGEND

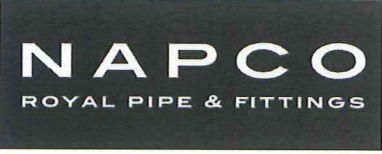
CITY OF VAUGHAN OFFICIAL PLAN
JUNE 2019 OFFICE CONSOLIDATION
SCHEDULE 13, LAND USE

- GENERAL EMPLOYMENT
- PRESTIGE EMPLOYMENT
- EMPLOYMENT COMMERCIAL MIXED-USE
- MID-RISE MIXED-USE
- INFRASTRUCTURE AND UTILITIES
- PARKWAY BELT WEST LANDS

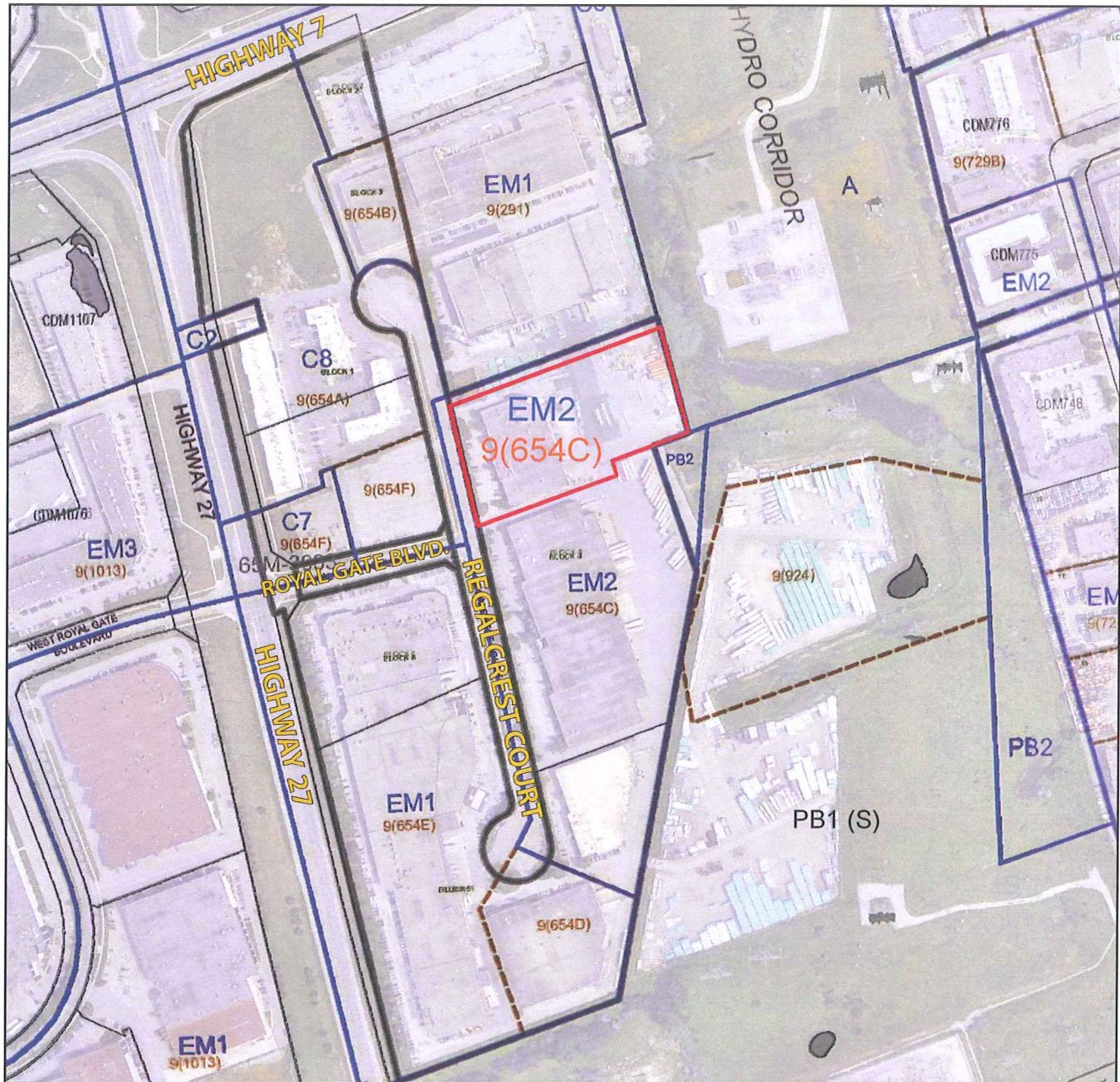
101 REGALCREST COURT



1711_Figure1_VOP_Sch13_LU_Mar.01.21




**FIGURE 2 - ZONING REFERENCE MAP
101 REGALCREST COURT
PART OF LOT 5, CONCESSION 8 & PLAN 65M-3033**



