

C20
COMMUNICATION
COUNCIL – June 22, 2021
CW - Report No. 32, Item 8

From: [Pound&Stewart Planning](#)
To: Clerks@vaughan.ca
Cc: [Todd Coles](#); [Jim Harnum](#); [Haiping Xu](#); [Brandon Correia](#)
Subject: [External] RE: 131 & 155 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 5:40:06 PM
Attachments: [1711 ltr 131 & 155 Regalcrest Court.CZBL June.7.2021.pdf](#)
[NAPCO-Royal 131&155 Regalcrest Court."CZBL" Dec.30.2020.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)
131 & 155 Regalcrest Court
Part of Lot 5, Concession 8
Part of Block 2 and all of Block 3 and part of Block 4, Plan 65M-3033
Also described as Plan 65R-26788, Parts 1 to 49 and 69 to 72
And Plan 65R-29851, Parts 6 to 12
City of Vaughan, Region of York
Our File: 1711**

We are the Planners of Record writing on behalf of NAPCO - Royal Building Products, (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 that additional comments may be forthcoming.

With respect to our client's property, as captioned above, we previously filed the two written submissions dated, October 28, 2020 and December 30, 2020, with recommendations to better align the proposed zoning of our client's property with the guiding principles and the 3rd draft of the CZBL. A copy of our December 30, 2020 submission is attached herein as Appendix 1.



While we endorse the City's direction on implementing the CZBL, 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, which only specifies our October 28, 2020 in the CZBL Public Comment-Response Matrix, C86.

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_itr.NAPCO_Royal.June.07.2021

Attachments: Appendix 1 – December 30, 2020 letter submission

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



December 30, 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: NAPCO – Royal Building Products (a Westlake Company)
 Comprehensive Zoning By-law ('CZBL') as it applies to 131 & 151 Regalcrest Court
 Part of Lot 5, Concession 8
 Part of Block 2 and all of Block 3 and part of Block 4, Plan 65M-3033
 Also described as Plan 65R-26788, Parts 1 to 49 and 69 to 72
 And Plan 65R-29851, Parts 6 to 12
 City of Vaughan, Region of York
 Our File 1711**

We are the Planners of Record on behalf of NAPCO – Royal Building Products, (hereafter referred to as 'NAPCO - Royal'), a stakeholder of the City's Comprehensive Zoning By-law ('CZBL') program, writing in response to the Office of the City Clerk, Item 1, Report 50, as adopted by City Council November 17, 2020.

Further to our October 28, 2020 'CBZL' submission letter, we are now pleased to advise of a November 24, 2020 Settlement (Issued December 11, 2020) of Appeal No. 70 to the Vaughan Official Plan 2010 ('VOP 2010') of the Local Planning Appeal Tribunal ('LPAT'). The benefit of this timely LPAT decision allows our client to request implementation of the new zoning for the 131 and 155 Regalcrest Court through the 'CZBL' program.

Although two municipal addresses, please note 131 and 155 Regalcrest Court are undivided with 4.24 ha. (10.48 acres) in land area, comprised of two industrial buildings, providing enclosed manufacturing space, offices and staff areas, with site inclusive landscaped areas, parking spaces, driveway access aisles, material storage silos, and areas to support the staging, storage and distribution of manufactured pipe and building products.

POUND & STEWART ASSOCIATES LIMITED



IMAGE 1: NAPCO-ROYAL, CITY OF VAUGHAN
DECEMBER 2020



Legend

- Royal 131 & 155 Regalcrest Court (Owned)
- Royal 101 Regalcrest Court (Leased)
- Royal's Northern & Southern Outside Storage blocks (Leased)
- Royal's Access Route
- Parkway Belt West Plan Area

In addition to the subject property, 'NAPCO – Royal' operates on adjacent properties, collectively totalling about 11.95 ha. (29.5 acres) in land area. Please refer to Image 1. 'NAPCO – Royal's collective lands are located within the Vaughan Enterprise Zone ('VEZ') in south-west Vaughan, providing versatile access for product distribution within regional markets.

1.0 LPAT RESOLUTION OF VAUGHAN OFFICIAL PLAN ('VOP 2010') APPEAL NO. 70

Our October 28, 2020 'Phase 3: Final CZBL' Committee of the Whole Public Hearing submission indicated that resolution of Appeal No. 70 was imminent. On November 24, 2020 the Local Planning Appeal Tribunal ('LPAT') resolved LPAT Case No. 111184, Appeal No. 70 'VOP 2010', as amended, for the 131 and 151 Regalcrest Court property.

A copy of the LPAT Decision, issued on December 11, 2020, is included herein (See Appendix 'A'), indicating that the VOP 2010, "...is modified as set out in Attachment 3 to this order and is approved as modified in respect of the lands subject of Appeal 70, and the balance of Appeal 70 is dismissed".

Appendix 'A' (Attachment 3) includes a Schedule "A" which outlines the VOP, 2010 Volume 2, Section 13 Site Specific Policies, now in force as it relates specifically to the subject lands, where more specifically:

- *The following policies shall apply to the lands designated Employment Commercial Mixed Use known municipally as 131 and 155 Regalcrest Court ("Subject Lands") as identified in Map 13.XX.A upon which manufacturing, and warehousing is expected to continue until at least 2040.*
- *Notwithstanding Policy 9.2.2.7, manufacturing, warehousing (but not retail warehouse) and processing are permitted on the Subject Lands up to November 30, 2040.*
- *Notwithstanding Policy 9.2.2.7, outdoor storage for only plastic pipes and fittings are permitted on the Subject Lands accommodating an area up to fifteen 15% of the area of the Subject Lands (area of Subject Lands 42,394.2m²) and are permitted on the Subject Lands up to November 30, 2040.*
- *The Gross Floor Area of the existing buildings on the Subject Lands are permitted to expand to a maximum of fifteen percent (15%) of the existing Gross Floor Area (existing Gross Floor Area is 19,524m²).*



