ATTACHMENT 2: Site-specific Amendments Proposed to By-law 001-2021

Property/ Address	File Number	Committee/ Council Date (If Applicable)	Objective of amendment	Proposed Amendment
"Schedule A" 1252 Centre Street	DA.17.008	NA	Inadvertent reference to special provisions 14.776, 14.1120.	Amend 001-2021, "Schedule A" to delete reference error to14.776 and 14.1120 and amend Schedule "A" to delete incorrect reference on the subject property.
325 Woodbridge Ave	Z.21.007	Council Approved By-law 123-2021, Sept 27, 2021	By-law 123-2021 in effect since Sept 27, 2021 which has not been reflected in by-law 001-2021, as approved by by-law 123-2021	Amend 001-2021 to reflect amendments made as per by-law 123-2021. A "Retail Store" Shall be permitted as an accessory use to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; (maximum gross floor area of 330 m2).
62 Administratio n Road	Z.20.020	Council Approved By-law 85- 2021,June 22, 2021	By-law <u>85-2021</u> is in effect and should apply to the Subject Lands	Amend 001-2021 to reflect amendments made as per by-law 085-2021. "EM2 General Employment Area Zone", subject to special provisions to accommodate pre-existing conditions present on the Subject Lands and restrict uses that have been deemed not permitted through by-law 085-2021.
2661, 2685 and 2703 Highway 7 and 44 Killaloe Road	Z.20.015	Council Approved By-law 94- 2021, June 22, 2021	By-law is in effect and should apply to the Subject Lands	Amend 001-2021 to reflect amendments made as per by-law 094-2021. Amendment required to permit motor vehicles sales establishment, their accessory uses and the outside storage of motor vehicles on the Subject

NE corner of Huntington Road and Major Mackenzie Drive W	Z.19.004	CW October 6, 2020, Council Approved January 26, 2021	Inadvertent reference in "Schedule A" to 14.1006 which does not apply to the subject lands.	Lands, for a maximum period of 1 year for 2703 Highway 7 (Area A), and 2661 Highway 7 (Area B) and 3 years for 44 Killaloe Road and the south (rear) portion of 2685 Highway 7(Area C) Amend 001-2021, Schedule "A" to remove reference to 14.1006 from subject lands.
5315 Kirby Road	Z.17.007	CW June 1, 2021, Council Approved June 22, 2021	By-law <u>78-2021</u> is in effect and should apply to the Subject Lands.	Amend 001-2021, "Schedule A" in a manor reflective of by-law 078-2021, re-zoning a portion of the subject lands on "Schedule A "from the "A" Agriculture Zone to "R2" Second Density Residential Zone, "R3" Third Density Residential Zone, "R4" Fourth Density Residential Zone, and "OS1" Public Open Space Zone.
SE corner of Langstaff Road and Highway 50	Z.21.015	CW October 5, 2021, Council Passed November 16, 2021	Reflect recent by- law amendment as per Zoning By-law Amendment File Z.21.015.	Amend 001-2021, "Schedule A" from "A" Agriculture to "EM1" Prestige Employment in a manner consistent with Zoning By-law Amendment File Z.21.015.
Part of Lot 22 and part of the west half of Lot 21, Concession 9	Z.19.004	CW October 21, 2020; passed March 2, 2021	The exception 14(1006) in 001- 2021 does not pertain to the Subject Lands. Exception needs to be revised to reflect By-law 005-2021	Amend 001-2021 to reflect amendments made as per by-law 005-2021 by amending "Schedule A" to re-zone the lands from "A" Agriculture to "RT1" Townhouse Residential Zone subject to part 14 exceptions.
7300 Major Mackenzie	Z.19.021	CW June 1, 2021, Council Passed June 22, 2021	001-2021 zones property "FD" Future Development Zone, which is not consistent with Bylaw 092-2021	Amend 001-2021 to reflect amendments made as per by-law 092-2021 by adding a site-specific exception to part 14 which permits outside storage of 46 trucks cabs, and an accessory administrative office on a temporary basis for a maximum period of 3 years from the date of passing of by-law 092-2021.

