

ATTACHMENT 3: Z.25.046 – Site-Specific Amendments Proposed to Comprehensive Zoning By-law 001-2021

Ward 1	
Item	Description
1.	Subject Lands:
	10443, 10465, 10477, 10483, 10489, and 10496 Islington Ave.
	Issue:
	Map 177 of Schedule A in Comprehensive Zoning By-law 001-2021 identifies site-specific exception 14.362 on lands it does not apply to.
2.	Subject Lands:
	10-101 Putting Green Cres.; 20-76, 100-148 Coldspring Rd.; 401 & 411 Nashville Rd.
	Issue:
	Maps 175 and 176 of Schedule A in Comprehensive Zoning By-law 001-2021 identifies site-specific exception 14.33 on lands it does not apply to.
3.	Subject Lands:
	401 Nashville Rd.
	Issue:
	Map 176 of Schedule A incorrectly shows a portion of the subject lands subject to site-specific exception 14.33, whereas the subject lands should be shown as part of site-specific exception 14.442.

	<p>A portion of the subject lands are also erroneously zoned “A(EN) - Agriculture Zone”, whereas Figure E-798 of site-specific exception 14.442 identifies this portion of the subject lands as zoned “OS1 Open Space Conservation Zone” in Zoning By-law 1-88.</p> <p>Site-specific exception 14.442 also contains a reference to the “C Zone”, which does not exist in Comprehensive Zoning By-law 001-2021.</p> <p>Proposed Amendment:</p> <p>To amend Map 176 of Schedule A in Comprehensive Zoning By-law 001-2021 to replace references to site-specific exception 14.33 with site-specific exception 14.442, to rezone the portion of the subject lands zoned “A(EN) – Agriculture Zone (Established Neighbourhood)” to “EP Environmental Protection Zone”, and to replace references to the “C Zone” in site-specific exception 14.442 with references to “EP Environmental Protection Zone”.</p>
4.	<p>Subject Lands:</p> <p>10211 Keele St.</p> <p>Issue:</p> <p>A “Clinic” and “Restaurant, Take Out” have inadvertently been removed as permitted uses in site-specific exception 14.822, which were previously permitted in site-specific exception 9(1171) in Zoning By-law 1-88.</p> <p>Proposed Amendment:</p> <p>To add a “Clinic” and “Restaurant, Take Out” as permitted uses to site-specific exception 14.822.</p>
5.	<p>Subject Lands:</p> <p>34 Napier St.</p> <p>Issue:</p> <p>Site-specific exception 14.556, which contains zoning permissions for the existing buildings and structures on the subject lands, is not identified on Map 177 of Schedule A in Comprehensive Zoning By-law 001-2021.</p> <p>Proposed Amendment:</p>

	To amend Map 177 of Schedule A in Comprehensive Zoning By-law 001-2021 to add reference to site-specific exception 14.556 on the subject lands.
6.	Subject Lands:
	10316 Keele St.
	Issue:
	Site-specific exception 9(1547) in Zoning By-law 1-88 has not been carried forward into the Comprehensive Zoning By-law 001-2021.
6.	Proposed Amendment:
	To carry forward Zoning By-law 1-88 site-specific exception 9(1547) into the Comprehensive Zoning By-law 001-2021 as a new exception, and to amend Map 186 in Schedule A of the Comprehensive Zoning By-law 001-2021 to reflect the updated zoning.
7.	Subject Lands:
	10055 Keele St.; 2, 4, 6, 10 Richmond St.
	Issue:
	Map 167 of Schedule A in Comprehensive Zoning By-law 001-2021 identifies site-specific exception 14.156 on lands it does not apply to.
7.	Proposed Amendment:
	To amend Map 167 of Schedule A in Comprehensive Zoning By-law 001-2021 to remove references to site-specific exception 14.156 on the subject lands.
8.	Subject Lands:
	10242-10274, 10278-10294 Keele St.; 2-78 Seacoasts Cir.; 2-18 McNaughton Rd.
	Issue:
8.	The subject lands are zoned “RE(EN) Estate Residential Zone”, “R1A First Density Residential Zone” and “RM1 Multiple Unit Residential Zone” which is inconsistent with the existing residential townhouse development, as approved in By-law 170-2019.