FIGURE 1: CITY OF VAUGHAN ZONING - PHASE 3: FINAL CZBL
131 & 155 REGALCREST COURT - CITY OF VAUGHAN

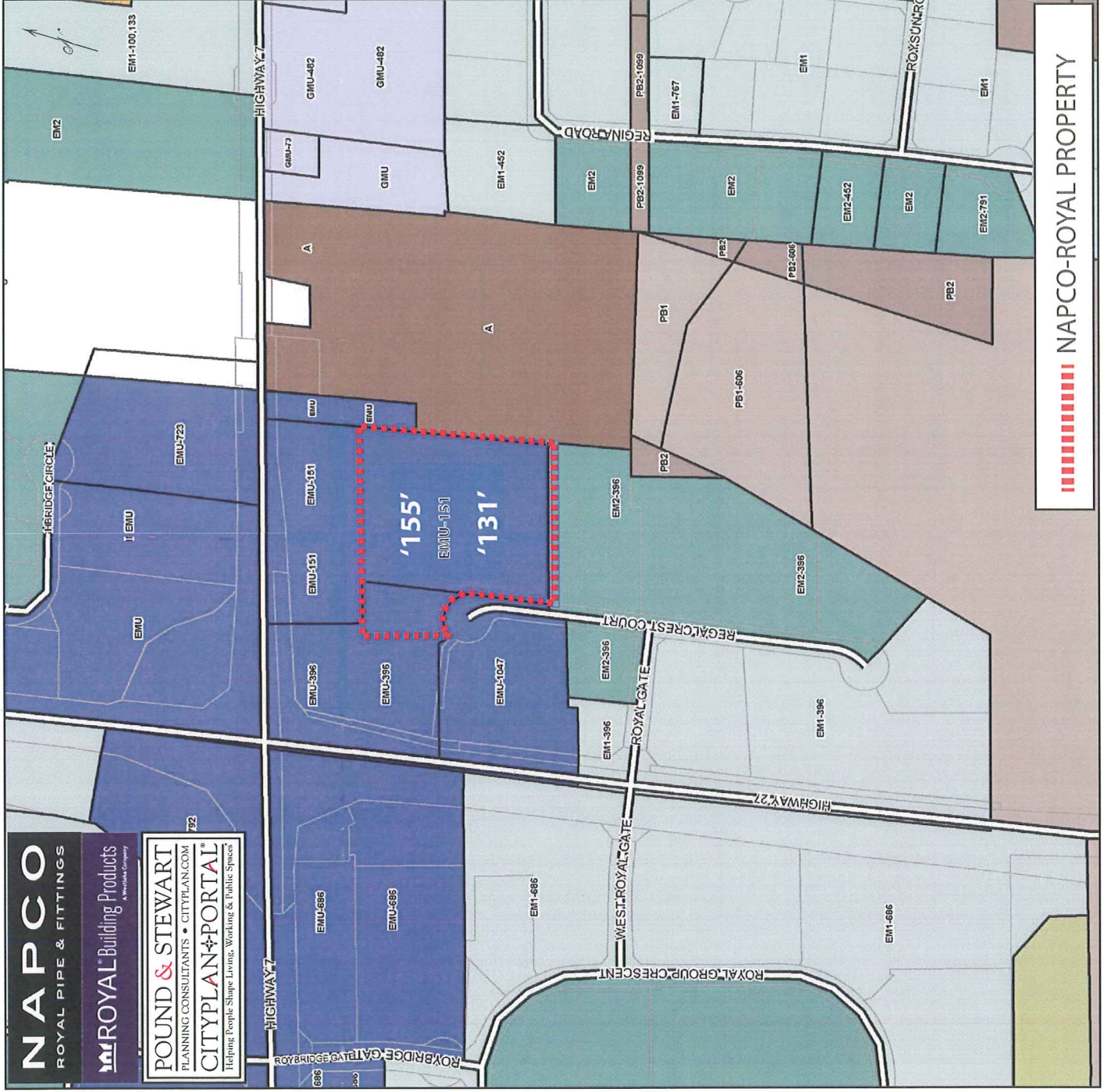
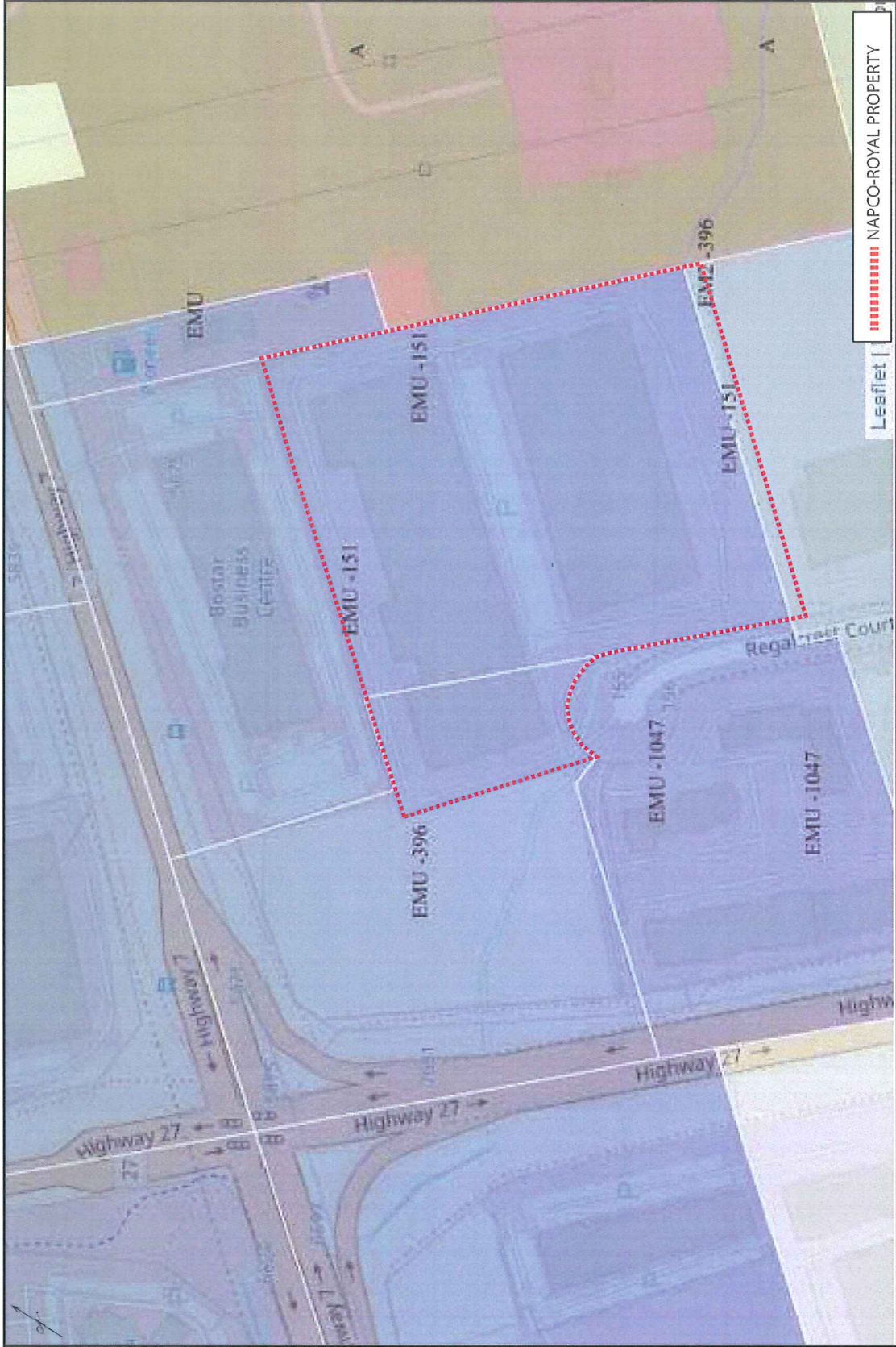


