

Attachment 10 – Proposed Amendments to Zoning By-law 001-2021

Table 2: Zoning By-law 001-2021

	Zoning By-law 001-2021 Standards	V1 Vaughan Metropolitan Centre Station Zone Requirements	Proposed Exceptions to the V1(H) Vaughan Metropolitan Centre Station Zone
a.	Permitted Uses	All permitted uses in Section 10.2.1 and Table 10.2.	<p>Permit the following uses:</p> <ul style="list-style-type: none"> • Apartment Dwelling • Financial Institution • Eating Establishment • Outdoor Patio • Health Centre • Personal Service Shop • Pharmacy • Retail Store • Pet Grooming Establishment • School, Technical or Commercial • Studio • Supermarket • Office • Community Commercial Uses outlined in Table 10-2 <p>A bank, eating establishment, health centre, personal service shop, pharmacy, retail store and variety store is permitted on the ground floor of an Office building to a maximum of 15% of the GFA of the building.</p>
b.	Definition – Gross Floor Area ('GFA')	<p>Aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls.</p> <p>Excludes basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.</p>	<p>The calculation for GFA shall not exclude mechanical and electrical rooms, elevator shafts, and refuse chutes.</p> <p>Outdoor patio space shall be excluded for the purpose of calculating GFA of retail space or any eating establishment</p>

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c.	Minimum Front Yard Setback (Highway 7)	3 m	<ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 2.3 m to the tower
d.	Minimum Rear Yard Setback (New Park Place)	1 m	<ul style="list-style-type: none"> • 2 m at-grade • 1 m to the podium • 2 m to the tower
e.	Minimum Interior Side Yard Setback (Mews)	1 m	<ul style="list-style-type: none"> • 0 m at-grade • 0 m to the podium • 5 m to the tower
f.	Minimum Exterior Side Yard Setback (Edgeley Blvd.)	3 m	<ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 1 m to the tower
g.	Portions of Building Below Grade	1.8 m	0 m to any lot line
h.	Maximum Building Height	30-storeys	<ul style="list-style-type: none"> • Towers A and B: 59-storeys (184.3 m) • Tower C: 7-storeys (37.1 m)
i.	Maximum FSI	5.0 FSI	9.6 FSI
j.	Minimum Landscape Strip Width	3 m	<ul style="list-style-type: none"> • 1 m (Edgeley Boulevard) • 1 m (Highway 7) • Not required abutting New Park Place, and mews
k.	Minimum Drive Width (Access)	7.5 m	Minimum of 6 m and maximum of 9 m for an Access Driveway
l.	Minimum Amenity Area	8.0 m ² per dwelling unit for the first 8 dwelling units, and an additional 5.0 m ² of amenity area per dwelling unit for each additional unit.	The total Amenity Area space including indoor and outdoor amenity shall be provided at a rate of 8.0 m ² per unit.
		Minimum of 90% of amenity area shall be provided as a common space	A minimum of 55% shall be provided as common space.

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		For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m ² located at grade.	Shall not apply
		A maximum of 20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop or terrace.	Shall not apply
m.	Permitted Encroachments into Required Yards	1.5m, but in no case shall a balcony project greater than 3m beyond a main wall.	The permitted encroachments and/or projections shall be 1.8 m into any yard, but in no case shall a balcony project greater than 3m beyond a main wall.

Additional 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.