

Attachment 9 - Vaughan Official Plan 2010 Exceptions - Table 1

	VOP 2010 Policies	Proposed Amendments to VOP 2010
a.	Policy 4.2.2.2.a. and Building Heights Maximum - Schedule 4 of the Woodbridge Centre Secondary Plan ('WCSP') permits a maximum building height of 3.5-storeys (12 m) for lands designated "Low-Rise Residential (2)".	Permit a maximum building height of 4-storeys (11.34 m) from the average finished grade for stacked townhouse dwelling units.
b.	Policy 4.2.2.2.e. and Density Plan - Schedule 3 of the WCSP permits a Floor Space Index ('FSI') of 0.5 times the area of the lot for lands designated "Low-Rise Residential (2)".	Permit a FSI of 1.86 times the area of the lot for the Development (Net).
c.	Policy 4.2.2.2.f. of the WCSP permits a maximum lot coverage of 50% for lands designated "Low-Rise Residential (2)".	Permit a maximum lot coverage of 52%.
d.	Policy 4.2.4.1 of the WCSP permits a minimum building setback of 7.5 m to a maximum building setback of 10 m from the Islington Avenue right-of-way.	Permit a minimum building setback of 3 m from the Islington Avenue right-of-way after the road widening.
e.	Volume 1, Policy 9.2.3.3.c. A building containing a row of stacked townhouses shall not be longer than 50 m.	Permit one building to have a length of 66 m. (Block 1)
f.	Volume 1, Policy 9.2.3.3.d. Stacked townhouses shall generally be oriented onto a public street to provide front entrances on public streets.	Permit stacked townhouse dwelling units to provide front entrances oriented onto public streets, private driveway, or internal walkway.
g.	Volume 1, Policy 9.2.3.3.e. The facing distance between blocks of Stacked Townhouses that are not separated by a public street should generally be a minimum of 18 m in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units	Permit a facing distancing between stacked townhouse dwelling units of 15 m (Blocks 1 and 2).

Minor modifications may be made to the Official Plan exceptions identified in Table 1 (Attachment 9) prior to the enactment of the Official Plan, as required, should the Applications be approved.