



**SPECIAL COUNCIL  
PUBLIC PLANNING  
MEETING AGENDA**

**WEDNESDAY, JANUARY 28, 2015**

**7 P.M.**

**COUNCIL CHAMBERS  
AURORA TOWN HALL**



**TOWN OF AURORA  
SPECIAL COUNCIL – PUBLIC PLANNING  
MEETING AGENDA**

Wednesday, January 28, 2015  
7 p.m.  
Council Chambers

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

**2. APPROVAL OF THE AGENDA**

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

**3. PLANNING APPLICATIONS**

**4. READING OF BY-LAW**

RECOMMENDED:

THAT the following confirming by-law be given first, second, and third readings and enacted:

**5682-15** BEING A BY-LAW to Confirm Actions by Council  
Resulting from Special Council – Public Planning  
Meeting on January 28, 2015

*pg. 29*

**5. ADJOURNMENT**

**AGENDA ITEMS**

1. **PL15-005 – Proposed Official Plan Amendment and Zoning By-law Amendment** *pg. 1*  
**Brookfield Homes (Ontario) Limited**  
**155 Vandorf Sideroad (Timberlane Athletic Club property)**  
**Files: OPA-2014-01 and ZBA-2014-03**

RECOMMENDED:

THAT Report No. PL15-005 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

2. **PL15-004 – Proposed Official Plan Amendment and Zoning By-law Amendment** *pg. 14*  
**L. S. Consulting Inc.**  
**29 George Street, Part of Lot 27, Plan 256**  
**Files: OPA-2013-02, ZBA-2013-05, SP-2014-08**

RECOMMENDED:

THAT Report No. PL15-004 be received; and

THAT Application to Amend the Official Plan File: OPA-2013-02 be approved, to amend Site Specific Policy 30 to permit a building having a maximum of four (4) storeys; and

THAT Application to Amend the Zoning By-law File: ZBA-2013-05 be approved, to rezone the subject lands from “Detached Dwelling Second Density Residential (R2) Zone” to “First Density Apartment Residential (RA1) Exception Zone”; and

THAT Site Plan Application File SP-2014-08 be approved to permit the development of the subject lands for a twelve (12) unit condominium apartment building as permitted by the Amending By-law; and

THAT a total of eleven (11) additional units of water and sewage capacity be allocated to the subject lands; and

THAT the by-laws to adopt the Official Plan Amendment and implementing zoning be presented at a future Council meeting for enactment.



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PL15-005**

---

**SUBJECT:** *Proposed Official Plan Amendment and Zoning By-law Amendment  
Brookfield Homes (Ontario) Limited  
155 Vandorf Sideroad (Timberlane Athletic Club property)  
Files: OPA-2014-01 & ZBA-2014-03*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *January 28, 2015*

---

**RECOMMENDATIONS**

*THAT Report No. PL15-005 be received; and*

*THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information and details related to the Official Plan Amendment and Zoning By-law Amendment applications proposing a 68 unit condominium development with single detached, semi-detached, and townhouse dwellings for the Timberlane Athletic Club property (11.8 acres).

**BACKGROUND**

The subject Official Plan Amendment and Zoning By-law Amendment applications were submitted to the Town on April 28, 2014.

The subject lands are currently developed as the Timberlane Athletic Club, which opened in 1988. The site is designated "Private Open Space" by the Official Plan and zoned Major Open Space (O-4) Exception Zone by the Zoning By-law, recognizing the existing facility.

The site was previously designated "Rural Residential" and "Major Open Space" by the Official Plan and the owners submitted an application to propose a use for the property with a higher density than the adjacent estate residential uses. The existing designations were approved by Official Plan Amendment No. 14 on August 20, 1996. The purpose of OPA 14 was to change the land use designation applying to the Timberlane Athletic Club property to permit a townhouse development on the remaining

**January 28, 2015**

**- 2 -**

**Report No. PL15-005**

undeveloped lands. OPA 14 redesignated the site from “Rural Residential” and Major Open Space” to “Suburban Residential” and “Private Open Space” to permit a maximum of 34 townhouse units in addition to the tennis complex. OPA 14 permitted a density of 2 units per acre which was calculated over the entire property, including the tennis complex and parking area. With the adoption of OPA 34 (Yonge Street South Secondary Plan) in 2000, OPA 14 was incorporated into OPA 34, the planning document for the area.

### **Public Notification**

On January 8, 2015, a Notice of a Public Planning Meeting respecting the applications was given by mail to all addressed property owners within a minimum of 120 metres of the subject property, by information signage posted on Wellington Street East and Leslie Street, and by notification in the Aurora Banner and Auranan newspapers.

Public Meeting notification has been provided in accordance with Sections 22 (1) and 34(12) of the *Planning Act*. A map showing the area of public meeting mail notification is shown as Figure 1.

### **Location/Land Use**

The subject lands are bounded by residential uses to the south, west, and east, and employment uses to the north across Vandorf Sideroad. Figure 2 to this report shows the land use designations of the Yonge Street South Secondary Plan.

### **Town of Aurora Official Plan (Yonge Street South Secondary Plan – OPA 34)**

As illustrated on Figure 2 the proposed development falls within the Yonge Street South Secondary Plan, being Official Plan Amendment Number 34 (OPA 34) to the Town’s Official Plan. The OPA 34 establishes land use policies for the lands generally bounded by Vandorf Sideroad, the Metrolinx rail corridor, Bayview Avenue, and Bloomington Road. The subject lands (Timberlane Athletic Club) are designated as “Private Open Space” by OPA 34. Therefore, an amendment to the Official Plan is required to designate the lands as “Cluster Residential” and to allow for a density provision of 5.77 units per acre to permit the 68 unit residential development on the lands.

### **History of OPA 34**

The planning for the Yonge Street South Area began in 1994 when the Town initiated the Growth Management Study (GMS) to consider areas of urban expansion in the Town to accommodate projected growth for the next 20 year period. The GMS considered approximately 145 hectares (360 acres) of undeveloped land within the Yonge Street South Area for future development on full municipal services and included the lands within the Urban Area of the Town. The study recognized the environmental significance of the area, being the Oak Ridges Moraine Area, and recommended that

**January 28, 2015**

**- 3 -**

**Report No. PL15-005**

development occur at an average of 5 units per hectare (2 units per acre) averaged over both constrained and unconstrained portions of the 360 acres of undeveloped area to accommodate approximately 700 new residential units.

In 1996, the Town adopted OPA 17 which implemented the recommendations of the GMS to direct growth to 2016 and provided that the Yonge Street South Area be included in the urban boundary. The specific direction for the future development of the area was for a "low density, and environmentally sensitive residential development on full municipal services." In 1999 the detailed Secondary Plan (OPA 34) process began for the Yonge Street South Area that included an area of approximately 600 hectares (1500 acres) bounded by Vandorf Sideroad on the north, Bayview Avenue on the east, Bloomington Road on the south, and the railway corridor on the west.

The Yonge Street South Secondary Plan (OPA 34) was adopted by Town Council on July 25, 2000 and approved by York Region on February 18, 2004. The Secondary Plan was prepared based on low intensity, environmentally sensitive residential development on full municipal services.

Two areas lying south of Vandorf Sideroad were subject to site specific Official Plan Amendments and are not included in OPA 34. Following the adoption of OPA 34, two areas on the west side of Yonge Street were appealed to the OMB. The OMB issued its order in December 2000. These site specific approvals have been consolidated within OPA 34.

### **Zoning By-law**

The subject lands are currently zoned "Major Open Space (O-14) Exception Zone". Therefore, an amendment to the Zoning By-law is required to permit the residential use on the lands. The owner proposes to rezone the lands to a Row Dwelling Residential (R6) Exception Zone.

### **Proposal**

The subject lands are currently occupied by the Timberlane Athletic Club, which is scheduled to close. The property is 4.77 hectares (11.8 acres) in area and includes tennis courts, a main building, a parking lot, and landscaping.

The surrounding land uses are as follows:

- North: Vandorf Sideroad and employment uses.
- West: Falconwood Hollow and residential uses.
- South: Residential uses and the Beacon Hall Golf Club.
- East: Residential uses and private open space.

As illustrated in Figure 4, the owner proposes to develop the lands as a residential

**January 28, 2015**

**- 4 -**

**Report No. PL15-005**

condominium community with a mix of detached, semi-detached, and townhouse dwellings. The conceptual site plan shows a total of 68 units, a 0.09 ha parkette, a stormwater management facility, and 285 parking spaces. The 0.09 ha parkette at the centre of the site is intended to be used by the condominium residents. A 7.5 m landscaped buffer is proposed adjacent to the residential units on Falconwood Hollow. Access to the site will be from Vandorf Sideroad. No access is proposed on Falconwood Hollow or Beacon Hall Drive except a 6 m emergency access and servicing easement to Falconwood Hollow. With 68 units, the site would have a density of 5.77 units per acre.

