

APPENDIX D

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-049

A by-law to amend the Town of Oakville's Zoning By-law 2014-014, as amended, to permit the construction of a 20-storey residential apartment building and a temporary vehicular ramp on lands described as 1226-1230 White Oaks Blvd and 350 Lynnwood Drive (Kamato Holdings Limited – Z.1512.09)

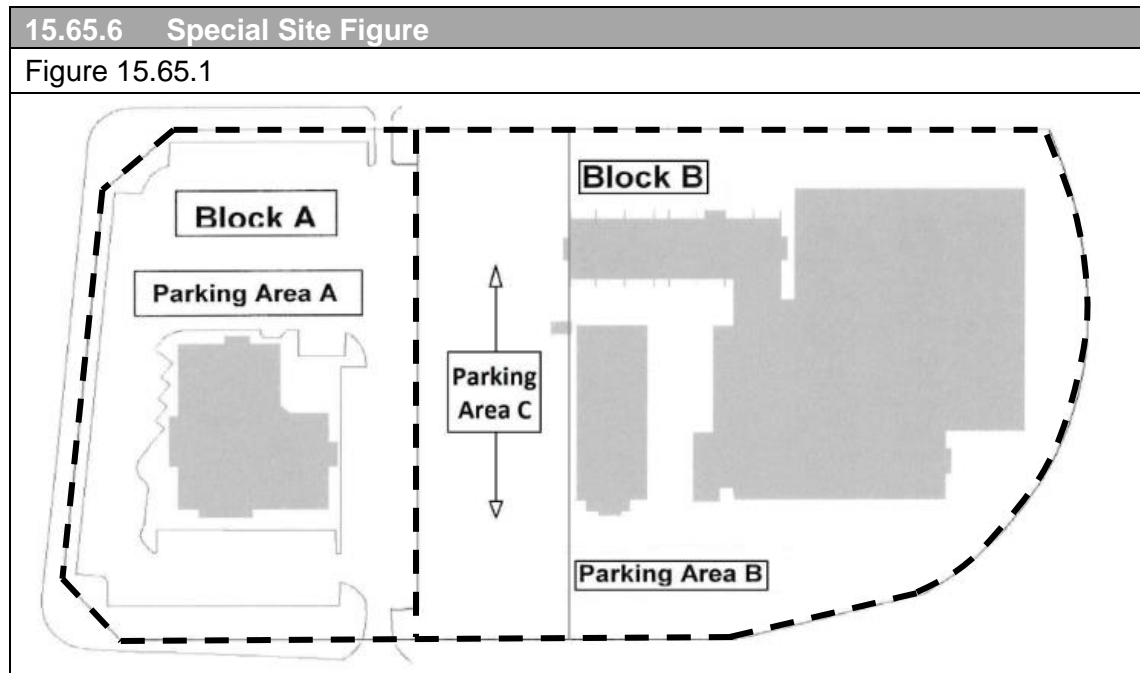
COUNCIL ENACTS AS FOLLOWS:

1. Map 19(15) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by deleting Sections 15.65.4 and 15.65.5 and replacing them as follows:

65 (Old 50)	1235 Trafalgar Road, 1226-1230 White Oaks Boulevard 350 Lynnwood Drive (Part of Lot 12, Concession 2 S.D.S.)	Parent Zone: C1, RH
Map 19(15)		(1969-66), (1973-138), (1980-37), (2007-96), (2008-051), (2010-026), (2021-049)
15.65.4 Zone Provisions for Block B Lands		
The following regulations apply to lands identified as Block B on Figure 15.65.1, where Block B is comprised of Parking Areas B and C:		
a)	<i>Minimum flankage yard</i> (southerly lot line)	5.5 m
b)	<i>Minimum yard</i> , all other yards	15.2 m
c)	<i>Maximum yard</i> abutting Neighbourhood Commercial (C1) Zone	30.0 m
d)	Notwithstanding Subsection 6.9(b), an underground <i>parking structure</i> , including stairways and other similar facilities are not subject to <i>minimum yard</i> requirements.	

e)	Maximum <i>height</i>	64.0 m and 20 <i>storeys</i>
f)	Minimum <i>height</i> of the <i>first storey</i>	4.5 m
g)	Maximum podium <i>height</i> for a <i>building</i> measured from the <i>first storey</i>	18.5 m and 5 <i>storeys</i>
h)	Minimum <i>set back</i> for a rooftop <i>mechanical penthouse</i> from all roof edges	5 m
i)	Minimum width of <i>landscaping</i> between any <i>surface parking area</i> and abutting a Neighbourhood Commercial (C1) <i>Zone</i>	0 m
j)	Maximum floorplate area for <i>storeys</i> 6, 7 and 8 of a <i>building</i> measured from the exterior of the outside walls	1010 m ²
k)	Maximum floorplate area for <i>storeys</i> 9 through 20 of a <i>building</i> measured from the exterior of the outside walls	750 m ²
l)	Maximum <i>net floor area</i> for non-residential <i>uses</i>	1,524.0 m ²
15.65.5 Parking Provisions		
The following parking provisions apply:		
a)	For the purpose of shared parking as set out below, Section 5.1.4(a) of this By-law shall not apply.	
b)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	
c)	Minimum number of <i>Bicycle Parking Spaces</i>	225
d)	Parking for Block A and Block B shall be shared and provided as follows:	
	7:00am to 6:00pm Monday to Friday	All Other Times (including Statutory Holidays)
	Block A	Block B
Parking Area A	221	0
Parking Area B	0	497
Parking Area C	57	24
Total	278	521
		</

3. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by deleting Section 15.65.6 and replacing it as follows:



4. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 15.65.7 as follows:

15.65.7 Special Site Provision for Block B Lands	
The following additional regulations apply to lands identified as Block B on Figure 15.65.1:	
a)	<i>Height</i> shall be measured from the Canadian Geodetic elevation of 128.86 metres.
b)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands identified as Block B shall be considered to be one <i>lot</i> for the purposes of this By-law.

