



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2024-XX**

A by-law to amend the Town of Oakville’s Zoning By-law 2014-014, as amended, to permit the construction of three mixed use buildings on lands described as 207, 217 and 227 Cross Avenue and 571, 581 and 587-595 Argus Road (File OPA. 1614.78, Z. 1614.78, & 24T-22005/1614)

**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 207, 217 and 227 Cross Avenue and 571, 581 and 587-595 Argus Road in the Town of Oakville, Regional Municipality of Halton from the “MTC” and “MTE” 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, 15.XX.4, and 15.XX.5 with respect to the lands municipally known as 207, 217 and 227 Cross Avenue and 571, 581 and 587-595 Argus Road:

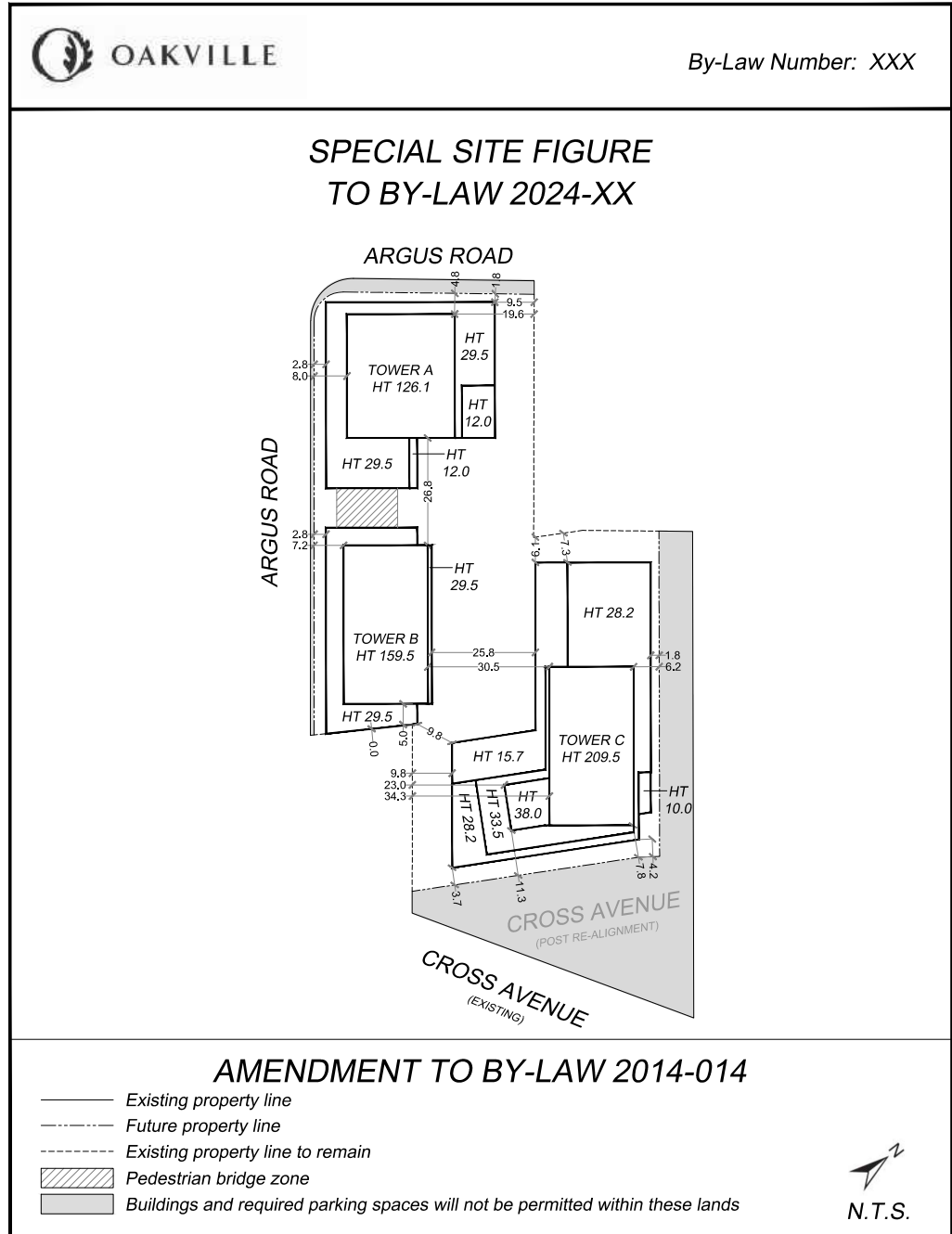
<b>XX</b>	<b>207, 217 and 227 Cross Avenue and 571, 581 and 587-595 Argus Road</b>	Parent Zone: MU4
Map 19(8b)		(2022-XXX)
<b>15.XX.1 Zone Provisions</b>		
The following regulations apply:		
a)	Maximum residential <i>gross floor area</i>	135,000 sq.m
b)	Maximum non-residential <i>gross floor area</i>	4,500 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 established grade	0.0 metres
f)	Maximum <i>height</i> excluding <i>mechanical penthouse</i> (Tower A)	126.1 metres
g)	Maximum <i>height</i> excluding <i>mechanical penthouse</i> (Tower B)	159.5 metres
h)	Maximum <i>height</i> excluding <i>mechanical penthouse</i> (Tower C)	209.5 metres
i)	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, and parapets.	10.0 metres
j)	The maximum encroachment of a <i>balcony</i> into the minimum <i>yards</i> and building <i>separation distance</i>	2.5 metres
k)	The maximum encroachment of an architectural feature into the minimum <i>yards</i> and building <i>separation distance</i>	0.5 metres
<b>15.XX.3 Parking Provisions</b>		
The following parking provisions apply:		
a)	Minimum number <i>parking spaces</i> for <i>dwelling units</i>	0 spaces per studio unit 0.5 spaces per all other dwelling units
b)	Minimum number of <i>visitor parking spaces</i>	0.15 spaces per dwelling unit
c)	Minimum number of <i>parking spaces</i> for non-residential uses	1.08 spaces per 100 square metres of gross floor area
d)	Visitor parking for residential uses may be counted towards required parking for non-residential uses.	
e)	For the purposes of this By-law, the number of required <i>parking spaces</i> for <i>dwelling units</i> as set out in (a) above, may be reduced by 4 <i>parking spaces</i> for every car-share <i>parking spaces</i> provided, up to a reduction of 40 <i>parking spaces</i>	