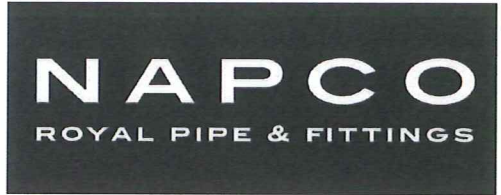
LEGEND

101 Regalcrest Court



**CITY OF VAUGHAN "IN EFFECT"
ZONING BY-LAW 1-88, AS AMENDED
ZONES & PERMITTED USE CATEGORIES**

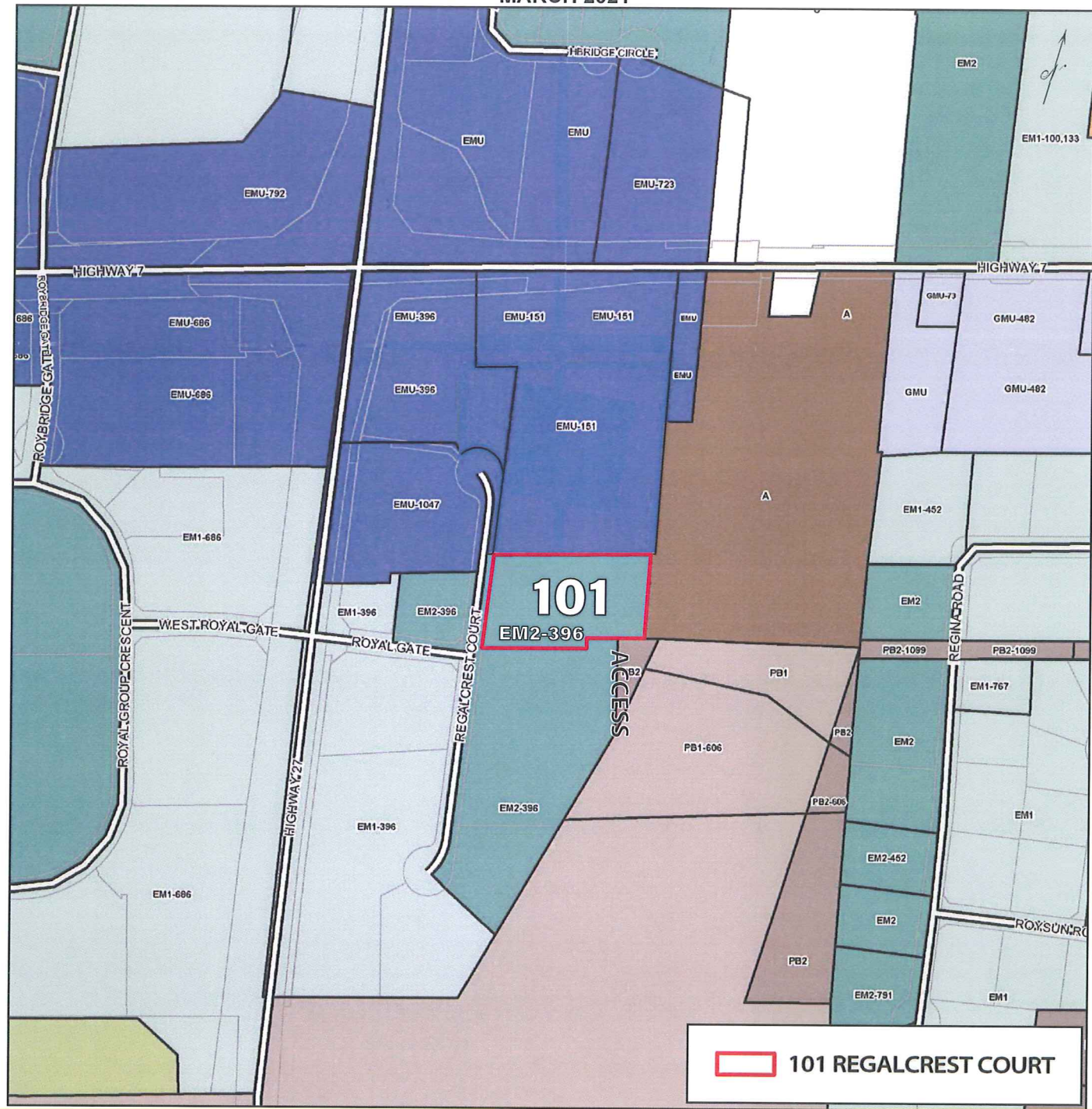
- EM1 - "Prestige Employment Area"
- EM2 - "General Employment Area"
- EM3 - "Retail Warehouse Employment"
- C2 - "General Commercial "Area"
- C7 - "Service Commercial"
- C8 - "Office Commercial"
- PB1(S) - "Parkway Belt Linear Facilities"



