

Attachment 8 – Proposed Amendments to Zoning By-law 1-88 and 001-2021

Table 1: Zoning By-law 1-88

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Rezoning and Amendments to the C9 Corporate Centre Zone
a.	Definition – Amenity Area	Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents	Means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development;
b.	Definition – Gross Floor Area	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
c.	Definition – Parking Space	Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	Means a rectangular area measuring at least 2.7 metres by 5.4 metres, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
d.	Minimum Required Setbacks (Residential Uses)	3 m (Front Yard) 6 m (Rear Yard) 3 m (Exterior Side Yards)	1.8 m (Barnes Court)

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e.	Required Build-To Zone	50% for all other streets 0-3 m (residential uses)	Shall Not Apply
f.	Minimum Building Setbacks (Below-Grade)	1.8 m (Exterior and Front Yard)	0 m
g.	Minimum Parking Space Requirements	<u>Residential Uses:</u> 0.7 spaces/unit (Bachelor, 1 Bedroom) 0.9 spaces/unit (2 Bedroom) 1.0 space/unit (3 Bedroom)	<u>Residential Uses</u> 0.4 parking spaces per dwelling unit To permit a minimum parking space dimension of 2.4 m x 4.8 m for compact vehicle parking
h.	Minimum Amenity Area	No requirement	A minimum of 4 m ² per dwelling unit
i.	Minimum Landscape Area	3 m	0 m (All Streets)
j.	Maximum Building Height	25 m	Tower A – 125 m (excluding mechanical room) Tower B – 125 m (excluding mechanical room) For clarity, a mechanical penthouse shall have a maximum height of 7 m For clarity, architectural expressions are permitted to a maximum height of 10 m. For the purpose of clarity, building elements which must be necessarily located above the

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			mechanical penthouse such as window washing equipment, chimneys, boiler flutes and stacks may be permitted.

Table 2: Amendments to By-law 001-2021

	Zoning By-law 001-2021 Standard	V3 Vaughan Metropolitan Neighbourhood Zone Requirement	Proposed Amendments to the V3 Vaughan Metropolitan Neighbourhood Zone Requirement
a.	Definition – Amenity Area	Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents	Means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development, but shall not include any exclusive area that is only accessible by an individual unit
b.	Definition – Parking Space	Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

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c.	Maximum Floor Space Index (FSI)	5.0 times the area of the lot	7.29 times the area of the lot (For the purposes of calculating FSI, the Lot Area shall be 7,695 m ²) 9.1 times the area of the lot (For the purposes of calculating FSI, the Lot Area shall exclude the 1,500 m ² of outdoor private amenity area)
d.	Below Grade Parking Structure	1.8 (Street Line)	0 m (Barnes Court)
e.	Minimum Requirements Compact Vehicle Parking	2.4 x 4.8 m	2.4 x 4.7 m
f.	Minimum Bicycle Parking Space Dimensions	1.8 m (length) 0.6 (width) 1.9 (vertical clearance)	1.2 m length
g.	Minimum Bicycle Parking Spaces	0.8 spaces per unit (Long-Term) 0.2 spaces per unit (Short-Term) Total: 840 spaces	0.755 spaces per unit = 635 Long-Term 0.12 spaces per unit = 103 Short Term Total: 783 spaces
h.	Minimum Required Setbacks	3 m (Front Yard) 1 m (Side Yard) 3 m (Exterior Side Yard)	1.8 m (Front Yard)

	Zoning By-law 001-2021 Standard	V3 Vaughan Metropolitan Neighbourhood Zone Requirement	Proposed Amendments to the V3 Vaughan Metropolitan Neighbourhood Zone Requirement
		1 m (Rear Yard)	
i.	Required Build-To-Zone	3 m to 7.5 m	Shall Not Apply
j.	Minimum Amenity Area	8 m ² for the first 8 dwelling units, and 5 m ² for the additional dwelling units	4 m ² per unit
k.	Maximum Building Height	25-storeys	38-storeys (125 m) Architectural expressions are permitted to a maximum height of 10 m
l.	Rooftop Mechanical Equipment and Mechanical Penthouses (Maximum Height)	5 m	7 m (mechanical equipment) Those building elements which must necessarily be located above the mechanical penthouse such as window washing equipment, chimneys, boiler flues and stacks.
m.	Minimum Landscaping Area	3 m	0 m