

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

Table 2:

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EM2 General Employment Area Zone Requirements</b> | <b>V1 Vaughan Metropolitan Centre Station Zone Requirement</b>   | <b>Proposed V1 Vaughan Metropolitan Centre Station Zone Exceptions</b>   |
|----|--|--|--|--|
| a. | Permitted Uses                         | Uses listed in Table 11-2 of Zoning By-law 001-2021  | Uses listed in Table 10-2 of Zoning By-law 001-2021  | All permitted uses in the V1 Zone  |
| b. | Minimum Lot Frontage                   | 30.0 m   | 50.0 m   | <ul style="list-style-type: none"> <li>• Maplecrete Road: 94 m</li> <li>• Doughton Road: 99 m</li> <li>• White Elm Road: 97 m</li> </ul> |
| c. | Minimum Front Yard Setback             | 6.0 m  | 3.0 m  | 3.0 m  |
| d. | Minimum Rear Yard Setback              | 12.0 m   | 1.0 m  | 1.0 m  |
| e. | Minimum Exterior Side Yard Setback     | 6.0 m  | 3.0 m, or 3.5 m where an exterior side yard abuts a walkway, greenway, or SWM facility   | 2.0 m  |
| f. | Minimum Interior Side Yard Setback     | 6.0 m  | 1.0 m  | 1.0 m  |
| g. | Build-To-Zone ('BTZ') Requirements     | N/A  | <ul style="list-style-type: none"> <li>• 3.0 to 5.0 m</li> <li>• Urban squares, driveways, and walkways permitted within the BTZ, provided the cumulative total does not exceed 25% of the total BTZ.</li> <li>• Minimum 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  |

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|----|--------------------------------------|--|---|---|
| h. | Minimum Amenity Area                 | N/A  | <ul style="list-style-type: none"> <li>• Apartment dwelling: 8 m<sup>2</sup> per unit for the first eight units, and an additional 5.0 m<sup>2</sup> for each additional unit</li> <li>• 90% shall be provided as common space.</li> <li>• Shall be provided and maintained on the same lot as the residential use</li> <li>• Minimum outdoor amenity area shall be at least one contiguous area of 55 m<sup>2</sup> at grade.</li> <li>• Maximum of 20% of the required minimum outdoor amenity area may consist of amenity area on rooftop/terrace</li> </ul> | 4.3.2 and 4.3.3 shall not apply. The minimum required Amenity Area shall be 4 m <sup>2</sup> per unit (combined total indoor and outdoor)   |
| i. | Building Setbacks Below Grade        | <ul style="list-style-type: none"> <li>• From Street Line: 1.8m</li> <li>• From interior side or rear lot line: 0 m</li> </ul> | <ul style="list-style-type: none"> <li>• From Street Line: 1.8m</li> <li>• From interior side or rear lot line: 0 m</li> </ul>  | <ul style="list-style-type: none"> <li>• Front Yard: 0.0 m</li> <li>• Rear Yard: 0.0 m</li> <li>• Interior Side Yard: 0 m</li> <li>• Exterior Side Yard: 0 m</li> </ul>   |
| j. | Encroachments                        | In accordance with Table 4-1 of Zoning By-law 001-2021   | In accordance with Table 4-1 of Zoning By-law 001-2021  | 0.45 m into a required front, rear or exterior side yard  |
| k. | Podium Height and Tower Requirements | N/A  | <p>Max Residential Tower Floor Plate: 750 m<sup>2</sup></p> <p>Minimum Tower Step-back: 3.0 m</p> <p>Maximum Podium Height: 20.0 m</p> <p>Minimum Tower Separation Between Buildings: 25.0 m</p> <p>Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 12.5 m</p> <p>Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 10.0 m</p>   | <p>Max Residential Tower Floor Plate: 850 m<sup>2</sup></p> <p>Minimum Tower Step-back: 2.0 m</p> <p>Maximum Podium Height: 27 m or 6-storeys</p> <p>Minimum Tower Separation Between Buildings: 25.0 m</p> <p>Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 12.5 m</p> <p>Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 5 m</p> |

|    |  |  |   |  |
|----|--|--|---|--|
| l. | Minimum Landscaping Strip Requirements | 3.0 m<br>4.5 m where the landscape strip width on any interior side lot line or rear lot line abuts a Residential Zone or Open Space Zone. | 3.0 m   | 2.0 m  |
| m. | Encroachments – Landscape Strip        | A landscape strip shall be used for no other purpose than landscaping.   | A landscape strip shall be used for no other purpose than landscaping.  | <ul style="list-style-type: none"> <li>• Bicycle Parking</li> <li>• Hardscape</li> <li>• Entry/Access areas to Buildings</li> <li>• Architectural Features and elements</li> </ul> |
| n. | Maximum Building Height                | 15.0 m   | 30-storeys  | 130.0 m or 40 storeys  |
| o. | Floor Space Index                      | N/A  | 6.97 (per site-specific Exception on greater land area) – only a portion of the lands are subject to this max FSI | 8.0 times the area of the lot  |
| p. | Non-Residential Use Requirement        | N/A  | N/A   | 12.5% of the overall GFA across the entire lands shall be non-residential  |

\*NOTE: Additional exceptions may be identified/required through the further review of the subject application.