A future site plan and plan of condominium will be required to be submitted and approved by Council.

## **COMMENTS**

***Staff have conducted a preliminary review of the proposed applications. A more detailed review will be undertaken following the Public Planning Meeting.***

The applications were received as complete on April 28, 2014. The applications were circulated to departments and agencies for review and comment. Comments were provided to the applicant and a second submission was received on December 23, 2014. The applicant revised the proposal by decreasing the number of units and increasing the landscaping adjacent to the existing residential.

The applicant also held two community open houses with surrounding residents on June 25 and December 9, 2014 to inform them of their redevelopment plans for the property.

***The following matters are identified as a general overview to the submitted planning applications with respect to the Yonge Street South Secondary Plan (OPA 34) land use policies.***

### **Planning Context**

#### *Yonge Street South Secondary Plan (OPA 34)*

The residential development policies of OPA 34 are intended to provide a range of development patterns which are mutually compatible with the low density of existing uses and the environmentally sensitive features and functions of the area. New development is to generally occur at somewhat higher densities than existing development such as that in the Estate Residential designations. The Growth Management Study that preceded the Secondary Plan concluded that the planning area would accommodate approximately 700 new residential units in addition to the approximately 650 units existing within the Planning Area. Since the Secondary Plan was approved, 372 new units have been built or approved on lands designated for

January 28, 2015

- 5 -

Report No. PL15-005

“Cluster Residential” uses by OPA 34 (see Figure 5).

Based on development to date and remaining undeveloped lands, Planning Staff anticipate that growth within the Secondary Plan Area will be consistent with the projected population targets established in OPA 34. The Growth Management Study recommended low intensity residential development in keeping with the existing estate and natural environment character of the area while acknowledging that some growth should occur in the area to support the provision of full municipal services. Density was estimated at 2 units per gross acre and was not intended to limit net densities that might be achieved on a site specific basis after protecting sensitive natural features and undertaking more detailed planning.

#### *Density*

The Planning applications propose to amend OPA 34 to designate the lands from “Private Open Space” to “Cluster Residential” and to increase the density provision from 2 units per acre to 5.77 units per acre. Policy 3.2.3 c) of OPA 34 states:

*The gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare (2 units/acre).*

Density transfers for the purpose of clustering residential development in a manner which preserves or conserves landscape features such as treed areas, slopes, or other desirable features, may be permitted within and between residential development sites without an amendment to the Plan.

As indicated previously in this report, the Falconwood Hollow residential development was calculated including the lands which included the tennis complex. The density of the Falconwood site on a net basis (8.65 acre site) with the 30 existing townhouses is approximately 3.47 units/acre.

Figure 5 provides the context of the existing, approved and remaining residential lands designated by OPA 34. Figure 5 also identifies site area and unit counts of the surrounding developments. The density of the existing developments are higher when calculated on a net basis, meaning the residential land area which excludes environmental features, open spaces, and parks.

#### *Oak Ridges Moraine*

The subject lands are located within the Oak Ridges Moraine Settlement Area. The entire property has been previously developed and has no natural heritage features, landforms, or endangered, rare, and threatened species. The property lies within an area of low aquifer vulnerability.



**January 28, 2015**

**- 6 -**

**Report No. PL15-005**

*Stormwater Management and Servicing*

The site will be served by a dry stormwater management (SWM) pond at the northwest corner of the property. The pond will collect stormwater from the majority of the site and outlet to the storm sewer on Vandorf Sideroad. The drainage plan includes Low Impact Development (LID) features including perforated pipe infiltration systems throughout the site. Quality control will be provided by enhanced swales, perforated pipe infiltration systems, an oil/grit separator, and the SWM pond.

Sanitary drainage is provided by sanitary sewers that will connect to the existing Falconwood Hollow sanitary sewer.

The site will be served by 200-250 mm diameter watermains with connections to existing watermains on Vandorf Sideroad and Falconwood Hollow.

*Landscaping and Screening*

The site is proposed to be extensively landscaped, particularly along the perimeter of the property, the main entrance from Vandorf Sideroad, and the parkette. Trees and lower vegetation are proposed as screening next to Vandorf Sideroad and existing residences on Falconwood Hollow. The applicant plans to retain an existing mature evergreen tree stand, which would form the entrance feature to the community. Detailed landscape plans will be submitted at the site plan stage.

*Transportation and Parking*

Vehicular access from Vandorf Sideroad would be via a new laneway at the approximate centre of the property frontage. The lane has a landscaped median and terminates at the parkette. A pavement width of 6.5 m is proposed on all lanes. The existing driveways from the subject lands to Falconwood Hollow and Beacon Hall Drive are proposed to be closed; the Falconwood access would be for servicing and emergency access only.

A total of 285 parking spaces are proposed, including 4 spaces per residential unit and 13 visitor spaces. Each unit is proposed to have two parking spaces in the driveway and two in the garage.

**January 28, 2015**

**- 7 -**

**Report No. PL15-005**

---

*Zoning Standards*

The proposed zoning contains site specific building setbacks from the private lanes, surrounding properties and streets, and between houses. Proposed setbacks include:

- 5 metres from Vandorf Sideroad
- 7.5 metres from the west, south, and east property lines
- 3.5 metres from a private right of way
- 2.4 metres between the side walls of two buildings
- 9 metres between the rear walls of two buildings

The proposed zoning also includes standards for lot coverage, private outdoor living areas, and landscaped strips that reflect the conceptual site plan.

**ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

**FINANCIAL IMPLICATIONS**

Financial implications will be addressed when a technical review of the proposal is completed.

**PREVIOUS REPORTS**

None.

**CONCLUSIONS**

Staff will undertake a technical review of the subject application including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council raised at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

January 28, 2015

- 8 -

Report No. PL15-005

**ATTACHMENTS**

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Conceptual Site Plan
- Figure 5 – OPA 34 Planning Area – Existing & Approved Residential Land Areas & Units


**PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting – January 15, 2015

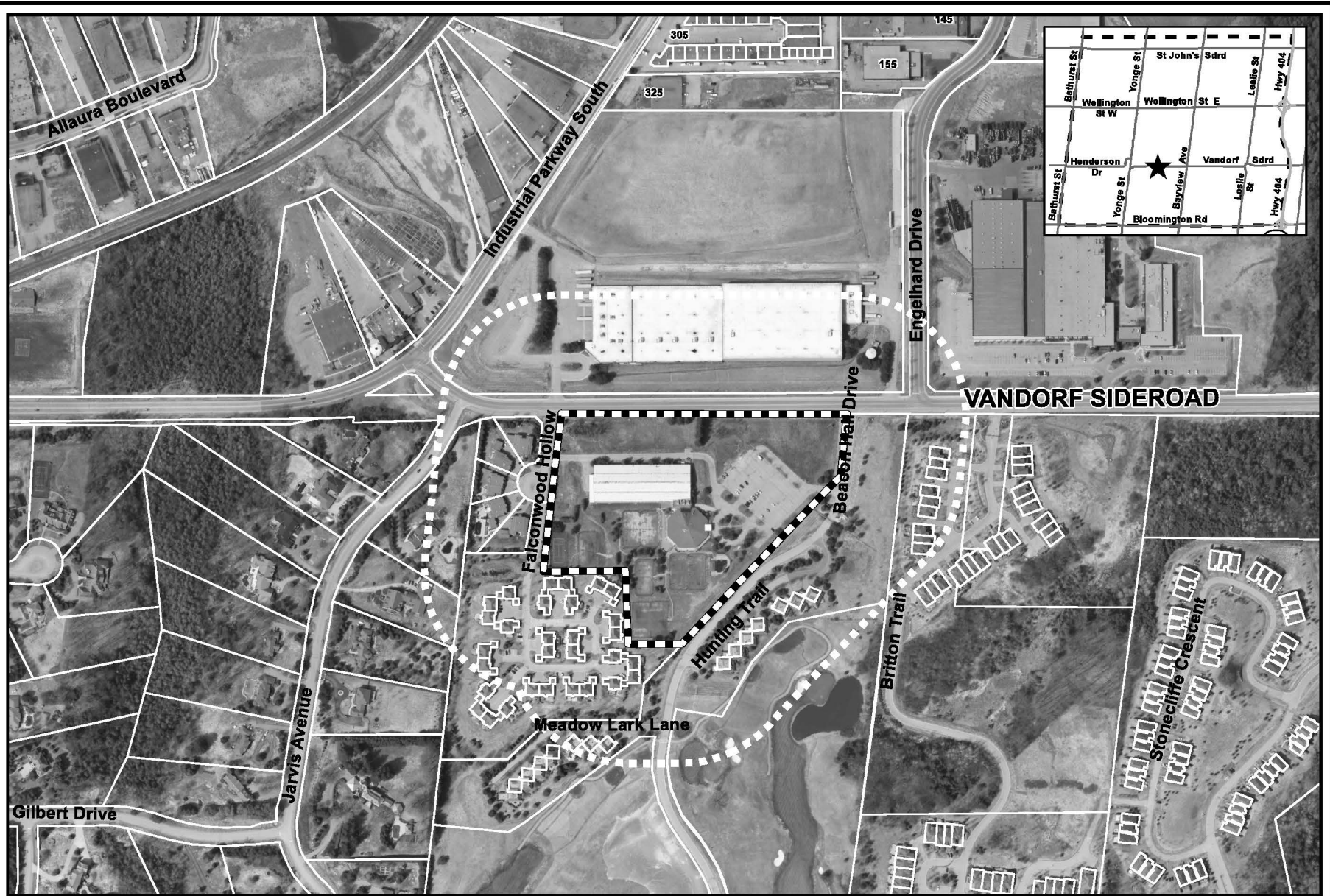
**Prepared by: Marty Rokos, Planner – Ext. 4350**



