

# Appendix “D”: Applicant’s Draft Zoning By-law Amendment

## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2025-XXX

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as 2274 and 2320 Trafalgar Road (Former Public Works Site)

(Part of Lot 13, Concession 1 S.D.S)  
(Town of Oakville, File No.:                     )

#### COUNCIL ENACTS AS FOLLOWS:

1. Map 19(22a) of By-law 2014-014 as amended, is 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 amended by deleting Section 15.307 in its entirety.
3. Part 25, Special Provision, of By-law 2014-014 as amended, is amended by adding a new Section 15.307 as follows:

<b>307</b>	<b>2274, and 2320 Trafalgar Road (Former Public Works Site)</b>	<b>Parent Zone: MU4</b>
Map 19(22a)	(Part of Lot 13, Concession 1 S.D.S)	(20-079) (2016-103) (2018-077)
<b>15.307.1 Additional Permitted Uses</b>		
The additional following use is permitted on all lands identified as subject to this Special Provision:		
a)	<i>Park, private</i>	
<b>15.307.2 Prohibited Uses</b>		
The following uses are prohibited on all lands identified as subject to this Special Provision:		
a)	<i>Commercial Parking Area</i>	
b)	<i>Motor Vehicle Rental Facility</i>	
<b>15.307.3 Zone Provisions for All Lands</b>		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum floorplate dimension of a <i>building</i> tower measured from outside wall to outside wall	No greater than 40 metres in length in any direction above the podium
b)	Minimum <i>separation distance</i> between portions of the <i>building</i> above the <i>sixth storey</i>	25 m
c)	Minimum from any lot line for a below grade parking structure	0 m
d)	Maximum height of <i>parapets</i> measured above the top of the roof of a <i>building</i>	3 m

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e)	Maximum allowable projection into all yards for balconies, bay windows, cornices, stairs, porches, and terraces	Up to 0.3 m from a lot line abutting any public road
f)	Minimum length of a main wall located within the area defined by the minimum and maximum front yards or flankage yards adjacent to a public road	85%, exclusive of any indentation or projections
g)	Maximum building length	75.0 m
h)	The minimum percentage of the main wall on the first storey oriented toward a front or flankage lot line facing a public street that shall be occupied by window and doors	75%
i)	Where non-residential uses are located at grade and are oriented towards a public or private road, or a public amenity space, a minimum of one principal building entrance to each premises shall be directly accessible from, and oriented towards, the public road, or public amenity space. A maximum of 2 entrances are permitted for a premises located at the corner of the building in such locations.	
j)	Transformer and telecommunications vaults shall be located internal to the serviced building or below grade.	
k)	The parking of motor vehicles is prohibited in the first storey of an above grade parking structure for the first 9.0 metres of the depth of the parking structure measured in from the lot line abutting a public or private road or a public or private park.	
l)	Where a parking space designated to a car share is provided within a building, the minimum number of parking spaces for residential uses shall be decreased by 10 parking spaces to a maximum reduction of 10% of the total minimum parking spaces.	
m)	A minimum of 20% of the minimum parking spaces in a building shall be provided with electric vehicle supply equipment installed in accordance with Section 86 of the Electrical Safety Code and adopted under Ontario Regulation 164/99 (Electrical Safety Code) made under the Electrical Act, 1998.	
n)	The electrical room of a building that is used for minimum parking spaces must include enough space to install all necessary equipment to provide charging for all parking spaces in the future.	
o)	A surface parking area shall not be permitted in any yard between a building and a public or private road and shall not occupy more than 20% of the lot area.	
<b>15.307.4 Definitions</b>		
Electric Motor Vehicle – means a motor vehicle that is propelled either partially or exclusively on electric energy from the grid, or an off-board source, that is stored on-board for motive purpose. Electric motor vehicles include battery electric motor vehicles and plug-in hybrid electric motor vehicles.		
<b>15.307.5 Parking Regulations for All Lands</b>		
The parking following regulations apply to all lands identified as subject to this Special Provision:		

