



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-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 590 Argus Road
(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 590 Argus Road in the Town of Oakville, Regional Municipality of Halton from the "MTC" and "MTE" Zones 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 590 Argus Road:

XX	590 Argus Road	Parent Zone: MU4
Map 19(8b)		(2023-XXX)
15.XX.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>residential floor area</i>	134,200 sq. m
b)	Maximum <i>retail floor area</i>	1,800 sq. m
c)	Minimum <i>yards</i> , all yards	0.0 metres
d)	Maximum <i>height</i> (Tower A)	44-storeys (143 metres)

e)	Maximum <i>height</i> (Tower B)	58-storeys (187 metres)
f)	Maximum <i>height</i> (Tower C)	50-storeys (162 metres)
g)	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.	10 metres
h)	Maximum number of <i>building</i> towers	3
i)	Maximum <i>height</i> for podiums connecting building towers measured from the ground floor	6 storeys and 26 metres
k)	Minimum proportion of <i>main walls</i> located within the area defined by the <i>minimum</i> and <i>maximum front</i> and <i>flankage yards</i>	0%
15.XX.3 Parking Provisions		
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 <i>parking spaces</i> for residential visitor and Retail use	375 spaces
15.XX.4 Special Site Provision		
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.

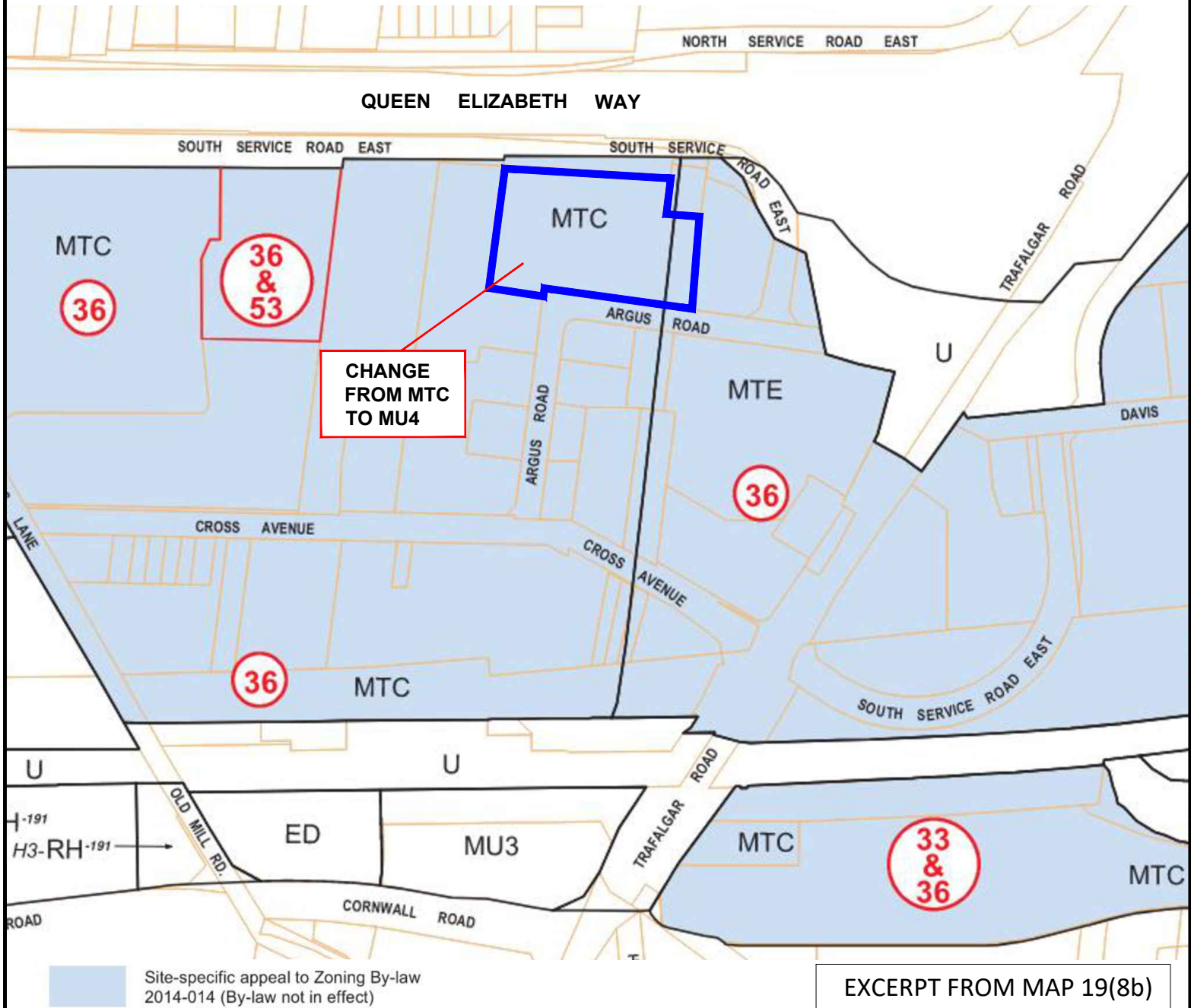
PASSED this day of, 2023

MAYOR

CLERK



SCHEDULE 'A' TO BY-LAW 2022-XX



AMENDMENT TO BY-LAW 2014-014



Lands Subject To Special Provision



N.T.S.