**Marco Ramunno, MCIP, RPP  
Director of Planning & Development  
Services**





**Neil Garbe  
Chief Administrative Officer**

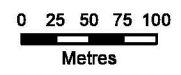


- 6 -

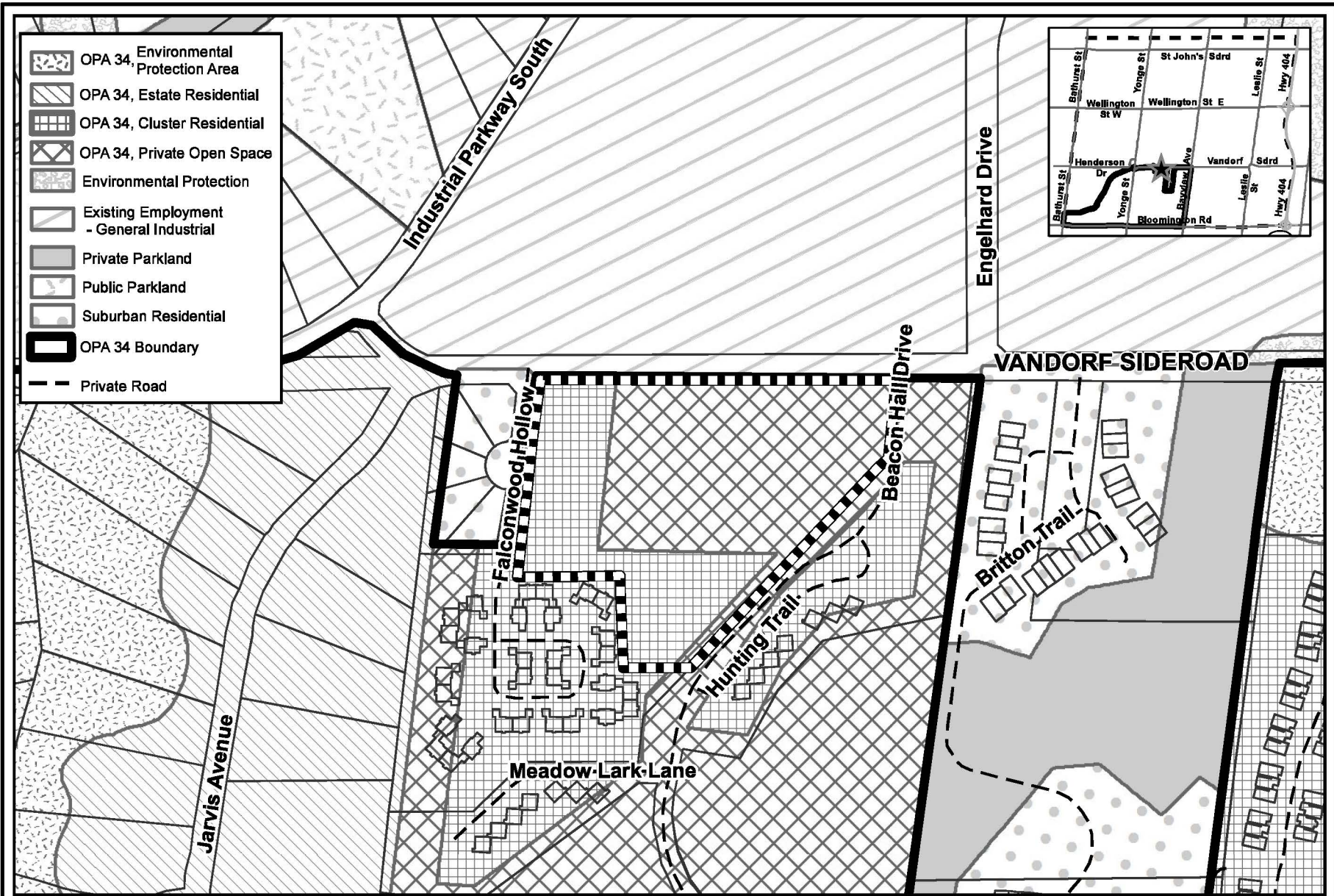
**LOCATION MAP**

APPLICANT: 155 VANDORF SIDEROAD – BROOKFIELD (TIMBERLANE TENNIS CLUB)  
 FILES: ZBA-2014-03, OPA-2014-01  
 FIGURE 1

-  Subject Lands
-  120m Circulation



Map created by the Town of Aurora Planning & Development Services Department, December 31, 2014. Base data provided by York Region and Aurora - GIS. Air Photos taken Spring 2014, © First Base Solutions Inc., 2014 Orthophotography.



- 10 -

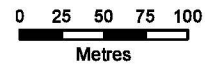
**OFFICIAL PLAN**

APPLICANT: 155 Vandorf Sideroad – Brookfield (Timberlane Tennis Club)

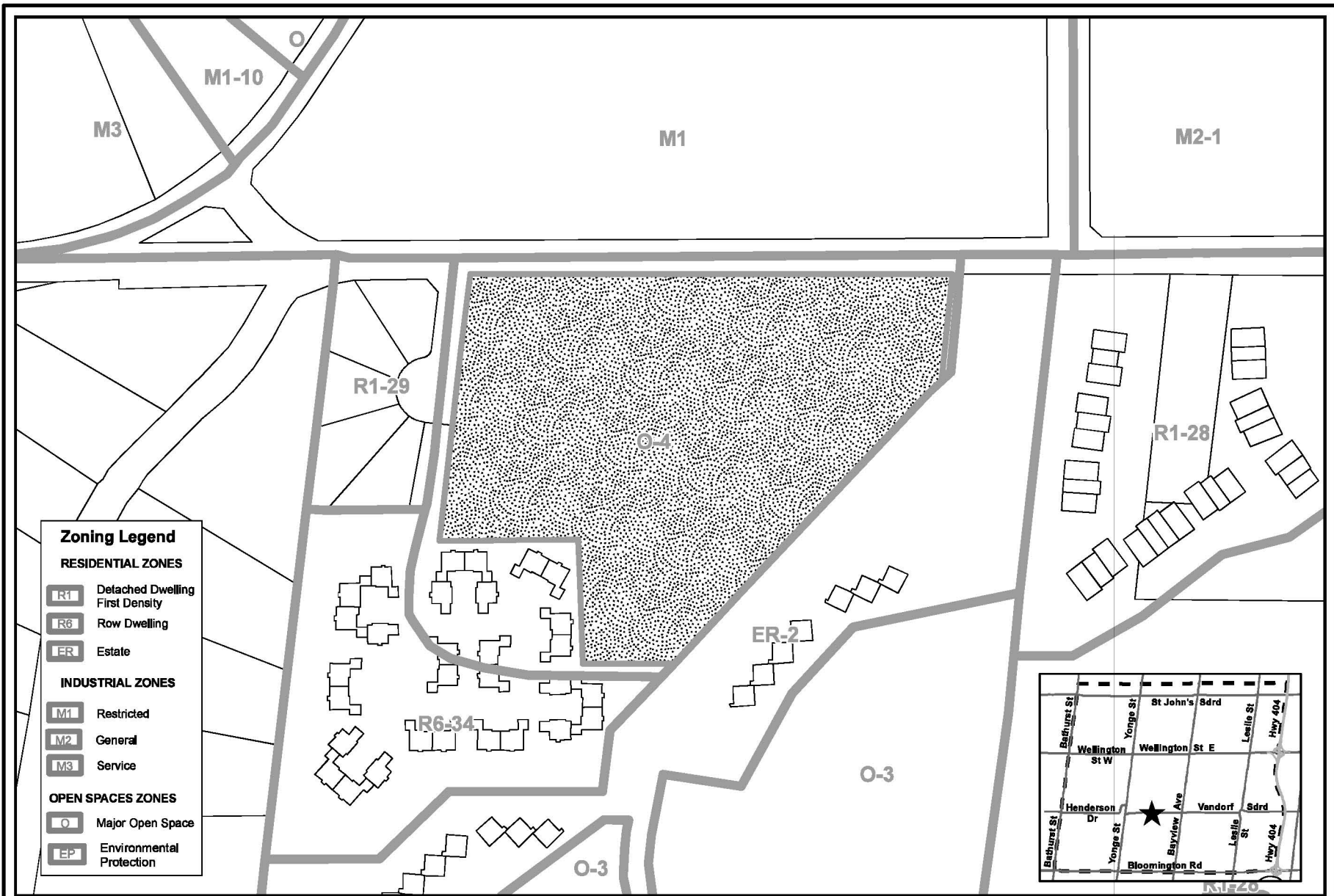
FILES: ZBA-2014-03, OPA-2014-01

FIGURE 2

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, December 31, 2014. Updated January 21, 2015. Base data provided by York Region and Aurora - GIS.

