



TOWN OF AURORA
ADDITIONAL ITEMS NO. 2
FOR COUNCIL MEETING

Tuesday, July 12, 2016
7 p.m.
Council Chambers

- **By-law Number 5873-16** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (Carpino Construction Inc.). – **Replacement Pages 1 and 2**

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5873-16

**BEING A BY-LAW to amend Zoning
By-law Number 2213-78, as amended
(Carpino Construction Inc.).**

WHEREAS section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the councils of local municipalities may pass zoning by-laws;

AND WHEREAS the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 2213-78, including amendments thereto (the "Zoning By-law");

AND WHEREAS the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:

1. THAT the Zoning By-law be and is hereby amended to replace the "Central Commercial (C2) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Row Dwelling Residential (R6-65) Exception Zone".

2. THAT the Zoning By-law be and is hereby amended to add the following:

"15.69 ROW DWELLING RESIDENTIAL (R6-65) EXCEPTION ZONE

15.69.1 Uses Permitted

Stacked, back-to-back, townhouse dwelling units.

15.69.2 Definitions

Dwelling, Stacked, Back-to-back, Townhouse:

Means a building that is divided vertically and/or horizontally into three (3) or more dwelling units, each of which has independent entrances from the exterior with a rear common wall.

15.69.3 Zone Requirements

Notwithstanding any provisions to the contrary, for the purposes of the R6-65 Zone, Yonge Street, or a reserve abutting Yonge Street, shall be deemed to be the front lot line.

15.69.3.1 Lot Specifications

Lot Frontage (minimum)	80 metres
Lot Area (minimum)	7,000 square metres

15.69.3.2 Siting Specifications

Front Yard (minimum)	1.0 metres
Interior Side Yard – South Lot Line (minimum)	0.0 metres
Interior Side Yard – North Lot Line (minimum)	4.5 metres
Rear Yard (minimum)	4.5 metres

Unobstructed Distance between buildings on the same lot (minimum) 3.0 metres

15.69.3.3 Building Specifications

Floor Area (minimum) 51 square metres

Lot Coverage (minimum) 35 percent

Building Height (minimum) 2 storeys

Building Height (maximum) 5 storeys

A maximum height of five (5) storeys is permitted, provided the 5th storey including mechanical and rooftop enclosures are setback a minimum of 1.5 metres from the main front walls of the 4th storey fronting Yonge Street.

15.69.4 Amenity Area

Notwithstanding the provisions of Sections 7.2 and 15.3, a minimum of 2,520 square metres of amenity area shall be provided in accordance with the following:

- i) The private outdoor living area for a ground floor unit shall be provided on a porch, balcony or patio accessible from the dwelling unit.
- ii) The private outdoor living area for a non-ground floor unit shall be provided on a balcony and roof top terrace. Uncovered terraces shall be permitted within the roof area.

15.69.5 General

The provisions of Section 15.4 shall not apply.

15.69.6 Permitted Encroachments

15.69.6.1 Notwithstanding the provisions of Section 6.48.1:

- I. Patios and balconies shall be setback a minimum of 2.2 metres from the front yard, 4.0 metres from the interior side yard, north lot line and 1.9 metres from the rear yard.
- II. Steps and landings shall be setback a minimum of 1.5 metres from the front yard, 3.0 metres from the interior side yard, north lot line and 2.0 metres from the rear yard.

15.69.7 Accessory Buildings

15.69.7.1 Notwithstanding the provisions of Section 6.2:

Accessory buildings less than 55 square metres in area and 3.5 metres in height used for garbage or recycling storage and / or mechanical and electrical equipment shall be permitted within 0.6 m of a private right-of-way, private sidewalk or any lot line that is not a public right-of-way.

15.69.8 Air Conditioning Units and Heat Pumps

The provisions of Section 6.2.6 (i) with respect to central air conditions and heat pumps shall not apply.