f)	For the purpose of this By-law, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable
g)	For the purpose of this By-law, "car-share <i>parking space</i> " means a <i>parking space</i> that is reserved and actively used for car-sharing and must be for the exclusive use of the <i>dwelling units</i> of the building
h)	A maximum of 10 percent of the required parking spaces may be small car <i>parking spaces</i> with the following dimensions: <ul style="list-style-type: none"> <li>i) a minimum length of 5.3 metres;</li> <li>ii) a minimum width of 2.4 metres; and</li> <li>iii) a minimum vertical clearance of 2.0 metres.</li> </ul>
i)	The minimum dimensions of a <i>loading spaces</i> are 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 Provisions</b>	
a)	For the purposes of this Bylaw, the established grade of Tower A shall be a Canadian Geodetic Datum of 102.59 metres
b)	For the purposes of this Bylaw, the established grade of Tower B shall be a Canadian Geodetic Datum of 102.59 metres
c)	For the purposes of this Bylaw, the established grade of Tower C shall be a Canadian Geodetic Datum of 102.59 metres
d)	For the purposes of this By-law, a <i>Mezzanine</i> shall mean a floor area located between the floor and the ceiling of any room or <i>storey</i> . A <i>mezzanine</i> becomes a <i>storey</i> for the purposes of this by-law if: <ul style="list-style-type: none"> <li>i) it is enclosed with walls and the area of the <i>mezzanine</i> is greater than 80% of the <i>floor area</i> in which it is located; or</li> <li>ii) it is open and unenclosed, and the area of the <i>mezzanine</i> is greater than 80% of the <i>floor area</i> in which it is located</li> </ul>
e)	A tower floor plate may not exceed a maximum <i>gross floor area</i> of 850 square metres
f)	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 29.5 metres above the <i>established grade</i> for Towers A and B, and 38.0 metres above <i>established grade</i> for Tower C.
g)	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.
h)	Notwithstanding 15.XX.1(c) and (d), an enclosed pedestrian bridge between Towers A and B may be permitted within the pedestrian bridge zone shown in the Special Site Figure 15.XX.5.

15.XX.5 Special Site Figure

a)



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, 2024

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MAYOR

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CLERK