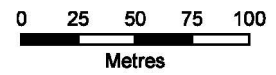


**ZONING PLAN**

APPLICANT: 155 Vandorf Sideroad – Brookfield (Timberlane Tennis Club)  
 FILES: ZBA-2014-03, OPA-2014-01  
 FIGURE 3



**SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, December 31, 2014. Base data provided by York Region and Aurora - GIS.



Land Use	Units	Area(ha.)
11.7m Townhouse/Semi-Detached	44(65%)	0.831
15.25m Single Detached	24(35%)	0.548
Lot Area Amenity Space		1.411
Driveways		0.232
Storm Water Management		0.300
Parkette / Amenity Area		0.090
Buffers (subject to enhancements as per Landscape Master Plan)		0.656
Private Lane (6.5m pavement)-822m (incl. daylighting)		0.699
<b>TOTAL</b>	<b>68</b>	<b>4.767</b>

**Parking Requirement (ZBL 2213-78)**  
 1 space per single detached dwelling & semi-detached dwelling=24 spaces.  
 1.5 spaces for every townhouse dwelling = 66 spaces  
 Total spaces required = 90 spaces

**Visitor Parking Requirement (ZBL 2213-78)**  
 20% of the townhouse parking spaces must be for visitors.  
 20% of 66 = 13 spaces

**Key Plan**

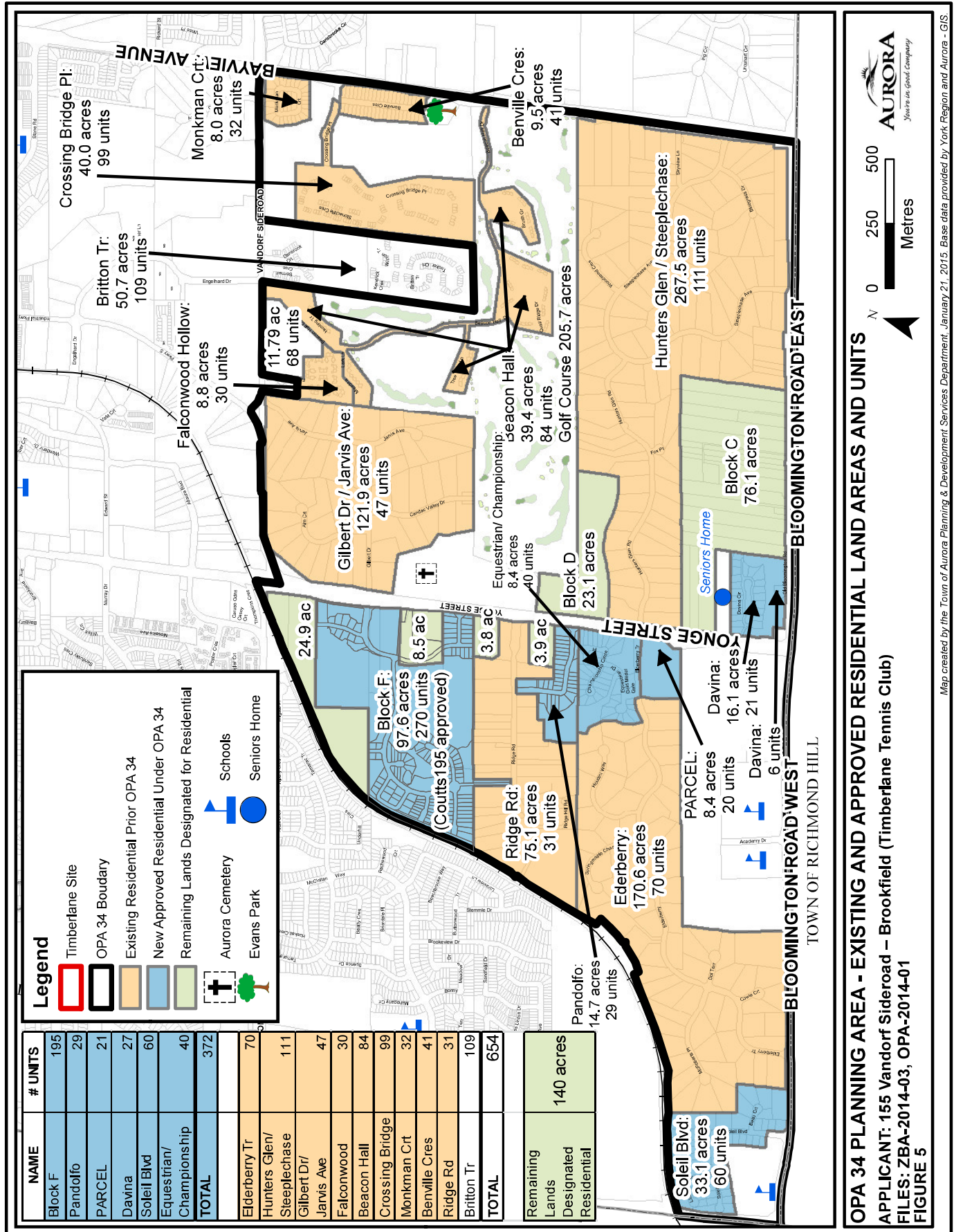


Date: December 3, 2014  
 Project No. : 13-2234  
 Prepared by:  
 MALONE GIVEN  
 PARSONS LTD.

**CONCEPTUAL SITE PLAN**  
**APPLICANT: 155 Vandorf Sideroad – Brookfield (Timberlane Tennis Club)**  
**FILES: ZBA-2014-03, OPA-2014-01**  
**FIGURE 4**



Map created by the Town of Aurora Planning & Development Services Department, December 31, 2014. Data provided by Malone Given Parsons LTD.







**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PL15-004**

---

**SUBJECT:** *Proposed Official Plan Amendment & Zoning By-law Amendment  
L.S. Consulting Inc.  
29 George Street, Part of Lot 27, Plan 256  
Files: OPA-2013-02, ZBA-2013-05, SP-2014-08*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *January 28, 2015*

---

**RECOMMENDATIONS**

*THAT Report No. PL15-004 be received;*

*THAT Application to Amend the Official Plan File: OPA-2013-02 BE APPROVED, to amend Site Specific Policy 30 to permit a building having a maximum of 4 storeys;*

*THAT Application to Amend the Zoning By-law File: ZBA-2013-05 BE APPROVED, to rezone the subject lands from "Detached Dwelling Second Density Residential (R2) Zone" to "First Density Apartment Residential (RA1) Exception Zone";*

*THAT Site Plan Application File SP-2014-08 BE APPROVED to permit the development of the subject lands for a 12 unit condominium apartment building as permitted by the Amending By-law;*

*THAT a total of 11 additional units of water and sewage capacity be allocated to the subject lands; and*

*THAT the by-laws to adopt the Official Plan Amendment and implementing zoning be presented at a future Council meeting for enactment.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide an evaluation and recommendations regarding the proposed Official Plan amendment, Zoning By-law amendment, and site plan applications proposing a 4 storey condominium apartment building with 12 residential units and 16 parking spaces on the subject lands.

**January 28, 2015**

**- 2 -**

**Report No. PL15-004**

---

## **BACKGROUND**

### **Application History**

The subject applications were submitted on December 11, 2013 to permit a 4 storey, 14 unit condominium apartment building on the subject lands. The statutory Public Planning Meeting for the Official Plan and Zoning By-law amendment applications was held on April 23, 2014.

Council passed the following resolution at the April 23, 2014 Public Planning Meeting:

*THAT report PL14-027 be received; and*

*THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future **Public Planning meeting**.*

The applicant has since revised the development concept. The number of dwelling units has been reduced from 14 to 12 without reducing the number of parking spaces. A site plan application (File No. SP-2014-08) was submitted on October 8, 2014 for the proposed development. The parking would consist of 16 parking spaces that would be enclosed within the ground floor area of the building, accessed via a driveway to George Street. The remainder of the property would be used for landscaping and amenity areas (see Figure 4). A draft plan of condominium application will be required at a future date.

