



REVISED

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-021

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as
2264, 2274, 2320 Trafalgar Road (Town's Former Public Works Site)

(Part of Lot 4, Plan 473, and Part of Lot 13, Concession 1 Trafalgar
SDS, designated as Part 7 on Plan 20R-17093, Oakville)
(File No.: Z.1413.33)

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(22a) of By-law 2014-014 as amended, is further 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 further amended, is amended by adding Section 15.403.1 as follows:

403	2264, 2274 and 2320 Trafalgar Rd (Former Public Works Yard) (Part of Lot 13, Concession 1 S.D.S.)	Parent Zone: MU4
Map 19(22a)		(2011-054) (2015-079) (2016-013) (2021-021)
15.403.1 Additional Permitted Uses		
The following additional use is permitted on all lands identified as subject to this Special Provision:		
a)	<i>Townhouse dwelling back-to-back</i>	
b)	<i>Stacked townhouse dwelling</i>	
c)	<i>Park, private</i>	
15.403.2 Prohibited Uses		
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>	

15.403.3 Zone Provisions

The following regulations apply to the lands identified as subject to this Special Provision:

a)	<i>Minimum flankage yard</i> (Trafalgar Road)	2.0 m
b)	<i>Maximum flankage yard</i>	10.0 m
c)	<i>Minimum rear yard</i>	7.0 m
d)	Minimum number of <i>storeys</i>	4
e)	Minimum <i>height</i>	14.0 m
f)	Maximum <i>height</i>	31.0 m

15.403.4 Zone Provisions for Back-to-Back Townhouse Dwellings and Stacked Townhouse Dwellings

The following additional regulations apply to *back-to-back townhouse* and *stacked townhouse dwellings*

a)	<i>Minimum front yard</i> (Glenashton Drive)	1.5 m
b)	<i>Minimum separation distance between buildings containing dwelling units</i>	2.4 m
c)	The minimum <i>first storey height</i>	shall not apply
d)	Minimum number of <i>storeys</i>	3
e)	Maximum number of <i>storeys</i>	4
f)	Minimum <i>height</i>	10.0 m
g)	Maximum <i>height</i>	16.0 m

15.403.5 Special Site Provisions

The following additional provisions apply:

a)	The minimum percentage of the <i>main wall</i> area on the <i>first storey</i> oriented toward a <i>front lot line</i> that shall be occupied by windows and doors for <i>apartment</i> and <i>mixed use buildings</i>	55%
b)	The minimum percentage of the <i>main wall</i> area on the <i>first storey</i> oriented toward a <i>flankage lot line</i> that shall be occupied by windows and doors for <i>apartment</i> and <i>mixed use buildings</i>	25%

c)	Maximum <i>building</i> length of the main wall facing Glenashton Drive	77.0 m
d)	<i>Minimum setbacks</i> for a below <i>grade parking structure</i>	0.0 m
e)	A secondary wall (i.e building indentation) shall be provided on the <i>first storey</i> and shall be setback a minimum distance of 1.8m measured in from the exterior face of the <i>main wall</i> on the <i>first storey</i> along Glenashton Drive for a minimum length of 6.0m and a minimum area of 10.8 square metres.	
f)	The secondary wall required under subsection e) shall be setback a minimum of 20.0 m from either ends of the <i>main wall</i> .	
g)	For <i>apartment buildings</i> footnote (3) of table 8.2 shall not apply.	
h)	For <i>apartment buildings</i> canopies, and awnings are permitted to encroach 2m into any minimum yards.	
i)	<i>Balconies</i> are permitted to project into the <i>rear yard</i> and the maximum allowable projection shall not apply.	
j)	<i>Dwelling units</i> are not permitted more than 1.0 m below <i>grade</i> .	
k)	Rooftop mechanical equipment, or a <i>mechanical penthouse</i> exceeding 2 metres in height, measured from the top of the roof, that are not integrated with the extension of the <i>building's</i> façade, must be set back a minimum of 3 metres from the edge of the roof.	
l)	<i>Height</i> shall be measured from the finished floor elevation closest to <i>grade</i> to the highest point of the <i>building or structure</i> .	
m)	For the purposes of this by-law, Glenashton Drive shall be deemed the <i>front lot line</i> .	
n)	All lands identified as subject to this Special Provision shall be considered as one lot for the purpose of this By-law.	
15.403.6 Parking Regulations		
The following parking regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum number of <i>parking spaces</i> for an <i>apartment and mixed use building</i>	1.15 per <i>dwelling</i> , of which 0.15 of the parking space required per <i>dwelling</i> shall be designated as visitor <i>parking spaces</i>

