

IMPLEMENTING ZONING REGULATIONS

	2264, 2274 and 2320 Trafalgar Road (Former Public Works Site)	Parent Zone: MU4
Map 19(22a)	(Part of Lot 13, Concession 1 S.D.S.)	(2011-054) (2015-079) (2016-103)
15.307.1 Additional Permitted Uses		
The following additional use is permitted on all lands identified as subject to this Special Provision:		
a)	<i>Park, private</i>	
15.307.2 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>	
15.307.3 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum floorplate dimension of a <i>building</i> tower above the podium measured from outside wall to outside wall, inclusive of projecting <i>balconies</i>	40.0 m
b)	Minimum <i>separation distance</i> between <i>building towers</i> above a podium	25.0 m
c)	<i>Maximum yard</i> from any <i>lot line</i> abutting a <i>public road</i> or <i>private road</i>	3.0 m
d)	<i>Maximum yard</i> from any <i>lot line</i> abutting Trafalgar Road	7.0 m
e)	<i>Minimum yard</i> from any <i>lot line</i> for a below <i>grade parking structure</i>	0.0 m
f)	Minimum length of a <i>main wall</i> located within the area defined by the <i>minimum</i> and <i>maximum front yards</i> or <i>flankage yards</i> adjacent to a <i>public</i> or <i>private</i> road.	85%, exclusive of any indentations or projections
g)	Maximum <i>building</i> length or width	55.0 m
h)	The minimum percentage of the <i>main wall</i> area on the <i>first storey</i> oriented toward a <i>front</i> or <i>flankage lot line</i> that shall be occupied by windows and doors	75%

i)	Maximum encroachment into a <i>minimum yard</i> for <i>balconies</i> , bay windows, cornices, access stairs, <i>porches</i> .	Up to 0.3 m from a <i>lot line</i> abutting any <i>public</i> or <i>private</i> road
j)	Where non-residential uses are located at <i>grade</i> and are oriented towards a <i>public</i> or <i>private road</i> , or a publicly accessible amenity space, a minimum of one principal <i>building</i> entrance to each <i>premises</i> shall be directly accessible from, and oriented towards a <i>public</i> or <i>private road</i> , or publicly accessible amenity space. A minimum of one <i>building</i> entrance to a <i>premises</i> located at the corner of a <i>building</i> is required for each <i>main wall</i> oriented toward a <i>public</i> or <i>private road</i> or publicly accessible amenity space.	
k)	Transformer and telecommunications vaults shall be located internal to the serviced <i>building</i> or below <i>grade</i> .	
l)	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.	
m)	A minimum of 20% of the minimum <i>parking spaces</i> in a <i>building</i> shall be provided with electric <i>motor vehicle</i> supply equipment.	

15.307.4 Parking Regulations for All Lands

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

15.307.6 Zone Provisions for Block 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	705
b)	Minimum <i>height</i>	41.0 m
c)	Minimum number of <i>storeys</i>	12
d)	Maximum <i>height</i>	54.0 m
e)	Maximum number of <i>storeys</i>	16
f)	Maximum <i>height</i> of a podium	14.0 m

g)	Maximum number of <i>storeys</i> for a podium	4
h)	Maximum <i>height</i> (upon execution of a Section 37 agreement)	62.0 m
i)	Maximum number of <i>storeys</i> (upon execution of a Section 37 agreement)	20
j)	<i>Dwelling units, business offices and medical offices</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 toward the <i>lot line</i> adjacent to Georgian Drive.	
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 Block 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	360
b)	Minimum <i>height</i>	22.0 m
c)	Minimum number of <i>storeys</i>	6
d)	Maximum <i>height</i>	35.0 m
e)	Minimum number of <i>storeys</i>	10
f)	Maximum <i>height</i> of a podium	14.0 m
g)	Maximum number of <i>storeys</i> for a podium	4
h)	Maximum <i>height</i> (upon execution of a Section 37 agreement)	48.0 m
i)	Maximum number of <i>storeys</i> (upon execution of a Section 37 agreement)	14
j)	Maximum yard to a <i>building</i> from any lot line abutting a <i>public or private road</i>	3.0 m
k)	Minimum <i>separation distance</i> between <i>buildings</i>	7.5 m
l)	Minimum <i>main wall</i> stepback above a podium	3.0 m
m)	<i>Dwelling units, business offices and medical offices</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 toward the <i>lot line</i> adjacent to Georgian Drive.	

