



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-XX

A by-law to amend the Town of Oakville's Zoning By-law 2014-014, as amended, to permit the construction of a mixed use building on lands described as 118, 122, 126, 128, and 132 Cross Avenue
(File XXXX)

COUNCIL ENACTS AS FOLLOWS:

1. That Schedule "19(8b)" to By-law 2014-014, as amended, is hereby further amended by rezoning lands municipally described as 118, 122, 126, 128, and 132 Cross Avenue in the Town of Oakville, Regional Municipality of Halton from the "MTC" to the "MU4 – (XXX)" Zone as identified on Schedule A attached hereto.
2. Section 15, Special Provisions, of By-law 2014-014, as amended, is amended by adding new Sections 15.XX.1, 15.XX.2, 15.XX.3 and 15.XX.4 with respect to the lands municipally known as 118, 122, 126, 128, and 132 Cross Avenue as follows:

XX	118, 122, 126, 128, and 132 Cross Avenue	Parent Zone: MU4
Map 19(8b)		(2024-XXX)
15.XX.1 Zone Provisions		
The following regulations apply:		
a)	Maximum residential <i>gross floor area</i>	32,000 sq.m
b)	Maximum non-residential <i>gross floor area</i>	700 sq.m
c)	Minimum <i>yards</i> , all yards, are shown on Special Site Figure 15.XX.5	
d)	Minimum <i>separation distances</i> are shown on Special Site Figure 15.XX.5	
e)	Minimum <i>yards</i> , all yards, below <i>established grade</i>	0.0 metres
f)	Maximum number of <i>storeys</i>	38 storeys

g)	Maximum <i>height</i> excluding <i>mechanical penthouse</i>	125.0 metres
h)	Maximum height of a <i>mechanical penthouse</i> , including equipment used for the functional operation of the buildings including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, architectural features, parapets, and elements and structures associated with a green roof, building maintenance units and window washing equipment, planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, trellises, pergolas, unenclosed structures providing safety or wind protection to rooftop amenity space and parapets.	7.0 metres
i)	The maximum encroachment of a <i>balcony</i> into the minimum <i>yards</i> and building <i>separation distance</i>	2.5 metres
j)	The maximum encroachment of an architectural feature into the minimum yards and building separation distance	0.5 metres
15.XX.3 Parking Provisions		
The following parking provisions apply:		
a)	Notwithstanding Section 5.2.2. of the Zoning By-law 2014-014, minimum parking standards shall not apply to all lands subject to this by-law.	
b)	Notwithstanding Section 5.4.1 of the Zoning By-law 2014-014, minimum bicycle parking standards shall not apply to all lands subject to this by-law.	
c)	A maximum of 10 percent of the required parking spaces may be small car <i>parking spaces</i> with the following dimensions: i) a minimum length of 5.3 metres; ii) a minimum width of 2.4 metres; and iii) a minimum vertical clearance of 2.0 metres	

15.XX.4 Special Site Provisions	
a)	For the purposes of this By-law, the <i>established grade</i> of the tower shall be a Canadian Geodetic Datum of 102.83 metres
b)	A tower floor plate may not exceed a maximum <i>gross floor area</i> of 800 square metres.
c)	For the purposes of this By-law, a "tower" is the portions of a building which collectively enclose the entirety of a storey higher than 20.5 metres above the <i>established grade</i>
d)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands subject to this by-law shall be considered to be one <i>lot</i> for the purposes of this By-law.

15.XX.5 Special Site Figure

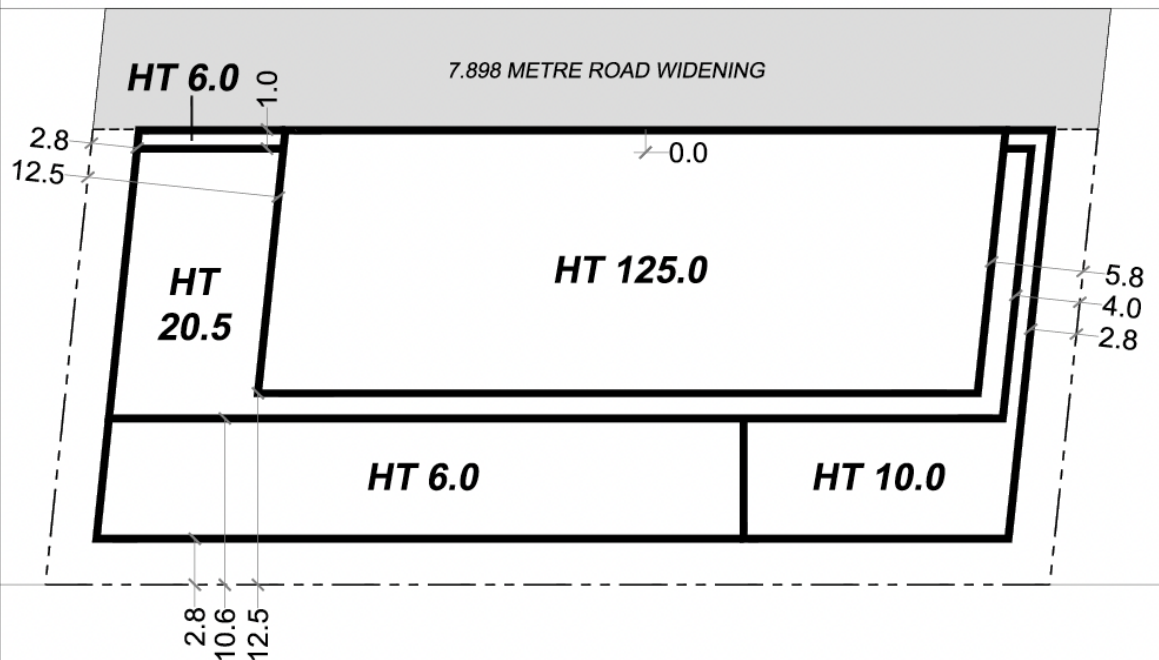


OAKVILLE

By-Law Number: XXX

**SPECIAL SITE FIGURE
TO BY-LAW 2026-XX**

CROSS AVENUE



AMENDMENT TO BY-LAW 2014-014

- Existing property line
- - - Future property line
- - - Existing property line to remain
- Road Widening



-
3. 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, 2026

MAYOR

CLERK