Zoning Base Map Source: City of Vaughan By-law 1-88, as amended, March 2021

1711_Figure2_Zoning_Mar.01.21

FIGURE 3: CITY OF VAUGHAN - COMPREHENSIVE ZONING BY-LAW - (3RD DRAFT)
 101 REGALCREST COURT - CITY OF VAUGHAN
 MARCH 2021



101 REGALCREST COURT

LEGEND

EMPLOYMENT ZONES

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

MIXED-USE ZONES

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

CONSERVATION, OPEN SPACE & AGRICULTURAL ZONES

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

OTHER ZONES

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- PD (Future Development Zone)
- PB1 (Parkway Bell Public Use Zone)
- PB2 (Parkway Bell Complementary Use Zone)
- PB3 (Parkway Bell West Recreational Zone)

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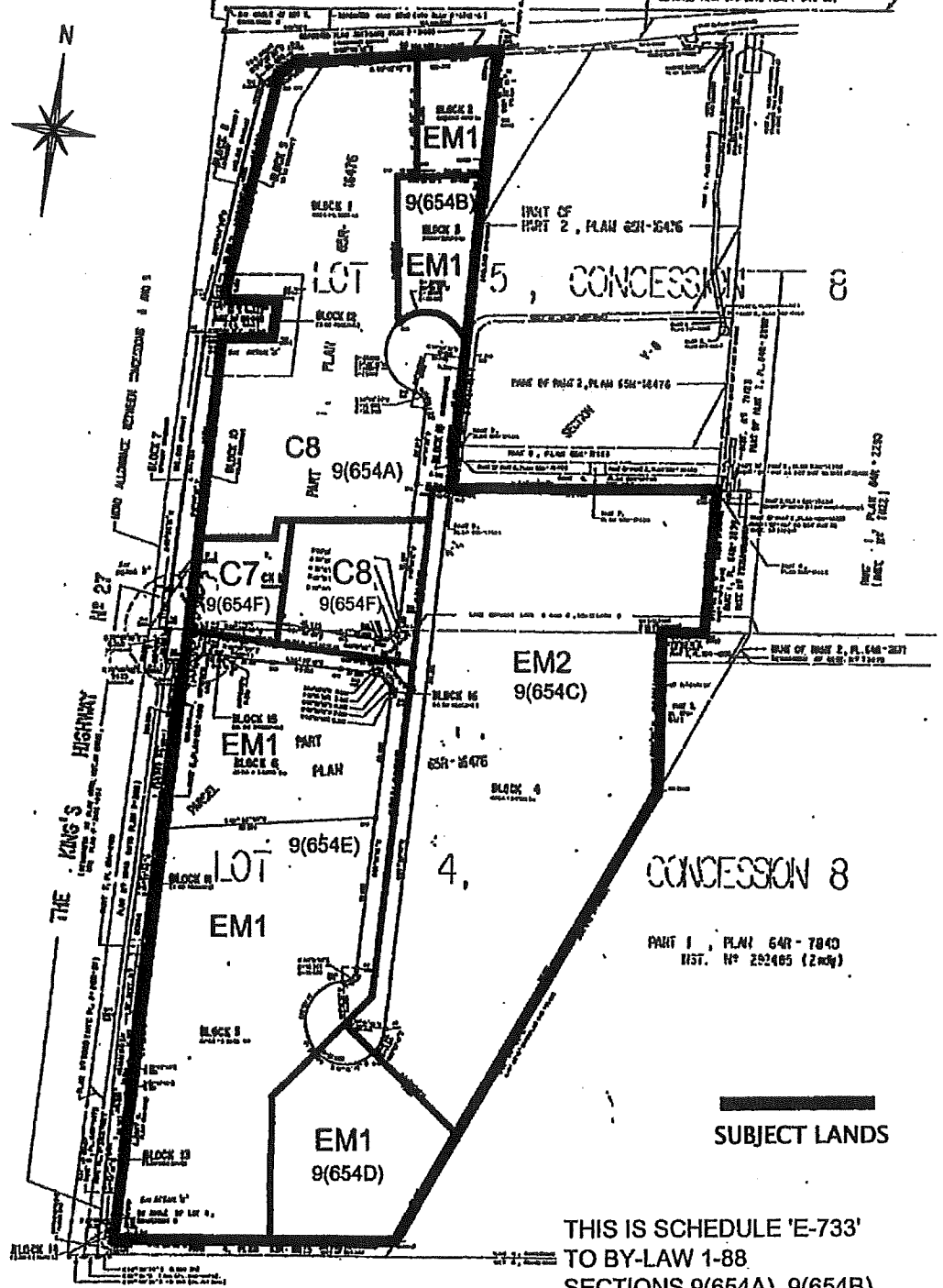
APPENDIX 'A'

654C) Notwithstanding the provisions of Subsection 6.3.1 respecting uses permitted in an EM2 General Employment Area Zone, an office building is not permitted on the lands identified as Block 4 on Schedule E-733.

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 Regalcrest Court within Plan of Subdivision 65M-3033 as shown on Schedule "E-733" shall each be deemed to be a "public highway".



THE KING'S HIGHWAY No 7 ROAD ALLOWANCE BETWEEN LOTS 4 AND 5, CONCESSION 8



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

SUBJECT LANDS

NOT TO SCALE

THIS IS SCHEDULE '2'
TO BY-LAW 162 - 2008
PASSED THE 23RD DAY OF JUNE, 2008

FILE No. Z.08.010
LOCATION: Part of Lot 5, Concession 8
APPLICANT: ROYAL GATE (LAND) NOMINEE INC.
CITY OF VAUGHAN

SIGNING OFFICERS
[Signature] MAYOR
[Signature] CLERK

APPENDIX 'B'

14.396

Exception Number 396	Legal Description: 10-101 Regal Crest Court, 1-20 Royal Gate Boulevard
Applicable Parent Zone: EM1, EM2, EMU	
Schedule A Reference: 23, 24, 43	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.396.1 Permitted Uses	
<p>1. The following shall be the only uses permitted on the area labelled "C8" on Figure E-733 and Figure 733A:</p> <ul style="list-style-type: none"> a. Hotel; b. Office; c. Office building; and, d. Parking structure, accessory to office building. <p>2. A hotel use in the area labelled "C8" on Figure E-733 or Figure E-733A may include accessory banquet hall, restaurant and retail uses only, provided the hotel building is located a minimum of 200 m south of the Highway 7 road allowance.</p> <p>3. The following uses shall be permitted on the ground floor of an office building with a minimum height of 3 storeys:</p> <ul style="list-style-type: none"> a. Financial institution; b. Health and fitness centre; c. Personal service; d. Pharmacy; e. Restaurant; f. Retail; and, g. Variety store. <p>4. An office building shall not be a permitted use in the areas labelled "EM1," "Block 4" or "9(654D)" as shown on Figure E-733.</p>	