FIGURE 2: CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW REVIEW - PHASE 3: FINAL 'CZBL' - INTERACTIVE MAP
131 & 155 REGALCREST COURT - CITY OF VAUGHAN



771_L Figure 2_Zoning_Phase3_Dec1520



NAPCO
ROYAL PIPE & FITTINGS

ROYAL Building Products
A Wetstock Company

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2.0 'CZBL' SCHEDULE 'A' MAPPING PER 131 AND 155 REGALCREST COURT

As recommended in our October 28, 2020 submission to the City, upon imminent completion of VOP 2010, Appeal No. 70 settlement process, there is value in implementing effective zoning of the subject lands relying on 'Phase 3: Final CZBL' regulation 2.4.3. Exception Zones and Section 14.0 Exception Zones, to achieve conformity and compliance with approved VOP 2010, as amended. Please refer to the attached Figures 1 and 2 providing context and close-up perspectives of the 'Phase 3: Final CZBL', and Schedule 'A' mapping, as it applies to the subject property.

Figure 3 and Table 1 illustrate how the existing Zoning By-law 1-88, as amended, has been carried forward by the 'Phase 3: Final CZBL'. Further modifications to the Final 'CZBL' Exception Zones are now required because the boundaries of the subject lands have changed over the years, are now under different ownerships, the planned functions of adjacent lands and the subject properties are different, and due to the recent LPAT decision, as noted above.

For example;

- Under the 'CZBL', Figure 2 overlays two historical Exception Zones designations on the 'Employment Commercial Mixed Use Zone' reflective of Zoning By-law 1-88, as amended. These are 'EMU-151' (See Appendix 'B') and 'EMU-396' (See Appendix 'C'). Along the southern edge of the subject lands 'EM2-396' is also applied. (See Appendix 'C');
- Per 'CZBR' process it will be necessary to reconcile the site-specific zoning applying to the 'EMU-151' portion, as the subject property shares a Zoning By-law 1-88, as amended, Exception 291 (See Appendix 'D') with the abutting, now unrelated, property to the north, known as 5875 Highway 7, under different ownership. In effect, with the settlement of VOP 2010 Appeal No. 70, Exception 291 is redundant as it relates to the subject lands;
- Per the 'CZBR' process it will also be necessary to reconcile the site-specific zoning applying to the 'EMU-396' portion (Figure 2), as the subject lands shares a Zoning By-law 1-88, as amended, Exception 654A with an abutting property to the west, also owned by an unrelated landowner. There is no need for a collective zoning relationship between these two properties, to enforce Zoning By-law 1-88, Exception 654A. (See Appendix E);
- The 'General Employment Zone' 'EM2-396' (See Appendix 'C') zone per the 'CZBL' is located along the southern edge of the subject lands, bordering 101 Regalcrest Court, having a width of some 8.32m (27.30 ft.). This is represented in By-law 1-88 as EM2 - Exception 654C. (See Appendix 'F'). It would be appropriate to include these lands as part of a new site-specific zoning designation for the subject lands.



**FIGURE 3: VAUGHAN ZONING BY-LAW 1-88, AS IS
& CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW, PHASE 3: FINAL 'CZBL'**

