

The Corporation of the Town of Aurora

By-law Number 6478-23

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 145 & 147 Wellington Street West (File No. ZBA-2018-01).

Whereas under section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

And whereas on June 27, 2017, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6000-17, as amended (the “Zoning By-law”), which Zoning By-law was appealed to the Ontario Municipal Board (the “OMB”);

And whereas on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the Zoning By-law not in issue in the appeal shall be deemed to have come into force on the day the Zoning By-law was passed;

And whereas the OMB and the Local Planning Appeal Tribunal (the “LPAT”) is continued under the name Ontario Land Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or OMB or Local Planning Appeal Tribunal or LPAT is deemed to be a reference to the Tribunal;

And whereas on June 15, 2021, the Tribunal issued a Decision and Order, under LPAT Case No. PL200238 (the “Order”) approving an amendment to the Zoning By-law respecting the lands municipally known as 147 and 147 Wellington Street West, following an appeal pursuant to section 34(11) of the Planning Act;

Now therefore the Zoning By-law is amended by the Ontario Land Tribunal as follows:

1. The Zoning By-law be and is hereby amended to replace the “Second Density Apartment Residential (RA2) Zone” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Second Density Apartment Residential [RA2(521)] Exception Zone”.
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: RA2 Exception No.: 521	Map: 4	<i>Previous Zone:</i> RA2	<i>Previous By-laws:</i> N/A
Municipal Address: 145 & 147 Wellington Street West			
Legal Description: Part of Lot 28, Registered Plan 246, Town of Aurora, Regional Municipality of York			
24.521.1 Uses Permitted			
<ul style="list-style-type: none">• Two (2) <i>Buildings, Apartment</i> (204 dwelling units maximum)• <i>Dwelling, Stacked Townhouse</i> (56 dwelling units maximum)			

24.521.2 Zone Requirements	
24.521.2.1 Lot Specifications	
Lot Area (minimum)	19,700.0 square metres
Lot Frontage (minimum)	105.0 metres
24.521.2.2 Siting Specifications	
Apartment Buildings	
Front Yard Setback (minimum)	10.7 metres
Rear Yard Setback (minimum)	19.5 metres
Interior Side Yard Setback (minimum)	26.0 metres
Exterior Side Yard Setback (minimum)	16.0 metres
Stacked Townhouses	
Front Yard Setback (minimum)	2.5 metres
Rear Yard Setback (minimum)	9.0 metres
Interior Side Yard Setback (minimum)	8.0 metres
Exterior Side Yard Setback (minimum)	18.5 metres
Gross Floor Area per Dwelling Unit (minimum)	60 square metres
24.521.2.3 Building Specifications	
Lot Coverage (maximum)	30%
Building Height (maximum)	
<ul style="list-style-type: none"> • Building, Apartment • Dwelling, Stacked Townhouse 	7 storeys 13.7 metres
Amenity Area	Notwithstanding Section 7.5.2: <ul style="list-style-type: none"> • A minimum of 3.75 square metres of private amenity space shall be provided per Stacked Townhouse Dwelling Unit; and, • A minimum of 1,250 square metres of outdoor shared amenity space shall be provided at the northwest limits of the property.
24.521.2.4 Parking	
Manoeuvring Spaces (minimum)	
<ul style="list-style-type: none"> • 90 degree spaces 	6.4 metres
Parking Standards (minimum)	Notwithstanding Sections 5.4 and 5.8.2, the following parking rates shall apply: <ul style="list-style-type: none"> • 1.03 resident parking spaces per dwelling unit (269 spaces) • 0.1 visitor parking spaces per dwelling unit (26 spaces) • 6 barrier-free parking spaces

Off-street Parking in Yards	Notwithstanding Section 5.5.3, a Parking Area may be permitted in the Front Yard of a Residential Zone.
Parking Lot Setbacks	Section 5.5.2 shall not apply.
Bicycle Parking Space Standards	Notwithstanding Section 5.7, 0.15 bicycle parking spaces per dwelling unit are required.

3. This By-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of the Order.

Pursuant to the Order of the Ontario Land Tribunal issued on the 15th day of June, 2021, under LPAT Case No. PL200238.

Explanatory Note

Re: By-law Number 6478-23

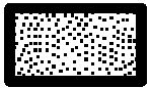
By-law Number 6478-23 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from “Second Density Apartment Residential (RA2) Zone” to “Second Density Apartment Residential [RA2(521)] Exception Zone”.

The effect of this zoning amendment will rezone the subject property to one common exception zone category and will facilitate the addition of 56 stacked townhouse dwelling units, with a reduced parking rate and other site specific exceptions.

Schedule "A"

Location: Part of Lot 28, Registered Plan 246, Town of Aurora,
Regional Municipality of York



Lands rezoned from "Second Density Apartment Residential (RA2) Zone" to "Second Density Apartment Residential (RA2(521)) Exception Zone".

