

## Attachment 9 – Zoning By-law 001-2021 Table 2

Table 2

	<b>Zoning By-law 001-2021 Standard</b>	<b>V3 Vaughan Metropolitan Neighbourhood Zone Requirement</b>	<b>Proposed Amendments to the V3(H) Vaughan Metropolitan Neighbourhood Zone Requirement</b>
a.	Definition – Landscaping	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways. Landscaping may also include ventilation shafts and areas for short-term bicycle parking.
b.	Definition – Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance.  For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	For the purposes of this by-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and easements or registrations that are granted, shall be deemed to comply with the provisions of By-law 001-2021.

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c.	Definition – Building Height	Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and i) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.	Building Height shall be measured from a Canadian Geodetic Datum elevation measure (205.56 metres) to the highest point of the building. This shall exclude mechanical penthouse, parapets, mechanical equipment and architectural features and building elements including window washing equipment, chimneys, boiler flutes and stacks.
d.	Maximum Floor Space Index (FSI)	5.0 times the area of the lot	7.25 times the area of the lot (For the purposes of calculating FSI, the Lot Area shall be 7,695 m <sup>2</sup> )
e.	Accessory Uses to below-grade structures (Ventilation shafts)	Not Permitted	To permit ventilation shafts in the front and exterior side yards including below grade
f.	Permitted Encroachments (Canopies)	0.6 m	1 m (Barnes Court)

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g.	Percentage of Compact Motor Vehicle Parking	10%	To permit 12% of the minimum visitor parking requirement to consist of compact vehicle visitor parking spaces
h.	Bicycle Parking Locations	<p><u>Long Term</u></p> <p>Located only on the first or second-storey below grade</p> <p><u>Short Term</u></p> <p>Located only at the ground floor of a building</p>	<p><u>Long-Term</u></p> <p>To permit bicycle parking all levels the underground parking garage</p> <p><u>Short Term</u></p> <p>Located at the ground floor of a building and within P1 level of the underground parking garage</p>
i.	Minimum Required Setbacks (Front Yard)	3 m (Front Yard)	<p>1.3 m (above 3<sup>rd</sup> Storey, Barnes Court)</p> <p>2.3 m (at-grade, Barnes Court)</p>
j.	Minimum Required Setbacks (Below-Grade)	1.8 m (Exterior and Front Yards)	0 m
k.	Required Build-To-Zone	3 m to 7.5 m	Shall Not Apply
l.	Minimum Amenity Area	8 m <sup>2</sup> for the first 8 dwelling units, and 5 m <sup>2</sup> for the additional dwelling units	4 m <sup>2</sup> per unit
m.	Maximum Building Height	30-storeys	<p>Tower 1 - 38-storeys (119.5 m)</p> <p>Tower 2 – 38-storeys (119.5 m)</p>
n.	Minimum Building Height	10.5 m	9.5 m

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o.	Minimum Tower Step-back	3 m	0.9 m (Towers 1 and 2)
q.	Rooftop Mechanical Equipment and Mechanical Penthouses (Maximum Height)	8 m	8.43 m
r.	Minimum Amenity Area (Common Space)	90%	30%
s.	Maximum Outdoor Amenity Area Located on Rooftops and Terraces	20%	Notwithstanding Section 4.3.3, a maximum of 400 m <sup>2</sup> of amenity area can be located on a rooftop or terrace
t.	Minimum Landscaping Area	3 m	0 m