

Draft: May 20, 2022

THE CORPORATION OF THE TOWN OF OAKVILLE**BY-LAW NUMBER 2022-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 207, 217 and 227 Cross Avenue and 571, 581 and 587-595 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 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 and 15.XX.4 with respect to the lands municipally known as 207, 217 and 227 Cross Avenue and 571, 581 and 587-595 Argus Road:

XX	207, 217 and 227 Cross Avenue and 571, 581 and 587-595 Argus Road	Parent Zone: MU4
Map 19(8b)		(2022-XXX)
15.XX.1 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>residential floor area</i>	116,500 sq.m
b)	Maximum retail and office <i>floor area</i>	6,000 sq.m

c)	Minimum <i>yards</i> , all yards	0.0 metres
d)	Maximum <i>height</i> (Tower A)	58- storeys (181.0 metres)
e)	Maximum <i>height</i> (Tower B)	49-storeys (155.0 metres)
f)	Maximum <i>height</i> (Tower C)	44-storeys (138.0 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.	7.0 metres
h)	Maximum number of <i>building towers</i>	3
i)	Maximum <i>height</i> for podiums connecting building towers measured from the ground floor	7 storeys and 26.5 metres
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 and Office use	410 spaces
c)	Visitor parking for residential uses may be counted towards required parking for retail and office uses.	
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, 2022