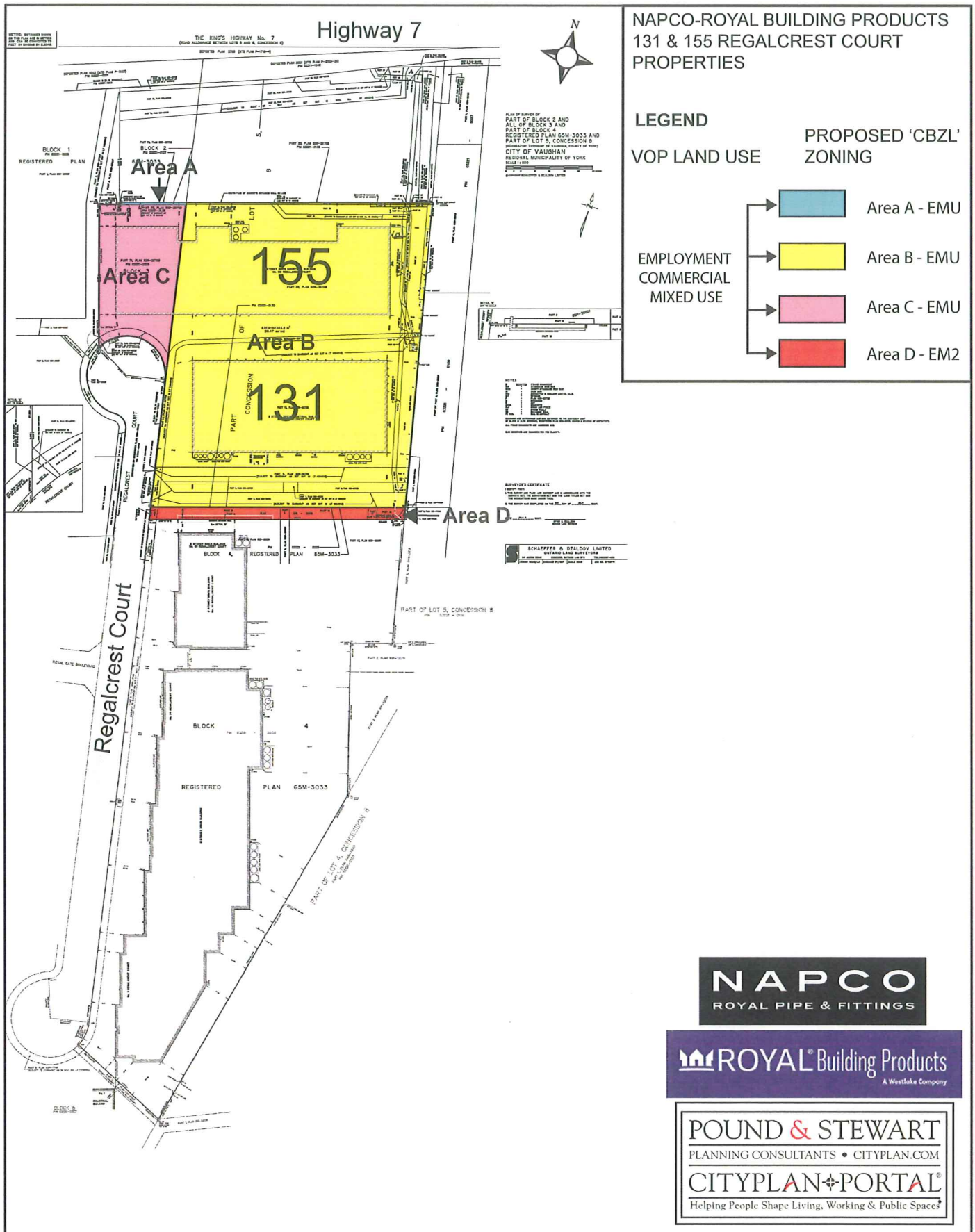


TABLE 1
NAPCO - ROYAL BUILDING PRODUCTS – 131 & 155 REGALCREST COURT PROPERTIES
PHASE 3: FINAL 'CZBL' - EXISTING & PROPOSED ZONING

Area	Legal Description and Address	Vaughan Official Plan 2010 ('VOP'), as amended Land Use Designations	City of Vaughan, Existing Zoning By-law 1-88, in effect	THIRD DRAFT 'CZBL' SITE SPECIFIC POLICIES AS PROPOSED
Area A	PIN - 03221-0128 (LT) - Part of Block 2, Plan 65M-3033, being Part 72, Plan 65R-26788 Part of 155 Regalcrest Court (0.01 ha +/-)	Employment Commercial Mixed-Use (Planned for Commercial buildings allowing for a variety of uses to support intensification). Please refer to Appendix A for site specific policies approved by the LPAT tribunal on December 11, 2020. Recognizing manufacturing and related uses as a permitted use.	EM1-9(654B) • Employment Uses are permitted (Manufacturing, Warehousing). • Outside Storage is not permitted.	EMU-151 • Provide for a wide range of employment and other uses and a limited amount of commercial uses Exception 151: • Minimum parking of 600 • Restaurant occupancy capped at 500 • Allows for additional commercial uses
Area B	PIN 03221-0130 (LT) - Part of Lot 5, Concession 8 (Vaughan), being Parts 1 to 49, both inclusive, Plan 65R-26788 Parts of 131 and 155 Regalcrest Court (3.57 ha +/-)		EM1-9(291) • Employment Uses are permitted (Manufacturing, Warehousing). • Outside Storage is not permitted.	EMU-151 • Provide for a wide range of employment and other uses and a limited amount of commercial uses. Exception 151: • Minimum parking of 600 • Restaurant occupancy capped at 500 • Allows for additional commercial uses
Area C	PIN 03221-0005 (LT) - Block 3, Plan 65M-3033, being Parts 68, 69, 70 and 71, Plan 65R-26788 Parts of 131 and 155 Regalcrest Court (0.51 ha +/-)		EM1-9(654B) • Employment Uses are permitted (Manufacturing, Warehousing). • Outside Storage is not permitted.	EMU-396 • Provide for a wide range of employment and other uses and a limited amount of commercial uses.
Area D	PIN 03221-0140 (LT) - Part of Block 4, Plan 65M-3033, being Parts 6 to 12, both inclusive, Plan 65R-29851 Part of 131 Regalcrest Court (0.15 ha +/-)		EM2-9(654C) • Employment Uses are permitted (Manufacturing, Warehousing). • Outside Storage is permitted.	EM2-396 • To permit a wide range of employment uses, including outside storage.

Refer to Figure 3 to view above captioned lands on a map.

1711_Table1_Dec.17.20

3.0 OVERVIEW OF PROPOSED EXCEPTION ZONING - 131 AND 155 REGALCREST COURT

The following provides an overview of matters apparent to support effective 'CZBL' Exception Zoning for 131 and 155 Regalcrest Court.

Attached 'Draft Exception Zone Summary', Appendix 'G' has been prepared for further discussion and consideration, as it relates to the 'Phase 3: Final CZBL' approvals process. This document includes a list of proposed exceptions further reviewed below.

3.1 NEED TO REFLECT LPAT RESOLUTION

As noted above in Section 1.0 of this letter, the LPAT resolution relates to additional permitted uses, outdoor storage and expansion of the existing buildings. These details need to be incorporated in the 'CZBL'.

- *Notwithstanding Policy 9.2.2.7, manufacturing, warehousing (but not retail warehouse) and processing are permitted on the Subject Lands up to November 30, 2040.*
- *The Gross Floor Area of the existing buildings on the Subject Lands are permitted to expand to a maximum of fifteen percent (15%) of the existing Gross Floor Area (existing Gross Floor Area is 19,524m²).*

3.2 NEED TO REFLECT 'AS-BUILT' CONTEXT PER 'CZBL' LOT & BUILDING REQUIREMENTS

In review of the 'Phase 3: Final CZBL' Section 8.2.2.2 *Lot and Building Requirements for the 'EMU Zone*, where lands are designated 'Employment Commercial Mixed Use Zone', it is noted that the subject lands, representing an 'as-built' condition, do not meet at least the following 'CZBL' 'Table 8-3 Lot and Building Requirements' including:

- 1. The Minimum Height permitted is 11.0 metres;*
- 2. The Minimum Ground Floor Height permitted is 6.0 metres;*
- 3. Surface Parking is prohibited in the Front and Exterior Side Yards;*
- 4. The Minimum Landscape Strip abutting a Street Line is 5.0 metres;*
- 5. The Minimum Landscaped Open Space is 10%;*



3.3 'OUTSIDE STORAGE' IN TERMS OF 'CZBL' REQUIREMENTS

In accordance with the settlement of Appeal No. 70 to the 'VOP 2010' by 'LPAT' (See Appendix 'A'), 'outdoor storage' (per the VOP, 2010) or 'outside storage' (per the 'CZBL'), where these terms mean the same, is permitted on the subject property as follows:

Notwithstanding Policy 9.2.2.7, outdoor storage for only plastic pipes and fittings are permitted on the Subject Lands accommodating an area up to fifteen 15% of the area of the Subject Lands (area of Subject Lands 42,394.2m²) and are permitted on the Subject Lands up to November 30, 2040.

