

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

Table 1:

	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 and Elements”	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 (three towers and any associated podiums) containing a minimum of 11,245 square metres of non-residential uses and up to 1,000 dwelling units.
	Definition – “Phase 2”	Not Defined		Balance of the development on the Subject Lands, subsequent to Phase 1.
	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.
	Definition – “Lot Line, Front”	Means the lot line that abuts the road.		The front lot line shall be the lot line abutting White Elm Road.
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 Front Yard Setback	6.0 metres	3.0 metres	3.0 metres
d.	Minimum Rear Yard Setback	12.0 metres	1.0 metres	3.0 metres

e.	Minimum Side Yard Setback	6.0 metres	Exterior: 3.0 metres, or 3.5 metres where abutting a walkway, greenway, or stormwater facility Interior: 1.0 metre	3.0 metres to the east and west lot lines
f.	Minimum Setback to Sight Triangle	N/A	N/A	1.5 metres
g.	Required Build-To-Zone ('BTZ')	N/A	<ul style="list-style-type: none"> 3.0 to 5.0 metres 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
h.	Minimum Street Wall	N/A	9.0 metres	Shall not apply
i.	Building Setbacks Below Grade	<ul style="list-style-type: none"> From Street Line: 1.8 metres From interior side or rear lot line: 0.0 metres 	<ul style="list-style-type: none"> From Street Line: 1.8 metres From interior side or rear lot line: 0.0 metres 	<ul style="list-style-type: none"> All yards: 0.0 metres
j.	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 square metres per unit (combined total indoor and outdoor)
k.	Encroachments	In accordance with Table 4-1 of Zoning By-law 001-2021	In accordance with Table 4-1 of Zoning By-law 001-2021	<ul style="list-style-type: none"> Architectural Features: 1.0 metre into a required yard Canopies, balconies, awnings, lighting fixtures, window sills, stairs, ramps: 1.0 metre into required yard

l.	Maximum Building Height	15.0 m	7-storeys for the Block 2 Lands	30-storeys
m.	Podium Height and Tower Requirements	N/A	<ul style="list-style-type: none"> Maximum Residential Tower Floor Plate: 750 square metres Minimum Tower Step-back: 3.0 metres Maximum Podium Height: 20.0 metres Minimum residential tower setback from a rear or interior side lot line: 12.5 metres Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 10.0 metres 	<ul style="list-style-type: none"> Minimum Tower Separation: 25.0 metres Maximum Residential Tower Floor Plate: 825 square metres Minimum Tower Step-back: 2.0 metres Maximum Podium Height: 27 metres or 6-storeys Minimum Residential Tower Setback to any Rear or Interior Side lot line: 5.0 metres Minimum Office Tower Setback to any Rear and Interior Side Lot Line: 5.0 metres
n.	Minimum Landscaping Strip Requirements	3.0 metres	3.0 metres	<ul style="list-style-type: none"> 3.0 metres to any street line 1.5 metres to the sight triangle at Maplecrete Road and Doughton Road
o.	Permitted Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.		<ul style="list-style-type: none"> Bicycle parking architectural features/elements air ventilation shafts for below-grade parking (within 3.0m of any lot line)
p.	Floor Space Index (FSI)	N/A	6.97 (per site-specific Exception on greater land area) – only Block 2 is subject to this maximum FSI	8.0 times the area of the lot. The calculation of FSI shall be based on a land area of 14,065 square metres (rounding up)
q.	Minimum Development Requirements – Phase 1	N/A	N/A	<ul style="list-style-type: none"> 11,245 square metres of non-residential uses Up to 1,000 dwelling units Permits for Phase 1 shall be issued prior to issuance of any portion of Phase 2.
r.	Minimum Loading Space	Hotel use requires 1 Type B and 1 Type C Space	<ul style="list-style-type: none"> Type A: 0 Type B: 1 Type C: 2 Type D: 4 	<ul style="list-style-type: none"> Type B: 2 spaces Type D: 3 spaces Shared Type B and D: 1 Space
s.	Non-Residential Use Requirement	N/A		10% Minimum across the entirety of the Subject Lands

t.	General Provisions for Bicycle Parking	N/A	<p>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>	<p>Long-term spaces 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>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> <p>Long-term spaces shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.</p> <p>Short-term spaces may be located 0 metres from any lot line and shall be located a minimum of 2.0 metres from any parking area.</p>
u.	Minimum Change and Shower Facilities	None required	1 Facility required	Not required
v.	Maximum Units	N/A		1,565 Total Dwelling Units

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.