14.396.2 Lot and Building Requirements

1. The following provisions shall apply to the area labelled "C8" on Figure E-733 and Figure E-733A:
 - a. The maximum gross floor area of an office building shall be 1.0 times the lot area; and,
 - b. The combined gross floor area of all ground floor uses permitted in an office building in 15.654.1.3 shall be 10% of the gross floor area of the office building.
- 2., The following provisions shall apply to the area labelled "C7" on Figure E-733A:
 - a. The minimum lot frontage shall be 43.0 m; and,
 - b. The minimum lot area shall be 3,200.0 m².
3. The minimum lot area for the area labelled "C8" on Figure E-733A shall be 5,780.0 m².
4. The minimum gross floor area of a warehousing facility on the area shown as "9(654E)" on Figure E-733 shall be 14,750.0 m².
5. The maximum gross floor area of a warehousing facility on the area shown as "9(654E)" on Figure E-733 shall be 25,500.0 m².

14.396.3 Parking

1. Loading spaces shall be permitted in an exterior side yard abutting the west side of Regal Crest Court on the lands labelled "9(654E)" on Figure E-733.
2. The minimum number of required parking spaces on the lands labelled "9(654E)" on Figure E-733, shall be 305.
3. A shared driveway access along Royal Gate Boulevard shall be provided over Parts 2 and 3, as shown on Figure E-733A.

14.396.4 Other Provisions

1. For the purposes of 16.541.1.3, a variety store shall mean a kiosk serving the daily or occasional needs of the employees in the office building with a variety of goods such as food snacks and beverages, sundries, tobacco, stationery, magazines and newspapers, but not including groceries, meats and produce, with no direct access to the exterior of the building and a gross floor area not exceeding 50.0 m².
2. 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 Regalcrest Court within Plan of Subdivision 65M-3033 as shown on Figure E-733 shall each be deemed to be a "public highway".

