

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2024

Item 7, Report No. 23 of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on June 25, 2024.

**7. PENGUIN-CALLOWAY (VAUGHAN) INC. OFFICIAL PLAN
AMENDMENT FILE OP.24.003 & ZONING BY-LAW AMENDMENT FILE
Z.24.012 3200 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND MILLWAY
AVENUE**

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024, be approved; and**
- 2. That the following communication be received:**
 - C1. Presentation material, Paula Bustard, SmartCentres, Highway 7, Vaughan, on behalf of the applicant.**

Recommendations:

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.003 and Z.24.012 BE RECEIVED, and that any issues identified be addressed by the VMC Program, Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.**

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 4, 2024

WARD: 4

TITLE: PENGUIN-CALLOWAY (VAUGHAN) INC.
OFFICIAL PLAN AMENDMENT FILE OP.24.003 &
ZONING BY-LAW AMENDMENT FILE Z.24.012
3200 HIGHWAY 7
VICINITY OF HIGHWAY 7 AND MILLWAY AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to permit a mixed-use development comprised of seven buildings, primarily designed for office, at-grade retail and residential purposes, surrounding a central courtyard, as shown on Attachment 2. The Development proposes 825 residential units with a Floor Space Index ('FSI') of 5.26 with a total gross floor area ('GFA') of 146,126.5 m² comprising of 82,860.9 m² of office space, 55,539.2 m² of residential space, and 7,726.4 m² of retail space. The first phase of development includes a Gateway Building at the east end of the Subject Lands adjacent to the TTC Vaughan Metropolitan Centre Subway Station and consists of a 20-storey office tower with at-grade retail.

Report Highlights

- To receive input from the public and the Committee of the Whole on Applications to amend the Official Plan and Zoning By-law to permit a mixed-use development comprised of seven buildings, primarily designed for office, at-grade retail and residential purposes, surrounding a central courtyard, as shown on Attachment 2.
- The Development includes 825 residential units with a Floor Space Index ('FSI') of 5.26 with a total gross floor area ('GFA') of 146,126.5 m² comprising of 82,860.9 m² of office space, 55,539.2 m² of residential space, and 7,726.4 m² of retail space.

Report Highlights continued

- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.003 and Z.24.012 BE RECEIVED, and that any issues identified be addressed by the VMC Program, Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

Background

Location: 3200 Highway 7 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: December 20, 2023

Date application(s) was/were deemed complete: April 25, 2024

The proposed mixed-use development (the "Development") consists of the following characteristics as shown on Attachment 2:

- Four (4) residential buildings and three (3) office buildings, ranging from 7 to 20-storeys in height
- A total of 825 dwelling units including:
 - 340 one-bedroom units (41.2%)
 - 407 two-bedroom units (49.3%)
 - 78 three-bedroom units (9.5%)
- 825 m² of shared indoor amenity space (1m² per unit) and 825 m² (1m² per unit) of outdoor amenity space
- Access from New Park Place and Highway 7
- Three (3) levels of underground parking for a total of 1,652 vehicular parking spaces and 662 short and long-term bicycle spaces
- A total Gross Floor Area ('GFA') of 146,126.5 m² including:
 - Residential GFA - 55,539.2 m²
 - Office GFA - 82,860.9 m²
 - Retail GFA - 7,726.4 m²
- A Floor Space Index ('FSI') of 5.26 times the area of the lot

Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted to permit the proposed development.

