



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, MARCH 25, 2015

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



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

Wednesday, March 25, 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:

5699-15 BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on March 25, 2015

pg. 31

5. ADJOURNMENT

AGENDA ITEMS

- 1. PL15-021 – Proposed Plan of Subdivision and Zoning By-law Amendment** pg. 1
David Frattaroli
14288 Yonge Street
Files: SUB-2014-04, ZBA-2014-09

RECOMMENDED:

THAT Report No. PL15-021 be received; and

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

- 2. PL15-023 – Official Plan Amendment and Zoning By-law Amendment** pg. 19
Applications
RCG Aurora North Limited Partnership
800 St. John's Sideroad
Files: OPA-2012-02, ZBA-2012-09

RECOMMENDED:

THAT Report No. PL15-023 be received; and

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



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-021

SUBJECT: *Proposed Plan of Subdivision and Zoning By-law Amendment*
David Frattaroli
14288 Yonge Street
Files: SUB-2014-04, ZBA-2014-09

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

DATE: *March 25, 2015*

RECOMMENDATIONS

THAT Report No. PL15-021 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning and 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 proposed Plan of Subdivision and Zoning By-law Amendment applications submitted for 14288 Yonge Street. The subdivision application proposes to develop 11 residential units (nine (9) units and two (2) semi-detached units), 0.48 ha private open space, and 1.2 ha 'lands to be retained'.

The accompanying Zoning By-law Amendment application proposes to rezone the subject property to appropriate zone categories in accordance with Town of Aurora Zoning By-law 2213-78, with exceptions as required, to implement the proposed Plan of Subdivision.

BACKGROUND

A Block Plan application (Block F) for the Yonge Street South Secondary Plan (File: SUB-2010-01) was submitted on April 19, 2010 by the South Aurora Landowners Group and approved on September 24, 2012 by Council. The subject lands were identified as a non-participating landowner through the Block Plan process. Servicing and road connections over the subject lands were identified in the approved Block Plan.

March 25, 2015

- 2 -

Report No. PL15-021

The proposed Plan of Subdivision and Zoning By-law Amendment applications were received as complete applications on September 30, 2014. The applications were circulated to departments and agencies for review and comments. All first submission comments received to date on the individual planning applications have been provided to the Owner/applicant.

Public Notification

On March 5, 2015 a Notice of Public Meeting respecting the Draft Plan of Subdivision and Zoning By-law Amendment applications was given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. The mailing list was enlarged to capture Owners beyond the minimum 120 metres distance from the subject land (see Figure 1). Advertisements were posted within the Aurora Era Banner and Auroran. Notice was also posted by ground sign at 14288 Yonge Street. Public Meeting notification has been provided in accordance with Sections 22 (1) and 34 (12) of the *Planning Act*.

At the time of writing this report, Staff have received no enquiries from area residents regarding the proposal. Any written comments or comments provided at the Public Meeting will be addressed in the technical review and included in a comprehensive report at a future General Committee Meeting.

Location/ Land Use

The subject lands are located on the west side of Yonge Street, municipally known as 14288 Yonge Street and legally described as Part of Lot 74, Concession 1 (Figure 1). The subject lands have the following characteristics:

- The property is included in the Town of Aurora Register of Properties of Cultural Heritage Value or Interest;
- An existing structure constructed circa 1876;
- Total site area of approximately 2.2 ha;
- Site previously housed the storage of industrial/commercial trailers;
- Property forested with mid-aged to mature deciduous and mature coniferous forest;
- Dry valley, which runs along the western property boundary in a south-north direction; and
- No existing road access to the adjacent lands to the north and south.

The surrounding land uses are as follows:

North: Institutional Block;

South: Future residential units;

East: Yonge Street and existing cemetery; and

West: Environmental Protection Lands.

March 25, 2015

- 3 -

Report No. PL15-021

Of note, the lands to the north, west, and south were previously approved as part of the Coutts Plan of Subdivision Application (SUB-2012-03) to which the Frattaroli lands propose to interconnect.