9630 Islington Avenue	Z.20.001	CW October 5, 2021, Council Passed October 20, 2021	Exception 633 for the Subject Lands should be revised to reflect By-law 137-2021, approved by Council on October 20, 2021	Amend 001-2021, Part 14.633 to reflect recent amendments made by exception 14.663 to reflect lot and building requirements approved through by-law 137-2021
8500 Huntington Road	Z.18.003 Z.21.017	Council Approved By-law Council 168-2018 (passed September 27, 2018) and Council passed By-law 062-2021 (passed May 18, 2021) to remove the holding from the lands	001-2021 Schedule "A" identifies the subject lands as being zoned "Agricultural" subject to exception 14(1092). By-law 168-2018 zones the lands "EM1" and By-law	Amend 001-2021 to re-zone lands EM1 "Prestige Employment" subject to new site-specific exception in Part 14, in order to implement by-law 168-2018 to recognize the previously approved 6-storey office building and accessory uses.
77 Woodstream Blvd	Z.11.009	Council Approved By-law <u>087-2020;</u> passed June 29, 2020	001-2021 identifies exception 265 as being applicable to the subject lands, whereas the exceptions of by-law 087-2020 should apply	Amend 001-2021, "Schedule A" to delete reference to exception 14.265 from the subject lands. As well, amend the subject lands on "Schedule A" to the "RM2" Multiple Residential Zone, "RM3", subject to Part 14 Special Provisions as per by-law 087-2020.
9560, 9570, 9580 and 9590 Islington Avenue	Z.17.011	Council Approved By-law 128- 2018; passed June 19, 2018	Schedule A of 001-2021 zones the lands "A" Agriculture Zone, however the lands should be zoned RM2, which is correctly reflected on Exception 14.1090. Part 14.1090 implements by-law 128-2018 to recognize the approval of 88 back-to-back stacked townhouse units and 16 stacked townhouse units accessed by a private road, subject to Part 14 special provisions.	Amend 001-2021 001- 2021 re-zoning the subject lands on "Schedule A" from "A" Agriculture to "RM2" Multiple Unit Residential Zone subject to Part 14 Special Provisions.

248, 252, 256, 260 Woodbridge Avenue	Z.17.041	Council Approved By-law <u>063-2020</u> ; passed December 15, 2020	001-2021 needs to be updated to reflect the site-specific exceptions approved by Council through By-law 063-2020.	Amend 001-2021, Part 14 by adding a site-specific amendment to Part 14, in a manner which implements Council's previous approval of a 7-storey residential building with 93 units as per by-law 063-2020.
7938 Kipling Avenue	Z.19.005	CoW Approved on Dec 3, 2019. By-law 122-2020 passed on Sept 29, 2020	14(722) Requires revisions in order to be consistent with recent approval under By-law 122-2020. By-law permits Local Commercial Zone uses on the ground floor and one residential unit on the second floor of the existing building on the subject lands.	Amend 001-2021, 14.722 to permit ground floor commercial uses and one residential unit on the second floor as per by-law 122-2020.
8265 and 8277 Islington Avenue.	Z.21.003	OLT approved PL170558, Sept 13, 2018	001-2021 does not recognize the OLT approval of exception 1471 under By-law 200-2018	Amend 001-2021, Part 14 by adding a site-specific amendment which reflects amendments made as per by-law 200-2018
2 Lansdowne Avenue	Z.19.019	CoW Approved on Oct 5, 2021. By-law 152-2021 passed on Nov 16, 2021	Recently approved by-law 152-2021 has not been reflected within by-law 001-2021.	Amend 001-2021, Schedule A, rezoning the subject lands from "R3" Third Density Residential Zone to "RM3" Multiple Unit Residential Zone, subject to Part 14 Special Provisions in a manner which is consistent with by-law 152-2021.
Plan 19T- 16V010 (Block 61 W)	Z.21.045	Plan 19T-16V010	By-law 001-2021, Map 175 zones the lands as "A" Agricultural. The lands should have a range of R and OS Zones. 339 Mactier Dr. zoned RD4 (H) subject to File Z.21.045 to remove the Holding Symbol ("H").	Amend 001-2021, Schedule A re-zoning the subject lands from "A" Agriculture Zone to "R4" Fourth Density Residential Zone, reflective of the previous residential zoning by-law permissions approved.
Part of Lot 21, Conc. 6	Z.16.043, 19T- 17V004 + DA.21.009	By-law <u>84-2020</u> passed June 29, 2020	By-law 84-2020 not carried over into By-law 001-2021	Amend 001-2021, Schedule A re-zoning the subject lands from "RE" Estate Residential Zone to "RT1" Townhouse Zone, subject to Part 14 Special Provisions,

