

**COMMUNICATION C331  
ITEM NO. 4  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
March 1, 2022**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#); [Adelina Bellisario](#)  
**Subject:** FW: [External] committee of the whole re: G group item 4  
**Date:** March-01-22 6:54:27 AM  
**Attachments:** [vmc-fsi-compare.bmp](#)  
[zoning-guidelines-bylaw1-88.bmp](#)  
[proposed-plan-highlight.bmp](#)  
[landuse-sched13-op2010-closeup.bmp](#)  
[proposed-numbers-ggroup.bmp](#)

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**From:** John Ross Harvey [REDACTED] >  
**Sent:** Tuesday, March 01, 2022 4:47 AM  
**To:** Clerks@vaughan.ca; [REDACTED]  
**Subject:** [External] committee of the whole re: G group item 4

I will be using some visuals from my document to discuss with my deputation.

In order they are

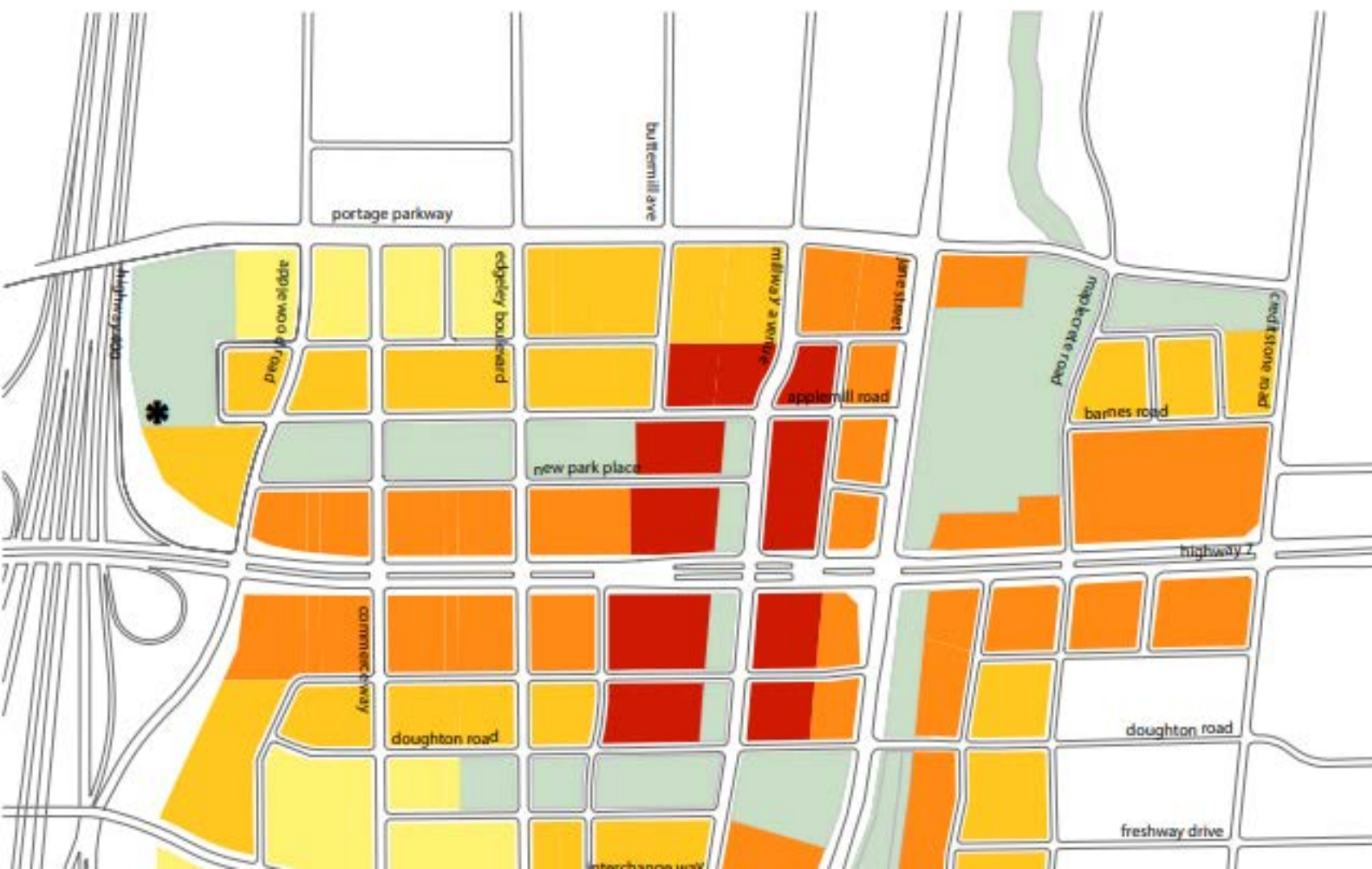
- 1 vmc plan
- 2 zoning heights schedule a
- 3 proposed plan highlight
- 4 official plan blowup of corner
- 5 proposed presentation cover

