

Attachment 14 – Zoning By-law 001-2021 Exception Table

Table 2:

	Zoning By-law 001-2021 Standard	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed V1 Vaughan Metropolitan Centre Station Zone Exceptions
a.	Permitted Uses	Uses listed in Table 10-2	All permitted uses in the V1 Zone
b.	Definitions - "Building Height"	<p>Means in reference to a building or structure, the vertical distance measured from established grade to:</p> <ul style="list-style-type: none"> • In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater; • in the case of a sloped roof, the mean height between the eaves and the ridge; or, • In the case of any structure with no roof, the highest point of the structure. 	<p>Mean the vertical distance measured from the following Canadian Geodetic Datum elevations and the highest point of the roof surface exclusive of any accessory roof construction such as chimney, tower, steeple, elevator and stairwell shafts, and mechanical penthouse:</p> <ul style="list-style-type: none"> • <u>Block A</u>: 203.52 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; • <u>Block B</u>: 202.82 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; • <u>Block C</u>: 202.38 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; and • <u>Block D</u>: 202.40 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law.
c.	Minimum Interior Side Yard Setback	1.0 m	<u>Block D</u> : 0.0 m
d.	Permitted Encroachments into Required Yards	In accordance with Table 4-1	Balconies, eaves, cornices, landscape features, stairs and stair enclosures, balustrades, awnings, canopies, columns, architectural features, and window washing equipment: 3.0 m
e.	Minimum Distance Between the Building(s), Including all Above and Below Grade Structures	N/A	Minimum distance of 3.0 m to any transportation use buildings or structures
f.	Above-Grade Parking Structures	Any portion of a parking structure located above established grade shall be subject to the minimum lot and building requirements of the zone in which the lot is located	Any portion of a parking structure located above ground shall be subject to the minimum lot and building requirements of the zone in which the lot is located

g.	Below Grade Parking Structures	Minimum setback from a street line: 1.8 m	0.0 m
h.	Additional Requirements to Table 10-2	Apartment dwellings shall not be permitted within the ground floor frontage, except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.	Shall not apply
i.	Build-To-Zone ('BTZ') Requirements	3.0 m – 5.0 m	Shall not apply
j.	Maximum Floor Space Index (FSI)	<ul style="list-style-type: none"> • <u>Blocks A & D</u>: 3.5 - 6.0 • <u>Blocks B & C</u>: 2.5 - 5.5 	10.0
k.	Maximum Gross Floor Area (GFA)	N/A	<ul style="list-style-type: none"> • <u>Block A</u>: 272,000 m² • <u>Block B</u>: 281,000 m² • <u>Block C</u>: 171,000 m² • <u>Block D</u>: 154,000 m² • <u>Total</u>: 878,000 m²
l.	Minimum Non-Residential GFA	N/A	<ul style="list-style-type: none"> • <u>Block A</u>: 18,750 m² • <u>Block B</u>: 7,000 m² • <u>Block C</u>: 1,500 m² • <u>Block D</u>: 2,200 m²
m.	Minimum Office GFA	<u>Blocks A & B</u> : 15% of the GFA of all uses on [each] lot	<ul style="list-style-type: none"> • <u>Block A</u>: 7,000 m² (1.27%) • <u>Block B</u>: 0 m² (0%)
n.	Maximum Building Height	<u>Blocks A & D</u> : 35-storeys <u>Blocks B & C</u> : 30-storeys	<p><u>Block A</u>:</p> <ul style="list-style-type: none"> • Tower 1: 215 m (69-Storeys) • Tower 2: 171 m (54-storeys) • Tower 3: 197 m (63-storeys) • Tower 4: 188 m (59-storeys) • Tower 5: 176 m (55-storeys) <p><u>Block B</u>:</p> <ul style="list-style-type: none"> • Tower 6: 230 m (74-Storeys) • Tower 7: 178 m (56-storeys) • Tower 8: 187 m (59-storeys) • Tower 9: 198 m (63-storeys) • Tower 10: 168 m (53-storeys) <p><u>Block C</u>:</p> <ul style="list-style-type: none"> • Tower 11: 138 m (43-Storeys) • Tower 12: 161 m (51-storeys) • Tower 13: 143 m (45-storeys) • Tower 14: 170 m (54-storeys) <p><u>Block D</u>:</p> <ul style="list-style-type: none"> • Tower 15: 191 m (61-Storeys) • Tower 16: 167 m (53-storeys) • Tower 17: 182 m (58-storeys)

o.	Minimum Ground Floor Height	3.5 m Subject to active use frontages: 5.0 m	Shall not apply to areas of the ground floor that contains dwelling units or residential GFA Shall only apply to non-residential uses
p.	Minimum Street Wall Height	9.0 m	7.5 m
q.	Ground Floor Frontages	Apartment dwellings shall not be permitted within the ground floor frontage, except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.	Shall not apply
r.	Active Use Frontages	In accordance with Section 4.2.1	All permitted uses in Section 4.2(1) in addition to the following uses: residential lobbies and indoor amenity areas, and other commercial and employment uses
s.	Minimum Podium Height	10.5 m	7.5 m
t.	Maximum Podium Height	20.0 m	<u>Blocks A & B</u> : 31.5 m <u>Blocks C & D</u> : 24.5 m
u.	Minimum Tower Step-Back	3.0 m	Shall only apply to 75% of the tower main walls
v.	Minimum Residential Tower Setback	Rear Lot Line & Interior Side Lot Line: 12.5 m	Shall not apply
w.	Minimum Office Tower Setback	Rear Lot Line & Interior Side Lot Line: 10.0 m	Shall not apply
x.	Maximum Residential Tower Floorplate	750 m ²	850 m ² (65-storeys or less) 950 m ² (above 65-storeys)
y.	Minimum Amenity Area Requirements	Podium townhouse dwelling: 10.0 m ² per unit Apartment dwelling: 8.0 m ² per unit for first 8 units, 5.0 m ² per unit for each additional unit A minimum of 90% shall be provided as common space	Indoor: 2.0 m ² per unit Outdoor: 2.0 m ² per unit Shall not apply
z.	Outdoor Amenity Area Requirements	In accordance with Sections 4.3.3(b) and (c)	Shall not apply
aa.	Outdoor Amenity Area Requirements	In accordance with Sections 4.3.3.1(b) and 4.3.3.1(c)	Shall not apply
bb.	Direct Access from the Exterior of a Building for Short-Term and Long-Term Bicycle Parking Spaces	In accordance with Sections 6.5.1.3(b), 6.5.4.3, and 6.5.5.3(b)	Shall not apply

cc.	Location of Long-Term and Short-Term Bicycle Parking Spaces	In accordance with Sections 6.5.4.2 and 6.5.5.3(a)	A long-term bicycle parking space required for a dwelling unit may be located on all below ground levels A short-term bicycle parking space may be located on P1
dd.	Minimum Bicycle Parking Space Width	0.6 m	0.4 m
ee.	Loading Spaces	In accordance with Section 6.11.1	<ul style="list-style-type: none"> • <u>Block A</u>: 4 Type 'B', 1 Type 'C' and 4 Type 'D' • <u>Block B</u>: 2 Type 'A', 4 Type 'B' and 5 Type 'D' • <u>Block C</u>: 4 Type 'B' and 4 Type 'D' • <u>Block D</u>: 4 Type 'B' and 2 Type 'D'

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