Penguin-Calloway (Vaughan) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit the proposed Development as shown on Attachments 2:

1. Official Plan Amendment File OP.24.003 to amend the Vaughan Official Plan 2010 (“VOP 2010”) and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”) to amend:
 - a) Permitting minimum podium heights of 6 metres;
 - b) Permitting build-to-line line of 2 metres;
 - c) Permitting a reduction of the minimum tower separation between residential buildings to 20 metres;
 - d) Permitting an increase in the maximum residential tower floor plate in the following manner:
 - i. Building R1: 1,600 m²
 - ii. Building R2: 1,600 m²
 - iii. Building R3: 1,850 m²
 - iv. Building R4: 1,400 m²;
 - e) Deleting VMCSP Policy 4.3.16 as it relates to Mews identified on Schedule C, such that it shall not apply to the Subject Lands; and,
 - f) Deleting VMCSP Schedule C and replacing it with Schedule 2 such that the requirement for the requirement for a north-south mews (15-17 m) or local streets shall not apply to the Subject Lands.
2. Zoning By-law Amendment File Z.24.012 to amend:
 - a) Zoning By-law 001-2021**
 - a. The proposed amendments to the “V1 – Vaughan Metropolitan Centre Station Zone”, subject to site-specific Exception 14.637 in the City of Vaughan Zoning By-law 001-2021, for site-specific provisions include the following:
 - i. Vehicular and bicycle parking spaces;
 - ii. Amenity areas; and
 - iii. Building setbacks.
 - b. A general amendment to By-law 001-2021 will be required to implement the site-specific standards for the proposed development while removing the Subject Lands from Exception 14.637 in its entirety.
 - b) Zoning By-law 1-88**
 - a. The proposed amendment to the “C9 Corporate Centre Zone”, subject to site-specific Exception 9(959) in the City of Vaughan Zoning By-law 1-88, for site-specific provisions to include the following:
 - i. Vehicular and bicycle parking spaces;
 - ii. Amenity areas; and
 - iii. Building setbacks.

- b. A general amendment to By-law 1-88 will be required to implement the site-specific standards for the proposed development removing the Subject Lands from Exception 9(959) in its entirety.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: May 10, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along the Highway 7, Edgeley Boulevard and New Park Place frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of May 21, 2024, by the VMC Program, Policy Planning and Special Programs

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP") are required to permit the Development.

Official Plan Designation:

- Schedule F – Land Use Precincts designates the Subject Lands as "Station Precinct":
 - This designation permits a broad range of uses, including, but not limited to, residential dwellings, retail and service commercial uses. The Development proposes residential, office and retail uses which conform to the "Station Precinct" designation.
- Schedule C – the Street Network identifies a north-south mews (15-17 m) on the Subject Lands, which is proposed to be deleted.

- Schedule G – Areas for Office Uses identifies office uses required within the eastern portion of the Subject Lands and permitted within the western portion of the Subject Lands.
- Schedule I – Height and Density Parameters, permits a maximum height of 30-storeys and maximum density of 5 times the area of the lot on the westerly portion of the Subject Lands. The easterly portion of the Subject Lands has a permitted maximum building height of 35-storeys and maximum density of 6 times the area of the lot. The proposed maximum building heights and densities are in conformity.
- A maximum residential tower floorplate of 750 m² is permitted by Policy 8.7.18 of the VMCSPP. The maximum residential tower floorplate of 1,850 m² as currently proposed requires an amendment to the VMCSPP.

Council enacted Zoning By-law 001-2021 on October 20, 2021, as the new Vaughan Comprehensive Zoning By-law.

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Amendments to Zoning By-law 1-88 and By-law 001-2021 are required to permit the Development.

Zoning By-law 1-88:

- The proposed amendment to the "C9 Corporate Centre Zone", subject to site-specific Exception 9(959) in the City of Vaughan Zoning By-law 1-88, for site-specific provisions to include the following:
 - i. Vehicular and bicycle parking spaces;
 - ii. Amenity areas; and
 - ii. Building setbacks.

Zoning By-law 001-2021:

- The proposed amendment to the "V1 – Vaughan Metropolitan Centre Station Zone", subject to site-specific Exception 14.637 in the City of Vaughan Zoning By-law 001-2021, for site-specific provisions to include the following:
 - i. Vehicular and bicycle parking spaces;
 - ii. Amenity areas; and
 - iii. Building setbacks.

Additional zone categories/zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting. The proposed amendments are outlined in Attachments 6 and 7 which are Tables 1 and 2 respectively.