Policy Context

Oak Ridges Moraine Conservation Plan (ORMCP)

The Draft Plan of Subdivision lands are located within the Settlement Designation of the Oak Ridges Moraine Conservation Plan (ORMCP) implemented through OPA 48 which permits all uses approved in OPA 34. Figure 2 identifies a portion of the subject lands as containing “Woodlands” and “Woodlands Minimum Vegetation Protection Zone (MVPZ). Furthermore, the lands are of “High Aquifer Vulnerability”; a portion of the lands are “Category 1 (Complex Landform)”; and located in the Oak Ridges Moraine Wellhead Protection Areas time travel zones in 10-25 years. The Draft Plan of Subdivision will be required to comply with the requirements of OPA 48 and OPA 34. The Town has retained North-South Environmental (ORMCP Conformity), Norbert Woerns (Hydrogeology) and Daryl Cowell and Associates (Landform Assessment and Conservation) to review conformity with the Oak Ridges Moraine Conservation Plan.

Yonge Street South Secondary Plan (OPA 34)

As illustrated on Figure 3, the subject lands are designated as “Cluster Residential”, “Private Open Space”, “Environmental Protection Area”, “Environmental Restoration Area”, “Ecological Buffer”, “Building Setback” by the Yonge Street South Secondary Plan, OPA 34. The following is a brief description of the Land Use Designations that apply to the subject lands:

Cluster Residential

The permitted uses in the “Cluster Residential” Designation are single detached dwellings, semi-detached dwellings, linked housing, townhouses and private open space. The Block plan approval encourages an appropriate mix of units related to consideration of landform conservation efforts and overall compatibility with existing development.

To the greatest extent possible, land within a Cluster Residential designation shall be retained in an open or natural condition, either as Private or dedicated Public Open Space and shall not form part of individual lots. Areas retained as open space are intended to preserve the natural landscape quality of the area.

March 25, 2015

- 4 -

Report No. PL15-021

Private Open Space

Lands described as “Private Open Space” are held in private ownership and shall be limited to uses which retain the site in a primarily open condition.

Environmental Protection Areas (EPA's)

Lands described as Environmental Protected Areas (EPA's) contain the most significant areas of ecological importance within the Secondary Plan. It is the Town's intent to acquire such areas or ensure their preservation through conservation easements. No new development or land alterations shall be permitted with EPA's except for erosion and flood control works; fish, wildlife or conservation management measures, or ecologically based restoration or management.

Environmental Restoration Areas (ERA)

These areas are intended to link and enhance EPA and Environmental Function Areas (EFA) to provide wildlife movement corridors and habitat. Such features may or may not contain natural features in their current state, however, it is intended that they will eventually resemble those areas in terms of species diversification and ecological functions. Within ERAs, appropriate trails, stormwater management facilities, roads and public works are permitted provided that the ecological functions of these areas are not compromised.

Ecological Buffer

The intent of ecological buffers is to provide adequate separation between environmental areas and adjacent areas used or intended for development. Ecological buffers shall be a minimum of 10.0 metres in width measured from the dripline of trees on the boundary of the EPA to the rear lot line or equivalent of the development.

Zoning By-law

The subject lands are currently zoned “Rural Oak Ridges Moraine (RU-ORM). An Amendment to the Zoning By-law is required to re-zone the lands to implement the Draft Plan of Subdivision. The Owner has submitted a Zoning By-law Amendment which is currently under review by staff.

The proposed Amendment includes a residential zoning designation (Special Mixed Density Residential (R5-XX) Exception Zone) to implement the cluster residential development designation proposed in the Draft Plan of Subdivision (Figure 4). The proposed Zoning also includes Major Open Space (O-XX) Exception Zone to implement Block 01 and Environmental Protection (EP-XX) Exception Zone to implement the ‘Lands to be Retained’ (Block 06).

March 25, 2015

- 5 -

Report No. PL15-021

Reports and Studies

As part of the Draft Plan of Subdivision and Zoning By-law amendment applications, the Owner has submitted the following studies which are under review by Town Staff and external agencies:

- Planning Justification Report;
- Environmental Impact Study (EIS) & Natural Heritage Evaluation (NHE);
- Landform Assessment and Conservation Study;
- Stage 2 Archaeological Assessment;
- Cultural Heritage Assessment Report, Built Heritage & Cultural Heritage Landscapes;
- Hydrogeological Study, Water Balance Assessment and Geotechnical Investigation prepared;
- Functional Servicing Study;
Stormwater Management Report;
- Traffic Impact Study;
- Urban Design Strategy – Community Design Guidelines;
- Open Space Master Plan and Landscape Design Guidelines;
- Environmental Noise Assessment; and
- Phase One Environmental Site Assessment.