Figure E-733

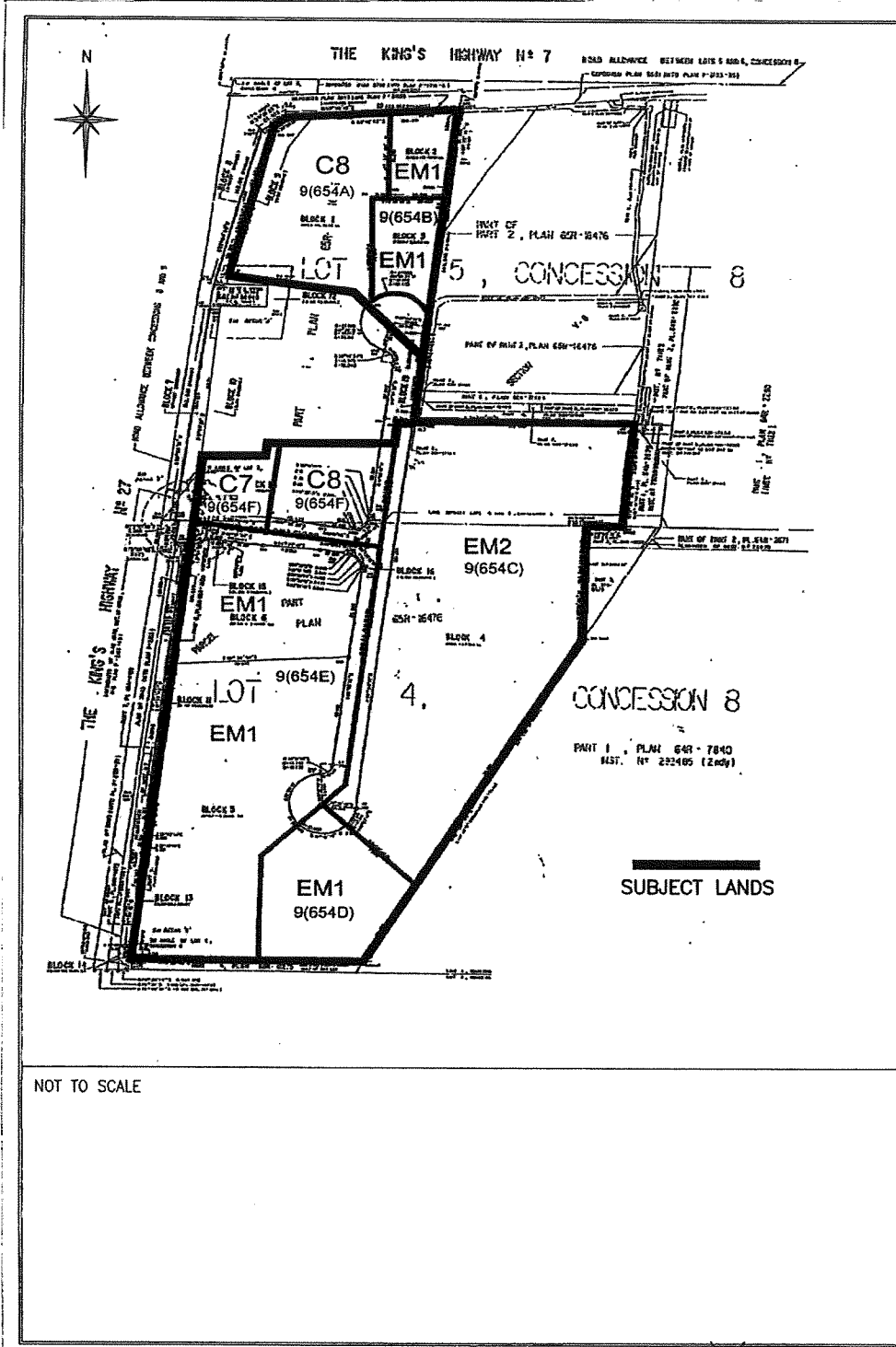
