

Appendix J – Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW NUMBER 2016-_____

A By-Law to amend Town of Oakville Comprehensive Zoning By-law 2014-014 as amended, to permit the development of residential and commercial uses, including mixed uses, community uses, parks, open space, natural heritage systems, and stormwater management facilities on lands known legally as Part of Lots 17-20, Concession 2, South of Dundas Street, Town of Oakville (File Z._____)

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, authorizes the Council of a Municipality to enact a Zoning By-Law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF OAKVILLE ENACTS AS FOLLOWS:

1. Map 19(14) of By-Law 2014-014, as amended, is further amended as shown on Schedule 'A' by rezoning the lands identified as O2 – Private Open Space, O2 – 114, and N – Natural Area Zone to:

RL3 – AAA
RL5 – BBB
RL8 – CCC
RL9 – DDD
RL9 – EEE
RM1 – FFF
RH – GGG
RH - HHH
MU3 – III
C2 - JJJ
O1
N
SMF

2. Part 3 of By-law 2014-014, as amended, is hereby further amended by adding the following definition:

(i) "porch, inset" means a porch which is wholly or partially covered by the building rather than a roof.

3. Part 3, Table 5.2.1, of By-law 2014-014, as amended, is hereby further amended as follows:

Use	Minimum Number of Parking Spaces
Townhouse, Street Townhouse, Stacked Townhouse and Back-to-Back Townhouse Dwelling	1.0 parking space per dwelling
Community Centre	1.0 parking space per 30 square metres of net floor area
Apartment dwelling in the MU3 – III Zone	a) 1.0 parking space per dwelling where the unit has less than 75.0 square metres net floor area, of which 0.2 of the parking spaces required per dwelling shall be designated as visitors parking spaces; b) 1.25 per dwelling for all other units, of which 0.2 of the parking spaces required per dwelling shall be designated as visitors parking spaces
Non-residential uses in a Mixed Use Zone	1.0 parking space per 40 square metres of net floor area ⁽¹⁾
Commercial uses in the C2-JJJ Zone	50% of the minimum number of parking spaces required in Table 5.2.1 of By-law 2014-014

Additional Regulations for Non-Residential Parking Spaces in a Mixed Use Zone:

(1) Parking spaces for non-residential uses in the MU3 – III zone may be permitted off-site within 300 metres of the lands zoned MU3-III to satisfy the minimum number of required parking spaces. Please refer to the site-specific provisions of the MU3 – III zone.

4. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(AAA)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision AAA may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL3

- (i) Regulations: Subject to the RL3 regulations for detached dwellings except where in conflict, the following shall apply:
1. Minimum front yard – 4.5 m
 2. Minimum front yard to an inset porch – 2.0 m
 3. Minimum flankage yard – 3.0 m
 4. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
 5. Maximum number of storeys – 3
 6. Maximum lot coverage – 35%
 7. The maximum width of a garage door shall not exceed 50% of the lot frontage
 8. The maximum width of a driveway shall not exceed the maximum width of a garage door(s)
 9. Minimum front yard landscaped open space – 50%

5. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(BBB)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision BBB may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL5

(i) Regulations: Subject to the RL5 regulations for detached dwellings except where in conflict, the following shall apply:

1. Minimum front yard – 4.5 m
2. Minimum front yard to an inset porch – 2.0 m
3. Minimum flankage yard – 3.0 m
4. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
5. Maximum lot coverage – 35%
6. The maximum width of a garage door shall not exceed 50% of the lot frontage
7. The maximum width of a driveway shall not exceed the maximum width of a garage door(s)
8. Minimum front yard landscaped open space – 50%

6. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(CCC)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision CCC may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL8

(i) Regulations: Subject to the RL8 regulations for detached dwellings except where in conflict, the following shall apply:

1. The maximum residential floor area ratio of Table 6.3.3 and private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
2. Minimum lot area, Interior Lot – 345 square metres