Proposal

The Owner is proposing a Plan of Subdivision comprising nine (9) townhouse units and two (2) semi-detached units. In total, eleven (11) new residential units are proposed through five (5) residential blocks, private open space block, two (2) private road blocks, and lands to be retained (see Figure 5). Block 6 is to be retained and contains the existing residential dwelling. The site statistics for the Draft Plan of Subdivision are as follows:

Block Number	Proposed Land Use	Units	Total Area
Block 1	Private Open Space		0.5 ha (1.2 acres)
Block 2	Residential (Townhouse)*	3	0.1 ha (0.3 acres)
Block 3	Residential (Townhouse)	3	0.1 ha (0.2 acres)
Block 4	Residential (Semi)	2	0.1 ha (0.2 acres)
Block 5	Residential (Townhouse)	3	0.1 ha (0.3 acres)
Block 6	Lands to be Retained		1.2 ha (2.9 acres)
Private Road 'A'	Private Road		0.1 ha (0.2 acres)
Private Road 'B'	Private Road		0.05 ha (0.12 acres)
Totals		11	2.2 ha (5.4 acres)

March 25, 2015

- 6 -

Report No. PL15-021

COMMENTS

Staff have conducted a preliminary review of the proposed plan. A more detailed review of the plan will be undertaken following the Public Planning Meeting to assess conformity to all policies of OPA 34 and development policies of the Town. The following matters are identified as a general overview to the submitted planning applications with respect to the Yonge Street South Secondary Plan (OPA34) land use policies

Yonge Street South Secondary Plan (OPA 34) Land Use

The Draft Plan of Subdivision proposes semi-detached and townhouse units, which is consistent with the permitted uses of the Yonge Street South Secondary Plan land use designations. Additional development policies pertaining to environmental management, heritage, urban design, transportation and engineering will be reviewed and approved by Staff prior to Draft Plan of Subdivision approval.

Density

OPA 34 defines Gross Residential Density as:

“...the number of dwelling units divided by the gross residential land area. Gross residential land area includes local roads within the residential area, trails, shared private open space, Environmental Protection and Environmental Function Areas, an elementary school and a local or Neighbourhood Park”.

“...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 per acre).

The proposed density of the Draft Plan of Subdivision is 5.05 units per hectare (2.04 units per acre). The proposed Draft Plan of Subdivision will be reviewed in its entirety for conformance to the density provisions of OPA 34 prior to a recommendation report considered by Council.

Environmental Protection Area

As indicated on Figure 3, the site is characterized by an existing forest consisting of mid-aged to mature deciduous and mature coniferous trees (designated Environmental Protection Area per OPA 34) on the south of the property that captures a large portion of the overall site. A dry valley runs along the western property boundary in a south-north direction.

March 25, 2015

- 7 -

Report No. PL15-021

Approximately 40% of the subject lands are designated with an Environmental Protection Area designation. Per OPA 34, it is the Town's intent to acquire such areas or ensure their preservation through conservation easements. The limits of all significant natural heritage features were surveyed in conjunction with the Lake Simcoe Region Conservation Authority (LSRCA). Preliminary comments from the LSRCA recommend provisions to be included to ensure maintenance of the Key Natural Heritage feature (woodlot).

Parks and Open Space

A Parkland dedication block is not proposed within the draft plan. Block 1 indicates a Private Open Space Block. A servicing easement and potential road connection may be required through the open space block. In accordance with the Trails Master Plan and Schedule DD of OPA 34 (figure 7), a trail connection will have to be provided along Yonge Street.

