



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2022-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 166 South Service Road East  
(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 166 South Service Road East 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 166 South Service Road East:

<b>XX</b>	<b>166 South Service Road East</b>	Parent Zone: MU4
Map 19(8b)		(2022-XXX)
<b>15.XX.1 Zone Provisions</b>		
The following regulations apply:		
a)	Maximum <i>residential floor area</i>	103,000 sq.m
b)	Maximum <i>retail and office floor area</i>	6,100 sq.m
c)	Minimum <i>yard, all yards</i>	0.0 metres
d)	Minimum <i>front yard</i> (South Service Road East)	0.0 metres
e)	Maximum <i>height</i> (Tower 1)	50 storeys (164metres)
f)	Maximum <i>height</i> (Tower 2)	58 storeys (187 metres)
g)	Maximum <i>height</i> (Tower 3)	44 storeys (145 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, and unenclosed structures providing safety or wind protection to rooftop amenity space.	12.5 metres
i)	Maximum number of <i>building towers</i>	3
j)	Maximum <i>height</i> for podiums connecting building towers measured from the ground floor	6 storeys (19 metres)
<b>15.XX.3 Parking and Loading Provisions</b>		
The following parking provisions apply:		
a)	Minimum number <i>parking spaces</i> for <i>dwelling units</i> :	0.5 space per dwelling unit
b)	Minimum number of residential visitor <i>parking spaces</i>	0.2 spaces per dwelling units
c)	Minimum number of <i>parking spaces</i> for Retail and Office use	1.08 spaces per 100 square metres of net floor area
d)	Visitor parking for residential uses may be counted towards required parking for retail and office uses.	
e)	The minimum dimensions of a <i>loading spaces</i> is 3.5 metres in width and 6.0 metres in length, with a minimum vertical clearance of 4.2 metres.	
<b>15.XX.4 Special Site Provision</b>		
a)	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.	

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, 2022

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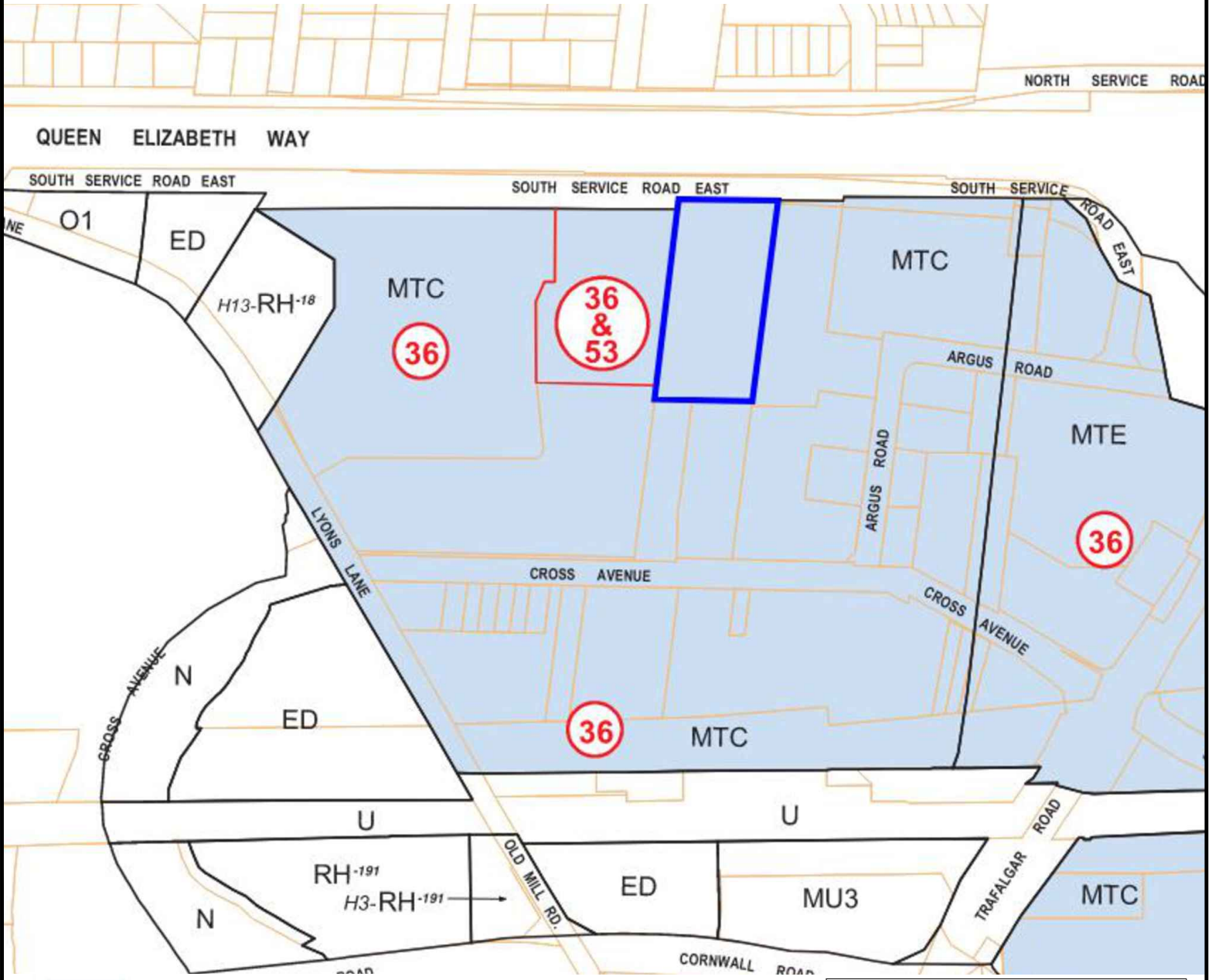
MAYOR

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CLERK



# SCHEDULE 'A' TO BY-LAW 2022-XX



Site-specific appeal to Zoning By-law 2014-014 (By-law not in effect)

EXCERPT FROM MAP 19(8b)

## AMENDMENT TO BY-LAW 2014-014

 Lands Subject To Special Provision



N.T.S.