Following a preliminary review of the applications, the Policy Planning and Special Projects Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended (the 'Growth Plan') and the policies of the YROP 2022 and VOP 2010 including Volume 2, Section 11.7 VMCSPP.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to the VOP 2010 and Zoning By-laws will be reviewed in consideration of the proposed land use designation, building height and density, retail uses at grade. ▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Vaughan Metropolitan Secondary Plan (VMCSPP)	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the following policies contained in the VMCSPP, including but not limited to: <ul style="list-style-type: none"> a) The identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; b) The objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road network; developing a generous and remarkable open space system; optimizing existing and planned investments in rapid transit; and ensuring the Development exhibits a high quality of urbanity, materials and design; c) The vision of buildings in all areas of the VMC, including ensuring the built form frames the streets and supports an engaging, comfortable and active public realm to bring vitality to the streets, and contribute positively to the image of Vaughan's downtown;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>d) The appropriateness of the proposed building heights in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighbouring planned uses or the public realm;</p> <p>e) The existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; and,</p> <p>f) Policies 8.7.1 to 8.7.25 regarding built form, including location, massing and design of buildings, building facades, quality of materials fronting streets and the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation.</p>
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the City's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the Vaughan Metropolitan Centre Urban Design Guidelines and the City of Vaughan City-wide Urban Design Guidelines.
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ On November 30, 2023, the DRP considered and reviewed the Development proposal and provided input on the proposed site plan and landscape design strategies relative to activating the public realm and whether the connectivity provided to the existing proposed context is considered appropriate.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The DRP must review the Application for a future Site Development File prior to proceeding to a future Committee of the Whole for Phase 1. ▪ Additional DRPs will be scheduled for any future phases as they are submitted for Site Development review.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, Ministry of Transportation, NavCanada, Greater Toronto Airport Authority, external public agencies and utilities, and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bio swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved. ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
k.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
l.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
m.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Highway 7 and Millway Avenue. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Highway 7, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

VMC Planning Staff have circulated the Application to internal City Departments for review and comment.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Nicholas Trajkovski, Planner, VMC Program, Policy Planning and Special Planning Department, ext. 8530.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Building Elevations
5. Perspective Rendering
6. Zoning By-law 1-88 Exception Table 1
7. Zoning By-law 001-2021 Exception Table 2