	<p>The subject lands were removed from site-specific exception 9(840) in Zoning By-law 1-88, which was carried forward as site-specific exception 14.532 in Comprehensive Zoning By-law 001-2021. By-law 170-2019, which amended Zoning By-law 1-88, removed the subject lands and provisions related to the lands from site-specific exception 9(840), however these changes are not reflected in site-specific exception 14.532.</p> <p>Proposed Amendment:</p> <p>To amend Maps 167 and 186 of Schedule A in Comprehensive Zoning By-law 001-2021 to rezone the subject lands from “RE(EN) Estate Residential Zone”, “R1A First Density Residential Zone” and “RM1 Multiple Unit Residential Zone” to a Townhouse Residential Zone, to delete references to site-specific exception 14.532 on the subject lands and replace with reference to site-specific exception 14.1105, and to amend site-specific exception 14.532 by deleting subsection 14.532.2.1.f. and updating Figure E-923 by removing the subject lands from the Figure.</p>
9.	<p>Subject Lands:</p> <p>Part of Lots 21 and 23, Part of West Half of Lot 22 and Part of East Half of Lot 24, Concession 4</p> <p>(Vicinity of Keele Street and McNaughton Road)</p> <p>Issue:</p> <p>By-law 72-98 deleted Figures E-923B and E-923C from site-specific exception 9(840) in Zoning By-law 1-88, which was carried forward as site-specific exception 14.532 in Comprehensive Zoning By-law 001-2021, however Figures E-923B and E-923C are still shown in site-specific exception 14.532.</p> <p>Proposed Amendment:</p> <p>To delete Figures E-923B and E-923C from site-specific exception 14.532 in Comprehensive Zoning By-law 001-2021.</p>
10.	<p>Subject Lands:</p> <p>3200 Major Mackenzie Dr. W.</p> <p>Issue:</p>

	<p>A “Clinic” was inadvertently removed as a permitted use in site-specific exception 14.1029 in Comprehensive Zoning By-law 001-2021, which was previously permitted in site-specific exception 9(1171) in Zoning By-law 1-88 as a “Business and Professional Office”.</p> <p>Vaughan Official Plan, 2010, Site-Specific Policy 13.6 – Vaughan Healthcare Campus identifies several permitted uses on the subject lands, which include rehabilitation facilities, long term care and other forms of residential use related to health care. A “Retirement Residence” and “Independent Living Facility” are uses that conform to the Vaughan Official Plan, 2010, however these uses are not specified as permitted uses in site-specific exception 14.1029 in Comprehensive Zoning By-law 001-2021.</p> <p>Proposed Amendment:</p> <p>To amend site-specific exception 14.1029 in Comprehensive Zoning By-law 001-2021 to add “Clinic”, “Retirement Residence”, and “Independent Living Facility” as permitted uses on the subject lands, and to amend subsection 14.1029.1.3.b. to specify a “Place of Worship” being permitted only accessory to a “Hospital”, “Retirement Residence”, “Independent Living Facility”, “Supportive Living Facility” and “Long-Term Care Facility”.</p>
11.	<p>Subject Lands:</p> <p>881 Nashville Rd.</p> <p>Issue:</p> <p>Site-specific exception 14.78, which contains zoning permissions for the subject lands, is not identified on Map 195 of Schedule A in the Comprehensive Zoning By-law 001-2021.</p> <p>Proposed Amendment:</p> <p>To amend Map 195 of Schedule A in the Comprehensive Zoning By-law 001-2021 to add reference to site-specific exception 14.78.</p>

