



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-006

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as 150 Randall Street, 125 Navy Street and 143 Church Street (Randall Oakville Developments Ltd., Church Oakville Developments Ltd., File No.: Z.1614.74)

COUNCIL ENACTS AS FOLLOWS:

- 1. Map 19(8a) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 15.410 as follows:

Table with 3 columns: Section Number (410), Description (150 Randall Street, 125 Navy Street and 143 Church Street), and Parent Zone (MU4). It contains sub-sections 15.410.1 Prohibited Uses and 15.410.2 Zone Provisions with detailed regulatory text and measurements.

e)	<i>Minimum front yard</i> for the 3 <sup>rd</sup> to 6 <sup>th</sup> storey	1.0 m
f)	<i>Minimum flankage yard</i> for the 3 <sup>rd</sup> to 6 <sup>th</sup> storey	0.0 m
g)	<i>Minimum rear yard</i> for the 3 <sup>rd</sup> to 6 <sup>th</sup> storey	0.0 m
h)	<i>Minimum yard</i> for any portion of a <i>building</i> or <i>structure</i> that is completely underground	0.5 m
i)	<i>Balconies</i> are permitted in any <i>yard</i> and the maximum total projection beyond the <i>main wall</i> is 2.0 m	
<b>15.410.3 Parking Provisions</b>		
The following parking regulations apply:		
a)	Maximum number of <i>parking spaces</i> for residential uses	1.5 per dwelling, inclusive of visitor parking
b)	Visitor <i>parking spaces</i> for residential uses may be counted toward the minimum number of <i>parking spaces</i> for non-residential uses to a maximum of 0.15 per <i>dwelling unit</i> .	
c)	A <i>surface parking area</i> shall not be permitted.	
d)	Stairs associated with a <i>parking structure</i> are not permitted in the <i>front yard, flankage yard or rear yard</i> .	
e)	Air vents associated with a <i>parking structure</i> are not permitted in the <i>front yard, flankage yard or rear yard</i> , except on a <i>building wall</i> above the first 4.5 metres of vertical distance measured from the finished floor level of the <i>first storey</i> .	
f)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric motor vehicle supply equipment.	
<b>15.410.4 Special Site Provisions</b>		
The following additional provisions apply:		
a)	All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law.	
b)	<i>Height</i> shall be measured from the finished floor elevation of the <i>first storey</i> .	
c)	Each non-residential unit located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>public road</i> or an <i>urban square</i> .	

d)	Minimum percentage of glazing of the <i>first storey building</i> wall for non-residential uses oriented toward a <i>public road</i> .	75%
e)	Vehicular access crossing the <i>flankage lot line</i> is prohibited	

3. Part 16, Holding Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 16.3.47 as follows:

<b>H47</b>	<b>150 Randall Street, 125 Navy Street and 143 Church Street</b>	Parent Zone: MU4
Map 19(8a)		(2022-006)
<b>16.3.47.1 Only Permitted Uses Prior to Removal of the “H”</b>		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal uses, <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> .	
<b>16.3.47.2 Conditions for Removal of the “H”</b>		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> 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> :		
a)	The Owner has submitted, to the satisfaction of the Region of Halton, a Phase 2 Environmental Site Assessment (ESA) prepared in accordance with O.Reg. 153/04 standards, with accompanying letter of reliance for the other two parcels (being 143 Church Street and 125 Navy Street respectively). The submission shall also include a Ministry of Environment, Conservation Parks (MECP) acknowledged Record of Site Condition (RSC). The RSC shall be certified by a qualified professional, and indicate that the environmental condition of the subject lands (143 Church Street and 125 Navy Street) is suitable for the proposed land use.	
b)	The Owner has submitted, to the satisfaction of the Region of Halton, a revised Functional Servicing Report (FSR) confirming completion of fire flow testing in the area, and that the design requirements for domestic water supply and fire protection are adequate for the proposed development. The revised FSR shall also demonstrate through an analysis that the existing water system in the area can support this development.	

4. This By-law comes into force in accordance with Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 17<sup>th</sup> day of January, 2022

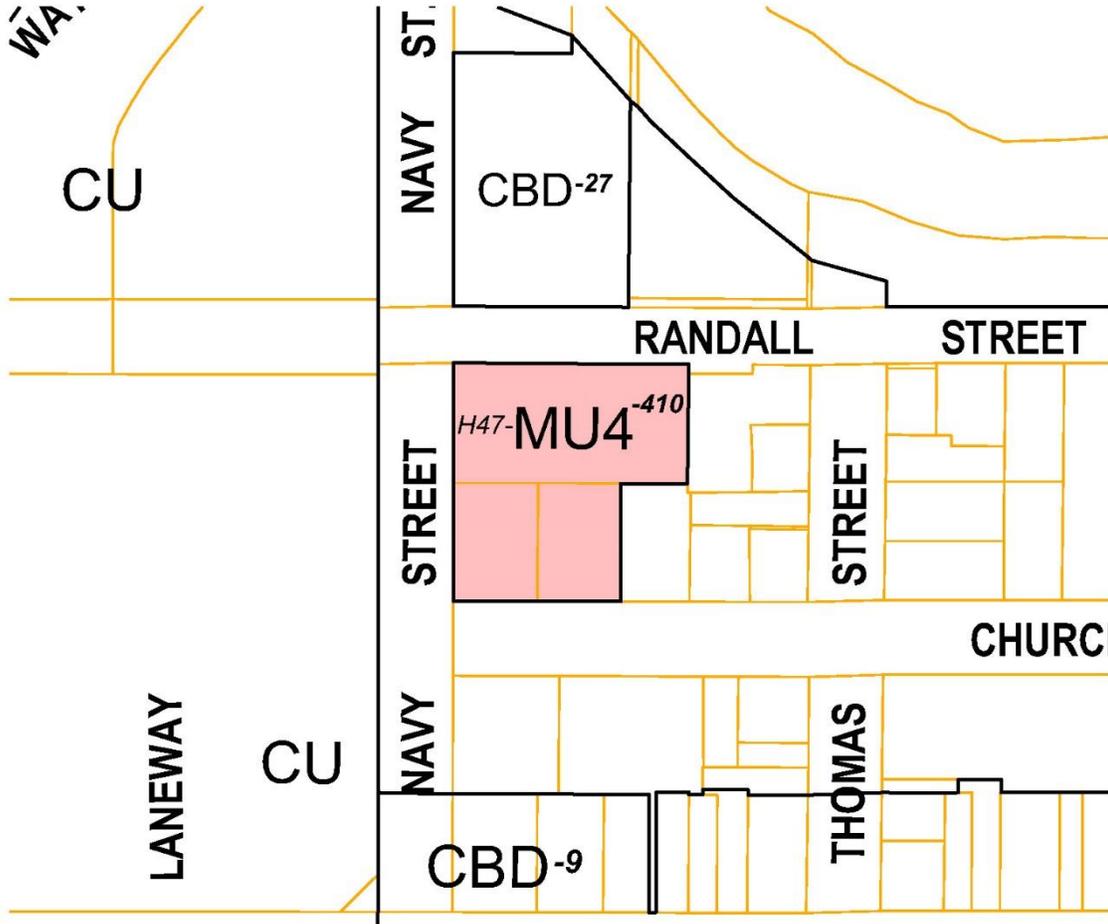
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MAYOR

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CLERK

SCHEDULE "A"  
To By-law 2022-006



AMENDMENT TO BY-LAW 2014-014

Reszoned from Central Business District (CBD) to Mixed Use 4 (H47-MU4 sp: 410)

EXCERPT FROM MAP  
19 (8a)



SCALE 1 : 1500