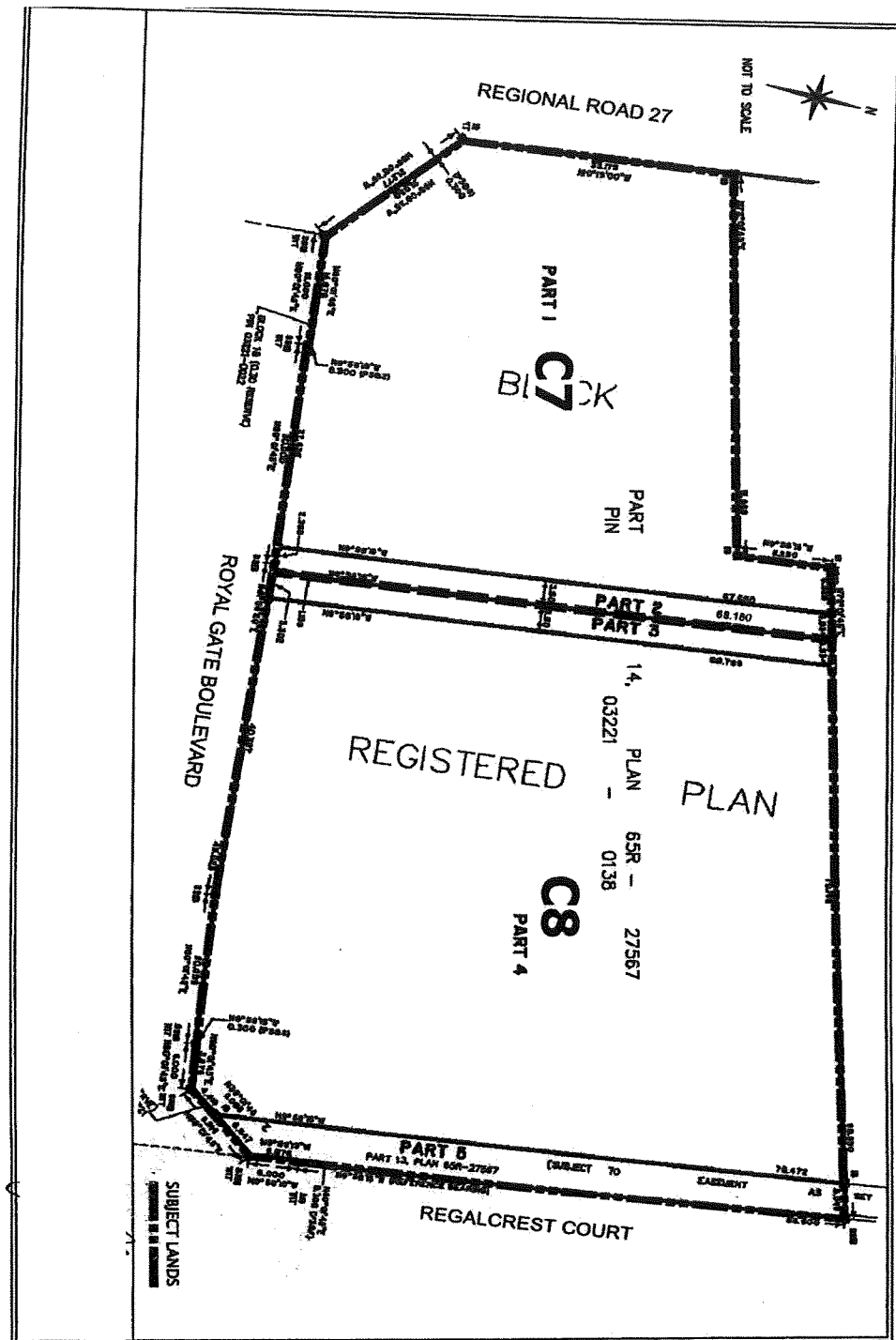