Upon receipt of the site plan submission, the second Public Planning Meeting was scheduled for January 28, 2015.

### **Public Notification**

For the first Public Planning Meeting, a Notice of Complete Application respecting the Official Plan and Zoning By-law amendments was published in the Auroran and Aurora Banner newspapers. A Notice of Public Planning Meeting was given by mail on April 3, 2014 to all addressed property owners within a minimum of 120 metres of the subject property. A notice was also posted by ground sign at 29 George Street.

For the second Public Planning Meeting, all interested parties were notified by mail on January 8, 2015.

At the April 23, 2014 Public Planning Meeting, Staff identified the following matters to be addressed in greater detail before a staff report could be prepared for Council's consideration. These matters are discussed further under the Planning Considerations section of this report:

**January 28, 2015**

**- 3 -**

**Report No. PL15-004**

- Official Plan policies related to front yard parking between the main entrance and the street.
- Reduction in parking spaces.
- Amenity area requirements.
- Building heights in stable residential neighbourhoods. The building is proposed to have 4 storeys.
- Landscape areas and vegetative buffering.

### **Official Plan**

The subject property is designated “Stable Neighbourhoods – Site Specific Policy 30” by the Town of Aurora Official Plan (Figure 2). The Region of York approved the new Town of Aurora Official Plan on July 24, 2012. The special policy was included with the new Official Plan to allow the subject lands to develop as a 3 storey apartment building in a manner that would be compatible with the surrounding Stable Neighbourhoods lands.

### **Zoning By-law**

The subject lands are currently zoned “Detached Dwelling Second Density Residential (R2) Zone” by the Town of Aurora Zoning By-law, as amended (Figure 3). An amendment is required to allow the use of the property for an apartment building.

### **Proposed Site Development**

The owner proposes to demolish the existing house on the subject lands and construct a four storey, 12 unit condominium apartment building (Figure 4). The total gross floor area (GFA) of the building is 2,170.8 m<sup>2</sup> with a lot coverage of 61.6%. A total of 16 parking spaces are proposed, all of which are enclosed within the ground floor of the building. Bicycle parking is also proposed on site. The ground floor will include the building lobby and enclosed parking. A rooftop amenity area is proposed with hard and soft landscaping and seating. Ornamental trees will provide screening along the south property line.

A future plan of condominium application will be required to the submitted and approved by Council.

### **COMMENTS**

#### **Planning Considerations**

##### *Official Plan*

As identified previously, the property is designated “Stable Neighbourhoods – Site Specific Policy 30” by the Official Plan. The subject lands are designated as “Stable

**January 28, 2015**

**- 4 -**

**Report No. PL15-004**

Neighbourhoods – Site Specific Policy 30” by the Town of Aurora Official Plan (Figure 2). Areas designated “Stable Neighbourhoods” are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. The Site Specific Policy permits an apartment building having a maximum of 3 storeys subject to a rezoning application, a site plan agreement being entered into with the Town, and the availability of sufficient on-site parking. All other policies of the Stable Neighbourhoods designation apply.

The Official Plan contains urban design policies intended to enhance the built environment. Parking is to be in the rear and main entrances are to be oriented towards the street. Green roofs are encouraged.

The proposed building has its main entrance facing George Street. Parking proposed within the ground floor of the building. The top floor is contained within a mansard style roof, reducing the perceived massing of the building. The stairwell and elevator shaft are proposed to rise slightly higher. A green roof is proposed, which would function as an amenity area for residents.

The surrounding properties typically have 3-4 storey residential buildings. The Chartwell Aurora Long Term Care Residence is on the adjacent property to the south. George Street farther south is typified by single detached homes. Planning staff have reviewed the number of dwelling units in surrounding residential buildings, including 21 George Street, 25 George Street, 55 Wellington Street West, and 85 Wellington Street West. These four properties have a total of 149 units, with each having between 8 and 70 units.

Planning Staff are of the opinion that the proposed building is appropriate and compatible with adjacent and neighbouring development. The massing and built form of the proposed building is considered to be similar to the existing buildings in the immediate vicinity. In addition, the design of the proposed building, including the proposed materials, are in keeping with good design principles.

### *Zoning By-law*

The subject lands are currently zoned “Detached Dwelling Second Density Residential (R2) Zone” by the Town of Aurora Zoning By-law, as amended. To facilitate the subject proposal, the applicant is proposing to rezone the property to an Apartment Residential (RA1) Exception Zone to permit a 4 storey apartment building as proposed.

Site specific by-law exceptions will be required to facilitate the proposed development. These exceptions include:

- Reduced minimum lot area per unit to 93.3 m<sup>2</sup>.
- Reduced minimum lot frontage to 18.99 m.

**January 28, 2015**

**- 5 -**

**Report No. PL15-004**

- Reduced minimum front, rear, and side yard setbacks to 3.0 m, 8.7 m, and 2.5 m respectively.
- Reduced minimum landscape buffer strips to 0.9 m along the east property line and 2.5 m along the north property line.
- Reduced minimum parking requirement from 18 to 16 spaces.
- Increased maximum lot coverage to 65%.
- 4 storey height.
- Eliminate the minimum floor area requirement for individual units.

Infrastructure & Environmental Services Staff have reviewed the zoning and site plan submissions, including the Parking Justification and Transportation Impact Assessment. They have no objections to the traffic levels or the reduction in parking by 2 spaces from the parking standards in the By-law. Street parking is permitted on much of George Street and winter restrictions apply. The proposed building has 490 m<sup>2</sup> of amenity space on the green roof and roof terrace; the zoning requirement in the RA1 Zone is 18 m<sup>2</sup> of amenity space per unit (216 m<sup>2</sup> total).

Planning Staff have evaluated the above proposed exceptions to the by-law and have determined these to be appropriate in the context of the subject application. Planning staff are of the opinion that the proposed rezoning application is appropriate and compatible with adjacent development.

#### *Site Plan Design*

The site plan as shown in Figure 4 consists of the proposed 12 unit condominium apartment building and associated parking, landscaping, and amenities. The Planning Review Committee discussed the site plan application on October 30, 2014. Staff comments were sent to the applicant.

Technical revisions to the site plan as identified by the commenting departments and agencies are required before finalizing the Site Plan Agreement.

#### *Urban Design/Building Elevations*

As illustrated in Figure 5, the building is divided vertically into three distinct sections. The first storey is clad in architectural masonry and includes the lobby entrance and an open grill garage door. The second and third storeys are clad in brick, while the fourth storey is contained within the slate shingle roof structure. Each unit has a balcony or terrace. The front of the building features a patio area with decorative bollard lighting.

John G. Williams Limited conducted an architectural and urban design peer review for the site plan. The review found that the building employs a high quality, contemporary architectural design with a strong relationship to George Street. Suggested changes include enlarging windows facing George Street, adding window headers and sills, and

**January 28, 2015**

**- 6 -**

**Report No. PL15-004**

moving the garage door farther into the building to make it less visible from the street.

*Municipal Servicing*

The subject lands will be developed on full municipal services. The applicant has submitted detailed engineering plans including a Functional Servicing and Stormwater Management Report. The report proposes a new 200 mm diameter PVC sanitary service connection to the existing sanitary maintenance hole on George Street. Water service is to be provided with a new 150 mm diameter water service connection to the existing watermain on George Street. For stormwater management, a variety of low impact development features are proposed, including permeable pavers and a green roof. Stormwater outflow will be controlled by an Inlet Control Device.

The Town's Development Planning Engineer has asked for further technical details regarding servicing and drainage. Staff will continue to work with the applicant to finalize site servicing and grading plans to the satisfaction of Planning & Development Services.

*Access and Parking*

The main entrance to the building lobby is on the ground floor and connected to George Street by a walkway. Parking for 16 vehicles will be on the first floor of the building behind the lobby and elevator. A minimum of two visitor parking spaces are proposed, however it is not identified how visitors would access the visitor parking spaces. Bicycle parking will be in the paved area near the main building entrance.

Staff have asked for clarification on access to the visitor parking spaces.

*Landscaping/Buffering*

As illustrated in Figure 6, the proposed green roof will function as an outdoor amenity area for residents and will include decorative potted plants. Ground level landscaping includes a row of Downey Serviceberry trees along the south property line and smaller bushes near the building entrance and rear patio. The bushes include Alpine Currant, Stella D'Oro, and Goldflame Spirea. A board fence flanks the north, south, and east property lines.

The Landscape Plan shows several trees on the property that would need to be removed. To provide more information on the proposed removals, Parks & Recreation Services Staff have requested a tree removal and preservation plan. They have also asked the applicant to include a row of deciduous trees along the north property line for buffering purposes.