Water and Sanitary Servicing

A Functional Servicing Report (FSR) prepared by Cole Engineering has been submitted with the application outlining engineering details for the development. The Draft Plan will be serviced by municipal water and sanitary sewer in accordance with Town standards. As detailed in the FSR and supporting information, the subject lands will be serviced via the same servicing connection as the Coutts Draft Plan of Subdivision (File: SUB-2012-03) approved by Council in June, 2013. The Coutts servicing connection runs through the Frattaroli lands (north-south), via Block 1 (Private Open Space) by proposed 250 mm diameter watermain and sanitary sewer. The Frattaroli servicing connection occurs via 200mm diameter watermain and sanitary sewer off of the main Coutts connection. Preliminary comments identify that minor revisions to the Plan will be required to accommodate sanitary servicing interconnection.

Stormwater Management

The stormwater runoff to the west of the Site is to be controlled via a 975 mm storage pipe. The uncontrolled post-development peak flows do not exceed the pre-development target flows to the east. Quality control for the development is to be provided by a combination of proposed landscaping and an Oil Grit Separate (OGS). No stormwater ponds are proposed to accommodate the stormwater run-off of the proposed development.

Environmental Site Assessment (ESA)

A Phase One ESA was conducted on the subject lands by WSP Canada Inc. The Phase One ESA identified the importation of fill of unknown quality as an area of potential concern. The applicant will be required to address this matter prior to consideration of Draft Plan approval.

March 25, 2015

- 8 -

Report No. PL15-021

Cultural Heritage

The subject lands are noted as having cultural heritage value or interest and is included in the Town of Aurora Register of Properties of Cultural Heritage or Interest as a non-designated 'listed' property. The building was constructed circa 1875 and is designed in an Ontario House/Gothic Revival style. The Owner is proposing that the above mentioned house in the Draft Plan of Subdivision be demolished.

A Cultural Heritage Assessment Report and Cultural Heritage Landscape was prepared by Unterman McPhail Associates. The report is to be updated to reflect the existing listed property located on the subject lands. A Heritage Impact Assessment for the house will also be required prior to Draft Plan of Subdivision Approval.

Archaeology

A Stage 2 Archaeological Assessment was conducted by Archeoworks Inc. in regards to the subject lands. The study determined that no Stage 3 Archaeological Assessment (further Archaeological works on the Site) would be required. A letter of clearance will be required from the Ministry of Tourism, Culture and Sport for this Assessment as a condition of Draft Plan of Subdivision approval.

Road Network/ Transportation

As part of recent Block Plan (Block F) and Draft Plan of Subdivision (Coutts) approvals, a road connection was approved through the Frattaroli lands to facilitate Yonge Street access from Cluster Residential Developments to the north and south of the subject lands as illustrated in Figure 6. No road access through the Frattaroli lands was demonstrated through the initial Draft Plan of Subdivision submission. The applicant will work together with neighbouring developers to facilitate a finalized road pattern.

Road access to the subject Cluster Residential development is proposed via a private road connection located at the north-west of the subject lands. Of note, the Owner will be required to provide road (and servicing) connections to 14296 and 14264 Yonge Street (lands to the north-east and south-east) should they wish to develop their property in the future. The road connection shall be proposed away from Environmental Protection Lands and Buffer Area. A redesign of the draft plan of Subdivision will be required to accommodate the future connections.

March 25, 2015

- 9 -

Report No. PL15-021

Trails

OPA 34 states wherever possible, identified trails will be brought into public ownership and designated as Public Open Space. Trails shall be provided in accordance with the Trails Master Plan for the OPA 34 Area (Figure 7). Town staff will discuss with the Owner the timing of the implementation of the trails and crossings and any financial contributions by the Owner prior to Draft Plan approval. The implementation of trails within the Plan of Subdivision will be secured through the subsequent approvals and execution of development agreements.

Urban Design

OPA 34 outlines Urban Design guidelines which seek to provide a consistent, high standard of design direction to landowners, builders, and consultants. Design Strategy-Community Design Guidelines have been prepared by Martin Associates Architects for the Draft Plan of Subdivision. These will be reviewed by Staff by prior to Draft Plan of Subdivision approval.

