

## Attachment 11 – Zoning By-law 001-2021 Table 2

Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>V1 Vaughan Metropolitan Centre Station Zone Requirement</b>	<b>Proposed Amendments to the V1 Vaughan Metropolitan Centre Station Zone Requirement</b>
a.	Definition – Height	The vertical distance measured from established grade to: In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is greater	Shall be measured from a Canadian Geodetic Datum elevation measure of 204.9m for Block 1, 204.6m for Block 2, and 205.0m for Block 3 to the highest point of the building and shall exclude mechanical penthouses, parapets, mechanical equipment and architectural features.
b.	Definition – Geodetic Datum	N/A	The base elevation position that represents the reference point from which building height shall be measured.
c.	Definition – Architectural Features	N/A	Means features used to enhance the visual appearance of a building, which may include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building.
d.	Permitted Uses	Apartment dwellings shall not be permitted within the ground floor frontage	Permit Apartment Dwelling Units on the ground floor of Block 3
e.	Minimum Lot Frontage	50 m	<ul style="list-style-type: none"> <li>• Block 1: 50.0 m</li> <li>• Block 2: 34.0 m</li> <li>• Block 3: 36.0 m</li> </ul>
f.	Minimum Lot Area	4,000 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Block 1: 6,800 m<sup>2</sup></li> <li>• Block 2: 2,800 m<sup>2</sup></li> <li>• Block 3: 4,400 m<sup>2</sup></li> </ul>
g.	Minimum Front Yard	3.0 m	<ul style="list-style-type: none"> <li>• Block 1: 1.2 m</li> <li>• Block 2: 2.1 m</li> <li>• Block 3: 1.4 m</li> </ul>
h.	Minimum Rear Yard	1.0 m	<ul style="list-style-type: none"> <li>• Block 1: 1.1 m</li> <li>• Block 2: 11.5 m</li> <li>• Block 3: 2.5 m</li> </ul>

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i.	Minimum Exterior Side Yard	<ul style="list-style-type: none"> <li>• 3.0 m. 3.5m where exterior side yard abuts walkway, greenway, or SWM facility</li> </ul>	<ul style="list-style-type: none"> <li>• Block 1: 2.0 m to Highway 7</li> <li>• Block 2: 3.5 m</li> <li>• Block 3: 1.2 m</li> </ul>
j.	Building Height	<ul style="list-style-type: none"> <li>• 35-storeys</li> </ul>	<ul style="list-style-type: none"> <li>• Tower A: 138m (43 storeys)</li> <li>• Tower B: 153m (48 storeys)</li> <li>• Tower C: 116m (34 storeys)</li> <li>• Tower D: 91m (27 storeys)</li> <li>• Tower E: 106m (32 storeys)</li> </ul>
k.	Build-To-Zone	<ul style="list-style-type: none"> <li>• 3.0 to 5.0 m</li> <li>• Urban squares, driveways, and walkways shall be permitted within the build-to zone, provided the cumulative total does not exceed 25% of the total build-to zone requirement.</li> <li>• A minimum of 75% of the street frontage. On any other portion of the lot, only minimum setback indicated shall apply. Notwithstanding this, on a corner lot a minimum of 80% shall apply.</li> </ul>	Shall not apply
l.	Floor Space Index	5.5 times the area of the lot.	<ul style="list-style-type: none"> <li>• 9.0 times the area of the lot</li> <li>• When calculating density, the Lot Area shall be 18,470 m<sup>2</sup>.</li> <li>• The maximum combined total GFA of all uses across Blocks 1, 2 and 3 shall not exceed 166,000 m<sup>2</sup></li> <li>• Minimum total GFA devoted to commercial: 4,800 m<sup>2</sup></li> <li>• Minimum total GFA devoted to retail: 1,700 m<sup>2</sup></li> </ul>
m.	Podium Height and Tower Requirements	Tower Step-back: Minimum 3m	<ul style="list-style-type: none"> <li>• Tower A: 1.5 m, 0m at pinchpoint</li> <li>• Tower B: 2 m</li> <li>• Tower C: 0 m, 0m at pinchpoint</li> <li>• Tower D: 2 m, 0m at pinchpoint</li> <li>• Tower E: 1 m, 0m at pinchpoint</li> </ul>

