

## Attachment 7 – Zoning By-law 001-2021 Exception Table 2

Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>V1 Vaughan Metropolitan Centre Station Zone Requirement</b>	<b>Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement</b>
a.	Definition of “Architectural Features”	Not defined.	Shall mean siding, wall facings, corner boards, brackets, columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments, balustrades and all other similar exterior feature(s).
b.	Definition of “Building Height”	Not defined.	Shall mean the measured from a Canadian Geodetic Datum elevation measure of 202.862 and shall exclude mechanical penthouses, parapets, mechanical equipment and architectural features.
c.	Definition of “Geodetic Datum”	Not defined.	Shall mean the base elevation position that represents the reference point from which the building height of a building shall be measured.
d.	Minimum Amenity Area	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 <ul style="list-style-type: none"> <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> </ul>	1.0 m <sup>2</sup> per dwelling unit.

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		<ul style="list-style-type: none"> <li>Maximum of 20% of the required minimum outdoor amenity area may consist of amenity area on rooftop/terrace</li> </ul>	
e.	Minimum Parking Rates	<p>Residential parking (apartment dwelling): Minimum 0.4 spaces per dwelling unit.</p> <p>Visitor Parking Spaces: 0.15 parking spaces per dwelling unit.</p> <p>Retail (Convenience) shall have no parking.</p> <p>Retail (up to 5,000.0 m<sup>2</sup> GFA) shall have a minimum 0.7 per 100m<sup>2</sup> of GFA</p>	<p>Residential parking (apartment dwelling): 0.1 spaces per unit.</p> <p>Non-residential parking: 0.35 spaces/100m<sup>2</sup>.</p> <p>Residential visitor parking shall be shared with non-residential parking</p> <p>Retail shall have no parking.</p>
f.	Minimum Bicycle Parking Rates	<p>Residential bicycle parking: 0.8 long-term bicycle spaces per unit and 0.2 short-term bicycle spaces per dwelling unit, or 6 spaces, whichever is greater.</p> <p>Non-residential bicycle parking: 0.1 long-term bicycle spaces per unit and 0.2 short-term bicycle spaces per dwelling unit, or 6 spaces, whichever is greater.</p>	<p>Residential bicycle parking: 0.5 long-term bicycle spaces per unit, 0.1 short-term bicycle spaces per unit.</p> <p>Non-residential bicycle parking: 0.1 long-term bicycle spaces per 100 m<sup>2</sup>, 0.1 short-term bicycle spaces per 100 m<sup>2</sup>.</p> <p>Retail shall have no bicycle parking.</p>
g.	Minimum Below Grade Setback	<p>1.8 m (from a Street Line) 0 m (from Interior Side Lot, Rear Lot Line)</p>	<p>0 m (Street Lines, Exterior and Rear Lot Lines)</p>

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h.	Minimum Front Yard Setback	3 m	2 metres (Edgeley Boulevard)
i.	Minimum Interior and Exterior Side Yard Setback	1 m (Interior Side Yard) 3 m (Exterior Side Yard)	The minimum side setback yard from the side lot line shall be 2 metres.
j.	Minimum Daylight Triangle Setback	0.6 m	0 m
k.	Minimum Required Build-to-Zone	3-5 m	This provision shall not apply
l.	Minimum Build-to-Zone within Street Frontage	80%	This provision shall not apply
m.	Minimum Podium Height	10.5 m	6 m
n.	Minimum Tower Separation for Residential Towers	25 m	The separation distance between residential buildings and office buildings shall be a minimum of 20.0 metres.
o.	Minimum Office Tower Setback from a Rear Lot Line	10 m	1 m
p.	Minimum Tower Stepback	3 m	2 m

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