Initial Comments

An initial review of the proposed Draft Plan of Subdivision and Zoning By-law amendment has been conducted and Staff have identified matters that will need to be addressed by the Owner prior to Draft Plan approval. The following is a summary of those matters:

- Review of development proposal for conformity to density and development policies of the Yonge Street South Secondary Plan;
- Submission of a trails plan to address the requirements of the Trails Master Plan;
- An updated Heritage Assessment Report and Cultural Heritage Landscape to reflect the existing listed property;
- Submission of a Heritage Impact Assessment for the existing house;
- Oak Ridges Moraine and OPA 34 environmental criteria;
- Submission of a revised Phase One ESA; and
- Finalization of the proposed road alignment and access with adjacent Coutts lands.

LINK TO STRATEGIC PLAN

The proposed draft plan of subdivision supports the Strategic Plan Goal of **Supporting an exceptional quality of life for all** and **Supporting environmental stewardship and sustainability** through its accomplishment in satisfying requirements in the following key objective within this goal statement:

March 25, 2015

- 10 -

Report No. PL15-021

The proposed plan of subdivision also supports the Strategic Plan Goal of **Supporting environmental stewardship and sustainability** and the objectives of **encouraging the stewardship of Aurora's natural resources** and **promoting and advancing green initiatives**. The goal and these objectives are supported through the plan of subdivision process by conducting detailed analysis and evaluation of natural features, as well as identifying means of securing, protecting and enhancing those features both during the development process and after the site is built.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.

SERVICING ALLOCATION

The proposed development will require the allocation of servicing capacity at the Draft Plan of Subdivision approval stage.

FINANCIAL IMPLICATIONS

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

A condition of draft plan approval will be included for the collection of a Community Improvement Benefit in the amount of \$3,000.00 per unit for the construction of community and recreational facilities within the Town.

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.

March 25, 2015

- 11 -

Report No. PL15-021

ATTACHMENTS

- Figure 1 – Location Map
- Figure 2 – Schedule K – Oak Ridges Moraine Natural Heritage Features and Hydrogeologically Sensitive Features Map
- Figure 3 – Yonge Street South Secondary Plan (OPA 34)
- Figure 4 – Zoning Map
- Figure 5 – Proposed Draft Plan of Subdivision
- Figure 6 – Coutts, approved Draft Plan of Subdivision
- Figure 7 – Trails Master Plan for OPA 34 Area

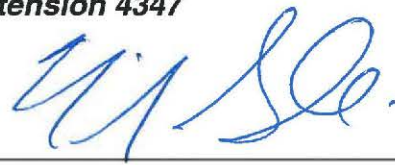
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – March 12, 2015.