3. Minimum front yard to an inset porch – 2.0 m
4. Minimum interior side yard - 1.3 m on one side and 0.6 m on the opposite side
5. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
6. Minimum distance separation between a detached garage building and the rear wall of a dwelling – 7.5 m
7. A minimum separation distance of 1.2 m shall be required between detached dwellings on abutting lots in the same zone
8. Maximum number of storeys – 3
9. The maximum width of a garage door shall not exceed 50% of the lot frontage
10. The maximum width of a driveway shall not exceed the maximum width of a garage door(s)
11. Minimum front yard landscaped open space – 50%
12. A coach house shall be permitted on a corner lot where the corner lot has access to a rear lane, provided the coach house:
 - a) is located a minimum distance of 0.6 m from the rear lot line;
 - b) is located a minimum of 1.2 m from the interior side lot line;
 - c) is setback a minimum of 5.0 m from the main building on the lot;
 - d) the parking of motor vehicles is not permitted in the setback area; and
 - e) has a maximum height of 8.0 m
13. An accessory dwelling unit may be permitted within a coach house provided there is only one accessory dwelling unit on the lot.

7. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(DDD)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision DDD may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL9

(i) Regulations: Subject to the RL9 regulations for detached dwellings except where in conflict, the following shall apply:

1. The maximum residential floor area ratio of Table 6.3.4 and private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
2. Minimum front yard to an inset porch – 2.0 m
3. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
4. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
5. Minimum distance separation between a detached garage building and the rear wall of a dwelling – 7.5 m
6. A minimum separation distance of 1.2 m shall be required between detached dwellings on abutting lots in the same zone
7. Maximum number of storeys – 3
8. Maximum height – 11 m
9. Minimum front yard landscaped open space – 50%
10. A coach house shall be permitted on a corner lot with a lot frontage of 9.2 metres or greater where the corner lot has access to a rear lane provided the coach house:
 - a) is located a minimum distance of 0.6 metres from the rear lot line;
 - b) is located a minimum of 1.2 metres from the interior side lot line;
 - c) is setback a minimum of 5.0 metres from the main building on the lot;
 - d) the parking of motor vehicles is not permitted in the setback area; and
 - e) has a maximum height of 8.0 metres.
11. An accessory dwelling unit may be permitted within a coach house on a lot provided there is only one accessory dwelling unit on the lot

8. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(EEE)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision EEE may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RL9

(i) Regulations: Subject to the RL9 regulations for detached dwellings except where in conflict, the following shall apply:

1. The maximum residential floor area ratio of Table 6.3.4 and private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
2. For the purposes of this section, the front lot line shall be deemed to be the lot line opposite to the lot line adjacent to a lane
3. Minimum front yard to an inset porch – 2.0 m
4. Minimum interior side yard – 1.3 m on one side and 0.6 m on the opposite side
5. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
6. Minimum distance separation between a detached garage building and the rear wall of a dwelling – 7.5 m
7. A minimum separation distance of 1.2 m shall be required between detached dwellings on abutting lots in the same zone
8. Maximum number of storeys – 3
9. Maximum height – 11 m
10. Minimum front yard landscaped open space – 50%
11. A coach house shall be permitted on a corner lot with a lot frontage of 9.2 metres or greater where the corner lot has access to a rear lane provided the coach house:
 - a) is located a minimum distance of 0.6 metres from the rear lot line;
 - b) is located a minimum of 1.2 metres from the interior side lot line;
 - c) is setback a minimum of 5.0 metres from the main building on the lot;
 - d) the parking of motor vehicles is not permitted in the setback area; and
 - e) has a maximum height of 8.0 metres.
12. An accessory dwelling unit may be permitted within a coach house on a lot provided there is only one accessory dwelling unit on the lot

9. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(FFF)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision FFF may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RM1

- (i) Regulations: Subject to the RM1 regulations for townhouse dwellings except where in conflict, the following shall apply:

1. Townhouse dwellings, street townhouse dwellings, stacked townhouse dwellings and back-to-back townhouse dwellings shall be permitted
2. The private garage setback of provisions 5.8.7a) and 5.8.7c) shall not apply
3. Minimum lot area per unit – 162 square metres
4. Minimum front yard – 4.5 m
5. Minimum flankage yard – 2.0 m
6. Minimum interior side yard – 1.5 m
7. Minimum distance from the rear property line to an attached garage building accessed off a lane rear – 6.0 m
8. Minimum separation distance between buildings containing dwelling units – 3.0 m
9. Minimum separation distance between a residential building and a detached garage building accessed off a lane – 7.5 m
10. Minimum distance from the rear property line to a detached garage building accessed from a lane – 1.0 m
11. Maximum number of storeys – 4
12. Maximum height – 16.0 m
13. Minimum outdoor amenity area per unit for lane accessed street townhouses – 30 square metres
14. Minimum outdoor amenity area for stacked townhouses accessed by a lane and back-to-back townhouse units accessed by a lane or underground parking – 11 square metres
15. An outdoor amenity area may include a deck located on the roof of an attached garage or a rooftop patio, but should not include a porch.

16. The maximum number of units per townhouse block shall not exceed eight
 17. Required parking for back-to-back townhouse dwellings may be provided underground or at grade provided that the at grade parking spaces are accessed by a lane that has no exposure to an adjacent public right of way.
10. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(GGG)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision GGG may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RH

- (i) Regulations: Subject to the RH regulations for apartments except where in conflict, the following shall apply:
 1. The maximum lot coverage of Table 6.3.4 shall not apply
 2. Permitted uses shall include townhouse dwellings, street townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, and apartment dwellings
 3. Minimum front yard – 4.5 m
 4. Maximum front yard – 6.0 m
 5. Minimum building step back above the fourth storey – 3.5 m
 6. Minimum flankage yard – 6.0 m
 7. Minimum interior side yard – 3.0 m
 8. Minimum rear yard – 7.5 m
 9. Minimum outdoor amenity area: the greater of 5.6 square metres per dwelling unit or 10% of the site area for apartments
 10. Maximum number of storeys – 12
 11. Minimum landscaping coverage – 40% of the lot area
 12. Minimum balcony depth – 1.5 m

13. If the height of the rooftop mechanical equipment exceeds 2.0 m, the mechanical equipment must be set back a minimum of 3.0 m from all roof edges
14. Where the rear yard or side yard of a lot containing an apartment building abuts a property in a RL3 - AAA, RL9 - DDD or RM1 – FFF zone, the building height above 12.5 metres shall be limited by a 45-degree angular plane measured from a height of 12.5 metres at the 7.5 metre setback from adjoining RL3 – AAA, RL9 – DDD or RM1 – FFF zone

11. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(HHH)	ClubLink Corporation ULC and ClubLink Holdings Limited Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision HHH may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned RH

- (i) Regulations: Subject to the RH regulations for apartments except where in conflict, the following shall apply:

1. The maximum lot coverage of Table 6.3.4 shall not apply
2. Permitted uses shall include townhouse dwellings, street townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, and apartment dwellings
3. Minimum front yard – 4.5 m
4. Maximum front yard – 6.0 m
5. Minimum building step back above the fourth storey – 3.5 m
6. Minimum flankage yard – 6.0 m
7. Minimum interior side yard – 3.0 m
8. Minimum rear yard – 7.5 m
9. Minimum outdoor amenity area: the greater of 5.6 square metres per dwelling unit or 10% of the site area for apartments
10. Maximum number of storeys – 12
11. Minimum landscaping coverage – 40% of the lot area
12. Minimum balcony depth – 1.5 m

13. If the height of the rooftop mechanical equipment exceeds 2.0 m, the mechanical equipment must be set back a minimum of 3.0 m from all roof edges
14. Where the rear yard or side yard of a lot containing an apartment building abuts a property in a RL3 - AAA, RL9 - DDD or RM1 – FFF zone, the building height above 12.5 metres shall be limited by a 45-degree angular plane measured from a height of 12.5 metres at the 7.5 metre setback from adjoining RL3 – AAA, RL9 – DDD or RM1 – FFF zone
15. Where the rear yard or side yard of a lot containing townhouse dwellings abuts a residential zone, the maximum height of the townhouse dwellings shall not exceed three storeys

12. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(III)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision III may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned MU3

- (i) Regulations: Subject to the MU3 regulations for mixed-uses except where in conflict, the following shall apply:

1. Permitted uses shall include stacked townhouse dwelling
2. Regulation 8.2.3.a) shall not apply
3. The minimum height and maximum height provisions of Table 8.3.1 shall not apply
4. Maximum front yard – 6.0 m
5. Maximum flankage yard – 6.0 m
6. Minimum interior side yard abutting a lot in any Residential zone – 3.0 m
7. Minimum rear yard abutting a lot in any Residential zone – 7.5 m
8. Minimum outdoor amenity area: the greater of 5.6 square metres per dwelling unit or 10% of the site area for apartments.
9. Minimum number of storeys - 4

10. Maximum number of storeys – 12
 11. Maximum number of storeys for the podium - 4
 12. Minimum first storey height – 4.5 m
 13. A minimum of 75% of the façade of the first storey facing a public road shall be glazed
 14. The maximum floor area of an individual commercial use shall not exceed 372 square metres
 15. Where a surface parking area abuts a public road, a landscape strip with a minimum width of 3.0 m is required
 16. Parking spaces for non-residential uses may be permitted off-site within 300 metres to satisfy the minimum number of required parking spaces
 17. The maximum building footprint shall be 1,600 square metres
 18. If the height of the rooftop mechanical equipment exceeds 2.0 metres, the mechanical equipment must be setback a minimum of 3.0 metres from all roof edges
13. Part 15 of By-Law 2014-014, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(JJJ)	<u>ClubLink Corporation ULC and ClubLink Holdings Limited</u> Part of Lots 17-20, Concession 2, South of Dundas Street	2016-_____

The lands subject to Special Provision JJJ may be used for the uses permitted in the general provisions of By-Law 2014-014, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

a) For lands zoned C2

- (i) Regulations: Subject to the C2 regulations for community commercial uses except where in conflict, the following shall apply:

1. Minimum lot area – 0.5 ha
2. Minimum front yard – 30 m
3. Maximum front yard – 45 m
4. Minimum flankage yard – 5 m
5. Maximum flankage yard – 6 m
6. The minimum interior side yard and rear yard provisions when abutting a lot in a residential zone, the maximum height provision, and the maximum total net floor area for all uses other than retail stores provision of Table 9.3 shall not apply

7. Minimum landscaping coverage – 50%

14. This By-Law comes into force upon the day it is passed if no appeal is filed pursuant to subsection 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended. Where one or more appeals have been filed under subsection 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this By-Law comes into effect when all such appeals have been withdrawn or finally disposed of, whereupon the By-Law, except for those parts which are repealed or amended by the Ontario Municipal Board pursuant to subsection 34(26) of the Planning Act, R.S.O. 1990, c. P.13, as amended, shall be deemed to have come into force on the day it was passed.

PASSED by Council this _____ day of _____, 2016

MAYOR

CLERK

**SCHEDULE 'A'
TO BY-LAW 2016-
PROPOSED ZONING
BY-LAW AMENDMENT**

**SUBJECT LANDS
TO REZONE FROM 'O2',
'O2 SP-114' & 'N' TO
'RL3-AAA', 'RL5-BBB',
'RL8-CCC', 'RL9-DDD',
'RL9-EEE', 'RM1-FFF',
'RH-GGG', 'RH-HHH',
'MU3-IJ', 'C2-JJJ', 'O1', 'N',
& 'SMF'**



OCTOBER 31, 2018

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FIGURE 5 – PROPOSED ZONING

1. University Aerial Photo 2017. 20. October 2018. 2. 2018. 3. 2018. 4. 2018. 5. 2018. 6. 2018. 7. 2018. 8. 2018. 9. 2018. 10. 2018.