



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-096

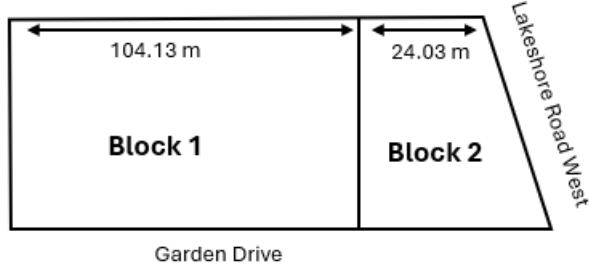
A by-law to amend Zoning By-law 2014-014, as amended,
to permit the use of lands described as 105, 115 to 159 Garden Drive
(Garden Residences Corporation, File No. Z.1617.47)

COUNCIL ENACTS AS FOLLOWS:

1. Part 15, Special Provisions, of By-law 2014-014, as amended, is amended by deleting in its entirety Section 15.343.
2. Part 15, Special Provisions, of By-law 2014-014, as amended, is amended by deleting in its entirety Section 15.418 and replacing with the following:

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| 418 Map 19(7a) | 105, 115-159 Garden Drive (Garden Residences Corporation) | Parent Zone: MU1 (2022-099) (2025-096) |
| 15.418.1 Additional Permitted Uses for Block 1 Lands | | |
| The following additional <i>use</i> is permitted on lands identified as Block 1 on Figure 15.418.6: | | |
| a) | <i>Dwelling, Back-to-Back Townhouse</i> | |
| 15.418.2 Zone Provisions for Block 1 Lands | | |
| The following additional regulations apply: | | |
| a) | <i>Minimum interior side yard</i> | 2.75 m |
| b) | Minimum setback from the <i>interior side lot line</i> for the second to fourth <i>storey</i> | 4.25 m |
| c) | <i>Minimum rear yard</i> | 5.75 m |
| d) | Maximum <i>height</i> | 16.5 m |
| e) | Minimum <i>first storey height</i> inclusive of <i>parking structure</i> | 4.3 m |
| f) | Maximum encroachment for a <i>porch</i> into the <i>minimum rear yard</i> | 2.0 m |
| g) | Minimum width of <i>landscaping</i> abutting a residential <i>zone</i> | 1.4 m |

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| h) | Section 8.4 a) shall not apply to transformers. | |
| 15.418.3 Additional Regulations for Block 2 Lands | | |
| The following additional regulations apply: | | |
| a) | Non-residential <i>uses</i> are required within the <i>first storey</i> of a <i>building</i> . | |
| b) | Minimum <i>floor area</i> for non-residential <i>uses</i> . | 155.0 m ² |
| c) | Residential <i>uses</i> shall be prohibited in the first 1.6 metres of depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward the <i>front lot line</i> , on the <i>first storey</i> . | |
| d) | Notwithstanding subsection 15.418.3(c) an <i>ancillary residential use</i> on the <i>first storey</i> is permitted to occupy a maximum of 15% length of the <i>main wall</i> oriented toward the <i>front lot line</i> . | |
| e) | Table 8.2, footnote 6 for maximum percentage of width of the <i>building</i> shall not apply. | |
| f) | <i>Minimum interior side yard</i> | 4.25 m |
| g) | Minimum width of <i>landscaping</i> from a <i>surface parking area</i> to a <i>public road</i> . | 2.0 m |
| h) | Minimum width of <i>landscaping</i> from a <i>surface parking area</i> to a <i>lot</i> with a residential <i>use</i> . | 2.8 m |
| i) | Maximum <i>height</i> | 16.5 m |
| j) | Section 8.4 a) shall not apply to transformers | |
| 15.418.4 Parking Provisions | | |
| The following parking regulations apply: | | |
| a) | Minimum <i>parking spaces</i> for a <i>back-to-back townhouse dwelling</i> and <i>apartment dwellings</i> | 1.45 per <i>dwelling unit</i> |
| b) | Minimum number of <i>parking spaces</i> for residential visitors and non-residential <i>uses</i> | 6 |
| c) | The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.6 metres in width and 5.7 metres in length. | |
| d) | Minimum width of <i>parking spaces</i> located in a <i>parking structure</i> shall be 3.0m. | |
| e) | Where <i>stacked parking spaces</i> are provided, 2.1 m in width and 5.7 m in length for the <i>parking space</i> located below the vehicle elevating device and 2.1 m in width and 3.9m in length for the <i>parking space</i> located on the vehicle elevating device. | |
| f) | Section 5.2.3 d) relating to <i>parking space</i> obstructions shall not apply | |
| g) | Section 5.10 c) relating to <i>surface parking area</i> setbacks shall not apply. | |
| h) | The parking of <i>motor vehicles</i> is prohibited in all <i>storeys</i> of an above <i>grade parking structure</i> for the first 3.5 metres of the depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward the <i>lot line</i> adjacent to Lakeshore Rd West. | |

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| i) | A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric motor vehicle supply equipment. |
| 15.418.5 Special Site Provisions | |
| The following special site provisions apply: | |
| a) | Lakeshore Road West shall be deemed the <i>front lot line</i> . |
| b) | Vehicular access shall only be from Garden Drive. |
| c) | Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands subject to this by-law shall be considered as one <i>lot</i> for the purposes of this By-law. |
| 15.418.6 Special Figures | |
| Figure 15.418.6 | |
|  <p>The diagram illustrates the layout of two blocks, Block 1 and Block 2. Block 1 is a rectangle with a width of 104.13 m. Block 2 is a trapezoid with a top width of 24.03 m. The diagram shows the layout of the two blocks relative to Garden Drive and Lakeshore Road West.</p> | |

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 16th day of June, 2025

MAYOR

ACTING-CLERK