Ward 2

Item	Description
1.	<p data-bbox="321 269 1890 302">Subject Lands:</p> <p data-bbox="321 305 1890 378">8265 Huntington Rd.</p> <p data-bbox="321 381 1890 414">Issue:</p> <p data-bbox="321 417 1890 573">Figure E-1382 in site-specific exception 14.896 in Comprehensive Zoning By-law 001-2021 identifies a Holding Symbol (“H”) on a portion of the subject lands zoned “EM1 Prestige Employment Zone”, however the Holding Symbol (“H”) is missing on this portion of the subject lands shown on Map 62 of Schedule A in the Comprehensive Zoning By-law 001-2021.</p> <p data-bbox="321 576 1890 732">Site-specific exception 14.896 also contains several errors related to the incorrect exception number referenced in the exception chart, and incorrect references to the previous Zoning By-law 1-88 exception and zone categories on Figure E-1382.</p> <p data-bbox="321 735 1890 768">Proposed Amendment:</p> <p data-bbox="321 771 1890 927">To amend Map 62 of Schedule A in Comprehensive Zoning By-law 001-2021 to add the missing Holding Symbol (“H”) on a portion of the subject lands in accordance with Figure E-1382, to update site-specific exception 14.896 with the correct exception number listed, and to update Figure E-1382 by replacing the Zoning By-law 1-88 zone categories with Zoning By-law 001-2021 zone categories.</p>
2.	<p data-bbox="321 982 1890 1015">Subject Lands:</p> <p data-bbox="321 1018 1890 1091">14 Pine Grove Rd.; 21, 35, and 53 Hayhoe Ave.; 8336, 8340, 8344, 8388 Pine Valley Dr.</p> <p data-bbox="321 1094 1890 1127">Issue:</p> <p data-bbox="321 1130 1890 1317">Site-specific exception 14.230 identifies a minimum interior side yard of 35 m for 53 Hayhoe Ave., however the interior side yard should be 3.5 m, as approved in By-law 87-85, which amended Zoning By-law 2523. Maps 67 and 68 of Schedule A in Comprehensive Zoning By-law 001-2021 also identifies site-specific exception 14.230 on 14 Pine Grove Rd., 21 Hayhoe Ave., and 8336, 8340 and 8344 Pine Valley Dr., which are outside of the subject lands identified on Figure E-435 in site-specific exception 14.230.</p> <p data-bbox="321 1320 1890 1352">Proposed Amendment:</p>

	To amend subsection 14.230.1.2 by revising the interior side yard from 35 m to 3.5 m and amending Maps 67 and 68 of Schedule A in Comprehensive Zoning By-law 001-2021 by removing references to site-specific exception 14.230 on 14 Pine Grove Rd., 21 Hayhoe Ave., and 8336, 8340 and 8344 Pine Valley Dr.
3.	<p>Subject Lands: 7471 Islington Ave.</p> <p>Issue: A portion of the subject lands which were previously zoned “OS1 Open Space Conservation Zone”, subject to site-specific exception 9(285) in Zoning By-law 1-88, which should have been zoned “EP Environmental Protection Zone” in Comprehensive Zoning By-law 001-2021, subject to site-specific exception 14.146, was inadvertently zoned “RE Estate Residential”. Figure E-289 in exception 14.146 identifies the delineation between the Open Space Zone and Residential Zone on the subject lands.</p> <p>Proposed Amendment: To amend Map 26 of Schedule A in Comprehensive Zoning By-law 001-2021 to rezone a portion of the subject lands from “RE Estate Residential Zone” to “EP Environmental Protection Zone”, in accordance with site-specific exception 14.146 and Figure E-289.</p>
4.	<p>Subject Lands: 8736 Huntington Rd., Part of Lot 11, Concession 10</p> <p>Issue: Map 81 of Schedule A in Comprehensive Zoning By-law 001-2021 identifies site-specific exception 14.1005 on lands it does not apply to.</p> <p>Proposed Amendment: To amend Map 81 of Schedule A in Comprehensive Zoning By-law 001-2021 to remove references to site-specific exception 14.1005 on the subject lands.</p>