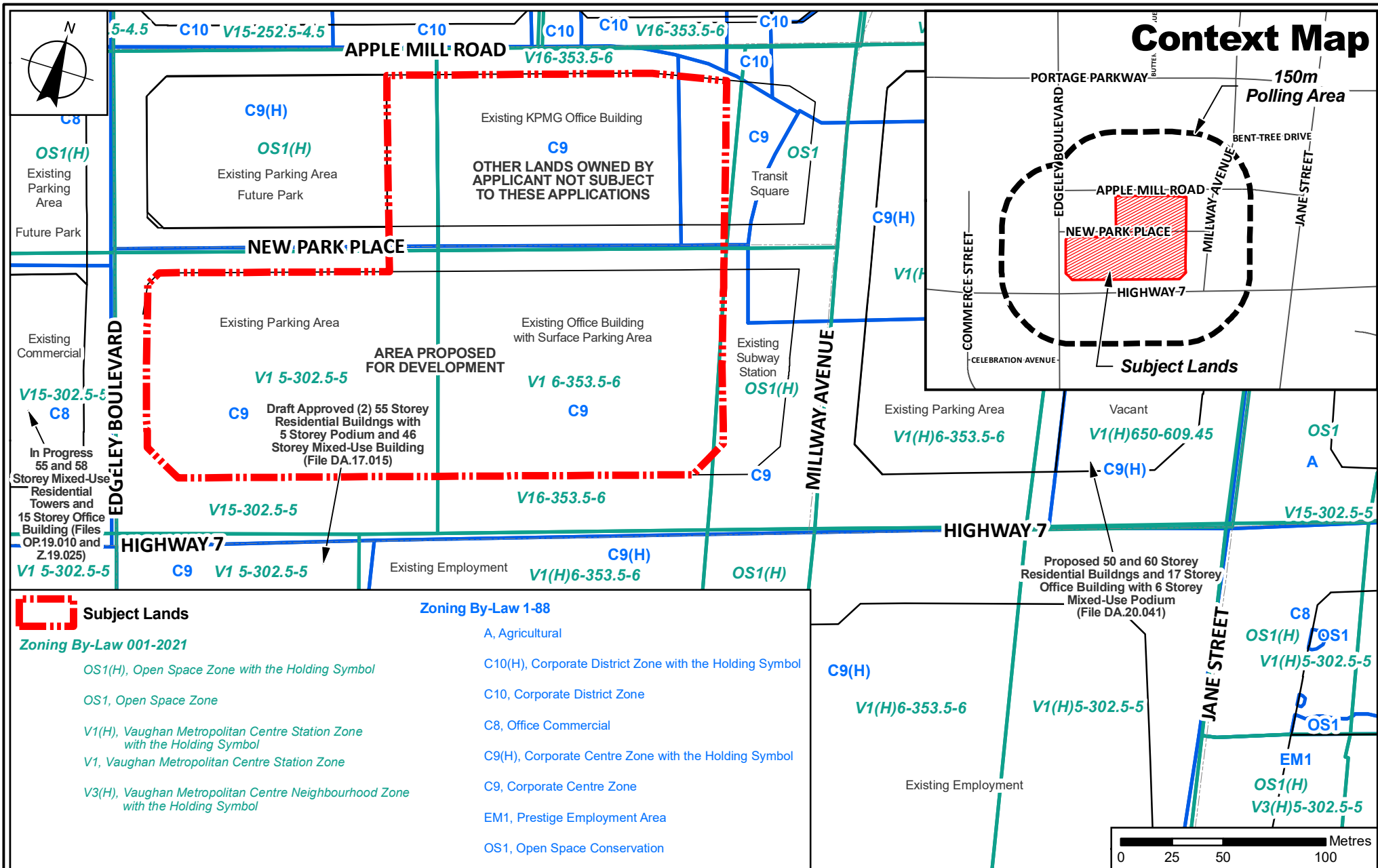
Prepared by

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Context and Location Map

Location:
3200 Highway 7
Part Plan 65R-27420
Part of Lot 6, Concession 5

Applicant:
Penguin-Calloway (Vaughan) Inc.



Attachment

Files:
OP.24.003 and Z.24.012

Date:
June 4, 2024

1



Area Proposed for Development

Zoning By-Law 001-2021

OS1(H), Open Space Zone with the Holding Symbol

V1, Vaughan Metropolitan Centre Station Zone

APPLE MILL ROAD

Existing 2-Storey
Office Building

Lands Owned by Applicant
Not Subject to these Applications

V1 6-353.5-6

Existing 15-Storey
KPMG Office Building

Transit
Square

Existing Parking Lot

Future Park

OS1(H)

Access to Underground
Parking and Loading Area

Access to Underground
Parking and Loading Area

NEW PARK PLACE

NEW PARK PLACE

EDGELEY BOULEVARD

MILLWAY AVENUE

20 Storeys
Office Building O3
20 Storeys
19 Storeys

13 Storeys
Residential Building R2
12 Storeys
10 Storeys
2 Storeys

Mews

14 Storeys
Residential Building R1
17 Storeys
19 Storeys
2 Storeys

20 Storeys

17 Storeys
Office Building O1
14 Storeys

Existing
TTC
Station

10 Storeys
Office Building O2
16 Storeys

Unit Pavers
V1 5-302.5-5

3 Storeys
Residential Building R4
11 Storeys
11 Storeys
10 Storeys
2 Storeys

Mews

3 Storeys
Residential Building R3
7 Storeys
7 Storeys
6 Storeys
5 Storeys
2 Storeys
Unit Pavers
V1 6-353.5-6

PHASE ONE BOUNDARY

11 Storeys
8 Storeys
Unit Pavers

OS1(H)