January 28, 2015

- 7 -

Report No. PL15-004

*External Agency Comments*

Responses were received from Enbridge, York Catholic District School Board, York Region District School Board, and Rogers Communications, who all advised that they have no comments or concerns regarding the applications.

*Summary of Resident Comments*

Correspondence by phone, email, and mail with local residents expressed the following comments and concerns:

- Concern with the possibility of increased street parking on George Street, especially in the winter.
- Concern that visitors from neighbouring buildings are using the parking lot at 85 Wellington Street West and that the problem will increase with the proposed development.
- Concern with the proposed height of the building.
- Concern about traffic congestion.
- Possible financial impact on surrounding condominium owners.
- Concern about the density of the proposed development.

The technical review of the proposed site plan, Official Plan Amendment, Zoning By-law Amendment, and supporting studies has been completed by Town Staff. Ratepayer comments and issues related to relevant land use planning matters have been addressed within this report. Staff are satisfied that the planning applications are an appropriate and compatible form of development for the subject lands and conform to the Stable Neighbourhoods land use and design policies of the Official Plan.

**SERVICING ALLOCATION**

Servicing allocation is currently provided to the single detached dwelling on the property. The proposed development will require the allocation of an additional 11 units.

**LINK TO STRATEGIC PLAN**

Example: The Official Plan Amendment and Zoning By-law Amendment support the Strategic Plan goal of ***Supporting an exceptional quality of life for all*** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

**Strengthening the fabric of our community:** Through the addition of 11 net residential units, housing is provided in accordance with the ***Collaborate with the development community to ensure future growth includes housing opportunities for everyone*** action item.

January 28, 2015

- 8 -

Report No. PL15-004

---

**Strengthening the fabric of our community:** Through the approval of an infill residential development, the *Work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan* action item is realized.

#### **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Direct staff to report back to Council addressing any issues that may be raised at the Public Planning Meeting, or
2. Refusal of the application with an explanation for the refusal.

#### **FINANCIAL IMPLICATIONS**

The site is being developed through a site plan application; as such fees and securities will be required with the site plan agreement.

#### **PREVIOUS REPORTS**

Public Planning Meeting Report No. PL14-027, dated April 23, 2014.

#### **CONCLUSIONS**

The Planning and Development Services Department has reviewed the proposed Official Plan Amendment, Zoning By-law Amendment, and site plan applications to allow a 4 storey apartment building. The applications are consistent with Provincial, Regional and Town Policy context, and compatible with the surrounding and future land uses. The subject applications are considered to represent proper and orderly development of the subject lands in terms of density and built form. Planning and Development Services Staff are of the opinion that the applications are in keeping with Official Plan policy.

In view of the above, Staff support the approval of the proposed Official Plan Amendment, Zoning by-law Amendment, and site plan applications. The Zoning By-law will be enacted at a future Council meeting.



January 28, 2015

- 9 -

Report No. PL15-004

**ATTACHMENTS**

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Site Plan
- Figure 5 – Elevations
- Figure 6 – Landscape Plan (Ground & Rooftop Landscaping)

**PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting – January 15, 2015

*Prepared by: Marty Rokos, Planner – Ext. 4350*

  
**Marco Ramunno, MCIP, RPP**  
**Director of Planning & Development**  
**Services**

  
**Neil Garbe**  
**Chief Administrative Officer**



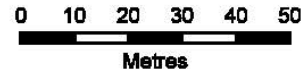
**LOCATION MAP**

APPLICANT: LS CONSULTING INC.  
 FILES: ZBA-2013-05, OPA-2013-02

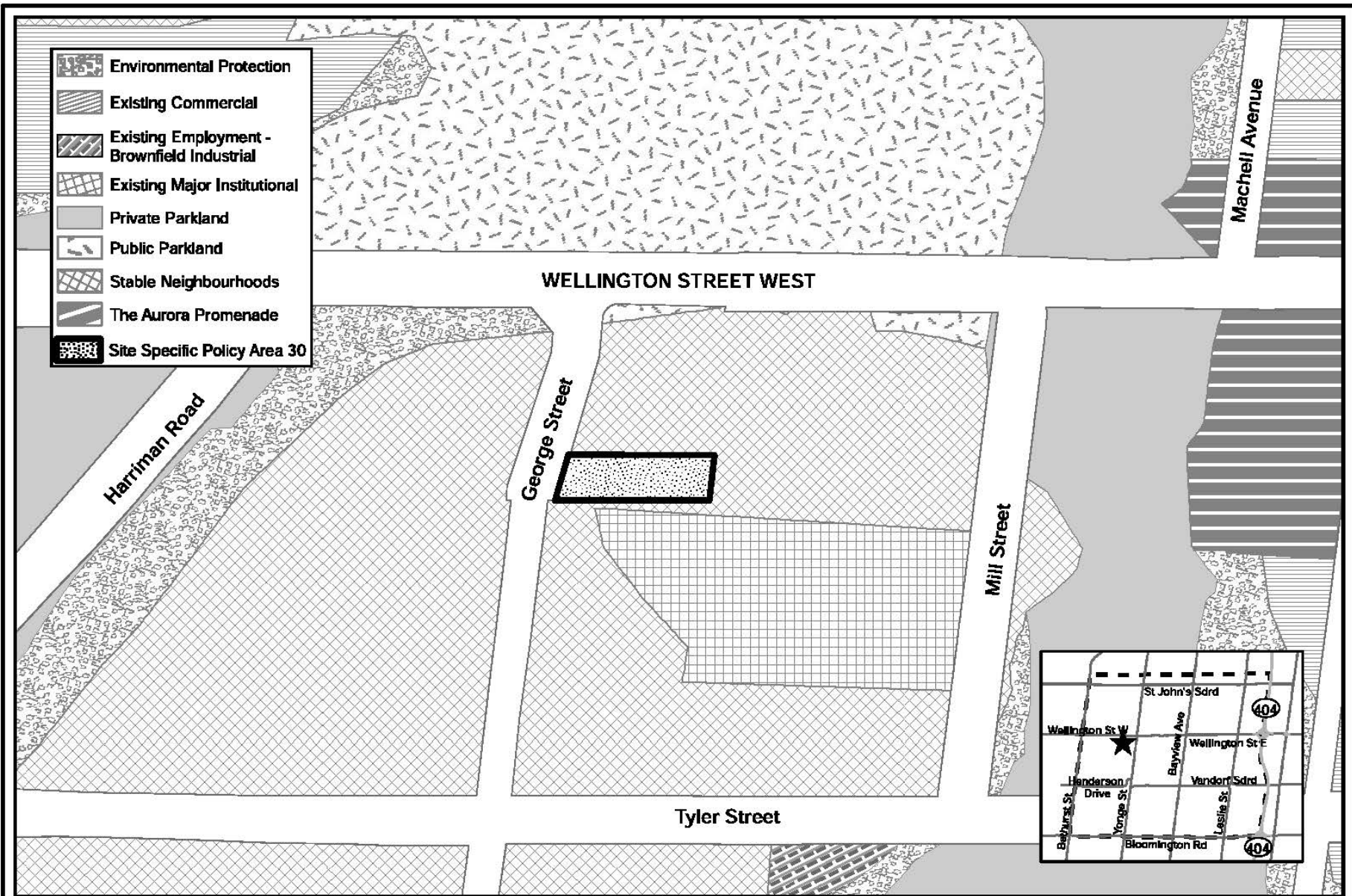
FIGURE 1



**Subject Lands**



Map created by the Town of Aurora Planning & Development Services Department, December 30, 2014. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014, © First Base Solutions Inc., 2014 Orthophotography.