Outside storage appears to not at least meet 'CZBL' regulations 5.13.1.2, 5.13.3.1 and 5.13.4.1. and it would be appropriate to reconcile this 'as-built' condition with an Exception Zone.

3.4 PARKING & LOADING 'CZBL' REQUIREMENTS

The existing site configuration of 131 and 155 Regalcrest Court complies with the 'Phase 3: Final CZBL' Parking and Loading Requirements based on the following summary:

- It appears that there is a 'CZBL' requirement for 217 parking spaces, where 324 parking spaces are provided on the subject lands, inclusive of barrier free parking spaces. The total parking provided is 107 parking spaces more than required, exceeding the number of parking spaces displaced for outside storage, capped at 15% of the subject land area;
- There is a 'CZBL' requirement for 7 barrier free parking spaces, where 4 barrier free parking spaces are currently provided. While the subject land has adequate space to increase barrier free parking spaces, 'CZBL' Policy 6.1.1 reads:

'Where an existing use is deficient of the minimum required parking spaces of this By-law, it shall be interpreted that the minimum number of required parking spaces of this By-law shall be the legally existing number of parking spaces, provided that the existing use continues and there is no enlargement or expansion that results in a net increase of the gross floor area of the existing use, building, or structure.'

Therefore, the site design and business operations appear to satisfy parking requirements in compliance with the 'CZBL' 'Table 6-2 Parking Requirements for all Zones', per parking requirements for a Manufacturing or processing facility.

The 'CZBL' does not specify a minimum amount of loading spaces for a 'Manufacturing or processing facility', however the subject lands include twenty (20) loading spaces.



CONCLUSIONS & RECOMMENDATIONS

In conclusion, NAPCO – 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'.

The 'CZBL' is a comprehensive, city wide review of the Zoning By-law 1-88, as amended, to implement the policies of VOP 2010, as amended. The 'CZBR' program provides an opportunity to reconcile land use permissions, providing functional development standards for employment lands and areas, per VOP 2010, and its successor plans.

In view of the foregoing, there is value in implementing the effective zoning of 131 and 155 Regalcrest Court per 'Phase 3: Final CZBL' regulation 2.4.3. Exception Zones and Section 14.0 Exception Zones, to achieve conformity and compliance with approved VOP 2010, as amended.

Therefore, we recommend the attached 'Draft Exception Zone Summary', Appendix 'G' for further discussion and consideration, as it relates to the 'Phase 3: Final CZBL' approvals process.

Also, we recognize that the 'CZBL' program is dynamic, and we reserve the right to provide further input and recommendations regarding the implementation of zoning in support our client's manufacturing and distribution operations at this location.

And, 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
la/1711_ltr.Dec.30.20

POUND & STEWART ASSOCIATES LIMITED



Attachments: As noted herein

cc. Mr. B. Correia, Project Manager, Comprehensive Zoning By-law Review, City of Vaughan
cc. Mr. D. Marcucci, MCIP, RPP, Planning & Building Department, City of Vaughan
cc. Miller Thomson
cc. Client