Figure E-733A



APPENDIX 'C'
'As-Built' Zoning Profile for 101 Regalcrest Court
Per 3rd Draft Comprehensive Zoning By-law Review
Prepared on behalf of 'NAPCO-Royal' by Pound & Stewart Planning

Phase 3: Draft Comprehensive Zoning By-law	GENERAL EMPLOYMENT ZONE 'EM2' Regulations	101 Regalcrest Court										
Use	Subject to Table 11.2.2 Lot and Building Requirements and Part 5 of the Zoning By-law	Manufacturing – Distribution – Accessory Office – Outside Storage										
Total GFA	-	5,048 m ²										
Warehouse Area	-	3,351 m ²										
Manufacturing	-	805 m ²										
Storage Mezzanine	-	-										
Chiller Mezzanine	-	-										
Accessory Office	Max 49% of GFA	892 m ² (17.7%)										
Minimum Lot Frontage	30 m	96.59 m										
Minimum Lot Area	0.18 ha.	1.629 ha.										
Minimum Front Yard	6 m	25 m ±										
Minimum Rear Yard	12 m	80 m ±										
Minimum Interior Side Yard	6 m	6 m ±										
Minimum Exterior Side Yard	6 m	Not applicable										
Maximum Lot Coverage (%)	None	40%										
Maximum Building Height	15 m	8.55 m (plus Storage Silos which are 25 m high)										
The maximum building height may exceed 15.0m, provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m in building height greater than 15.0 m, but in no case shall the maximum building height exceed 25.0 m.	Storage Silos are a permitted use	8.55 m (plus Storage Silos which are 25 m high). The existing storage silos are an as-built condition, located approximately 11.0 m from the interior side yard property line.										
Landscape Strip Abutting Street Line	3 m	3 m										
Minimum Landscape Open Space	5 %	4 % provided										
Minimum Parking Space Requirements: 0.5 per 100m – Warehousing 1.0 per 100 m ² – Manufacturing 3.0 per 100 m ² – Accessory Office Minimum Barrier-Free Parking Space Requirements  : 1 + 3% of Total	<table border="1"> <tr> <td>Warehousing</td> <td>17</td> </tr> <tr> <td>Manufacturing</td> <td>8</td> </tr> <tr> <td>Accessory Office</td> <td>27</td> </tr> <tr> <td></td> <td>3</td> </tr> <tr> <td>Total</td> <td>55</td> </tr> </table>	Warehousing	17	Manufacturing	8	Accessory Office	27		3	Total	55	60 provided
Warehousing	17											
Manufacturing	8											
Accessory Office	27											
	3											
Total	55											
Minimum Driveway Width	6.0 m	7.5 m provided										