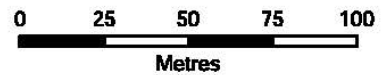


- 24 -

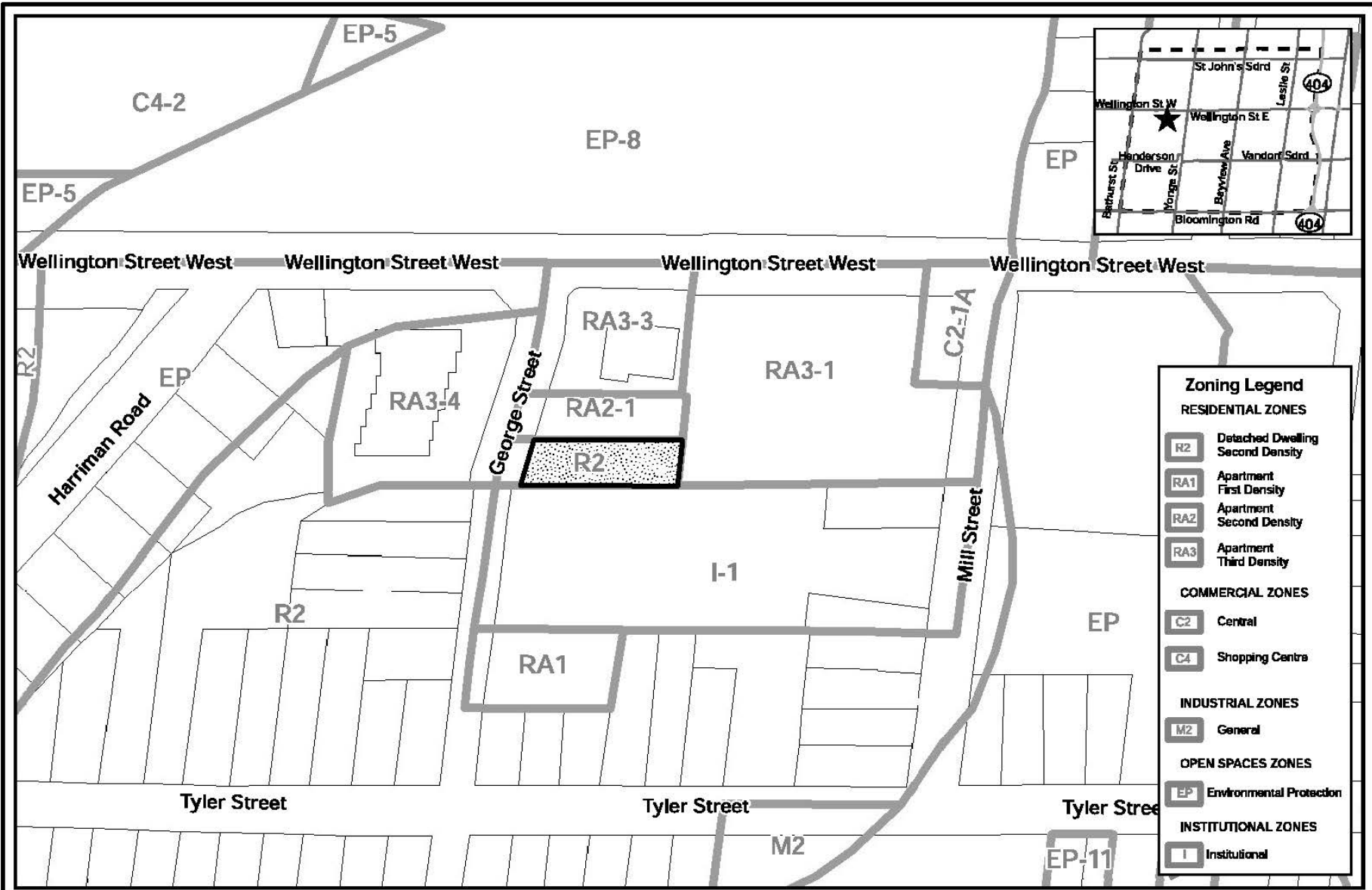
**OFFICIAL PLAN MAP**

APPLICANT: LS CONSULTING INC.  
 FILES: ZBA-2013-05, OPA-2013-02  
 FIGURE 2

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, December 30, 2014. Base data provided by York Region & the Town of Aurora.



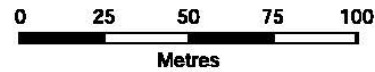
Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
	Detached Dwelling Second Density
	Apartment First Density
	Apartment Second Density
	Apartment Third Density
<b>COMMERCIAL ZONES</b>	
	Central
	Shopping Centre
<b>INDUSTRIAL ZONES</b>	
	General
<b>OPEN SPACES ZONES</b>	
	Environmental Protection
<b>INSTITUTIONAL ZONES</b>	
	Institutional

**ZONING MAP**

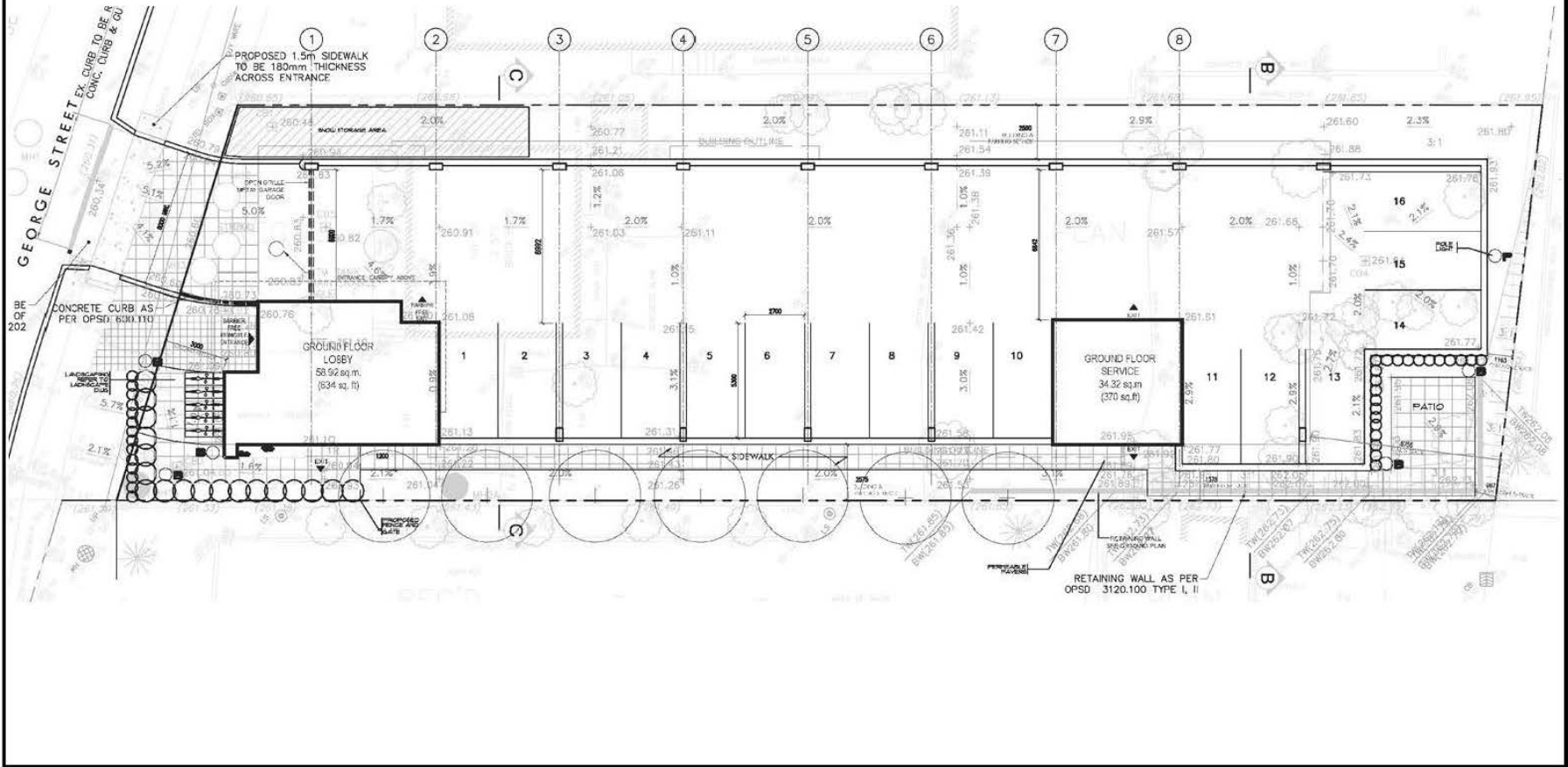
APPLICANT: LS CONSULTING INC.  
 FILES: ZBA-2013-05, OPA-2013-02

FIGURE 3

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, December 30, 2014. Base data provided by York Region & the Town of Aurora.