Ward 3

Item	Description
1.	<p>Subject Lands: 2-271 Matthew Dr.; 11-79 Lavender Pl.; 99, 180, 250, 322-372 Blue Willow Dr.; 2-178 Michelle Dr.; 1-131 Coalbrook Crt.; 2, 48-76, 133, 165 Fieldstone Dr.; 2-115, 119, 122-152 Foxchase Ave.; 15-75 Pottery Pl.</p> <p>Issue: Site-specific exception 9(936) in Zoning By-law 1-88 has not been carried forward into the Comprehensive Zoning By-law 001-2021.</p> <p>Proposed Amendment: To carry forward Zoning By-law 1-88 site-specific exception 9(936) into the Comprehensive Zoning By-law 001-2021 as a new exception, and to amend Maps 48, 49 and 50 in Schedule A of the Comprehensive Zoning By-law 001-2021 to reflect the updated zoning.</p>
2.	<p>Subject Lands: 2-34 Karta Crt.; 115, 119, 123, 127, 131, 135, 141 Michelle Dr.</p> <p>Issue: Site-specific exception 9(1078) in Zoning By-law 1-88 has not been carried forward into the Comprehensive Zoning By-law 001-2021.</p> <p>Proposed Amendment: To carry forward Zoning By-law 1-88 site-specific exception 9(1078) into the Comprehensive Zoning By-law 001-2021 as a new exception, and to amend Map 49 in Schedule A of the Comprehensive Zoning By-law 001-2021 to reflect the updated zoning.</p>
3.	<p>Subject Lands: 105, 107, 113, 115, 119, 121 Blue Willow Dr.; 20-34 Minton Dr.; 118 and 120 Foxchase Ave.</p> <p>Issue: Site-specific exception 14.672 is missing Figure T-110 which contains additional site-specific provisions associated with this exception. Subsection 14.672.1.3 also identifies semi-detached dwellings as the only</p>

	<p>permitted uses in the “RM1 Multiple Unit Residential Zone”, whereas this provision should apply to the “R5 Fifth Density Residential Zone”.</p>
	<p>Proposed Amendment: To amend site-specific exception 14.672 by adding Figure T-110 and amending subsection 14.672.1.3 by replacing the reference to “RM1 Multiple Unit Residential Zone” with the “R5 Fifth Density Residential Zone”.</p>
<p>4.</p>	<p>Subject Lands: 24-46, 78-128 Fieldstone Dr.</p> <p>Issue: Map 49 of Schedule A in Comprehensive Zoning By-law 001-2021 does not show site-specific exception 14.668 on the subject lands that it applies to.</p> <p>Proposed Amendment: To amend Map 49 of Schedule A in Comprehensive Zoning By-law 001-2021 to add references to site-specific exception 14.668 on the subject lands.</p>

Ward 4

Item	Description
1.	<p>Subject Lands: 1176 Rutherford Rd.</p> <p>Issue: The subject lands are currently zoned “FD Future Development Zone”, subject to site-specific exception 14.1104, as shown on Map 132 on Schedule A in Comprehensive Zoning By-law 001-2021. The “FD” zone is inconsistent with the previous zoning approved under Zoning By-law 1-88, amended by By-laws 144-2019 and 172-2024, which zones the subject lands “RA3 Apartment Residential”, “RM2 Multiple Residential”, and “OS5 Open Space Environmental Protection”.</p> <p>Site-specific exception 14.1104 also contains conditions relating to a Holding Symbol “(H)”, which was removed from the subject lands in Zoning By-law 1-88 by By-law 172-2024, and Figure E-1616 does not reflect the amendments made in By-law 172-2024.</p> <p>Proposed Amendment: To rezone the subject lands from “FD Future Development Zone” to “RM1 Multiple Unit Residential Zone”, “RM3 Multiple Unit Residential Zone”, and “EP Environmental Protection Zone”, subject to site-specific exception 14.1104, to delete the Holding Symbol “(H)” conditions in subsection 14.1104.1, and to update Figure E-1616 in exception 14.1104 to delete the Holding Symbol “(H)” references.</p>
2.	<p>Subject Lands: 105, 109, 115, 121, 127, 131, 137, 141, 147, 151, 157, 161, 167, 171 Lady Nadia Dr.; 118-127 Sweet Anna Crt.</p> <p>Issue: The Holding Symbol “(H)” is placed on the subject lands, however the Holding Symbol “(H)” was removed from the subject lands per By-law 127-2010. Site-specific exception 14.848 also contains Figure E-1325, which is associated with site-specific exception 14.847.</p> <p>Proposed Amendment:</p>

