

## Attachment 10 – 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 “Lot”	A parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the <i>Planning Act</i>	The Subject Lands are deemed to be one lot, regardless of the number of dwelling units constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of public or private roads, strata title arrangements or other permissions and any easements or registration that are granted.
b.	Definition of “Height”	<p>In reference to a building or structure, the vertical distance measured from established grade to:</p> <ul style="list-style-type: none"> <li>• For 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 greater;</li> <li>• in the case of a sloped roof, the mean height between the eaves and the ridge; or,</li> <li>• In the case of a structure with no roof, the highest point of the structure.</li> </ul>	Building Height shall be measured from a Canadian Geodetic Datum elevation measure (202.862m above sea level) to the highest point of the building and shall exclude elevator overruns, mechanical penthouses, parapets, mechanical equipment, screen walls and architectural features
c.	Minimum Front Yard Setback	3m	2m (Edgeley Boulevard)
d.	Minimum Exterior Side Yard Setback	3m	2m (Highway 7 and New Park Place)

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e.	Minimum Building Setback to Daylight Triangle (m)	N/A	<ul style="list-style-type: none"> <li>SW Daylight Triangle: 2m setback at grade and 1m setback above 6m</li> <li>NW Daylight Triangle: 3m setback at grade and 1m setback above 6m</li> </ul>
f.	Required build-to-zone	3m to 5m. This shall apply to a minimum of 75% of the street frontage. On any other portion of the lot, only the minimum setback indicated shall apply. On a corner lot, a minimum of 80% shall apply	Shall not apply.
g.	Minimum and Maximum Building Height	East of the mews: 6-storeys minimum, 35-storeys maximum	East of the mews: 5-storeys minimum, 35-storeys maximum
h.	Minimum Street Wall	9m	6m
i.	Minimum and Maximum Floor Space Index (FSI)	<ul style="list-style-type: none"> <li>West of the mews: 2.5 to 5.0</li> <li>East of the mews: 3.5 to 6.0</li> </ul>	10,000m <sup>2</sup> of GFA of office space, may be excluded from the calculation of density
j.	Minimum/Maximum Podium Height	<ul style="list-style-type: none"> <li>Minimum: 10.5m</li> <li>Maximum: 20m</li> </ul>	Minimum 1-storey
k.	Minimum Tower Step-back	3m	Shall not apply
l.	Minimum tower separation for residential towers	25m	<p>The following exceptions are permitted:</p> <ul style="list-style-type: none"> <li>21m between Residential Buildings R1 and R2, provided the facing walls do not exceed 10-storeys for one of the buildings;</li> <li>20m between Residential Buildings R3 and R4, provided the facing walls do not exceed 10-storeys; and,</li> </ul>

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			<ul style="list-style-type: none"> <li>15m between the northeast corner of Residential Building R3 and Office Building O1, provided the east portion of Residential Building R3 does not exceed 6-storeys;</li> </ul>
m.	Minimum office tower setback from a rear lot line	10 m	1.0 m
n.	Maximum residential tower floorplate (m <sup>2</sup> )	750 m <sup>2</sup>	Permit maximum residential tower floorplates as follows: <u>Building R1</u> <ul style="list-style-type: none"> <li>Below Storey 11: 1,650m<sup>2</sup></li> <li>Storeys 11 to 14: 1,400m<sup>2</sup></li> <li>Storeys 15 to 17: 950m<sup>2</sup></li> </ul> <u>Building R2</u> <ul style="list-style-type: none"> <li>Below Storey 11: 1,650m<sup>2</sup></li> <li>Storeys 11 to 12: 950m<sup>2</sup></li> </ul> <u>Building R3</u> <ul style="list-style-type: none"> <li>Below 8 Storeys: 1,900m<sup>2</sup></li> </ul> <u>Building R4</u> <ul style="list-style-type: none"> <li>Below Storey 11: 1,500m<sup>2</sup></li> <li>Storey 11: 850m<sup>2</sup></li> </ul>
o.	Active Use Frontage (required and convertible)	Applicable where shown on Schedule B-1 and in accordance with Section 4.2	Shall not apply
p.	Minimum landscaping requirements (m)	<ul style="list-style-type: none"> <li>For a rear lot line abutting an Open Space Zone: 3m</li> <li>Abutting a street line: 3m</li> </ul>	<ul style="list-style-type: none"> <li>2m along New Park Place, Edgeley Boulevard and Highway 7</li> <li>3m at the northwest daylight triangle</li> </ul>
q.	Minimum Amenity Area for Apartment Dwellings	<ul style="list-style-type: none"> <li>8 m<sup>2</sup> per unit for the first 8 units. 5 m<sup>2</sup> for each additional</li> <li>90% shall be provided as common space</li> </ul>	The minimum required amenity area shall be 1.0 m <sup>2</sup> per dwelling unit of indoor and / or outdoor amenity area;