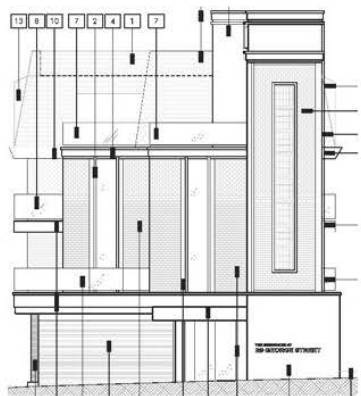


**CONCEPTUAL SITE PLAN**

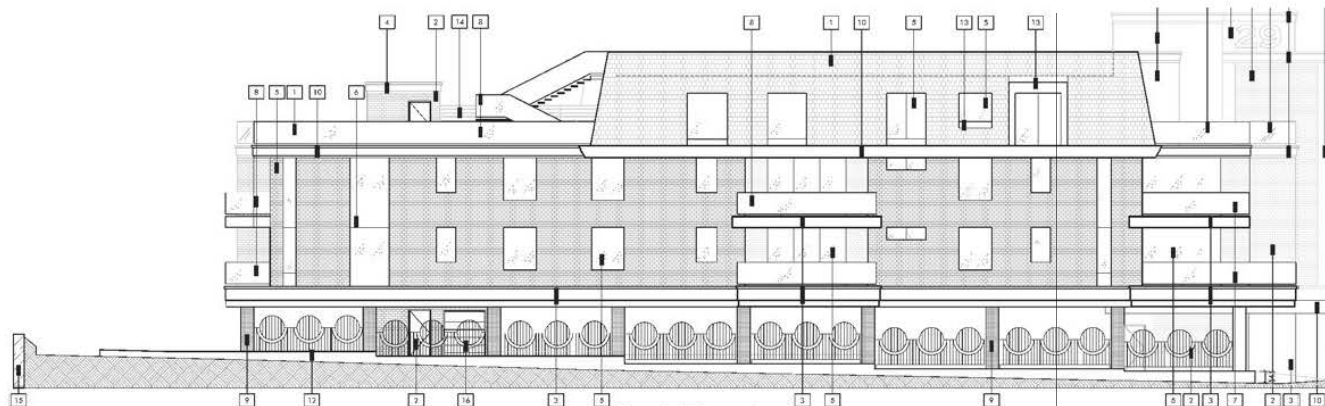
APPLICANT: LS CONSULTING INC.  
 FILES: ZBA-2013-05, OPA-2013-02

FIGURE 4

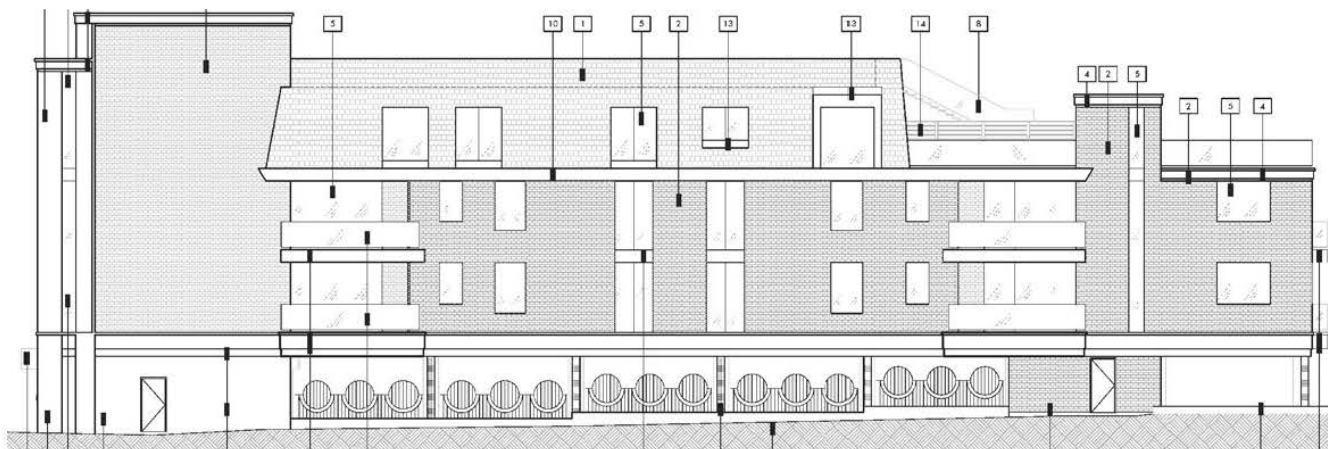




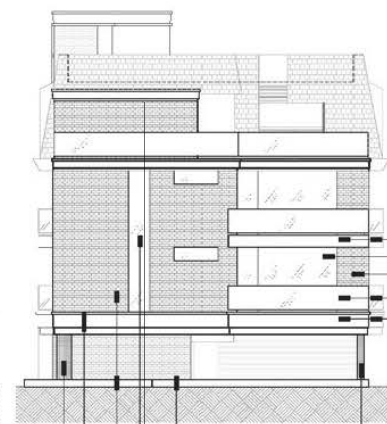
West Elevation



North Elevation



South Elevation



East Elevation

## CONCEPTUAL ELEVATIONS

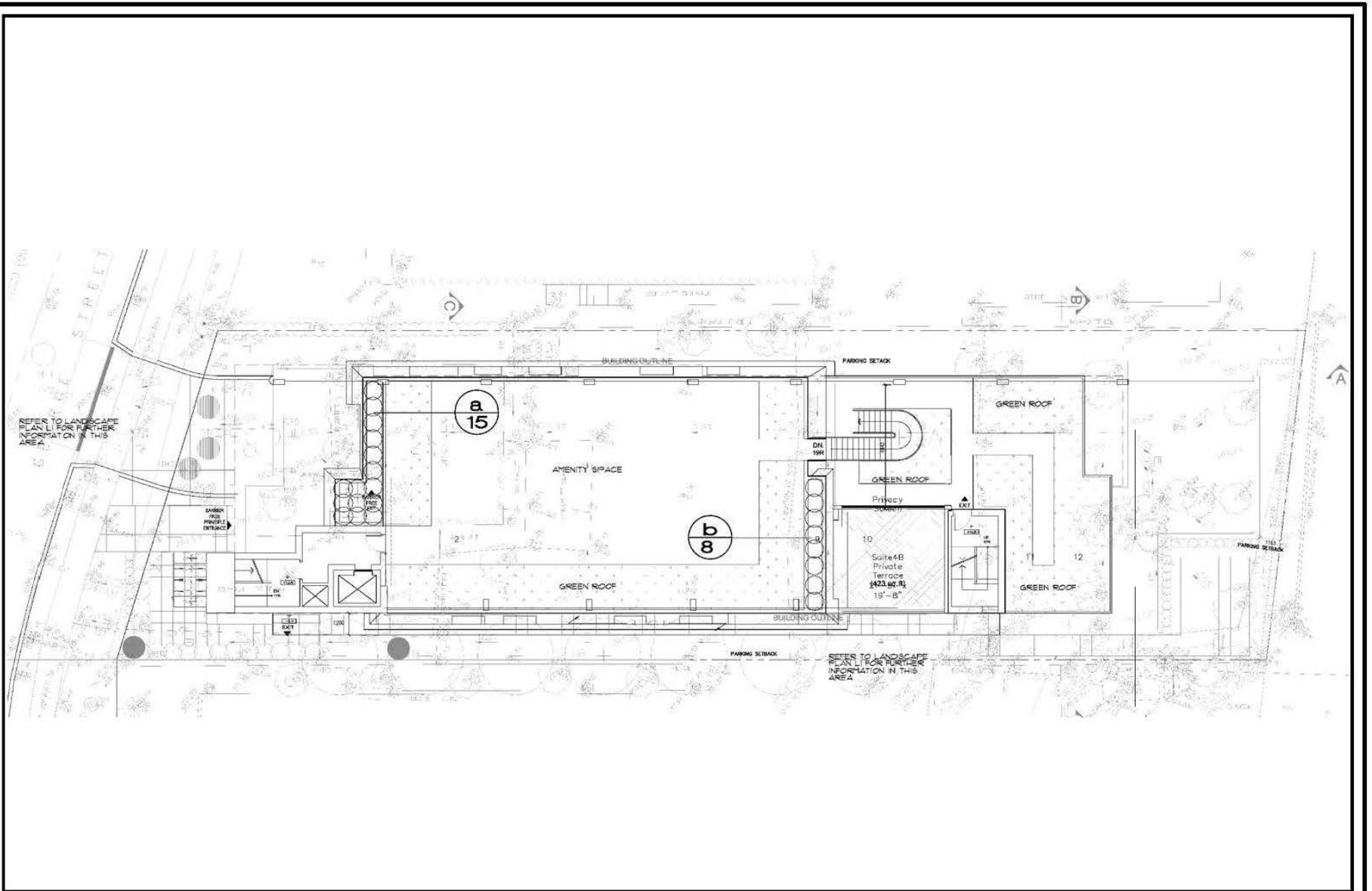
APPLICANT: LS CONSULTING INC.

FILES: ZBA-2013-05, OPA-2013-02

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, December 30, 2014. Drawing provided by Eugene Kuan Architect



### LANDSCAPE PLAN (GROUND & ROOFTOP LANDSCAPING)

APPLICANT: LS CONSULTING INC.  
FILES: ZBA-2013-05, OPA-2013-02

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, December 30, 2014. Drawing provided by Insite Landscape Architects Inc.

***THE CORPORATION OF THE TOWN OF AURORA***

***By-law Number 5682-15***

***BEING A BY-LAW to Confirm Actions by Council  
Resulting From Special Council – Public Planning  
Meeting on January 28, 2015***

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA  
HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Special Council – Public Planning meeting held on January 28, 2015 in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

***READ A FIRST AND SECOND TIME THIS 28<sup>TH</sup> DAY OF JANUARY, 2015.***

***READ A THIRD TIME AND FINALLY PASSED THIS 28<sup>TH</sup> DAY OF JANUARY,  
2015.***

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**PATTY THOMA, DEPUTY CLERK**