

## Attachment 10 – Zoning By-law 001-2021 Table 2

Table 2:

	Zoning By-law 001-2021 Standard	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed Amendments to the V1 Vaughan Metropolitan Centre Station Zone Requirement
a.	Definition - Lot	Unless expressly prohibited by this by-law, more than one building shall be permitted on a lot, and each building shall be subject to all requirements of this by-law.	For the purposes of zoning conformity, the Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and easements or registrations that are granted.
b.	Minimum Front Yard Setback	3.0 m	2.0 m
c.	Minimum Rear Yard Setback	1.0 m	2.0 m
d.	Minimum Exterior Side Yard Setback	3.0 m	2.0 m
e.	Below-Grade Parking Structures	Minimum setback from a street line: 1.8 m	Minimum setback from a street line: 0.0 m

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f.	Build-to-Zone	3.0 m – 5.0 m	2.0 m – 5.5 m
		The build-to-zone shall apply to a minimum of 80% of the street frontages	Thirty (30) percent of the length of the street line abutting the north, south, west and east streets shall have buildings located within the Build-to-Zone.
g.	Maximum Building Height	25-Storeys	55-storeys (185 m)
h.	Maximum Rooftop Mechanical Penthouse Height	8.0 m	9.0 m
i.	Maximum Dwelling Units	N/A	1,560 units
j.	Minimum Street Wall	9.0 m	8.4 m
k.	Minimum/Maximum Gross Floor Area (GFA)	N/A	The maximum GFA, which excludes all below-grade area, of all buildings above grade on the subject lands shall not exceed 113,500 m <sup>2</sup>  Residential GFA (Max): 110,500 m <sup>2</sup>  Non-Residential GFA (Min): 3,000 m <sup>2</sup>

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l.	Maximum Floor Space Index ('FSI')	4.5	9.31
m.	Podium and Tower Requirements	Minimum podium height: 10.5 m	Minimum podium height: 8.0 m
n.		Minimum tower step-back: 3.0 m	Minimum tower step-back: 2.0 m
o.		Minimum residential tower setback from any rear lot line: 12.5 m	Minimum residential tower setback from any lot line: 4.0 m
p.		Maximum tower floorplate: 750 m <sup>2</sup>	Maximum tower floorplate: <ul style="list-style-type: none"> <li>• Tower A1: 850 m<sup>2</sup></li> <li>• Tower A2: 895 m<sup>2</sup> (for any building up to 18-storeys); or 850 m<sup>2</sup> (for any building exceeding 18 storeys)</li> <li>• Tower B: 850 m<sup>2</sup></li> </ul>
q.		Minimum tower separation: 25 m	Minimum tower separation shall be: <ul style="list-style-type: none"> <li>• Between Towers A1 and A2: 30 m</li> <li>• Between Towers A1 and B: 80 m</li> <li>• Between Towers A2 and B: 40 m</li> </ul>
r.	Minimum Street Wall	9.0 m	8.4 m

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s.	Ground Floor Frontage	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
t.	Minimum Landscape Strip	3.0 m	Shall not apply
u.	Minimum Setback for an Accessory Structure	Accessory structures, including ventilation shafts and access stair located above grade for a below grade parking structure require a minimum setback of 3.0 m from any lot line, and are permitted to encroach up to the minimum required landscape strip.	Setback for accessory structures above grade for a below grade parking structure shall be 0.0 m.
v.	Maximum Permitted Encroachments into Required Yards	<p>Ornamental building features:</p> <ul style="list-style-type: none"> <li>• 0.6 m</li> </ul> <p>Unenclosed Access Stairs:</p> <ul style="list-style-type: none"> <li>• 0.3 m (interior side yard) &amp; 1.8m (all other yards)</li> </ul> <p>Air conditioner (ground mounted):</p> <ul style="list-style-type: none"> <li>• 1.0m (interior side yard) &amp; 1.5m (all other yards).</li> </ul> <p>Awnings and Canopies:</p> <ul style="list-style-type: none"> <li>• Permanent: 0.6 m</li> </ul>	<p>Art and landscape features, bicycle racks, exhaust and ventilation shafts (for the purposes of ventilating the parking garage only and shall not exceed 150mm above grade or shall be flush with grade or embedded as part of planters), uncovered porches, and stairs: 1.0 m</p> <p>Awnings and Canopies: 1.8 m, provided all projections remain 1.0 m from the property line</p>

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		<ul style="list-style-type: none"> <li>Retractable: 1.8 m</li> </ul> <p>Outdoor Patio:</p> <ul style="list-style-type: none"> <li>0.0 m (from the front, rear, exterior, and interior side lot line)</li> </ul> <p>Porch, including access stairs from grade:</p> <ul style="list-style-type: none"> <li>2.0 m, but no closer than 1.2 m from the applicable lot line</li> </ul> <p>Porches including access stairs:</p> <ul style="list-style-type: none"> <li>2.0 m &amp; no closer than 1.2 m from the lot line</li> </ul>	Outdoor Patios: 1.6 m, provided all projections are setback 1.0 m from the lot line
w.	Parking Space Dimensions	2.7 m x 5.7 m	2.6 m x 5.7 m
x.	Long-Term Bicycle Parking	A required long-term bicycle parking space shall have direct access from the exterior of a building, and that access shall be located on the ground floor.	Access to long-term bicycle parking spaces is provided through elevator access to the main lobby areas.
y.	Short-Term Bicycle Parking	Short-term bicycle parking space located wholly within a building shall be located within the ground floor area.	The short-term bicycle parking space may be located on level P1 along long-term spaces.
z.	Minimum Number of Loading Spaces	Residential (per building with 400 units or greater): <ul style="list-style-type: none"> <li>1 Type D + 1 Type C</li> </ul> Commercial: <ul style="list-style-type: none"> <li>500 m<sup>2</sup> – 1,999 m<sup>2</sup>:</li> </ul>	Phase 1 (Building A1): <ul style="list-style-type: none"> <li>Type B: 1 space</li> <li>Type C: 1 space</li> <li>Type D: 1 space</li> </ul> Phase 2 (Buildings A2 + B):

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		1 Type B <ul style="list-style-type: none"> <li>2,000 m<sup>2</sup> – 4,000 m<sup>2</sup>:</li> </ul> 2 Type B	<ul style="list-style-type: none"> <li>Type C: 2 spaces</li> <li>Type D: 1 space</li> </ul>
aa.	Minimum Amenity Area	Podium townhouse dwelling (10.0 m <sup>2</sup> per unit): <ul style="list-style-type: none"> <li>60 m<sup>2</sup> (6 units)</li> </ul> Apartment dwelling (8.0 m <sup>2</sup> per unit for first 8 units, 5.0 m <sup>2</sup> per unit for each additional unit): <ul style="list-style-type: none"> <li>7,774 m<sup>2</sup> (1550 units)</li> </ul>	Indoor: 1.5 m <sup>2</sup> per dwelling unit  Outdoor: 1.5 m <sup>2</sup> per dwelling unit
bb.	Outdoor Amenity Area	A minimum of one contiguous outdoor area of 55 m <sup>2</sup> located at-grade	Shall not apply
		A maximum of 20% of the minimum required outdoor amenity area may consist of amenity area located on a rooftop or terrace.	Shall not apply

Minor modifications may be made to the zoning exceptions identified in Table 2 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.