15.307.8 Additional Permitted Uses for Block C Lands

The following additional *uses* are permitted on lands identified as Block C on figure 15.307.1:

a)	<i>Townhouse dwelling back-to-back</i>
b)	<i>Stacked townhouse dwelling</i>
c)	<i>Multiple dwelling</i>

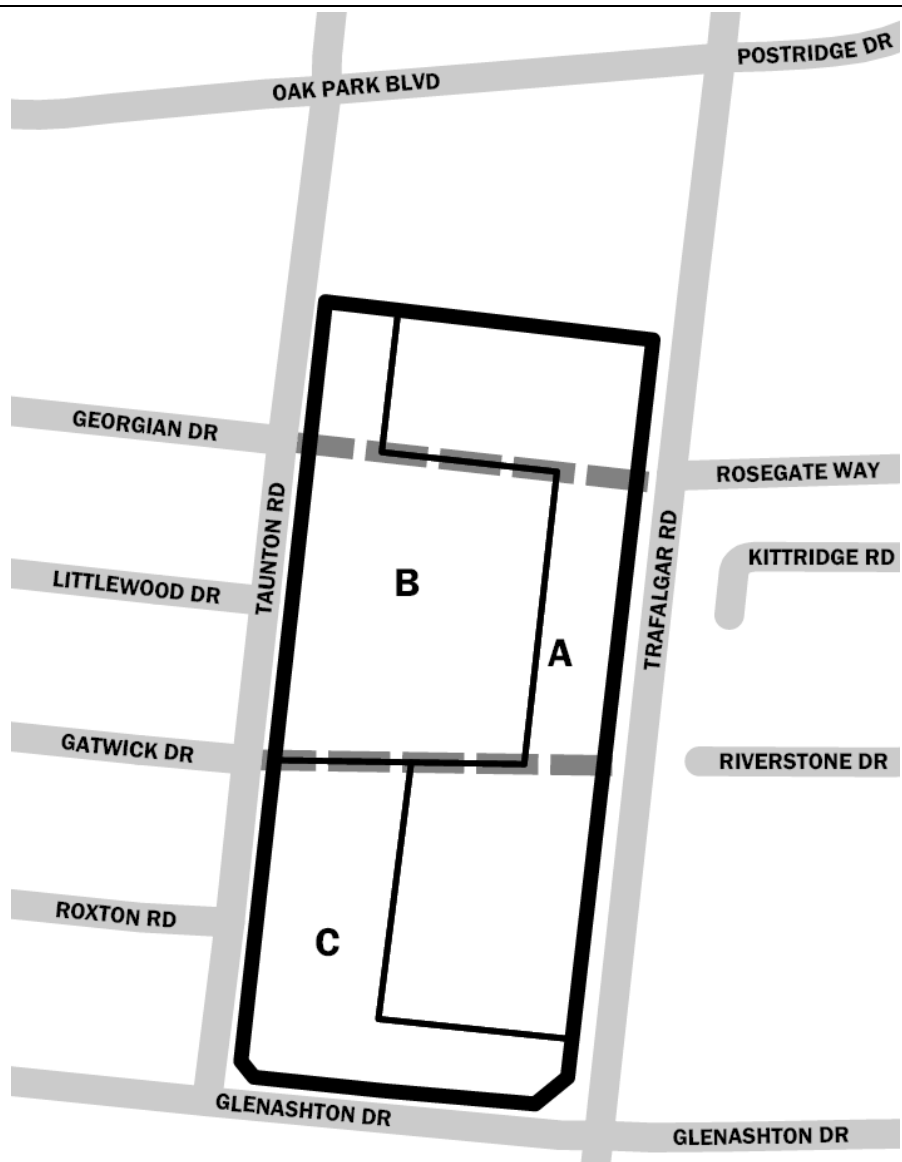
15.307.9 Zone Provisions for Block C Lands

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	150
b)	Minimum <i>height</i>	14.0 m
c)	Minimum number of <i>storeys</i>	4
d)	The minimum <i>first storey height for a back to back townhouse dwelling, stacked townhouse dwelling and multiple dwelling</i>	<i>shall not apply</i>
e)	Maximum <i>height</i>	22.0 m
f)	Maximum number of <i>storeys</i>	a)
g)	Maximum <i>height</i> (upon execution of a Section 37 agreement)	35.0 m
h)	Maximum number of <i>storeys</i> (upon execution of a Section 37 agreement)	10
i)	Maximum <i>front and flankage yard</i> for a <i>back to back townhouse or stacked townhouse dwelling</i> from any <i>public or private road</i>	5.0m
j)	Minimum <i>flankage yard</i> for a <i>back to back townhouse or stacked townhouse dwelling</i> with the primary entrance oriented towards the <i>flankage lot line</i>	3.0m
k)	<i>Dwelling units</i> are not permitted more than 1.0 m below <i>grade</i> .	

15.307.10 Special Site Figures

Figure 15.307.1



15.307.11 Special Parking Provisions

- a) Designated residential visitor *parking spaces* may be counted toward non-residential *parking spaces* and may be provided in any combination
- b) Where a *parking space* is designated for car share in 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*.
- c) 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 10% of the *lot area*.

15.307.12 Special Site Provisions

The following additional provisions apply:

- a) *Height* shall be measured from the finished floor elevation closest to *grade*.

15.307.13 Bonusing Provisions

In order to permit the increased permissions contained in this Special Provision, zoning compliance for *height* and *storeys* shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the Town the 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 in the Uptown Core identified in the Livable Oakville Plan.
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RECOMMENDED HOLDING PROVISIONS

16.3.19.2 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 Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:

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.