				reflective of the previous residential zoning by-law permissions approved as per by-law 84-2020.
300 Atkinson Avenue	Z.19.002, Z.19.028	By-law 098-2021 Council Approved - June 22, 2021	001-2021 zones the lands Institutional, should zone lands as per approved 098-2021, which approved the development of 114 condominium townhouse units which are served by a private condominium road, underground parking, at grade visitor parking and amenity areas.	Amend 001-2021, Schedule A re-zoning the subject lands from "I1" Institutional to "RM2" Multiple Family Residential Zone, subject to Part 14 Special Provisions reflective of previously approved by-law 098-2021.
1238 Centre Street	DA19.008, Z.19.001	Council approved Oct 21, 2020	Zoning by-law 142-2020 was approved for the subject lands, which results in additional technical amendments respecting landscape strip and setback requirements and permitting a Day Nursery on the subject lands.	Amend 001-2021, part 14.766, 14.1120 to permit a Day Nursey subject to Part 14 Special Provisions to include amendments previously approved as per by-law 142-2020
Part of Lots 32-37, 39, 40, 42-48, Plan 65M- 4692	PLC.21.00 9	By-law 022-2020 passed March 11, 2020 By-law 136-2021 passed October 20, 2021 - Removal of the Holding (H) Symbol	001-2021 does not carry over the approved site-exception 9(1489). Coldwell Bay Circle was not included in an exception to Part 14. As a result, Part 14 should be updated to include lot and building requirements as per approved 022-2020 and 136-2021 in order to avoid legal non-conforming status.	Amend 001-2021, by adding a new Part 14 Special Provision which includes amendments previously approved through by-law 022-2020 and 136-2021.

6100 Langstaff Road	Z.21.001	Council Approved By-law 039-2021 on April 13 2021 to permit a rezoning of the lands to EM1 Prestige Employment Area Zone with site-specific exceptions to permitted uses	001-2021 does not recognize By-law 039-2021 which rezoned the subject lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone" with sitespecific exceptions for definitions and permitted uses.	Amend 001-2021, Schedule A re-zoning the subject lands from "A" Agriculture Zone to "EM1 Prestige Employment Zone, subject to Part 14 Special Provisions, reflective by-law 039-2021
10390 Pine Valley Drive 65M-4694	DA.21.065	By-law 101-2018 passed June 19, 2018, rezoning lands from Agricultural to Residential zoning. Board Order PL150864.	001-2021 does not recognize the approved residential zoning (Board Order). 001-2021 also does not carry approved residential zoning to entire 65M-4694.	Amend 001-2021, "Schedule A", Re-zoning the lands from "A" Agriculture Zone to "RT1" Residential Townhouse Zone, "R2" Second Density Residential Zone, "R3" Third Density Residential Zone, "OS1" Public Open Space Zone, subject to exceptions found in Part 14 of the by -law in a manner which reflects Board Order PL150864 and by-law 101-2018.
12368 and 12370 Keele Street	DA.21.003	NA	The subject lands were zoned M1 industrial under bylaw 1-88. 001-2021 zones these properties "RE" Estate Residential. An active Site Plan application is under review to permit an industrial building.	Amend 001-2021, on a site-specific basis by amending part 14, adding a new exception which permits the industrial building use to the subject lands.
Part of Lots 24 and 25, Conc. 6	Z.18.036 + Z.03.026	Implementing By- law 67-2018 approved by OLT	In By-law 001-2021, Schedule A indicates that the lands are Future Residential. But Exception 1080 has the correct exceptions and Figure E-1585B has the correct zoning.	Amend 001-2021, "Schedule A" and Part 14 rezoning the subject lands from "FD" Future Development Zone to "R3 Third Density Residential Zone, subject to Part 14 Special Provisions in a manner which implements by-law 67-2018.
14.1005 8700 Huntington Road	DA.21.029	14.1005	In 001-2021 Schedule A, an exception number is incorrectly applied to these lands. Exception 14.1005 does not apply here	Amend 001-2021, "Schedule A" to delete reference to exception 14.1005 from the subject lands.