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a)	Minimum number of <i>parking spaces</i> for an <i>apartment dwelling</i> (inclusive of visitors <i>parking spaces</i> )	1.15 per dwelling
b)	Minimum number of visitor <i>parking spaces</i> for an <i>apartment dwelling</i>	0.15 per dwelling
c)	Minimum number of <i>parking spaces</i> for non-residential uses	1 space per 35.0 m <sup>2</sup> of net floor area

### 15.307.6 Zone Provisions for Area A Lands

The following regulations apply to lands identified as Block A on figure 15.307.1:

a)	Minimum number of <i>dwelling units</i> for all of Block A lands combined	685
d)	Maximum <i>height</i> of a tower	85.5 m
e)	Maximum number of <i>storeys</i> of a tower	28 storeys in the location shown as “Height Peak” on Schedule 15.307.1, otherwise the height limit shall be 20 storeys
f)	Maximum <i>height</i> of a tower podium	20 m
g)	Maximum number of <i>storeys</i> for tower podium	6
h)	Maximum <i>height</i> of a mid-rise	37.5 m
i)	Maximum number of <i>storeys</i> of a mid-rise	12
J	Maximum <i>yard setback</i> from a <i>lot line</i> abutting a <i>public street</i>	7m
j)	Residential <i>dwelling units</i> are prohibited on the <i>first storey</i> in the first 9.0 metres of the depth of the <i>building</i> measured from the <i>main wall</i> oriented towards the <i>lot line</i> that is either adjacent to Georgian Drive or a <i>public amenity space</i> .	
k)	Any <i>building</i> located at the northwest corner of Trafalgar Road and Georgian Drive shall incorporate a transit shelter within the <i>podium</i> oriented towards Trafalgar Road.	

### 15.307.7 Zone Provisions for Area B Lands

The following regulations apply to lands identified as Block B on figure 15.307.1:

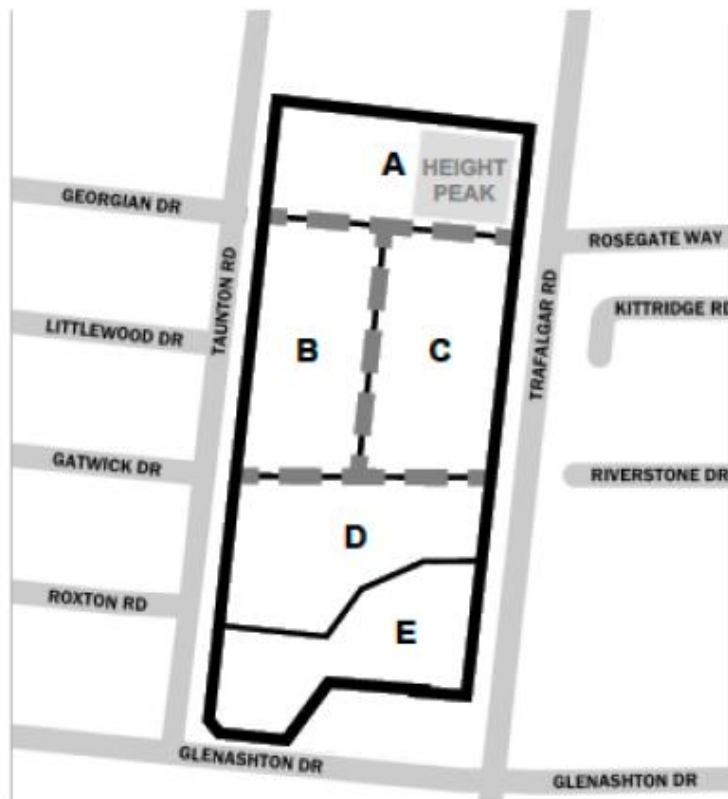
a)	Minimum number of <i>dwelling units</i> for all of Block B lands combined	420
b)	Maximum <i>height</i> of a mid-rise	37.5 m
c)	Maximum number of <i>storeys</i> of a mid-rise	12
d)	Maximum <i>height</i> of a podium	19.5 m
e)	Maximum number of <i>storeys</i> for a podium	6
f)	Minimum <i>yard</i> to a <i>building</i> from any <i>lot line</i> abutting a <i>public or private road</i>	3.0
g)	Minimum separation distance between <i>buildings</i>	20

