

Attachment 13 – Zoning By-law 001-2021 Table 2

Table 2:

	Zoning By-law 001-2021 Standard	V2 Vaughan Metropolitan Centre South Zone	Proposed Amendments to the V2 Vaughan Metropolitan Centre South Zone
a.	Definition - Lot	Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act.	The Subject Lands are deemed to be one lot, regardless of the number of buildings, units created, road widenings and future streets conveyed, or other permissions and easements of registrations granted, in accordance with the By-law 001-2021.
b.	Permitted uses	Apartment dwellings are not permitted within the ground floor frontage except 15% may be used for lobby or other common areas.	To permit apartment dwellings on the ground floor
c.	Minimum Front Yard Setback	3.0 m	0.0 m
d.	Minimum Rear Yard Setback	1.0 m	0.0 m
e.	Minimum Exterior Side Yard Setback	3.0 m	0.5 m
f.	Below-Grade Parking Structures	Minimum setback from a street line: 1.8 m	Minimum setback from a street line: 0.0 m

	Zoning By-law 001-2021 Standard	V2 Vaughan Metropolitan Centre South Zone	Proposed Amendments to the V2 Vaughan Metropolitan Centre South Zone
g.	The minimum distance between all above or below ground buildings or structures to any transportation use buildings or structures	N/A	3.0 m (as required by TTC Comments)
h.	Build-to-Zone	3.0 m – 5.0 m	0.5 m – 5.0 m
i.	Maximum Building Height	30-Storeys	Building A: 141.40 m (45 Storeys) Building B: 125.10 m (40 Storeys) Building C: 119.55 m (38 Storeys)
j.	Maximum Density (FSI)	5.0	10.52 (based on the lot area of 9,476 m ²)
k.	Podium and Tower Requirements	Minimum podium height: 10.5 m	8.0 m
l.		Minimum tower step-back: 3.0 m	0.0 m
m.		Minimum residential tower setback from any rear lot line: 12.5 m	5.9 m
n.		Maximum tower floorplate: 750 m ²	845 m ²

	Zoning By-law 001-2021 Standard	V2 Vaughan Metropolitan Centre South Zone	Proposed Amendments to the V2 Vaughan Metropolitan Centre South Zone
o.	Minimum landscape strip along an interior side lot line or rear lot line abutting an Open Space Zone (width in m)	3.0 m	0.0 m
p.	Minimum landscape strip abutting a street line (width in m)	3.0 m	Shall not apply
q.	Minimum Amenity Area	8.0 m ² per unit for first 8 dwellings, and an additional 5.0 m ² for each additional dwelling	3.0 m ² per unit
r.	Long-Term Bicycle Parking Location	Ground floor, storey above the ground floor or on the first or second storey below grade.	Amending to also include Mezzanine Level

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