



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-X

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of the lands described as Part of Lots 13 and 14, Concession 1 N.D.S (Green Ginger Developments Inc. & Clear Day Investments Inc.),
File No.: 24T-16006/1313.08)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(5) of By-law 2009-189 is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189 is further amended by adding a new Section 8.XX as follows:

XX	Part of Lots 13 and 14 Concession 1, N.D.S	Parent Zone: TUC (2024-X)
Map 12(5)		
8.XX.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>Floor Space Index</i>	Shall not apply
b)	Minimum non-residential <i>floor area</i> for a <i>building</i> located immediately adjacent to Threshing Mill Boulevard, excluding accessory residential <i>uses</i> .	450 sq.m.
c)	Minimum non-residential <i>floor area</i> for a <i>building</i> located immediately adjacent to Wheat Boom Drive, excluding accessory residential <i>uses</i> .	150 sq.m.
d)	Maximum <i>height</i>	100.0 m and 30 storeys
e)	Minimum <i>height</i> of the <i>first storey</i> for non-residential <i>uses</i> and ancillary residential <i>uses</i>	4.5 m

f)	Maximum podium <i>height</i> for an <i>apartment building</i> or <i>mixed use building</i>	26.0 metres
g)	Maximum floorplate area of a <i>building</i> tower measured from the exterior of the outside walls, above 45 metres <i>height</i>	800 m ²
h)	Maximum floorplate area of a <i>building</i> tower measured from the exterior of the outside walls, above 68 metres <i>height</i>	750 m ²
i)	Minimum separation distances between <i>building</i> towers above 45 metres <i>height</i>	25.0 m
j)	Maximum <i>balcony</i> projection in a required <i>yard</i>	2.0 m
8.XX.2 Special Site Provisions		
The following additional regulations apply:		
a)	<i>Dwelling units</i> adjacent and oriented towards Trafalgar Road are not permitted to be below <i>grade</i> .	
b)	A minimum of 70% of Trafalgar Road frontage must be occupied by a <i>building(s)</i> within the area defined by the minimum and maximum <i>front yard</i> , inclusive of projections and indentations.	
8.XX.3 Parking Regulations		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for an <i>apartment building</i> or <i>mixed use building</i>	0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors; 1.0 <i>parking spaces</i> per 30 <i>sq.m.</i> of <i>leasable non-residential floor area</i>
b)	Minimum number of designated accessible <i>parking spaces</i> for <i>residential uses</i>	1% of the total number of <i>parking spaces</i> provided
c)	A <i>surface parking area</i> is not permitted within 25 metres of Trafalgar Road	
d)	<i>Parking spaces</i> for <i>Visitors</i> and <i>Non-Residential Uses</i> are the only permitted <i>parking spaces</i> in a <i>surface parking area</i> .	

e)	Ventilation shafts/housing and stairways associated with an underground <i>parking garage</i> are not permitted between a <i>building wall</i> and Trafalgar Road.
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3. Part 8, Special Provisions, of By-law 2009-189 is further amended by adding a new Section 8.X as follows:

X	Part of Lots 13 and 14 Concession 1, N.D.S	Parent Zone: TUC (2024-X)
8.X.1 Additional Permitted Uses		
The following additional Building Types are permitted:		
a)	Permitted <i>uses</i> and <i>buildings</i> shall also include <i>townhouse dwellings street access and townhouse dwellings lane access</i> where such <i>uses</i> will be subject to the regulations of the General Urban GU Zone unless otherwise modified by this Special Provision.	
8.X.2 Zone Provisions for Apartment Buildings or Mixed Use Buildings		
The following regulations apply:		
a)	Maximum <i>Floor Space Index</i>	Shall not apply
b)	Maximum height	15 storeys
c)	Minimum <i>height</i> of the <i>first storey</i> for non-residential <i>uses</i> and ancillary residential <i>uses</i> .	4.5.m.
d)	Maximum podium <i>height</i> for an <i>apartment building</i> or <i>mixed use building</i>	26.0 m
e)	Maximum <i>balcony</i> projection in a required <i>yard</i>	2.0 m

8.X.3 Zone Provisions for Townhouse Dwellings

The following additional regulations apply:

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| a) | <i>Porches</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth. |
| b) | <i>Porches</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening. |
| c) | Minimum Rear Yard for Townhouse Dwellings Street Access 6.0 m |
| d) | Minimum Rear Yard for Townhouse Dwellings Lane Access 0.75 m |
| e) | Notwithstanding Table 4.21.g, Bay, Box out and Bow Windows may have a minimum setback of 0 metres from the lot line where the minimum building setback is 0 metres. Further these Bay, Box out and Bow Windows may be connected with a Bay, Box out and Bow Window on the adjacent unit to form a maximum overall width of 6m across both units. |
| f) | Notwithstanding Table 4.21.g, Bay, Box out and Bow Windows in the rear yard must be setback a minimum of 0.1m from the side wall of the building where the minimum building setback is greater than 0 metres. Further, Bay, Box out and Bow Windows in the side yard where the minimum building setback is greater than 0 metres must be setback a minimum of 0.1m from the rear wall of the building. |

8.X.4 Parking Regulations for Apartment buildings or Mixed Use Buildings

The following parking regulations apply:

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|----|---|---|
| a) | Minimum number of <i>parking spaces</i> for an <i>apartment building</i> or <i>mixed use building</i> | 0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors;
1.0 <i>parking spaces</i> per 30 <i>sq.m. of leasable non-residential floor area</i> |
| b) | Minimum number of designated accessible <i>parking spaces</i> for <i>residential uses</i> | 1% of the total number of <i>parking spaces</i> provided |

4. Where the provisions of this By-law conflict with the provisions of the North Oakville By-law 2009-189, the provisions of this By-law shall take precedence.
5. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this day of , 2024

MAYOR

CLERK

Schedule A

Part of Lots 13 and 14, Concession 1
Town of Oakville
Regional Municipality of Halton