Access to Underground
Parking and Loading Area

HIGHWAY 7

Note: Retail Component at
Grade for Each Building

0 15 30 60 Metres



Conceptual Site Plan and Proposed Zoning

Location:
3200 Highway 7
Part Plan 65R-27420
Part of Lot 6, Concession 5

Applicant:
Penguin-Calloway (Vaughan) Inc.

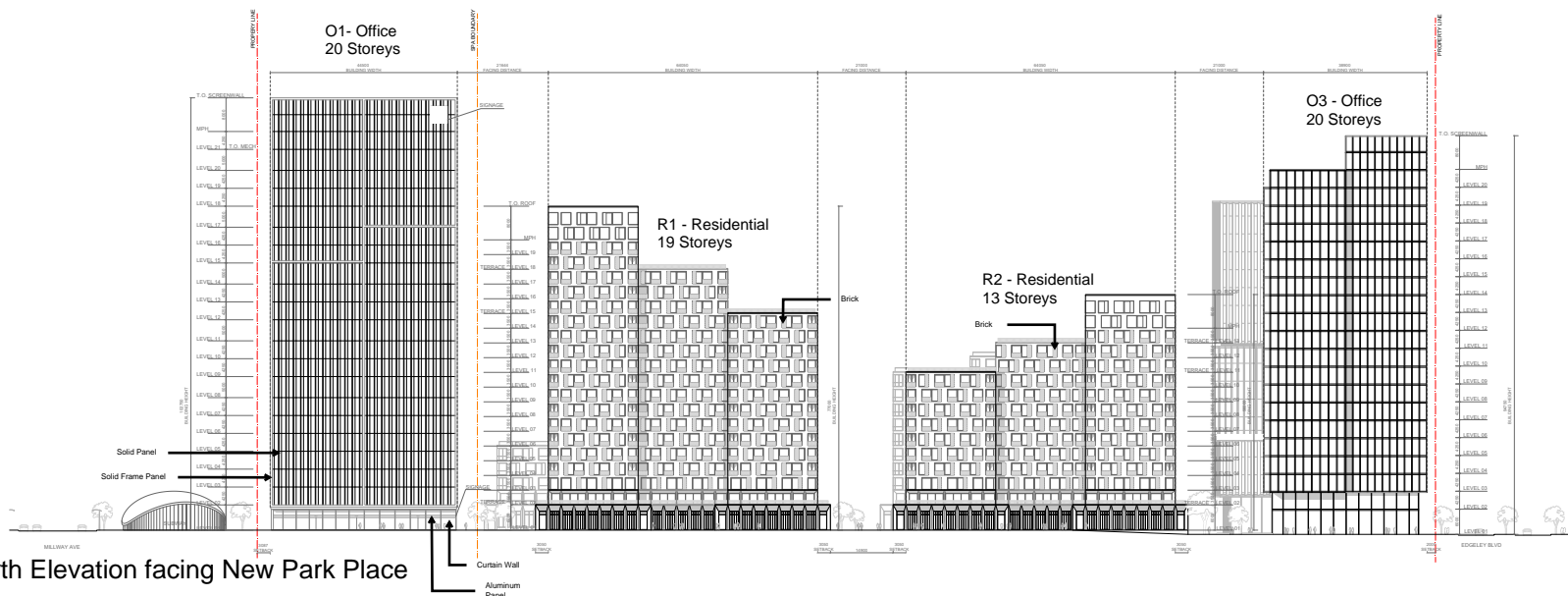


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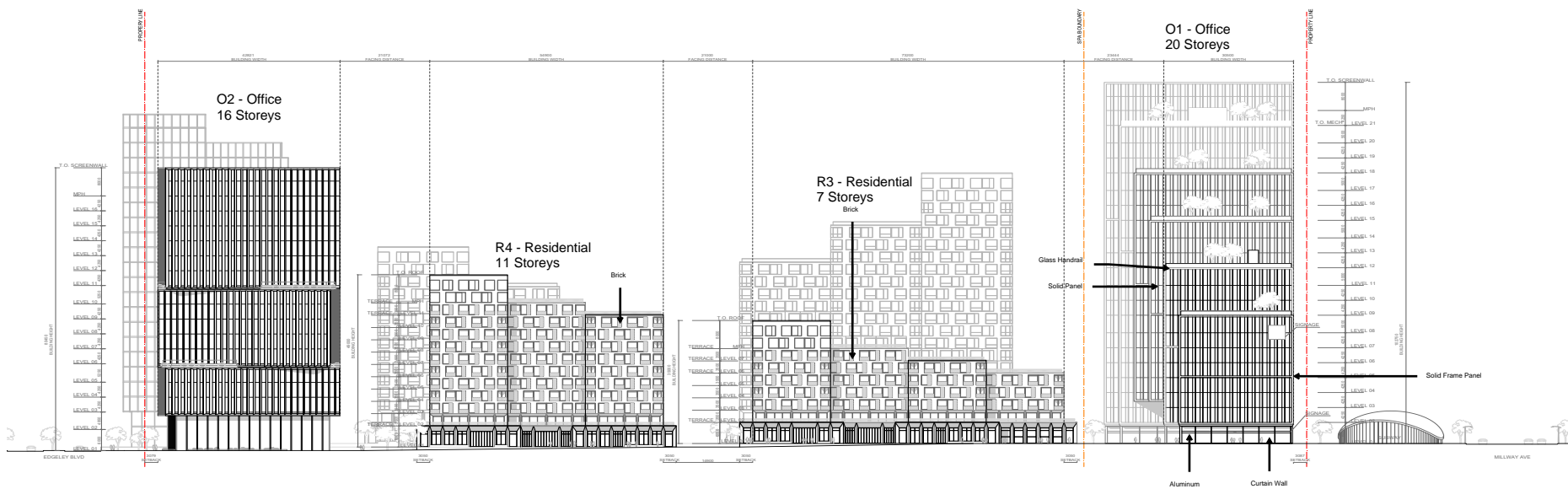
Files:
OP.24.003 and Z.24.012

Date:
June 4, 2024

2



North Elevation facing New Park Place



South Elevation facing Highway 7

Building Elevations

Location:
3200 Highway 7, Part Plan 65R-27420, Part of Lot 6, Concession 5

Applicant:
Penguin-Calloway (Vaughan) Inc.



Attachment

Files:
OP.24.003 and Z.24.012

Date:
June 4, 2024

4



Perspective Rendering

Location:
3200 Highway 7
Part Plan 65R-27420
Part of Lot 6, Concession 5

Applicant:
Penguin-Calloway (Vaughan) Inc.



Attachment

Files:
OP.24.003 and Z.24.012

Date:
June 4, 2024

5

Attachment 6 – Zoning By-law 1-88 Exception Table 1

Table 1:

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone Requirement
a.	Definition of “Parking Space”	PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	2.7 m x 5.7 m
b.	Definition of “Building Height”	Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and i) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.	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. For the purpose of clarity, geodetic datum shall mean the base elevation position that represents the reference point from which the building height of a building shall be measured.