b)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall be equipped for the installation of electric <i>motor vehicle</i> supply equipment.
c)	Where electric <i>motor vehicle</i> supply equipment infrastructure is provided to service electric <i>motor vehicle parking spaces</i> that equipment must be provided outside of minimum <i>parking space</i> dimensions as regulated in Section 5.2.3.
d)	A <i>surface parking area</i> shall not be permitted in any <i>yard</i> between a <i>building</i> and a <i>public</i> or <i>private road</i> and shall not occupy more than 10% of the <i>lot area</i> .
e)	The parking of <i>motor vehicles</i> is prohibited in an above <i>grade parking structure</i> for the first 9.0 metres of the depth of a <i>building</i> , measured in from the <i>main wall</i> oriented towards a <i>lot line</i> abutting a <i>public</i> or <i>private road</i> or measured from a <i>main wall</i> oriented towards a publicly accessible amenity space.

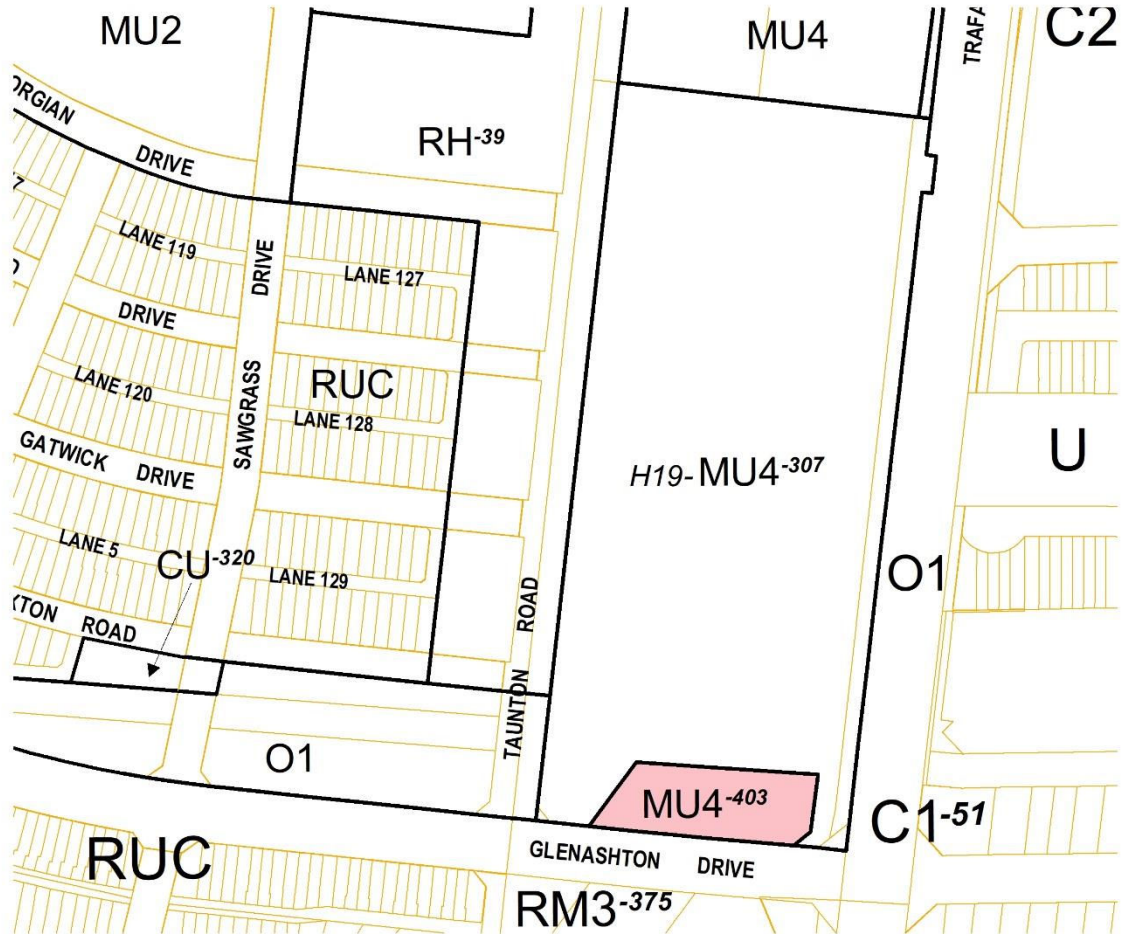
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 8th day of February, 2021

MAYOR

CLERK

SCHEDULE "A"
To By-law 2021-021



AMENDMENT TO BY-LAW 2014-014

 Rezoned from Urban Core (H19 -- MU4 sp: 307)
to Urban Core (MU4 sp: 403)

EXCERPT FROM MAP
19 (22a)



SCALE 1 : 3000

0 25 50 100 150 200
Meters