



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2019-006

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 19, Concession 1, N.D.S.,
Town of Oakville
(393 Dundas L.P., File No.:Z.1319.07)

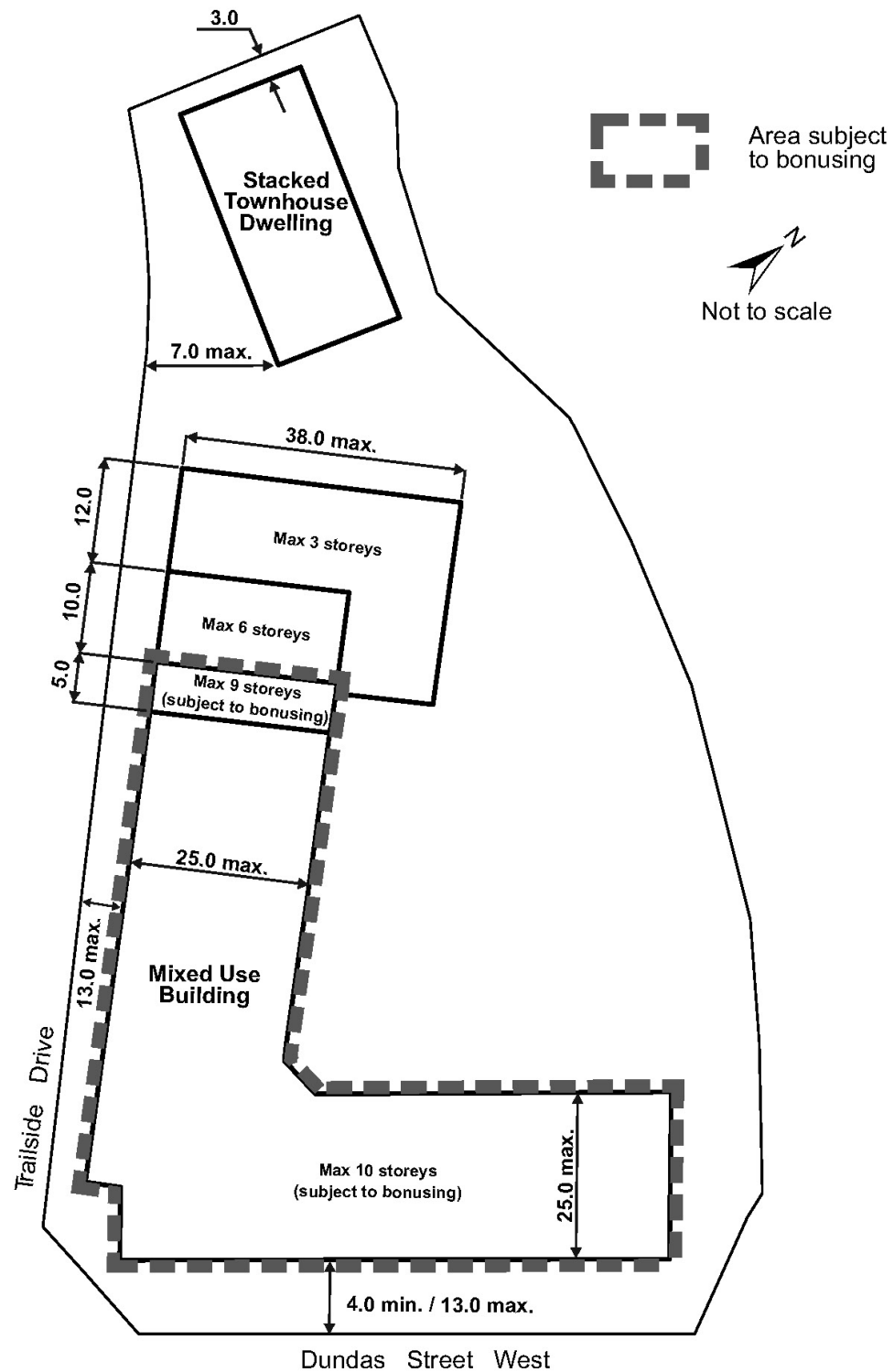
COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.73 as follows:

73	393 Dundas Street West	Parent Zone: DUC
Map 12(4)	(Part of Lot 19, Concession 1, N.D.S)	(2019-006)
8.73.1 Only Building Types Permitted		
The following <i>building types</i> are only permitted:		
a)	<i>Mixed Use Building</i>	
b)	Underground <i>Parking Garage</i>	
c)	<i>Stacked Townhouse Dwelling</i>	
8.73.2 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Dundas Street West shall be deemed the <i>front lot line</i>	
b)	Notwithstanding Section 4.22, the daylight triangle adjoining the <i>lot</i> shall not be deemed to be part of the <i>lot</i> for the purpose of calculating the <i>required yards/setbacks</i> .	
c)	Minimum number of <i>dwelling units</i>	250
d)	Maximum <i>height</i> for a <i>mixed use building</i>	8 storeys and 28 m

e)	Maximum <i>height</i> for a <i>mixed use building</i> (upon execution of a Section 37 Agreement)	10 storeys and 35 m
f)	Minimum <i>height</i> of a <i>storey</i> of a <i>mixed use building</i> containing commercial and common areas	4.5 m
g)	Maximum <i>FSI</i> shall not apply	
h)	Minimum commercial <i>floor area, leasable</i> , in a <i>mixed use building</i>	275 m ²
i)	Maximum <i>height</i> for a <i>stacked townhouse dwelling</i>	3 storeys
j)	The maximum height for a <i>stacked townhouse dwelling</i> shall not apply to rooftop storage rooms up to a maximum <i>floor area</i> of 15 m ² per <i>dwelling unit</i>	
k)	All site development plans shall comply with Figure 8.73.3 of this Special Provision	

Figure 8.73.3



Note: All measurements are in metres and are minimums unless otherwise noted.