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone Requirement
c.	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).
d.	Minimum Parking Space Requirements	<u>Residential Uses:</u> 0.7 spaces/unit (Bachelor, 1 Bedroom) 0.9 spaces/unit (2 Bedroom) 1.0 space/unit (3 Bedroom) Visitor Parking: 0.15 spaces/unit <u>Non-Residential Uses:</u> 2.5 spaces/100 m ² (Retail) 1.5 spaces/100 m ² (Office)	<u>Residential Uses:</u> Apartment Dwelling: 0.1 spaces/unit. To permit residential visitor parking to be shared with non-residential parking Non-Residential Uses Non-residential parking: 0.35 spaces/100m ² . Retail shall have no parking.
e.	Minimum Bicycle Parking Rates	<u>Commercial Uses:</u> Short Term: 0.15 spaces/100 m ² or 6 bicycle spaces whichever is the greater Long Term: 0.1 spaces/100 m ² <u>General Office</u> Short Term: 0.1 spaces/100 m ² or 6 bicycle spaces whichever is the greater Long Term: 0.13 spaces/100 m ²	<u>Residential bicycle parking:</u> 0.5 long-term bicycle spaces per unit, 0.1 short-term bicycle spaces/unit. <u>Non-residential bicycle parking:</u> 0.1 long-term bicycle spaces per 100 m ² , 0.1 short-term bicycle spaces per 100 m ² . Retail shall have no bicycle parking.

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone Requirement
		<u>Multi-Unit Residential</u> Short Term: 0.1 spaces/100 m ² or 6 bicycle spaces whichever is the greater Long Term: 0.5 spaces/unit for buildings with greater than 10 units	
f.	Minimum Amenity Area Requirements	No requirements for the C9 Corporate Zone	1 m ² per dwelling unit
g.	Minimum Landscape Strip Width (abutting a Street Line adjacent to all other Street Lines)	3 m (All Streets)	Shall not apply.
h.	Encroachments - Architectural Features	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8 m 	<ul style="list-style-type: none"> • Front Yard (Edgeley) = 1.0m • Exterior Side Yard (Highway 7) 1.0m
i.	Minimum Build-to-Zone Requirements	0 to 3 m (Non-Residential Uses) 3 to 6 m (Residential Uses)	This provision shall not apply
j.	Minimum Below Grade Setback	1.8 m	0 m (all lot lines)
k.	Minimum Front Yard Setback	Residential Uses: 3 m	2 m (Edgeley Boulevard)
l.	Minimum Rear Yard Setback	Non-Residential Uses: 3 m Residential Uses: 6 m	1 m (Lot Line abutting TTC Station)
m.	Minimum Exterior Side Yard Setback	Residential Uses: 3 m	2 m (Highway 7 and New Park Place)
n.	Minimum Setback to a Sight Triangle	0.6 m	0 m
o.	Minimum Percentage of Length of Street	80% (New Park Place and Highway 7)	This provision shall not apply

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone Requirement
	Line within Build-To-Zone		
p.	Maximum Building Height	25 m (Buildings Within Landmark Zone (Unlimited Height))	86.75 m (20-storeys) – Building O3 44.5 m (12-storeys) – Building R2 69 m (19-storeys) – Building R1 90.5 m (20-storeys) – Building O1 27 m (7-storeys) – Building R3 41 m (11-storeys) – Building R4 72.5 m (16-storeys) – Building O2
q.	Maximum Residential Density	67 m ²	67.3 m ² Proposed Maximum FSI = 5.26 FSI

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

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

Table 2:

	Zoning By-law 001-2021 Standard	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement
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 ² per unit for the first eight units, and an additional 5.0 m ² for each additional unit <ul style="list-style-type: none"> • 90% shall be provided as common space. • Shall be provided and maintained on the same lot as the residential use • Minimum outdoor amenity area shall be at least one contiguous area of 55 m² at grade. 	1.0 m ² per dwelling unit.

	Zoning By-law 001-2021 Standard	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement
		<ul style="list-style-type: none"> Maximum of 20% of the required minimum outdoor amenity area may consist of amenity area on rooftop/terrace 	
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 m² GFA) shall have a minimum 0.7 per 100m² of GFA</p>	<p>Residential parking (apartment dwelling): 0.1 spaces per unit.</p> <p>Non-residential parking: 0.35 spaces/100m².</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 m², 0.1 short-term bicycle spaces per 100 m².</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>

	Zoning By-law 001-2021 Standard	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement
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.