

## **Addendum 1 to Comments**

October 16, 2024

Committee of Adjustment

### **BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE** **OAKVILLE.CA**

2)

**CAV A/121/2024 – Deferred from August 21, 2024**

2515 Royal Windsor Drive

CON 2 SDS PT LOT 1 RP 20R21673 PARTS 3, 4, 6 AND 7

*Proposed*

**Under Section 45(1) of the *Planning Act***

**Zoning By-law 2014-014 requirements – E3 SP:3 and E4, Employment**

- 1.** To reduce the minimum landscaping width to 2.38m along the flankage lot line and 0.44 along the lot line abutting the daylight triangle.
- 2.** To reduce the minimum landscaping width to 0.44m along the lot line abutting the daylight triangle.
- 3.** To reduce the minimum flankage yard to 2.05m and 1.84m along the lot line abutting the daylight triangle.
- 4.** To reduce the minimum westerly interior side yard to 1.0 m.
- 5.** To increase the maximum height to 25.00 metres.

**Comments from:**

**Metrolinx – 1**

Please find attached Metrolinx's comments for the October 16, 2024, Committee of Adjustments Agenda for Oakville.

Please note we've previously provided comments for application CAV A/121/2024, 2515 Royal Windsor Dr, which has been deferred from the Aug 21st Agenda. As our comments remain the same at this time, we've re-attached the former comments.

**TO:** Town of Oakville - Committee of Adjustment  
1225 Trafalgar Road Oakville, ON L6H 0H3  
[coarequests@oakville.ca](mailto:coarequests@oakville.ca)

**DATE:** August 13, 2024

**RE:** Adjacent Development Review: CAV A/121/2024  
2515 Royal Windsor Drive, Oakville, ON  
Minor Variance

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Dear Committee of Adjustment,

Metrolinx is in receipt of the Minor Variance application for 2515 Royal Windsor Drive to construct a 6-storey commercial self-storage building on the subject site, as circulated on August 1, 2024, and to be heard at the Public Hearing on August 21, 2024, at 7:00PM. Metrolinx's comments on the subject application are noted below.

- The subject property is located within 300m of the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

#### GO/HEAVY-RAIL - ADVISORY COMMENTS

- We understand the proposed development will be subject to a Zoning By-Law Amendment and Site Plan Control application which is being reviewed by City Planning (application number SP.1501.032/01). Please keep Metrolinx involved as a stakeholder in the comprehensive site application as there may be further requirements/comments upon review of the Site Plan submission.
- The applicant is advised that all other conditions/requirements/agreements related to the comprehensive application (if applicable) must also be fulfilled prior to approval of the requisite Site Plan. Additionally, the Owner shall be responsible for all costs for the preparation and registration of agreements/undertakings/easements/warning clauses as determined appropriate by Metrolinx, to the satisfaction of Metrolinx.
- As the requested variances have minimal impact on Metrolinx property (i.e., Oakville Subdivision), Metrolinx has no objections to the specified variances should the committee grant approval.
- The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Railway Corridor:
  - **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Should you have any questions or concerns, please contact [Farah.Farooque@metrolinx.com](mailto:Farah.Farooque@metrolinx.com).

Best Regards,

Farah Faroque

Project Analyst, Third Party Project Review

Metrolinx | 10 Bay Street | Toronto | Ontario | M5J 2S3

T: (437) 900-2291