	To amend Map 190 of Schedule A in Comprehensive Zoning By-law 001-2021 to delete the Holding Symbol “(H)” on the subject lands, and to amend site-specific exception 14.848 by deleting Figure E-1325.
3.	Subject Lands:
	981 Teston Road; Part of Lot 25, Concession 2
	Issue:
	Site-specific exception 9(1509) in Zoning By-law 1-88 has not been carried forward into the Comprehensive Zoning By-law 001-2021.
	Proposed Amendments:
	To carry forward Zoning By-law 1-88 site-specific exception 9(1509) into the Comprehensive Zoning By-law 001-2021 as a new exception, and to amend Map 210 in Schedule A of the Comprehensive Zoning By-law 001-2021 to reflect the updated zoning.

Ward 5

Item	Description
1.	<p>Subject Lands: 11-142 Thornridge Dr., 15-37 Mill St., 15-88 Charles St., 1-7 Raymond Dr., 18-269 Arnold Ave., 18-38 Franklin Ave., 19 Donna Mae Cres., 2-21 Erica Rd., 23-27 Campbell Ave., 3-11 Fairlea Ave., 3-17 Elmbank Rd., 3-17 Parkway Ave., 3-20 Oakbank Rd., 3-46 Riverside Blvd., 36-70 Clarkehaven St., 3-80 Thornbank Rd., 39-388 Centre St., 42 Old Yonge St., 5-32 Helen Ave., 5-33 Uplands Ave., 6-27 Elizabeth St., 6-28 Thornhill Ave., 63-131 Brooke St., 71-119 Pondview Rd., 7-18 Edward St., 82-97 Calvin Chambers Rd.</p>
	<p>Issue: Site-specific exception 14.403 contains references to sections in Zoning By-law 1-88 that do not exist in Comprehensive Zoning By-law 001-2021 and contains obsolete provisions for 39 Centre St. that were deleted and replaced in Zoning By-law 1-88 as per By-law 003-2021. 5 Uplands Ave. is also no longer part of site-specific exception 14.403, as amended by By-law 105-2021.</p>
	<p>Proposed Amendment: To amend site-specific exception 14.403 to replace and clarify references to Notes 1 and 6 regarding interior side yard setback provisions from Schedule A in Zoning By-law 1-88, to delete provisions that were previously deleted in Zoning By-law 1-88 as per By-law 003-2021 in subsections 14.403.1 and 14.403.2, and to update Figure E-741 and Schedule A Map 80 in Comprehensive Zoning By-law 001-2021 to remove 5 Uplands Ave. from site-specific exception 14.403.</p>
2.	<p>Subject Lands: 127, 129, 133, 135, 137, 141, 145, 147, 149, 151, 153, 155, 157, 159 Crestwood Rd.</p>
	<p>Issue: Map 18 of Schedule A in Comprehensive Zoning By-law 001-2021 shows a Holding Symbol "(H)" on the subject lands, however the lands are not subject to any site-specific provisions with a Holding Symbol "(H)".</p>
	<p>Proposed Amendment: To amend Map 18 of Schedule A in Comprehensive Zoning By-law 001-2021 to remove the Holding Symbol "(H)" from the subject lands.</p>