14.1005	NA	14.1005	Inadvertent reference to "Schedule A" Exception 14.1005 for 8700 Huntington Road	Amend 001-2021, "Schedule A" to delete reference to exception 14.1005 from the subject lands.
14.676	NA	14.676	Requirements for minimum lot frontage and area were not intended for entirety of the subject lands on Exception 14.676. however, 14.676 applies the requirements to all lots. A technical amendment is required to correct.	Amend 001-2021, Part 14.676 to ensure lot frontage provisions only apply lands shown/ described as 'RV2' and 'RV4' on figure E-1097.
14.440	NA	14.440	14.440 requires an amendment to permit a personal service (hair salon) in unit 14 for a temporary basis (3 years). This is as a result of an active building permit process which was initiated prior to the passing of by-law 001-2021.	Amend 001-2021, Part 14.440 to permit a personal service in unit 14 on a temporary basis (3 years).
14 & Schedule A	NA	14.699 & Map 110	Map 110 inadvertently shows exception 14.699 applying to 8960 & 9000 Jane street and 27 Korda Gate while the subject lands on E-1126 do not include those addresses.	Amend 001-2021, "Schedule A" to delete reference to exception 14.699 from the subject lands.
Exception 1040	NA	14.1040.2.2	Lot and Building Requirements – inadvertently apply to all lands shown on Figure E-1540.	Amend 01-2021, 14.1040.2.2 to reflect separate building requirements for single detached and townhouse dwellings. Specifically, amendments to 14.1040.2 are required to ensure that these exceptions only apply to townhouse dwellings.

Maps 216 and 236	NA	14.1009	14.1009 requires a technical amendment to reflect lands shown on Figure E-1507 and should include E-1506.	Amend 001-2021, 14.1009 to replace Figure E-1507 and add Figure E-1506 and any technical amendments to 14.1009 to ensure previous approvals are reflected in part 14.1009.
14.7	NA	Figure E-1127	Reference error to two "Figure E-1127. There are two (2) Figure E-1127's. As a result, confusion could occur. Re- numbering is required.	Amend 001-2021, 14.700, to re-label the duplicated E-1127, and clarify text ensuring additional permissions do not apply to residential zones
1252 Centre St. "Schedule A"	NA	"Schedule A"	E-SCHEDULE for 1120 do not depict the correct lands, which are 1252 Centre St. Lands immediately to the east are shown, which are 1238 Centre St	Amend 001-2021, "Schedule A" and Part 14.1120.4 to apply to 1252 Centre Street.
Schedule A (14.655)	NA	"Schedule A" Map 28	Exception 14.655 shown to apply to various properties. However, 14.655 is only applicable to 135 Haist Avenue.	Amend 001-2021, "Schedule A" to delete incorrect references to 14.655 on map 28, thereby only applying 14.655 to 135 Haist Avenue.
Schedule A		"Schedule A", Part 14 Located at Islington and Hartman Avenue	1 Hartman Avenue – 01-2021 is zoned R2A (EN) (1476) which permits Single Detached only – site exception has provisions for townhouses as approved through by-law 055-2019.	Amend 001-2021, "Schedule A" by re-zoning a portion of the subject lands from "R2A (EN)" Second Density Residential Zone to "RM1" Multiple Unit Residential Zone, subject to Part 14 special provisions to reflect previously approved townhouse dwellings as per by-law 055-2019.
Schedule A (14.534)	NA	Map 148	Map shows exception 14.534 inadvertently applying to lands where the exception does not apply.	Amend 001-2021, "Schedule A" to delete references to 14.334 on map 148.

