## THE CORPORATION OF THE TOWN OF OAKVILLE

## **BY-LAW NUMBER 2023-XXX**

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of the lands described as 3005 Dundas Street West, Town of Oakville (Enirox Group File No.: Z.XXXX-XX)

## **COUNCIL ENACTS AS FOLLOWS:**

- 1. Map 12(2) of By-law 2009-189 is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law from "FD Future Development" Zone to "HDR-XX High Density Residential Special Provision".
- 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	3005 Dundas Street W	Parent Zone: HDR				
Map 12(2)		(Part of Lot 31, Conc. 1, N.D.S)	(2023-XXX)				
8.XX.	8.XX.1 Zone Provisions						
The f	The following regulations apply:						
a)	For the purpose of this By-law, the <i>lot line abutting</i> Dundas Street West shall be deemed the front lot line.						
b)	Maximum F	Floor Space Index	6.2				
c)	Minimum fro	ont yard	2.0 m				
d)	Maximum fi	ront yard	7.0 m				
e)	Minimum ea	asterly yard setback	2.5 m				
f)	Minimum w	esterly yard setback	1.0 m				
g)	Minimum no	ortherly yard setback	4.0 m				
h)		eight of the first storey for ntial uses and ancillary uses	4.5 m				

i)	Maximum podium <i>height</i> for an apartment building or mixed use building	15.0 m			
j)	Maximum floorplate area of a building tower measured from the exterior of the outside walls, above 13.1 m height	785 m2			
I)	Minimum separation distances between <i>building</i> towers above 13.1 m <i>height</i>	28.0 m			
m)	Maximum height				
	North Building	27 storeys			
		(88.9 m)			
	South Building	30 storeys			
		(97.9 m)			
n)	Maximum height of mechanical penthouse	7 m			
8.XX.	2 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 building</i>	0.8 parking spaces per dwelling unit, plus 0.2 parking spaces per dwelling unit for visitors			

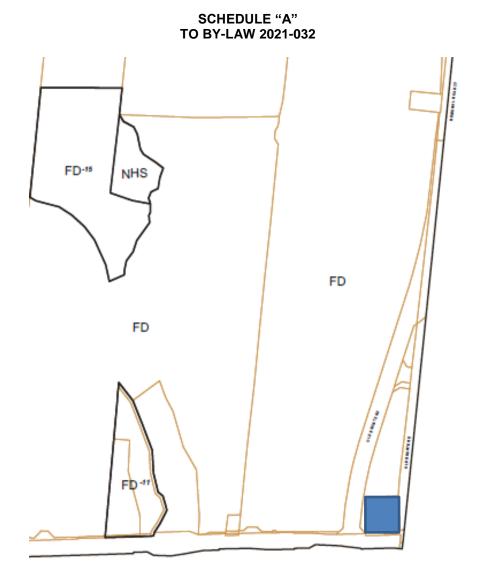
By-Law Number: 2023-XXX

3. Section 9, <u>Holding Provisions</u>, of By-law 2009-189 is amended by adding a new Section 9.3.XX as follows:

"HXX	3005 Dundas Street W (Part of	Parent Zone: HDR				
Map 12(2)	Lot 31, Conc. 1, N.D.S)	(2023-XXX)				
9.3.XX.1 Only Permitted Uses Prior to Removal of the "H"						
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:						
a) Legal u	ses, buildings and structures existing on the lot.					
9.3.XX.2 Conditions for Removal of the "H"						
The "H" symbol shall, upon application by the landowner, be removed by <i>Town</i> Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the <i>Town of Oakville</i> :						

By-Law Number: 2023-XXX

4.	This By-law comes into force in accordance with Section 34 of the <i>Act</i> , R.S.O. 1990, c. P.13, as amended.	Planning
PASS	SED this xx day of xxxx, 2023	
	MAYOR	CLERK



## **AMENDMENT TO BY-LAW 2009-189**

Rezoned from Future Development (FD) to High Density Residential – Special Provision (HDR sp: XX)

Excerpt from Map 12(2)