1711_101_VZBL_Proposed_Exception_Mar.24.21

APPENDIX 'D'

101 Regalcrest Court – Draft Exception Zone No. XXX

Per 3rd Draft Comprehensive Zoning By-law Review

Prepared on behalf of 'NAPCO-Royal' by Pound & Stewart Planning

The following summary provides a proposed **Comprehensive Zoning By-law Review Exception XXX** as it relates to **101 Regalcrest Court** per the City of Vaughan's Phase 3: Third Draft Comprehensive Zoning By-law ('CZBL') program, issued on October 29, 2020, subject to further discussion and confirmation.

Exception Number _____	Legal Description: 101 Regalcrest Court
Applicable Parent Zone : EM2	
Schedule A Reference: 23, 24, 43	Figure E Link (if applicable)
By-law / Tribunal Decision Reference:	Figure T Link (if applicable)
14.____.1 Permitted Uses	
1. The following additional uses shall be permitted on the 101 Regalcrest Court :	
a. Storage Silos	
14.396.2 Lot and Building Requirements	
<i>6. The lands adjacent to the rear of 101 Regalcrest Court zoned PB2 shall provide access to 55 Regalcrest Court.</i>	
14.369.3 Parking	
<i>4. Notwithstanding 6.1.2 Selected parking spaces, barrier-free parking spaces and/or loading spaces may not have direct access to a driveway, aisle, road or lane for 101 Regalcrest Court.</i>	
<i>5. Notwithstanding 6.1.3 Selected parking spaces, barrier-free parking spaces, loading spaces, bicycle spaces, and/or any driveway or aisle providing access to those spaces may be obstructed for 101 Regalcrest Court.</i>	
<i>6. The regulations of 6.3.3, Obstruction of a Parking Space shall not apply to 101 Regalcrest Court.</i>	
14.XXX.4 Exceptions to Outside Storage for 101 Regalcrest Court	

1. Notwithstanding 5.13.1.1, the maximum permitted area of outside storage area shall be greater than 30% of the total lot area.
2. Notwithstanding 5.13.1.2, the maximum height of goods or materials stored within an outside storage area shall be 5.0 m.
3. Notwithstanding 5.13.3.1, outside storage need not be fully screened by an opaque fence or other vertical elements.
4. Notwithstanding 5.13.4.1, outside storage shall be permitted in any required yard or required setback applicable to a principal building, accessory building or accessory structure in this By-law.
5. Notwithstanding Table 11-3, the maximum height of the storage silos may exceed 25 m.

6.6.3 Parking Area Access
6.1.6 Mutual Access

Nothing in this By-law shall prevent a driveway or aisle providing mutual access between two abutting lots in an Employment Zone, provided that the total width of the mutual driveway or aisle satisfies the requirements of this By-law.

11.2.2 Lot and Building Requirements for Employment Zones

1. Notwithstanding 11.2.2 Lot and Building Requirements for Employment Zones, the minimum landscape open space (%) shall be provided at 4%.

Notes – Definitions from: Phase 3: Third Draft Comprehensive Zoning By-law Review Program

Warehousing and Distribution Facility: Means premises used for the indoor storage of goods, wares, merchandise, materials or articles as a principal use, but does not include a retail store.

Manufacturing or Processing Facility: Means premises for the manufacturing, assembly, processing, altering, treating, repair of products, materials or goods.

Distribution Facility: Means premises used primarily for the storage and distribution of goods and materials, including the temporary storage and maintenance of commercial vehicles, heavy commercial vehicles and intermodal containers.

'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.