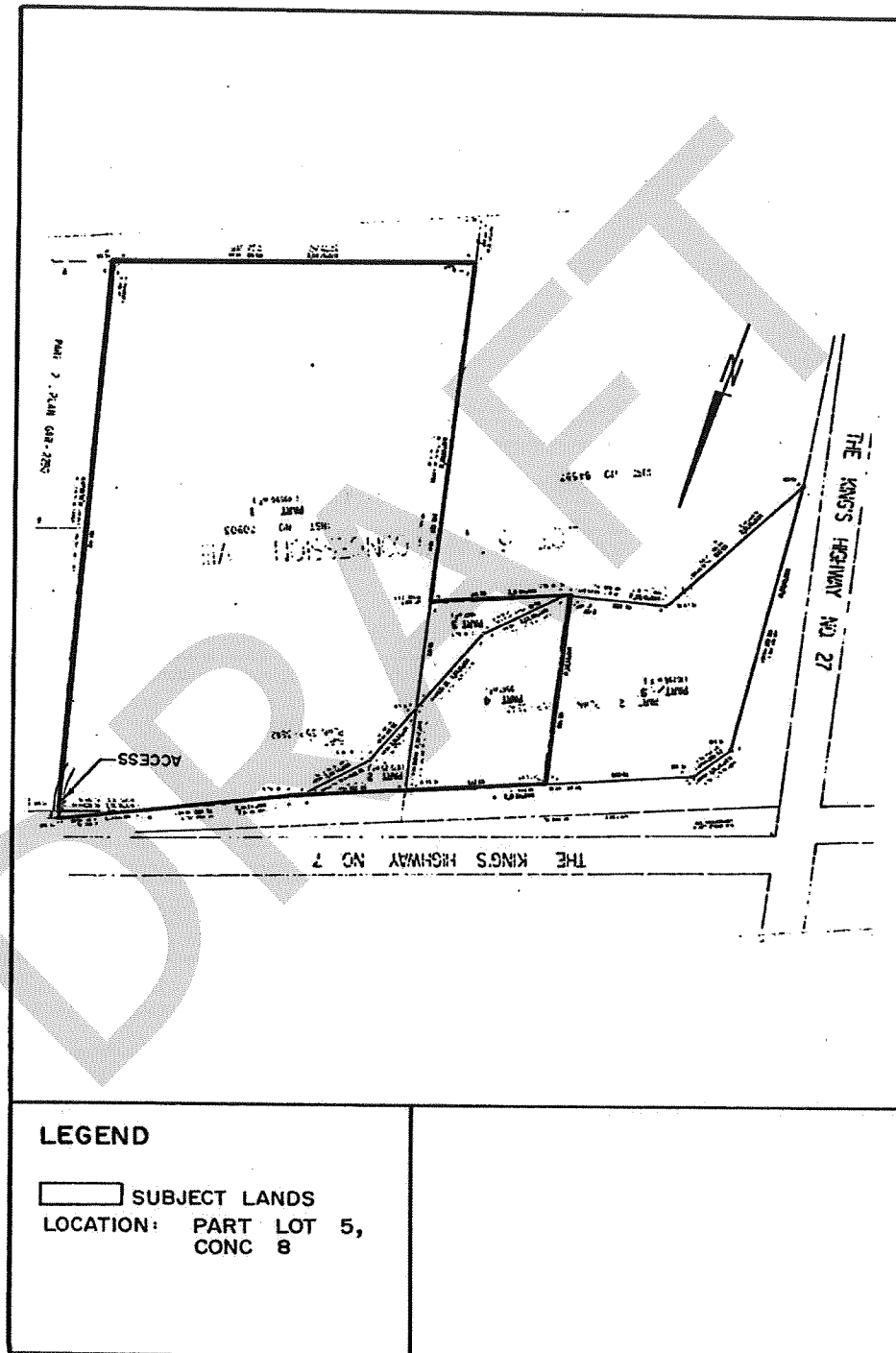


APPENDIX B: 'CBZL' EXCEPTION 151

14.151

Exception Number 151	Legal Description: 131-155 Regal Crest Court, 5875 Highway 7
Applicable Parent Zone: EMU	
Schedule A Reference: 23, 24, 43, 44	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.151.1 Permitted Uses	
1. The following additional uses shall be permitted: a. Banquet hall; b. Restaurant; c. Retail; d. Personal service; and, e. Place of entertainment.	
14.151.2 Lot and Building Requirements	
1. A restaurant may include a banquet hall, provided that the combined maximum gross floor area shall be 930.0 m². 2. The maximum combined gross floor area devoted to offices, retail and restaurant and/or banquet hall shall not exceed 35% of the total gross floor area of the development of the Subject Lands.	
14.151.3 Parking	
1. The minimum number of required parking spaces shall be 600.	
