

Attachment 17 – Zoning By-law 001-2021 Exception Table

Table 2:

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Area Zone Requirements	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed V1 Vaughan Metropolitan Centre Station Zone Exceptions
b.	Definitions			
	Gross Floor Area (GFA)	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade		Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
	Building Height	Means in reference to a building or structure, the vertical distance measured from established grade to: i) 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		Means the distance between the Canadian Geodetic Datum of 205.4 m and the elevation of the highest point of the roof surface excluding mechanical penthouse and any roof top equipment.
c.	Maximum Floor Space Index (FSI)	N/A	2.5 – 5.0	10.5
d.	Minimum/Maximum Gross Floor Area (GFA)	N/A		<u>Total (Maximum):</u> 116,172 m ² <u>Non-Residential (Minimum):</u> 4.8% of the total GFA
e.	Maximum Number of Residential Units	N/A		1,700
f.	Maximum Building Height	15.0 m	30-storeys	<u>Tower C:</u> 47-Storeys (152.0 m) <u>Tower D:</u> 51-Storeys (168.0 m) <u>Tower E:</u> 38-Storeys (128.0 m)
g.	Podium Height and Tower Requirements	N/A	<u>Residential Tower Floor Plate (Maximum):</u> 750 m ²	<u>Residential Tower Floor Plate (Maximum):</u> 840 m ² 860 m ² for Level 7

			<u>Tower Step-back (Minimum):</u> 3.0 m	<u>Tower Step-back (Minimum):</u> <ul style="list-style-type: none"> 1.5 m (North) 1.6 m (East); 0.5 m at the southeast corner of Tower C and northeast corner of Tower E; 3.0 m (South) 1.2 m (West); 0.6 m at the northwest corner of Tower D
			Podium Height (Maximum): 20.0 m	<u>Podium Height (Maximum):</u> 6-storeys (26.2 m)
h.	Minimum Required Street Wall	N/A	9.0 m	Shall not apply
i.	Build-To-Zone ('BTZ') Requirements	N/A	3.0 m - 5.0 m Minimum 75% of the street frontage. On any other portion of the lot, only minimum setback indicated shall apply.	<u>Front Lot Line:</u> 2.0 m - 5.0 m Minimum 40% of the street frontage along Doughton Road. On any other portion of the lot, only minimum setback indicated shall apply.
j.	Minimum Setbacks of a Below Grade Parking Structure	<u>Front Lot Line:</u> 1.8 m		<u>Front Lot Line:</u> 0.0 m
k.	Minimum Required Yard Setbacks	<u>Front Yard:</u> 4.5 m	<u>Front Yard:</u> 3.0 m	<u>Front Yard:</u> 2.0 m
l.	Amenity Area Requirements	N/A	<u>Apartment Dwelling (Minimum):</u> <ul style="list-style-type: none"> 8 m² per unit for the first eight units, and an additional 5.0 m² for each additional unit Maximum of 20% of the required minimum outdoor amenity area may consist of amenity area on rooftop/terrace. 	<u>Apartment Dwelling (Minimum):</u> <ul style="list-style-type: none"> Indoor: 1.75 m²/unit Outdoor: 1.35 m²/unit Maximum of 60% of the outdoor amenity area may consist of amenity area located on a roof-top or terrace.

m.	Minimum Required Landscape Strip	3.0 m		Shall not apply
n.	Maximum Permitted Encroachments into Required Yards	In accordance with Table 4-1 of Zoning By-law 001-2021		<ul style="list-style-type: none"> • <u>Awnings and Canopies, attached (permanent):</u> 2.5 m, provided they are set back no more than 0.7 m from the front lot line, and no more than 1.0 m from any other lot line • <u>Balconies, Wind Mitigation Structures, Window Washing Equipment, Railings and Guardrails:</u> 2.5 m, provided they are set back no more than 1.0 m from the lot line
o.	Minimum Parking Rate Requirements	N/A	<ul style="list-style-type: none"> • <u>Apartment Dwelling:</u> 0.4 spaces/unit • <u>Residential Visitor:</u> 0.15 spaces/unit • <u>Office:</u> 0.7 spaces/100 m² • <u>Live-Work Residential:</u> 0.6 spaces/unit • <u>Live-Work Visitor:</u> 0.4 spaces per unit • <u>Retail:</u> 0.7 spaces/100 m² 	<ul style="list-style-type: none"> • <u>Apartment Dwelling:</u> 0.3 spaces/unit • <u>Residential Visitor:</u> 0.15 spaces/unit • <u>Non-Residential:</u> 0.7 spaces/per 100 m² • <u>Live-Work Residential:</u> 0.6 spaces/unit • <u>Live-Work Visitor:</u> 0.4 spaces/unit
q.	Minimum Bicycle Parking Space Dimensions	0.6 m (W) x 1.8 m (L) x 1.9 m (H)		Indoor: 0.45 m (W) x 1.8 m (L) x 1.9 m (H) Outdoor: 0.24 m (W) x 1.8 m (L)
r.	Short-Term Bicycle Parking Requirements	A short-term bicycle parking space located wholly within a building shall be located within the ground floor area.		A short-term bicycle parking space located wholly within a building shall be located within P1, the ground floor area, and the 2 nd -Storey, provide stairs leading to bicycle parking spaces have runnels or exclusive elevators.
		A short-term bicycle parking space shall have direct access from the exterior of a building.		Shall not apply

S.	Minimum Bicycle Parking Aisle Width	1.75 m	1.6 m
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*NOTE: Additional exceptions may be identified/required through the further review of the subject application.