Prepared by: Drew MacMartin, Planner, Extension 4347



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



Neil Garbe
Chief Administrative Officer



LOCATION MAP

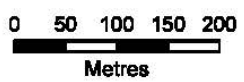
APPLICANT: DAVID FRATTAROLI
 FILE: SUB-2014-04 & ZBA-2014-09
 FIGURE 1



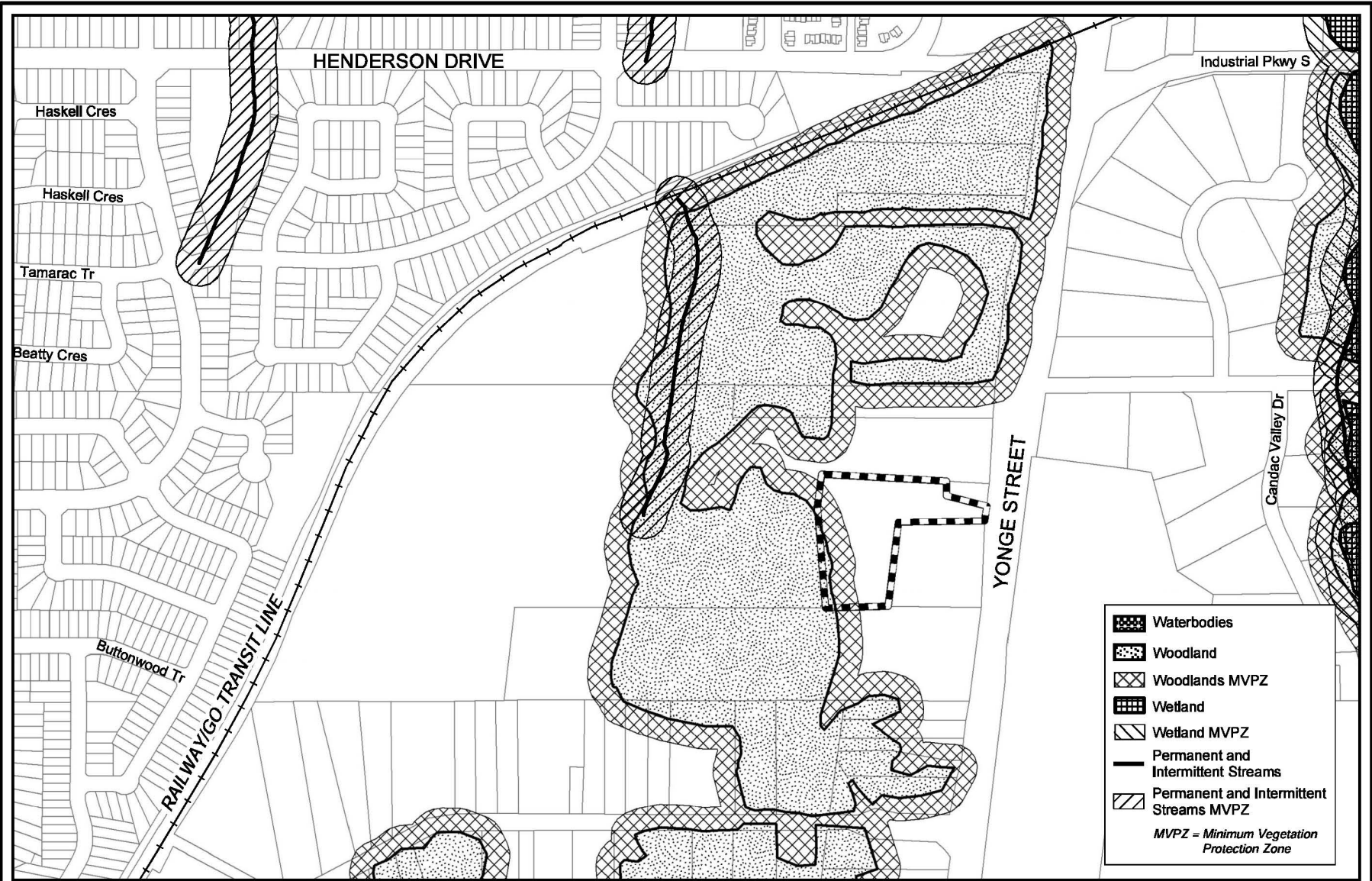
SUBJECT LANDS



Extended Circulation Area



Map created by the Town of Aurora Planning & Development Services Department, March 11, 2015. Base data provided by York Region & Aurora - GIS.



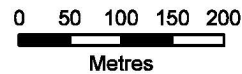
SCHEDULE K - OAK RIDGES MORaine NATURAL HERITAGE FEATURES AND HYDROGEOLOGICALLY SENSITIVE FEATURES MAP

