

THE CORPORATION OF THE TOWN OF OAKVILLE

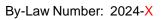
BY-LAW NUMBER 2024-X

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, <u>Special Provisions</u>, of By-law 2009-189 is further amended by adding a new Section 8.XX as follows:

XX Map 12(5)		Part of Lots 13 and 14 Concession 1, N.D.S	Parent Zone: TUC (2024-X)			
8.XX.1 Zone Provisions						
The following regulations apply:						
a)	Maximum Floor Space Index		Shall not apply			
b)	Minimum non-residential floor area for a450 sq.m.building located immediately adjacent to450 sq.m.Threshing Mill Boulevard, excluding accessory residential uses.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 uses.		150 sq.m.			
d)	Maximum height		100.0 m and 30 storeys			
e)	Minimum height of the first storey for non-residential uses and ancillary residential uses		4.5 m			





f)	Maximum podium height for an apartment building or mixed use building26.0 metres		
g)	Maximum floorplate area of a building tower measured from the exterior of the outside walls, above 45 metres height800 m2		
h)	Maximum floorplate area of a building tower measured from the exterior of the outside walls, above 68 metres height750 m2		
i)	Minimum separation distances25.0 mbetween building towers above 45metres height		
j)	Maximum <i>balcony</i> projection in a 2.0 m required <i>yard</i>		
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</i> <i>building</i>	 0.15 parking spaces per dwelling unit for visitors; 1.0 parking spaces per 30 sq.m. of leasable non- residential floor area 	
b)	Minimum number of designated accessible parking spaces for residential uses1% of the total number of parking spaces provided		
c)	A surface parking area is not permitted within 25 metres of Trafalgar Road		
d)	Parking spaces for Visitors and Non-Residential Uses are the only permitted parking spaces in a surface parking area.		



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

	X	Part of Lots 13 and 14	Parent Zone: TUC				
Map 12(5)		Concession 1, N.D.S	(2024 -X)				
8.X.1 Additional Permitted Uses							
The following additional Building Types are permitted:							
 a) Permitted uses and buildings shall also include townhouse dwellings street access and townhouse dwellings lane access where such uses 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 F	Floor Space Index	Shall not apply				
b)	Maximum h	neight	15 storeys				
c)	Minimum <i>height</i> of the <i>first storey for</i> non- residential uses and ancillary residential uses.		4.5.m.				
d)		odium height for an apartment mixed use building	26.0 m				
e)	Maximum <i>balcony</i> projection in a required <i>yard</i>		2.0 m				



8. X .3	8.X.3 Zone Provisions for Townhouse Dwellings					
The following additional regulations apply:						
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:					
a)	Minimum number of <i>parking spaces</i> for an <i>apartment building</i> or <i>mixed use</i> <i>building</i>	 0.15 parking spaces per dwelling unit for visitors; 1.0 parking spaces per 30 sq.m. of leasable non- residential floor area 				
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