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h)	Minimum <i>main wall</i> setback above the 6 <sup>th</sup> storey	15
J	Maximum <i>yard</i> setback from a <i>lot line</i> abutting a <i>public street</i>	5m
<b>15.307.8 Zone Provisions for Area C Lands</b>		
The following regulations apply to lands identified as Block C on figure 15.307.1:		
a)	Minimum number of <i>dwelling units</i> for all of Block C lands combined	575
b)	Maximum <i>height of a tower</i>	61.5 m
c)	Maximum number of <i>storeys of a tower</i>	20
d)	Maximum <i>height of a podium</i>	19.5 m
e)	Maximum number of <i>storeys</i> for a podium	6
f)	Minimum <i>yard</i> for a building containing a <i>dwelling</i> from any <i>public</i> or <i>private</i> road	3.0
J	Maximum <i>yard</i> setback from a <i>lot line</i> abutting a <i>public street</i>	5m
<b>15.307.9 Zone Provisions for Area D</b>		
The following regulations apply to lands identified as Block D on figure 15.307.1:		
a)	Minimum number of <i>dwelling units</i> for all of Block D lands combined	520
b)	Maximum <i>height of a tower</i>	61.5 m
c)	Maximum number of <i>storeys of a tower</i>	20
d)	Maximum <i>height of a podium</i>	19.5 m
e)	Maximum number of <i>storeys</i> for a podium	6
f)	Maximum <i>height of a mid-rise</i>	31.5
g)	Maximum number of <i>storeys of a mid-rise</i>	10
J	Maximum <i>yard</i> setback from a <i>lot line</i> abutting a <i>public street</i>	5m
<b>15.307.11 Special Site Figures</b>		
Figure 15.307.1		

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**SCHEDULE 'B'  
TO BY-LAW 2025-XX**



**AMENDMENT TO BY-LAW 2021-021**



**15.307.12 Special Parking Provisions**

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|----|---|
| a) | Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination to be shared. |
|----|---|

**15.307.13 Special Site Provisions**

The following additional provisions apply:



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a)	<i>Height shall be measured from the finished floor elevation closest to grade.</i>
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4. Part 16, Holding Provisions, of By-law 2014-014 as amended, is amended by deleting Section 16.3.19 in its entirety.
5. Part 16, Holding Provisions, of By-law 2014-014 as amended, is amended by adding a new Section 16.3.19 as follows:

<b>H19</b>	<b>2274, and 2320 Trafalgar Road (Former Public Works Site)</b> (Part of Lot 13, Concession 1 S.D.S)	<b>Parent Zone: MU4</b> (2018-028)
<b>16.3.19.1 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 used for the following:		
a)	Legal uses, buildings and structures existing on the lot.	
<b>15.3.19.2 Conditions for Removal of the “H”</b>		
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 <i>Town of Oakville</i> :		
a)	The Owner has submitted, to the satisfaction of the Regional Municipality of Halton, an update to the Functional Servicing Report establishing there is sufficient capacity for water and/or sanitary sewer to service the subject lands and to discuss any required servicing extensions/requirements to support the proposed development.	
b)	The Owner has submitted, to the satisfaction of the Region of Halton, an updated Phase 2 Environmental Site Assessment and any recommended environmental reports, along with a Letter of Reliance extending Third party Reliance to the Region of Halton, which demonstrates that the lands are free and clear for their intended use.	
c)	The Owner has submitted, to the satisfaction of the Regional Municipality of Halton, an update to the Transportation Impact Study establishing there is sufficient capacity on the regional road network to support the proposed development.	
d)	The Owner has submitted, to the satisfaction of the Regional Municipality of Halton, a Noise Assessment Study to support the proposed development.	
e)	A Ministry of the Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	
f)	That the Owner receive clearance from the Ministry of Natural Resources and Forestry to confirm the absence of any species at risk.	
g)	The Owner has submitted, to the satisfaction of the Town of Oakville, a Stormwater Management Report to support the proposed development.	
h)	Land and funds required for the construction of the ultimate condition for Taunton Road (23.0 metres), Georgian Drive and Gatwick Drive (20.0 metres) have been secured to the satisfaction of the Town of Oakville.	

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6. 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 \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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