APPLICANT: DAVID FRATTAROLI
 FILE: SUB-2014-04 & ZBA-2014-09

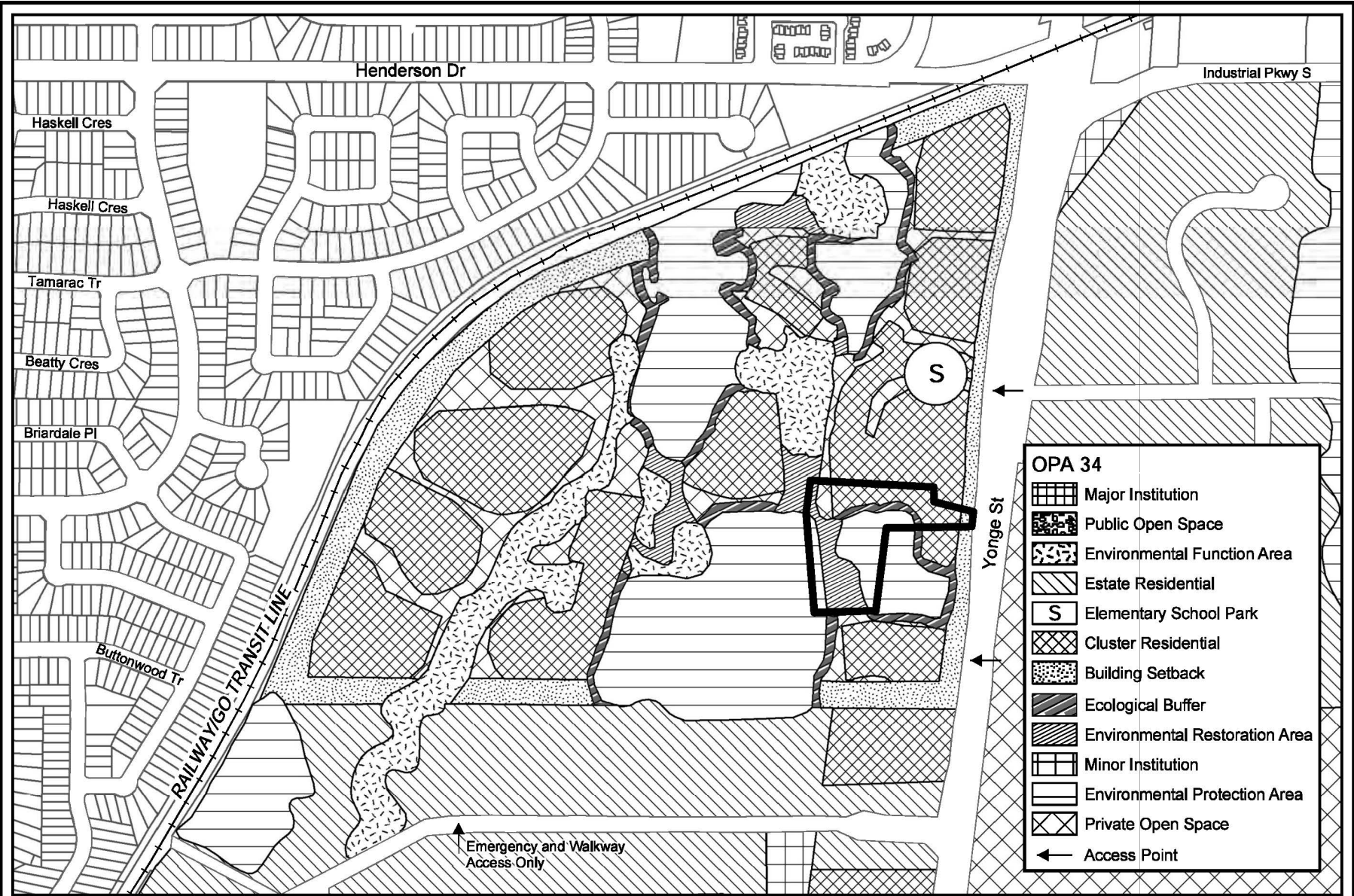
FIGURE 2



SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, March 3, 2015. Base data provided by York Region.



OPA 34

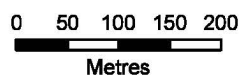
	Major Institution
	Public Open Space
	Environmental Function Area
	Estate Residential
	Elementary School Park
	Cluster Residential
	Building Setback
	Ecological Buffer
	Environmental Restoration Area
	Minor Institution
	Environmental Protection Area
	Private Open Space
	Access Point

YONGE STREET SOUTH SECONDARY PLAN (OPA 34)