full deputation to be sent after meeting

# SCHEDULE 1 > HEIGHT AND DENSITY PARAMETERS

## LEGEND

- |  |   |
|--|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> H 6 storey minimum - 35 storey maximum<br>D 3.5 minimum FSI - 6.0 maximum FSI  | <span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> major parks and open spaces                                  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span> H 5 storey minimum - 30 storey maximum<br>D 2.5 minimum FSI - 5.0 maximum FSI   | <span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 8px solid black;"></span> see policy 6.3.2 |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> H 5 storey minimum - 25 storey maximum<br>D 2.5 minimum FSI - 4.5 maximum FSI   |   |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: lightyellow; border: 1px solid black;"></span> H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)<br>D 1.5 minimum FSI - 3.0 maximum FSI |   |

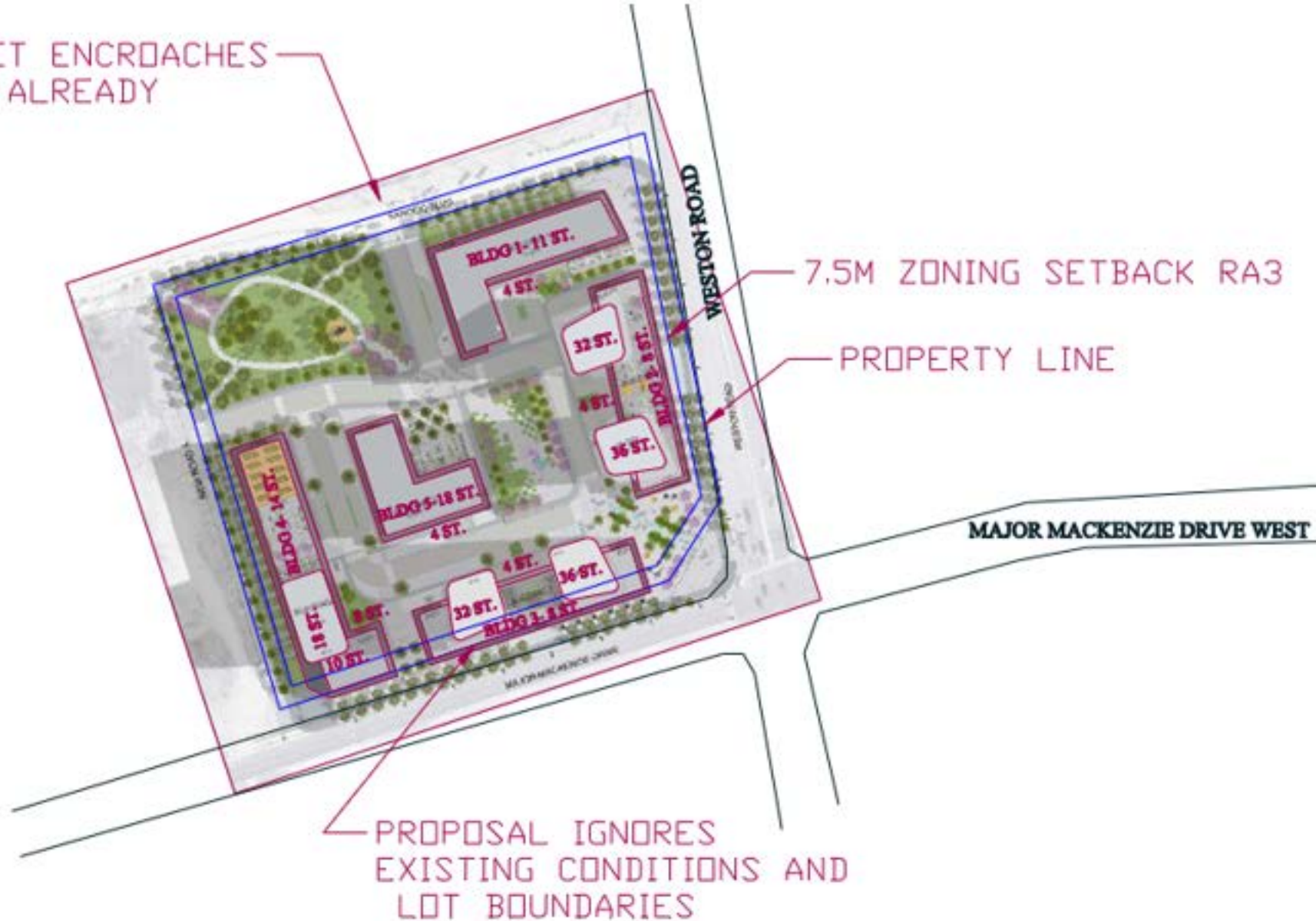


# ZONE REQUIREMENT TABLE

## SCHEDULE 'A' TO BY-LAW 1-88

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (minimums unless otherwise noted) (m <sup>2</sup> unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE (%)	MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	MAXIMUM GROSS FLOOR AREA (m <sup>2</sup> )	MINIMUM SETBACK FROM AN 'R' ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE (m)
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)					
RR	SINGLE FAMILY DETACHED DWELLING	45	4000	15	15	4.5	9	10	—	9.5	—	—
R1V	SINGLE FAMILY DETACHED DWELLING	30	845	9.0 <sup>13</sup>	7.5	1.5 <sup>1,6</sup>	9 <sup>1</sup>	20 <sup>6</sup>	—	9.5 <sup>10</sup>	—	—
R1	SINGLE FAMILY DETACHED DWELLING	18	540 <sup>1,2</sup>	7.5	7.5	1.5 <sup>6</sup>	4.5 <sup>2</sup>	35 <sup>12</sup>	—	9.5	—	—
R2	SINGLE FAMILY DETACHED DWELLING	15	450	4.5 <sup>2,8</sup>	7.5	1.2 <sup>6</sup>	4.5 <sup>2</sup>	40	—	9.5	—	—