Schedule A (14.277)	NA	Maps 69 and 49	E-693 shows lands to which Exception 277 appears to be subject. The maps do not show these lands as subject to the exception	Amend 001-2021, "Schedule A" to delete references to 14.277 on map 69, and map 49.
Schedule A (14.336)	NA	Lands zoned R1B (EN)- 336	"Schedule A", map 177, inadvertently applies exception 14.336 on lots zoned "R1B" on, where the exception does not apply.	Amend 001-2021, "Schedule A" to delete incorrect reference to 14.335 on map 177.
14.1040.2	NA	All lands on E- 1540 are subject to same requirements, regardless of zones.	9(1413) specifies zone standards for various zones on E- 1540. Example 14.1040.2.2 (d-f) should be for lands zoned RT1, 9(1413) and RT-1040	Amend 001-2021, 14.1040 to clarify text references to Figure E-1540
"Schedule A" (14.336)	NA	12-77 Donbay Drive are not on Schedules E-627, E-628, E-629, and E-630	12- 77 Donbay Drive are zoned R1B (EN) without the exception 14.336.	Amend 001-2021, "Schedule A" to delete incorrect reference to 14.336 on the subject lands.
14.707 T-113	NA	14.707	T- Schedule T-113 is missing in the 14.707 exception. 113 (T-113 was previously applied to subject lands under by-law 1-88) and ensures consistent zoning requirements which avoid legally non-conforming structures.	Amend 001-2021, 14.707 to add T-Schedule "T-113", (which previously applied to subject lands).
14 & Schedule A	NA		Exception 9(528G) is missing from the lands at 10 Buttermill	Amend 001-2021, to permit an eating establishment on Block #56, Plan 2545 provided that the total gross floor of such establishment shall not exceed 463 sq.m. As well, a minimum exterior side yard setback of 4.5m should be included.

"Schedule A" 835 Clark Ave 10083 Weston Road	Z.19.029	Mapping Error inadvertently shows exception 14.192 applying to 835 Clark Ave. CW February 9, 2021, Council approved by-law 034-2021 Committee of the Whole for Zoning By-law Amendment File Z.19.029 and Draft Plan of Subdivision File 19T-19V005	835 Clark Ave exception 192 was placed on lands which should only apply to lands to the east on the corn of Clark and Bathurst By-law 034-2021 was not reflected in by-law 001-2021. (Vaughan NW Residences Inc.) to permit the development of 130 street and 44 back- to-back townhouse dwelling units (174 total units).	Amend 001-2021 "Schedule A" to delete incorrect reference to 14.192 on "Schedule A" Amend 001-2021, "Schedule A" re-zoning the lands from "GMU" General Mixed-Use Zone to "RT1" Residential Townhouse Zone and "OS2" Open Space Zone, subject to new Part 14 Special provisions which reflect By- law 034-2021
10101, 10083 Weston Road	Z.19.029	CW February 9, 2021, Council approved by-law 034-2021	Inadvertent reference to Special Provision 14. 963	Amend 001-2021, "Schedule A" to Delete inadvertent reference to 14.963 from the subject property.
"Schedule A" 14.690	NA	"Schedule A" 14.690	Special Provisions previously applicable to the subject lands previously included in By-law 1-88 under exception 9(1019). As a result, amendments to 14.690 are required to include provisions inadvertently omitted and previously included in By-law 1-88 under Exception 9(1019) and Schedule E-1114:	Amend Exception 14.690 in By-law 001-2021, by deleting Paragraph 3 in 14.690.2 "Lot and Building Requirements" and replacing it with provisions inadvertently omitted and previously included in By-law 1-88 under Exception 9(1019) and Schedule E-1114: Amend Exception 14.690 in By-law 001-2021, by deleting the incorrect reference to Figure "E-111E" in Paragraph 3 in 14.690.3 "Parking" and replacing it with the correct reference to Figure "E-1114E". Amend Exception 14.690 in By-law 001-2021, by deleting incorrect reference to Figure "E-1114E". Amend Exception 14.690 in By-law 001-2021, by deleting incorrect reference to Figure "E-1373" in Paragraph 4 in 14.690.3 "Parking" and replacing it with the correct reference to Figure "E-1114D".