14.151.4 Other Provisions	
1. The maximum seating capacity of the restaurant shall be 500.	

Figure E-296



APPENDIX C: 'CBZL' EXCEPTION 396

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	
1. The following shall be the only uses permitted on the area labelled "C8" on Figure E-733 and Figure 733A: a. Hotel; b. Office; c. Office building; and, d. Parking structure, accessory to office building. 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. 3. The following uses shall be permitted on the ground floor of an office building with a minimum height of 3 storeys: a. Financial institution; b. Health and fitness centre; c. Personal service; d. Pharmacy; e. Restaurant; f. Retail; and, g. Variety store. 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.	

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

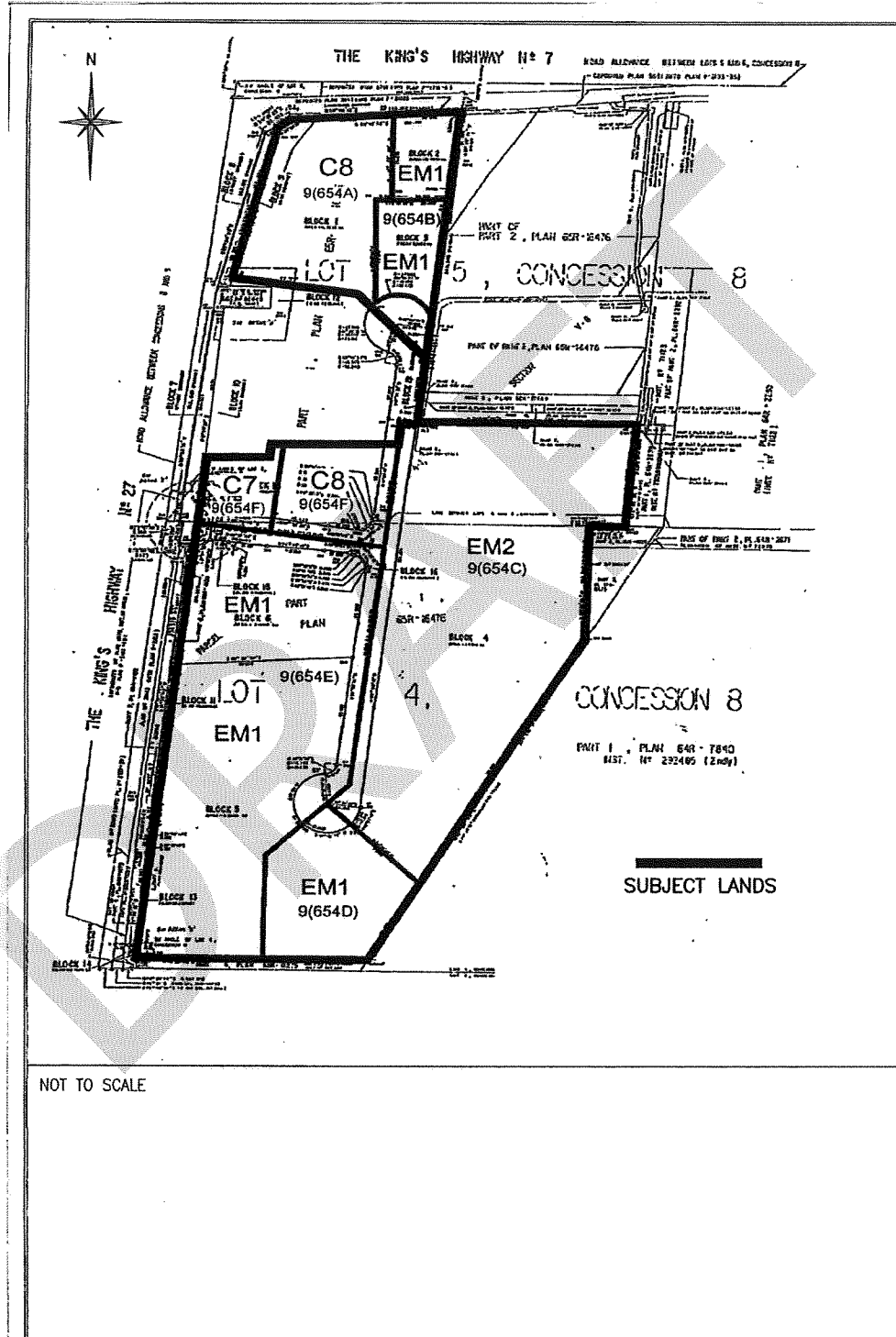
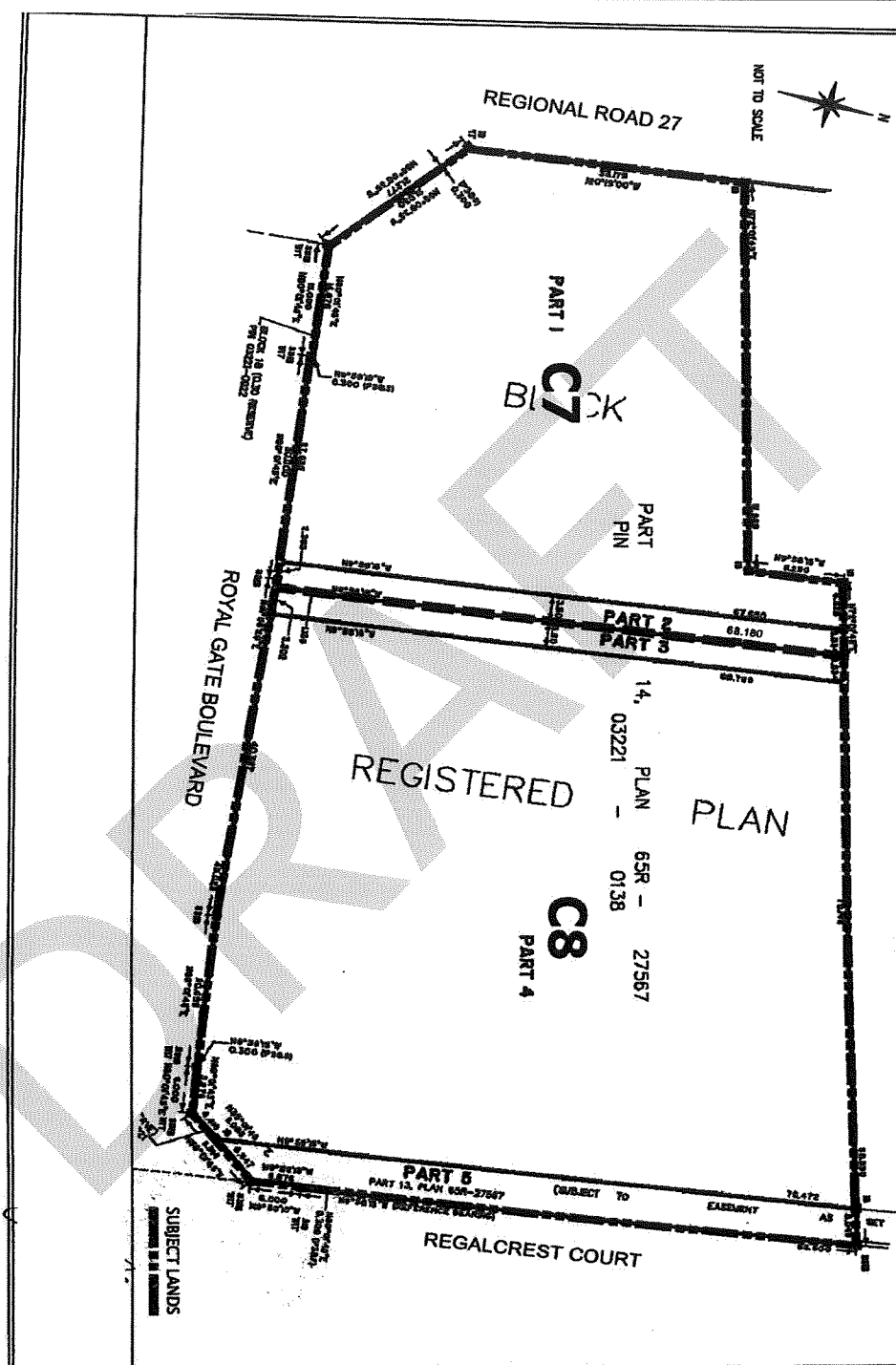