R3	SINGLE FAMILY DETACHED DWELLING	12	360	4.5 <sup>2,6</sup>	7.5	1.2 <sup>6</sup>	4.5 <sup>2</sup>	40	—	9.5	—	—
R4	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	9/ unit	270/ unit	4.5 <sup>2,6</sup>	7.5	1.2 <sup>3,4,6</sup>	4.5 <sup>2</sup>	45	—	9.5	—	—
R5	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	7.5/ unit	225/ unit	4.5 <sup>2,6</sup>	7.5	1.2 <sup>3,4,6</sup>	4.5 <sup>2</sup>	50	—	11	—	—
RM1	STREET TOWNHOUSE DWELLING	6/ unit	180/ unit	4.5 <sup>2</sup>	7.5	1.5 <sup>FOR 2 UNITS</sup>	4.5 <sup>2</sup>	50	—	11	—	—
RM2	BLOCK TOWNHOUSE DWELLING, APARTMENT DWELLING, MULTIPLE FAMILY DWELLING	30	230/ unit	4.5 <sup>2</sup>	4.5	1.5	4.5 <sup>2</sup>	50	—	11	—	—
RA1	APARTMENT DWELLING	30	170/ unit	4.5	7.5	4.5 <sup>5</sup>	7.5	—	—	16.5	—	—
RA2	APARTMENT DWELLING	30	80/ unit	7.5	7.5	4.5 <sup>5</sup>	7.5	—	—	44	—	—
RA3	APARTMENT DWELLING	30	67/ unit	7.5	7.5	4.5 <sup>5</sup>	7.5	—	—	44	—	—
C1	RESTRICTED COMMERCIAL	—	—	9	15	—	9	50	60	11	—	9
C2	GENERAL COMMERCIAL	—	—	15	15	6	9	30	60	11	—	13.5 <sup>10</sup>
C3	LOCAL COMMERCIAL	—	8100 max.	11	9	9	11	33	60	11	1860	9
C4	NEIGHBOURHOOD COMMERCIAL	—	25000 max.	11	15	11	11	33	60	11	7000	22.5
C5	COMMUNITY COMMERCIAL	—	25000 max.	11	15	11	11	33	60	11 <sup>7</sup>	—	22.5
C6	HIGHWAY COMMERCIAL	60	—	15	15	10	15	30	60	11 <sup>7</sup>	—	13.5 <sup>10</sup>
C7	SERVICE COMMERCIAL	65	8000	9	22	6	9	—	—	11 <sup>7</sup>	—	20
C8	OFFICE COMMERCIAL	65	8000	9	22	6	9	—	—	11 <sup>7</sup>	—	20

STREET ENCROACHES  
LOT ALREADY







2,764 m<sup>2</sup> of Indoor  
Amenity Space



1,436 m<sup>2</sup> of Retail  
and Office Space



3,126 Total Parking Spots  
+ 1,808 Bike parking spaces



21,797 m<sup>2</sup> of Out-  
door Amenity Space  
+ 5,192 m<sup>2</sup> of Public  
Park area



3013 Residential Units  
263 - Studio  
1,158 - 1BR  
953 - 1 BR+Den  
53 - Buried 2BR / 584 - 2BR  
2 - 3BR