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		Maximum Residential Tower Floorplate: 750 m <sup>2</sup>	850 m <sup>2</sup>
		Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 12.5m	<ul style="list-style-type: none"> <li>• Block 1: 4.0 m</li> <li>• Block 2: 11.5 m</li> <li>• Block 3: 4.5 m</li> </ul>
n.	Minimum Landscaping Requirements	Interior side lot line or rear lot line abutting the V3 Zone: 3.0m	None required abutting a V3 Zone
		Interior side lot line or rear lot line abutting a Residential or Open Space Zone: 3.0 m	None required abutting an OS Zone
		Abutting streetline: 3.0m	Only a 2.0 m wide strip along Highway 7 frontage is required
o.	Encroachments	<ul style="list-style-type: none"> <li>• Canopy: 0.6m into a required yard</li> <li>• Balcony: 1.5m into a required yard</li> <li>• Ornamental Building Feature: 0.6m into a required yard</li> </ul>	Balconies, eaves, cornices, columns, landscape features, stairs and stair enclosures, balustrades, awnings, canopies, architectural features, and window washing equipment shall be 1.75 m into any required yard
p.	Amenity Area Requirements	8.0 m <sup>2</sup> for the first 8 units, and 5.0 m <sup>2</sup> for each additional dwelling unit. 90% shall be provided as common space	4.0 m <sup>2</sup> per dwelling unit which may be a combination of indoor and/or outdoor amenity space
q.	Outdoor Amenity Area	For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m <sup>2</sup> located at grade.	Block 2: shall not apply
		A maximum of 20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop or terrace.	Shall not apply
r.	Below Grade Parking Structure	Minimum 1.8 metres setback from a streetline	0.0 m

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s.	Accessory Building/Structure Incidental to a Below Grade Parking Structure	Shall not be located in a minimum required front or exterior yard and shall have a minimum 3.0m setback from a lot line	Permit location within an exterior yard, with a setback of 0.9m
t.	Parking Rates	<ul style="list-style-type: none"> <li>• Apartment Dwelling: 0.4 spaces per unit</li> <li>• Residential Visitor: 0.15 spaces per unit</li> <li>• Commercial Uses: vary</li> <li>• Retail Uses: 0.7 spaces per 100 m<sup>2</sup> GFA (up to 5000 m<sup>2</sup>)</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Dwelling: 0.4 spaces per unit</li> <li>• Residential Visitor: 0.15 spaces per unit</li> <li>• Commercial: 0.5 spaces per 100 m<sup>2</sup> GFA</li> <li>• Retail: 0.7 spaces per 100 m<sup>2</sup> GFA</li> <li>• Residential visitor parking spaces may be shared with non-residential parking spaces within a mixed-use building</li> </ul>
u.	General Provisions for Long-Term Bicycle Parking Spaces	Long-term bicycle parking space shall have direct access from the exterior of a building, and access shall be located on the ground floor.	A required long-term bicycle parking space located within a building shall not require direct access to the exterior of a building
v.	General Provisions for Short Term Parking Spaces	Where a short-term space is in located in a yard: <ul style="list-style-type: none"> <li>a) minimum setback of 0.6 m from nearest lot line</li> <li>b) minimum setback of 3.0m from parking area</li> </ul>	<ul style="list-style-type: none"> <li>• permitted within any minimum required yard and minimum required landscape strip with a minimum setback of 0.0 m to any lot line or any parking area</li> </ul>
w.	Change and Shower Facility	1 shower within Block 2	N/A
x.	Maximum Dwelling Units	N/A	2,176 dwelling units combined across Blocks 1, 2 and 3.
y.	Loading Spaces	<ul style="list-style-type: none"> <li>• Block 1: One (1) Type 'B' and One (1) Type 'D/B'</li> <li>• Block 2: Two (2) Type 'B' and One (1) Type 'D'</li> <li>• Block 3: One (1) Type 'C' and One (1) Type 'D'</li> </ul>	<ul style="list-style-type: none"> <li>• Block 1: One (1) Type 'B' and One (1) Type 'D/B'</li> <li>• Block 2: One (1) Type 'B' and One (1) Type 'D/B'</li> <li>• Block 3: One (1) Type 'C' and One (1) Type 'D/B'</li> </ul>

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z.	One-Lot Provision	N/A	Blocks 1 and 3 individually, are deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, or other permissions, and any easements or registrations that are granted.

Minor modifications may be made to the zoning exceptions identified in Table 2 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.