8.73.4 Bonusing Provisions	
In order to permit the increased <i>height</i> permissions contained in this Special Provision, zoning compliance for <i>building height</i> above 8 storeys, for a <i>mixed use building</i> , for a maximum of 10 storeys, shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the Town, facilities, services and matters in the form of one or more of the following:	
a)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in Part F, Section 1.3 b) (i) of the Town's 2006 Official Plan.

3. Section 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.3.36 as follows:

H36	393 Dundas Street West	Parent Zone: DUC
Map 12(4)	(Part of Lot 19, Concession 1, N.D.S)	(2019-006)
9.3.36.1 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)	Uses permitted in the ED zone.	
9.3.36.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by Town 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 Town of Oakville:		
a)	That water and wastewater Servicing Allocation has been secured for the subject lands and the proposed development through Halton Region; and that Halton Region provides correspondence indicating that sufficient water and wastewater servicing allocation has been secured to support the development.	
b)	The registration on title of a Section 37 Agreement per the <u>Planning Act</u> .	

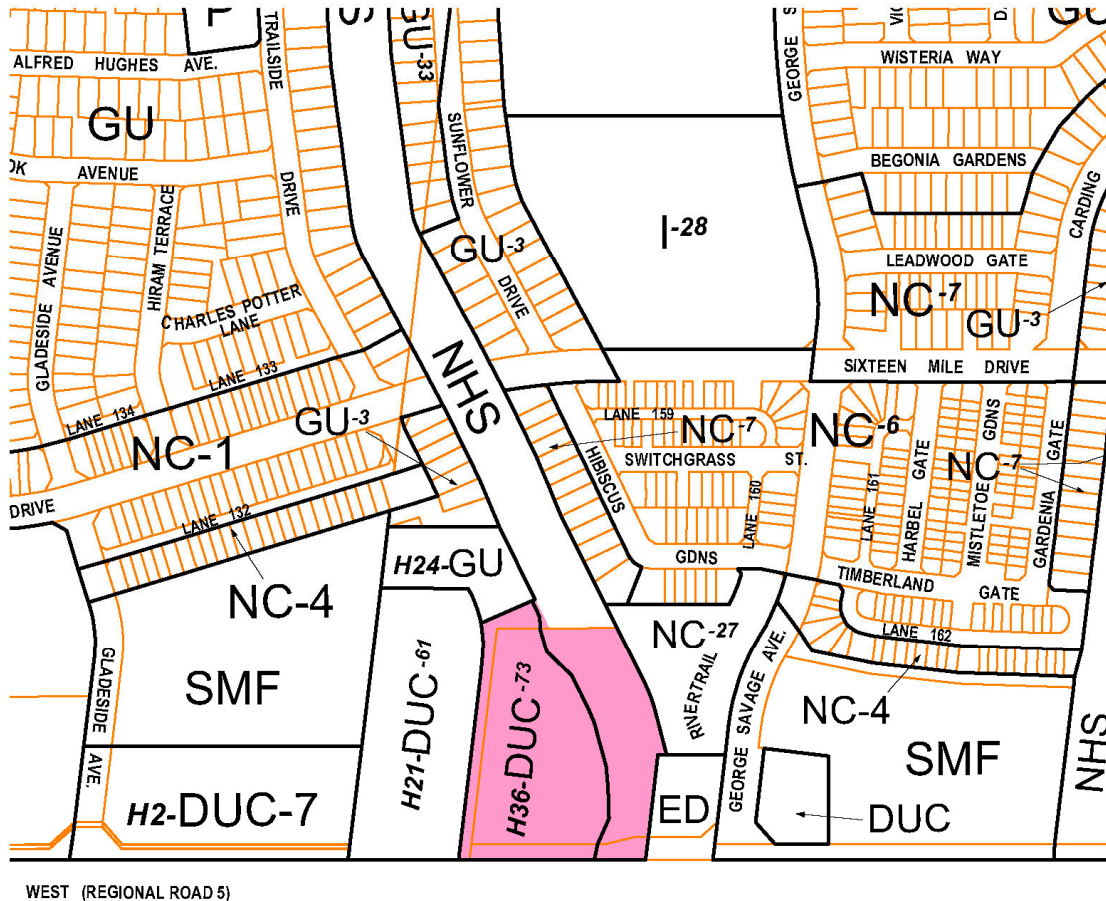
3. This By-law comes into force in accordance with Sections 34, 36 and 37 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 11th day of February, 2019

MAYOR

CLERK

SCHEDULE "A"
To By-law 2019-006



AMENDMENT TO BY-LAW 2009-189



Rezoned from Existing Development (ED)
to Dundas Urban Core (H36-DUC-SP73)
and Natural Heritage System (NHS)

EXCERPT FROM MAP
12 (4)



0 0.05 0.1 0.2
Kilometers