5. Section 18, Temporary Use Permissions, of By-law 2014-014, as amended, is further amended by adding a new Section 18.3 as follows:

T3	1226-1230 White Oaks Boulevard	Parent Zone: RH
Map 19(15)	350 Lynnwood Drive	(2021-049)
	(Part of Lot 12, Concession 2 S.D.S.)	Expires: December 7, 2024
The lands subject to Temporary <i>Zone 3</i> may be used for all the <i>uses</i> permitted in Parts 6 and 15 of By-law 2014-014, subject to the regulations provided for such <i>uses</i> and, in addition, the following <i>use</i> subject to the regulations set out herein:		
18.3.1 Additional Permitted Uses		
The following additional use is temporarily permitted for a maximum of three years from the date of the passing of this by-law:		
a)	A temporary vehicular ramp and associated stairways to provide access to a <i>parking area</i> on an existing one-storey <i>parking structure</i> .	
18.3.2 Zone Provisions		
The following regulations apply to the additional use permitted in Section 18.3.1 above:		
a)	<i>Minimum flankage yard</i> to a stairway (Lynnwood Drive)	13.0 m
b)	<i>Minimum flankage yard</i> to a vehicular ramp (Lynnwood Drive)	5.5 m
c)	<i>Minimum front yard</i> to a stairway (White Oak Blvd)	6.0 m
d)	<i>Minimum front yard</i> to a vehicular ramp (White Oak Blvd)	6.3 m

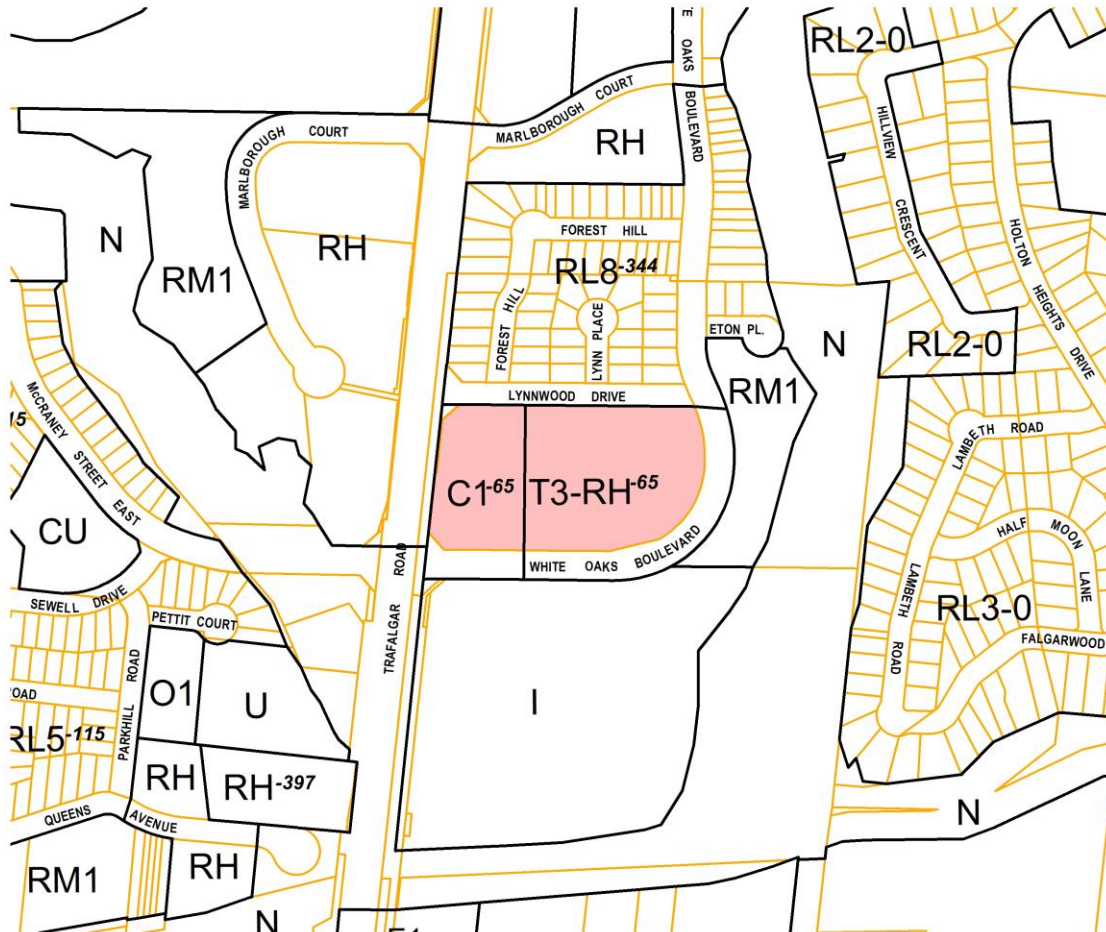
6. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 7th day of December, 2021

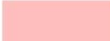
MAYOR

CLERK

SCHEDULE "A"
To By-law 2021 - 049



PROPOSED AMENDMENT

 Rezoned from RH-65 to T3- RH-65

EXCERPT FROM MAP
19 (15)



SCALE 1 : 5000