

# The Corporation of the Town of Aurora

## By-law Number XXXX-24

### Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 180 and 182 Centre Crescent (File No. ZBA-2022-05).

**Whereas under** section 34 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 (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 is continued under the name Local Planning Appeal Tribunal (the “LPAT”), and any reference to the Ontario Municipal Board or the OMB is deemed to be a reference to the LPAT;

**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 hereby enacts as follows:**

1. The Zoning By-law be and is hereby amended to replace the “Service Employment E1(9)” 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 (RA2-556)” zoning category.
2. The Zoning By-law be and is hereby amended to add the following:

<b>Parent Zone:</b> RA2 <b>Exception Zone:</b> (556)	<b>Map:</b> Schedule 'A', Map No. 3	<b>Previous Zone:</b> (E1(9))	<b>Previous By-laws:</b> 6000-17
<b>Municipal Address:</b> 180 and 182 Centre Crescent			
<b>Legal Description:</b> Part of Block 105, Plan 246. Parts 1 – 4, Plan 65R-39267			
<b>24.542.1 Permitted Uses</b>			
No more than One Apartment Building per Lot			
<b>24.542.2 Zone Requirements</b>			
<b>24.542.2.1 Lot Specifications</b>			
Lot Area			39m <sup>2</sup> per dwelling unit

Lot Frontage	30m
<b>24.542.2.2 Siting Specifications</b>	
Front Yard	3.0m
Rear Yard	5.35m
Interior Side Yard	4.25m
Exterior Side Yard	½ the height of the Main Building and in no case less than 9m.
<b>24.542.2.3 Building Specifications</b>	
Lot Coverage (Maximum)	40%
Building Height (Maximum)	26m
<b>24.542.2.4 Amenity Area:</b>	
Any Apartment Residential Zone, Commercial Zone or Promenade Zone, which contains Apartment Dwelling Units, or any Multi-Unit Development shall provide a minimum Amenity Area of Seventeen and one half (17.5) square metres per dwelling unit, provided a minimum of 15% of the required Amenity Area is provided as interior amenity space.	
<b>24.542.2.5 Dwelling Adjacent to an Employment Zone:</b>	
Notwithstanding any other provisions of this By-law where a Residential Zone is adjacent to an Employment Zone, the minimum required yard abutting the Employment Zone shall be 3.0m metres.	
<b>24.542.2.6 Yard Encroachments Permitted</b>	
The structures listed below shall be permitted to project into the minimum yards indicated for the distances specified: <ul style="list-style-type: none"> <li>• Open porches: Interior Side Yards – 2.5m. In no case shall be closer than 2m from the Interior Side Yard.</li> </ul>	
<b>24.542.2.7 Required Manoeuvring Space</b>	
All single and parallel spaces shall have adequate provisions for Manoeuvring Space or Driveway purposes as follows: 90-degree spaces - 6.80m	
<b>24.542.2.8 Parking Standards</b>	
Apartment Building	As per Bill 185, there shall be no minimum parking requirements
<b>24.542.2.9 Setbacks</b>	
Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use,	

there shall be no minimum setback to a wall of a building from a parking space, manoeuvring area or driveway that serves under ground parking.

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 final passage hereof.
4. If a building permit that is appropriate for the development has not been issued under the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, for any building or structure so authorized within five (5) years from enactment of this By-law, then this By-law shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.

**Enacted by Town of Aurora Council this 9th day of July, 2024.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**

**Explanatory Note**

Re: By-law Number XXXX-24

By-law Number XXXX-24 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 "Service Employment E1(9) Exception Zone" to "Second Density Apartment Residential (RA2-556) Exception Zone."

The effect of this zoning amendment will rezone the subject property to one exception zone category and facilitate the creation of a 7-storey residential apartment building with 193 units and 2 levels of underground parking.

**Schedule "A"**

**Location:** Part of Block 105, Plan 246, Parts 1 – 4, Plan 65R-39267, Town of Aurora, Regional Municipality of York



Lands rezoned from "Service Employment E1(9) Exception Zone" to "Second Density Apartment Residential (RA2-556) Exception Zone"

