

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

Table 2:

	Zoning By-law 001-2021 Standard	EM2 General Employment Area Zone Requirements	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed V1 Vaughan Metropolitan Centre Station Zone Exceptions
a.	Definition – “Architectural Features”	An architectural element attached to the exterior of a building and intended for ornamental purposes and includes belt courses, columns, coves, pilasters, sills, and other similar architectural elements.		Features used to enhance the visual appearance of a building. May include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building
	Definition – “Phase 1”	Not Defined		A portion of the development containing a minimum of: <ul style="list-style-type: none"> • 8,200 m² of Hotel use • 5,800 m² of Office uses • 182 Purpose-built rental dwelling units An additional 800 dwelling units are permitted.
	Definition – “Phase 2”	Not Defined		Balance of the development subsequent to Phase 1.
	Definition – “Purpose-Built Rental”	Not Defined		Housing specifically for long-term rental accommodation.
	Definition – “Lot”	A parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act.		Subject Lands are one lot, regardless of the number of buildings thereon, the creation of separate units and/or lots by way of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and any easements or registrations that are granted.
b.	Permitted Uses	Uses listed in Table 11-2 of Zoning By-law 001-2021	Uses listed in Table 10-2 of Zoning By-law 001-2021	All permitted uses in the V1 Zone (Table 10-2). Note 4 of Table 10-2 shall not apply.
c.	Minimum Lot Frontage	30.0 m	50.0 m	<ul style="list-style-type: none"> • Maplecrete Road: 94 m • Doughton Road: 99 m • White Elm Road: 97 m
d.	Minimum Front Yard Setback	6.0 m	3.0 m	3.0 m

e.	Minimum Rear Yard Setback	12.0 m	1.0 m	3.0 m
f.	Minimum Exterior Side Yard Setback	6.0 m	3.0 m, or 3.5 m where abutting a walkway, greenway, or stormwater facility	3.0 m
g.	Minimum Interior side yard setback	6.0 m	1.0 m	3.0 m
h.	Minimum Setback to Sight Triangle	N/A	N/A	1.5 m
i.	Required Build-To-Zone ('BTZ')	N/A	<ul style="list-style-type: none"> • 3.0 to 5.0 m • Driveways, and walkways permitted within BTZ, but cumulatively cannot exceed 25% of BTZ. • Minimum 75% of the street frontage. On any other portion of the lot, minimum setback indicated shall apply. 80% applies for corner lot. 	Shall not apply
j.	Building Setbacks Below Grade	<ul style="list-style-type: none"> • From Street Line: 1.8m • From interior side or rear lot line: 0 m 	<ul style="list-style-type: none"> • From Street Line: 1.8m • From interior side or rear lot line: 0 m 	<ul style="list-style-type: none"> • All yards: 0.0 m
k.	Minimum Amenity Area	N/A	<ul style="list-style-type: none"> • Apartment dwelling: 8 m²/unit for the first eight units, and 5 m²/each additional unit • 90% provided as common space • Located on same lot as the residential use • Minimum outdoor amenity shall include one contiguous area of 55 m² at grade. • Maximum of 20% of the required outdoor amenity may consist of rooftop/terrace 	<ul style="list-style-type: none"> • 4.3.2 and 4.3.3 shall not apply. • The minimum required Amenity Area shall be 4 m² per unit (combined total indoor and outdoor)

l.	Encroachments – Architectural Features	In accordance with Table 4-1 of Zoning By-law 001-2021	In accordance with Table 4-1 of Zoning By-law 001-2021	1.0 m into a required front, rear or exterior side yard
M	Maximum Building Height	15.0 m	30-storeys (OPA 86 prescribes a maximum height of 7-storeys for the Block 2 Lands)	30-storeys or the height permitted by the VMC Secondary Plan
n.	Podium Height and Tower Requirements	N/A	<ul style="list-style-type: none"> • Maximum Residential Tower Floor Plate: 750 m² • Minimum Tower Step-back: 3.0 m • Maximum Podium Height: 20.0 m • Minimum residential tower setback from a rear or interior side lot line: 12.5 m • Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 10.0 m 	<ul style="list-style-type: none"> • Maximum Residential Tower Floor Plate: 850 m² • Minimum Tower Step-back: 2.0 m • Maximum Podium Height: 27m or 6-storeys • Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 5.0 m • Minimum Office Tower Setback to any Rear and Interior Side Lot Line: 5.0 m
o.	Minimum Landscaping Strip Requirements	3.0 m	3.0 m	3.0 m and 1.5 m at the sight triangle
p.	Permitted Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.		Hard landscaping, Bicycle parking, architectural features/elements, air ventilation shafts for below-grade parking structures
q.	Floor Space Index	N/A	6.97 (per site-specific Exception on greater land area) – only Block 2 is subject to this max FSI	8.0 times the area of the lot
r.	Maximum Gross Floor Area (GFA)	N/A	N/A	112,451 m ² of GFA
s.	Minimum Development Requirements – Phase 1	N/A	N/A	<ul style="list-style-type: none"> • 8,200 m² of Hotel uses; • 5,800 m² of Office uses; • 182 purpose-built rental dwelling units • An additional 800 dwelling units may be permitted

t.	Minimum Loading Space	In accordance with the non-residential use requirements in Table 6-18 of Zoning By-law 001-2021	<ul style="list-style-type: none"> • Type A: 1 • Type B: 3 • Type C: 1 • Type D: 1 	<ul style="list-style-type: none"> • Type B: 2 space • Type D: 3 spaces • Shared Type B and D: 1 Space
u.	Non-Residential Use Requirement	N/A		10% Minimum
v.	Purpose-Built Rental Requirement	N/A		11.5% of the total units shall be purpose-built rental
w	General Provisions for Bicycle Parking	N/A	A long-term space for a dwelling unit shall be located within the ground-floor, on the storey above the ground floor, or on the first or second storey below-grade	<p>Long-term spaces shall be permitted:</p> <ul style="list-style-type: none"> • Within the ground floor • On the second storey or mezzanine within the ground floor area • On the first or second level below grade <p>Bicycle parking may be provided in one level increments below grade commencing with the third level below grade and moving down, provided that a combined minimum of 50% of the parking area for the first and second parking levels below grade are dedicated to long-term bicycle parking spaces</p>

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