Figure E-733A

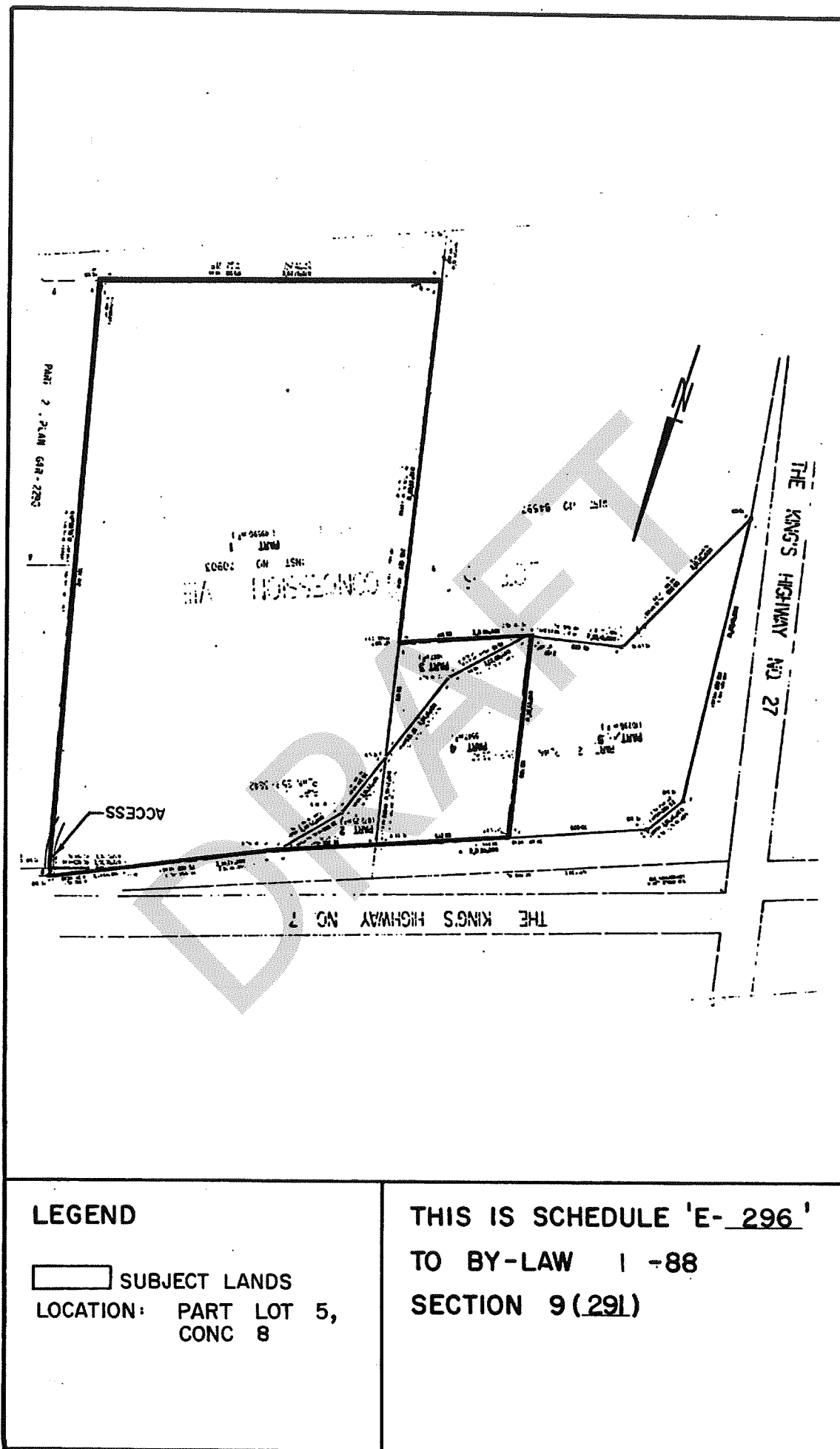


**APPENDIX D: CITY OF VAUGHAN ZONING BY-LAW 1-88, AS AMENDED
EXCEPTION 9 (291)**

291) The lands shown as Subject Lands on [Schedule E-296](#) attached hereto shall be subject to the following provisions:

- a) Notwithstanding the provisions of Subsection 6.2.1 regarding uses permitted in the EM1 Prestige Employment Area Zone, the following additional uses shall be permitted on the Subject Lands:
 - i) a eating establishment which may include a banquet hall, provided that the combined floor area shall not exceed nine hundred & thirty (930) square metres and the maximum seating capacity of the restaurant is five hundred (500);
 - ii) a retail commercial showroom for the merchandising of home improvement, hardware, recreation, automotive and similar equipment, but without outside storage;
 - iii) a dry-cleaning business;
 - iv) places of entertainment.
- b) The maximum combined Gross Floor Area devoted to offices, retail showroom, and restaurant and/or banquet hall shall not exceed thirty-five percent (35%) of the total Gross Floor Area of the development of the Subject Lands.
- c) Notwithstanding the provisions of Subsection 3.8 regarding parking requirements, the following provision shall apply to the Subject Lands:

minimum number of parking spaces to be provided 600



APPENDIX E: CITY OF VAUGHAN ZONING BY-LAW 1-88, AS AMENDED EXCEPTION 9 (291)

654A) The following provisions shall apply to the "Subject Lands" shown on [Schedule E-733](#) to By-law 1-88:

Notwithstanding the provision of Subsections 5.9 regarding the uses permitted in an C8 Office Commercial Zone, only the following uses shall be permitted on the portion of the Subject Lands zoned C8 Office Commercial Zone:

(1) Commercial

- Office Buildings, provided they shall have a maximum G.F.A. of 1 x the lot area;
- Parking Garages accessory to Office Buildings;
- A hotel which may include banquet halls, eating establishment, one tavern and ancillary retail uses as accessory uses only, provided the said hotel building is located a minimum of 200 metres south of the Highway #7 road allowance.

(2) Notwithstanding the provisions of Section 2 respecting maximum gross floor area of additional uses permitted in an office building, the stated uses shall be permitted, provided the combined total gross floor area of all such uses does not exceed 10% of the gross floor area of the office building.

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".

**APPENDIX F: VAUGHAN ZONING BY-LAW 1-88, AS AMENDED
EXCEPTION 9 (654C)**

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".

DRAFT

DRAFT FOR DISCUSSION PURPOSES

APPENDIX 'G'

RE: NAPCO – Royal Building Products (a Westlake Company)

City of Vaughan's Phase 3: Third Draft Comprehensive Zoning By-law ('CZBL') with Exception Zone for 131 and 155 Regalcrest Court – to replacing proposed 'CZBL' Draft Exception Nos. 151 and 396

The following summary provides a proposed 'CZBL' Exception to replace draft 'CZBL' Exception Nos. 151 and 396 per the City of Vaughan's Phase 3: Third Draft Comprehensive Zoning By-law ('CZBL') program, issued on October 29, 2020, as it relates to 131 and 155 Regalcrest Court. This Exception incorporates the recent November 24, 2020 settlement (issued December 11, 2020) of Appeal No. 70 to the Vaughan Official Plan 2010 ('VOP 2010') of the Local Planning Appeal Tribunal ('LPAT') regarding the 131 and 155 Regalcrest Court property.

Exception Number 14. _____	Legal Description:
Applicable Parent Zone: 'EMU'	131 and 155 Regalcrest Court
Schedule A Reference: _____	Figure E Link (if applicable)
LPAT Decision Reference: PL111184	Figure T Link (if applicable)
14. _____ Permitted Uses	
<i>1. The following additional Uses shall be permitted on the lot up to November 30, 2040:</i> <i>a. Manufacturing;</i> <i>b. Warehousing;</i> <i>c. Outdoor Storage for only plastic pipes and fittings accommodating up to 15% of the Lot Area where the Lot Area totals 42,394.2 m²;</i> <i>Note: Outdoor Storage means the same as Outside Storage in terms of this Zoning By-law.</i>	
14. _____ Permission to Expand Existing Buildings	
<i>1. The Gross Floor Area of the existing buildings on the Lot are permitted to expand to a maximum of fifteen percent (15%) of the existing buildings Gross Floor Area which totals 19,524 m²;</i>	
14. _____ Exceptions to Table 8.3 Lot and Building Requirements	
<i>1. Notwithstanding Table 8.3, the Minimum Height permitted is 9.0 metres;</i> <i>2. Notwithstanding Table 8.3, the Minimum Ground Floor Height permitted is 3.0 metres;</i> <i>3. Notwithstanding Table 8.3, Surface Parking is permitted in the Front and Exterior Side Yards;</i> <i>4. Notwithstanding Table 8.3, the Minimum Landscape Strip abutting a Street Line is 2.5 metres;</i> <i>5. Notwithstanding Table 8.3, the Minimum Landscaped Open Space is 5%;</i>	
14. _____ Exceptions to Outside Storage 5.13.2 and 5.13.4	
<i>1. Notwithstanding 5.13.1.2, the maximum height of goods or materials stored within an outside storage area shall be 5.0 m.</i> <i>2. Notwithstanding 5.13.3.1. outside storage need not be fully screened by an opaque fence or other vertical elements.</i> <i>3. Notwithstanding 5.13.4.1. outside storage shall be permitted within the interior side yard and setback located between the abutting Lot to the south, known as 101 Regalcrest Court.</i>	
14. _____ Parking	
<i>1. Notwithstanding Table 6.2, a total of 129 parking spaces are required on the Lot.</i>	
14. _____ Other Provisions	
Other Provisions or Requirements as determined to ensure compliance of an 'as built' condition	