"Schedule A" 14.790	NA	"Schedule A" 14.790	By-law 067-2021 enacted May 18, 2021, Re-zoned a portion of the subject lands in Zoning By-law 1-88 from OS1(H) Open Space Conservation Zone with the Holding Symbol "(H)" to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone together with a number of other deletions and additions to the site- specific text contained in Exception 9(1134).	Amend "Schedule A" Exception and Section 14.790 specifically to reflect the amendments made in By-law 067-2021 rezoning a portion of the subject lands from "EP" Environmental Protection Zone to "EM1" Prestige Employment Area Zone and OS1 Open Space Zone, subject to Part 14 Special Provisions which will replace Schedule "E-1252"; Amend Exception 14.790 in By-law 001-2021, by adding the following as Paragraph 2 in 14.790.3 "Parking" in order to reinstate a paragraph that existed in By- law 1-88 but was inadvertently deleted; Amend 14.790 requiring that the minimum number of required parking spaces within Units 12 and 13 in "Building A" shown on Figure E-1252A shall be calculated on the maximum design capacity of one parking space for every four patrons."
"Schedule A" 14.792	NA	"Schedule A" 14.792	Amendment required to recognize two (2) legally existing hotels located on the subject lands which was inadvertently not carried forward in the Special Provisions of by-law 001-2021	Amend Exception 14.792 in By-law 001-2021, by adding a "Hotel" use in 14.792.2 "Permitted Uses Amend Exception 14.792 in By-law 001-2021, specifically Figure E-1255 so that the zone boundaries on this Figure coincide with the recently revised and correct zone boundaries on Zone Map 43 of the New Zoning By-law.
"Schedule A" 14.932	NA	"Schedule A" 14.932	Reference to E- figure requires correction in Section 14.932. By-law law 145- 2014 that was enacted on September 9, 2014	Amend Exception 14.932 in By-law 001-2021, by deleting the incomplete reference to Figure "E-" in Paragraph 1 in 14.932.1 "Permitted Uses" and replacing it with the correct reference to Figure "E-1422".

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			and was assigned Exception	Amend By-law 001-2021, by deleting the incorrect Figure "E-1422" and replacing it with the correct Figure "E-1422" 9(1294) in Zoning By-law 1-88. The Figure E-1422 currently shown in By-law 001-2021 is reflective of an older By-law 331-2007 that originally zoned the subject lands and was later superseded by By-law 145-2014.
"Schedule A" 14.974	NA	"Schedule A" 14.974	Definition of "Retail Warehouse contained in By-law 001-2021 is inconsistent with the definition for "Retail Warehouse" contained in By-law 1-88 as amended, resulting in the need for a technical amendment.	Amend Exception 14.974 in By-law 001-2021, by deleting Paragraph 1 in 14.974.3 "Other Provisions" and replacing it with the definition for a "Retail Warehouse" as previously defined by by-law 1-88.
"Schedule A" 14.1021	NA	"Schedule A" 14.1021	Definition of "Retail Warehouse contained in By-law 001-2021 is inconsistent with the definition for "Retail Warehouse" contained in By-law 1-88 as amended, resulting in the need for a technical amendment.	Amend Exception 14.1021 in By-law 001-2021, by deleting Paragraph 2 in 14.1021.4 "Other Provisions" and replacing it with the definition for a "Retail Warehouse" as previously defined by by-law 1-88.
"Schedule A" 14.1119	NA	"Schedule A" 14.1119 Map 21	By-law 083-2021 (enacted June 22, 2021) was not reflected in by-law 001-2021. Map 21 in By-law 001-2021 inadvertently shows a small parcel within the overall subject lands at the southeast corner of Highway 50 and Huntington Road as Agricultural Zone when the lands should correctly be	Amend 001-2021 "Schedule A" and Exception 14.1119 in By-law 001-2021, rezoning a portion of the subject lands from "A" Agriculture Zone to "EM1" Prestige Employment Area Zone together with deletions and additions to the site-specific text to remove reference to the "H" Holding Symbol and to reflect the amendments made as per By-law 083-2021,

			identified as EM1 Prestige Employment Area Zone subject to Exception 14.1119, which will require Figure E-1632 and Zone Map 21 to be corrected.	
Block 188, Registered Plan 65M- 4145	Z.20.003	approved by Vaughan Council on October 20, 2021.	By-law 024-2022 permitted 30 3- storey townhouse dwellings accessed by a common element road	Amend 001-2021, "Schedule A" re-zoning the lands from "A" Agriculture Zone to "RT1" Residential Townhouse Zone, subject to a Part 14 exception in accordance with By-law 024-2022.
Block 214 Plan 65M- 4004	PLC.21.00 7	By-law <u>126-2020</u> , September 29, 2020	approved zoning not carried over into 001-2021	Amend 001-2021, "Schedule A" re-zoning the lands from "R3" Residential Density Zone Three to "RT1" Residential Townhouse Zone, subject to Part 14 special provisions to reflect previously approved By-law 126-2020.