

**Attachment 9 – Zoning By-law 001-2021 Exception Table**

Table 2:

|    | <b>Zoning By-law 001-2021 Standard</b> | <b>EM1 Prestige 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. | Maximum Floor Space Index (FSI)        | N/A   | 2.5 – 5.0 FSI  | 10.29 FSI  |
| c. | Maximum Gross Floor Area (GFA)         | N/A   | N/A  | 113,884.89 m <sup>2</sup>  |
| d. | Maximum Residential Units              | N/A   | N/A  | 1,700  |
| e. | Maximum Building Height                | 15.0 m  | 30-storeys   | Tower A: 170.95 m (52-Storeys)   |
|    |  |   |  | Tower B: 151.45 m (46-Storeys)   |
|    |  |   |  | Tower C: 127.20 m (38-Storeys)   |
| f. | Podium Height and Tower Requirements   | N/A   | Max Residential Tower Floor Plate: 750 m <sup>2</sup>  | Max Residential Tower Floor Plate: 840 m <sup>2</sup>                  |
|    |  |   | Minimum Tower Step-back: 3.0 m   | Minimum Tower Step-back: Shall not apply                               |
|    |  |   | Maximum Podium Height: 20.0 m  | Maximum Podium Height: 26.2 m or 6-storeys                             |
| 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. | Building Setbacks Below Grade           | <ul style="list-style-type: none"> <li>From Street Line: 1.8m</li> </ul>   | <ul style="list-style-type: none"> <li>From Street Line: 1.8m</li> </ul>   | <ul style="list-style-type: none"> <li>From Street Line: 0.0 m</li> </ul>  |
| i. | 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> | <ul style="list-style-type: none"> <li>3.15 m<sup>2</sup> per unit</li> <li>Minimum required amenity area shall not be required to be contiguous.</li> <li>Maximum of 60% of the outdoor amenity area may consist of amenity area located on a roof-top or terrace.</li> </ul>   |
| j. | Encroachments: Awnings and Canopies     | In accordance with Table 4-1 of Zoning By-law 001-2021   | In accordance with Table 4-1 of Zoning By-law 001-2021   | 2.5 m  |
| k. | Minimum Parking Rate Requirements       | N/A  | <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>Office: 0.7 spaces per 100 m<sup>2</sup></li> <li>Live-Work Residential: 0.6 spaces per unit</li> <li>Live-Work Visitor: 0.4 spaces per unit</li> <li>Retail: 0.7 spaces per 100 m<sup>2</sup></li> </ul>   | <ul style="list-style-type: none"> <li>Apartment Dwelling: 0.3 spaces per unit</li> <li>Residential Visitor: 0.15 spaces per unit</li> <li>Office: 0.7 spaces per 100 m<sup>2</sup></li> <li>Live-Work Residential: 0.6 spaces per unit</li> <li>Live-Work Visitor: 0.4 spaces per unit</li> <li>Retail: 0.7 spaces per 100 m<sup>2</sup></li> </ul> |
| l. | Minimum Parking Space Width             | 2.7 m  | 2.7 m  | 2.6 m  |
| m. | Short-term Bicycle Parking Requirements | <ul style="list-style-type: none"> <li>A short-term bicycle parking space located wholly within a building shall be located within the ground floor area.</li> </ul> | <ul style="list-style-type: none"> <li>A short-term bicycle parking space located wholly within a building shall be located within the ground floor area.</li> </ul>   | P1 and Ground Floor Level  |

|  |  |  |   |                 |
|--|--|--|---|-----------------|
|  |  | <ul style="list-style-type: none"><li>• A short-term bicycle parking space shall have direct access from the exterior of a building.</li></ul> | <ul style="list-style-type: none"><li>• A short-term bicycle parking space shall have direct access from the exterior of a building</li></ul> | Shall not apply |
|--|--|--|---|-----------------|

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