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		<ul style="list-style-type: none"> <li>• Provide and maintain amenity area on the same lot as the residential use</li> <li>• Minimum of one contiguous outdoor amenity area of 55m<sup>2</sup> at grade</li> <li>• Maximum 20% of required minimum outdoor amenity area on rooftop/terrace.</li> </ul>	
r.	Maximum Height for a Rooftop Mechanical Penthouse	Shall be permitted to exceed the maximum height required by this By-law to a maximum of 8m	Shall be permitted to exceed the maximum height required by this By-law to a maximum of 10m
s.	Permitted Encroachments	Various Requirements per Table 4-1	Notwithstanding Provision 4.13 and Table 4-1, all structures or features are permitted to encroach into any required yard by 1m.
t.	Minimum Bicycle Parking Rates in the VMC	<p>Apartment Dwellings (per unit):</p> <ul style="list-style-type: none"> <li>• Long-Term: 0.8 spaces</li> <li>• Short-Term: 0.2, or 6 spaces total (whichever is greater)</li> </ul> <p>Office Uses (per 100m<sup>2</sup> GFA):</p> <ul style="list-style-type: none"> <li>• Long-term: 0.2 spaces</li> <li>• Short-term: 0.2, or 6 spaces total (whichever is greater)</li> </ul> <p>Any Commercial Use (per 100m<sup>2</sup> GFA):</p> <ul style="list-style-type: none"> <li>• Long-term: 0.1 spaces</li> <li>• Short-term: 0.2, or 6 spaces total (whichever is greater)</li> </ul>	<p>Residential uses (per unit):</p> <ul style="list-style-type: none"> <li>• Long-term: 0.5 spaces</li> <li>• Short-term: 0.1 spaces</li> </ul> <p>Office Uses (per 100 m<sup>2</sup> GFA)</p> <ul style="list-style-type: none"> <li>• Long and short-term: 0.1 spaces</li> </ul> <p>No requirement for bicycle parking spaces for all other Commercial uses.</p>
u.	Minimum Bicycle Parking Space Dimensions	Length of 1.8m by 0.6m width by 1.9m vertical clearance	Length of 1.8m, width of 0.37m and vertical clearance of 1.8m

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v.	General Provisions for Short-term Bicycle Parking Spaces	Where a short-term bicycle parking space is located wholly within a building: a. it shall be located within the ground floor area; and, b. shall have direct access from the exterior of a building	Shall not apply
w.	Minimum Parking Requirements	In accordance with Table 6-2 of the Zoning By-law	Note – the Subject Lands are within a PMTSA, and therefore there are no minimum parking requirements.
x.	Minimum Setback for Parking Structures Below Grade	<ul style="list-style-type: none"> <li>• 1.8 m from a Street Line</li> <li>• 0 m from Interior Side Lot, Rear Lot Line</li> </ul> Air ventilation shafts or access staircase shall: <ul style="list-style-type: none"> <li>• not be located in a minimum front or exterior side yard.</li> <li>• have a minimum setback of 3m from any lot line</li> <li>• Air ventilation shafts are permitted to encroach up to the minimum required landscape strip</li> </ul>	The minimum setback for a below grade parking structure and associated air ventilation shafts or an access staircase shall be 0.0m
y.	Loading Space Requirements	Loading/service areas generally shall be enclosed within a building and located in the interior of a development block. Where loading/servicing is visible at the rear or side of a building, it shall be screened. Underground loading/service areas shall be encouraged.	Required loading spaces are not required to be within the building they service and may be consolidated into one location and shared between buildings and uses and may be located between a building and a street.

\*NOTE: 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.