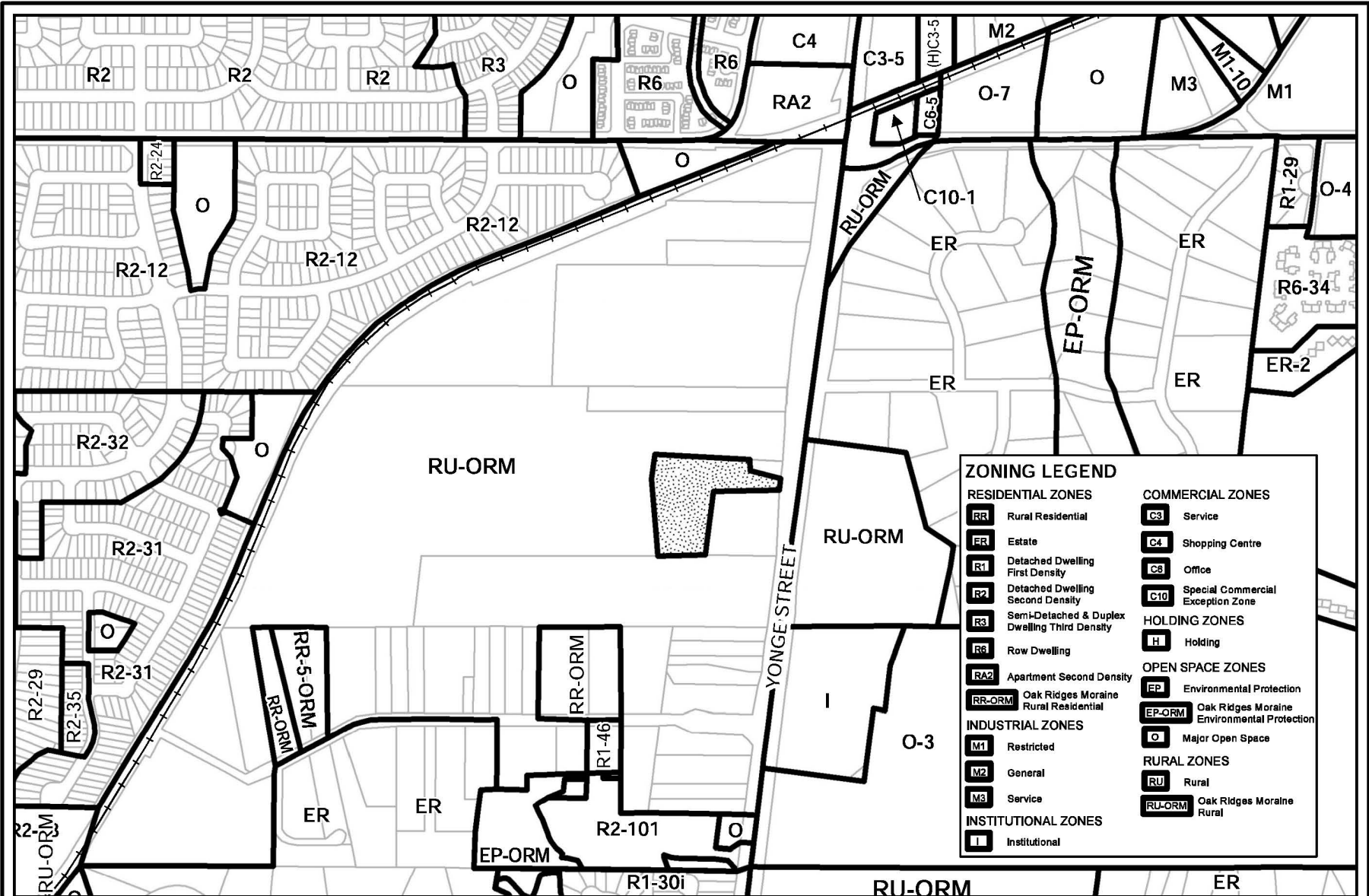
APPLICANT: DAVID FRATTAROLI
 FILE: SUB-2014-04 & ZBA-2014-09

FIGURE 3

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, March 3, 2015. Base data provided by York Region & the Town of Aurora.



ZONING LEGEND

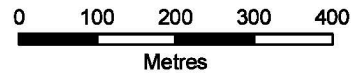
RESIDENTIAL ZONES	COMMERCIAL ZONES
RR Rural Residential	C3 Service
ER Estate	C4 Shopping Centre
R1 Detached Dwelling First Density	C8 Office
R2 Detached Dwelling Second Density	C10 Special Commercial Exception Zone
R3 Semi-Detached & Duplex Dwelling Third Density	H Holding
RD Row Dwelling	OS OPEN SPACE ZONES
RA2 Apartment Second Density	EP Environmental Protection
RR-ORM Oak Ridges Moraine Rural Residential	EP-ORM Oak Ridges Moraine Environmental Protection
I INSTITUTIONAL ZONES	O Major Open Space
M1 Restricted	RU RURAL ZONES
M2 General	RU Rural
M3 Service	RU-ORM Oak Ridges Moraine Rural
I Institutional	

ZONING MAP

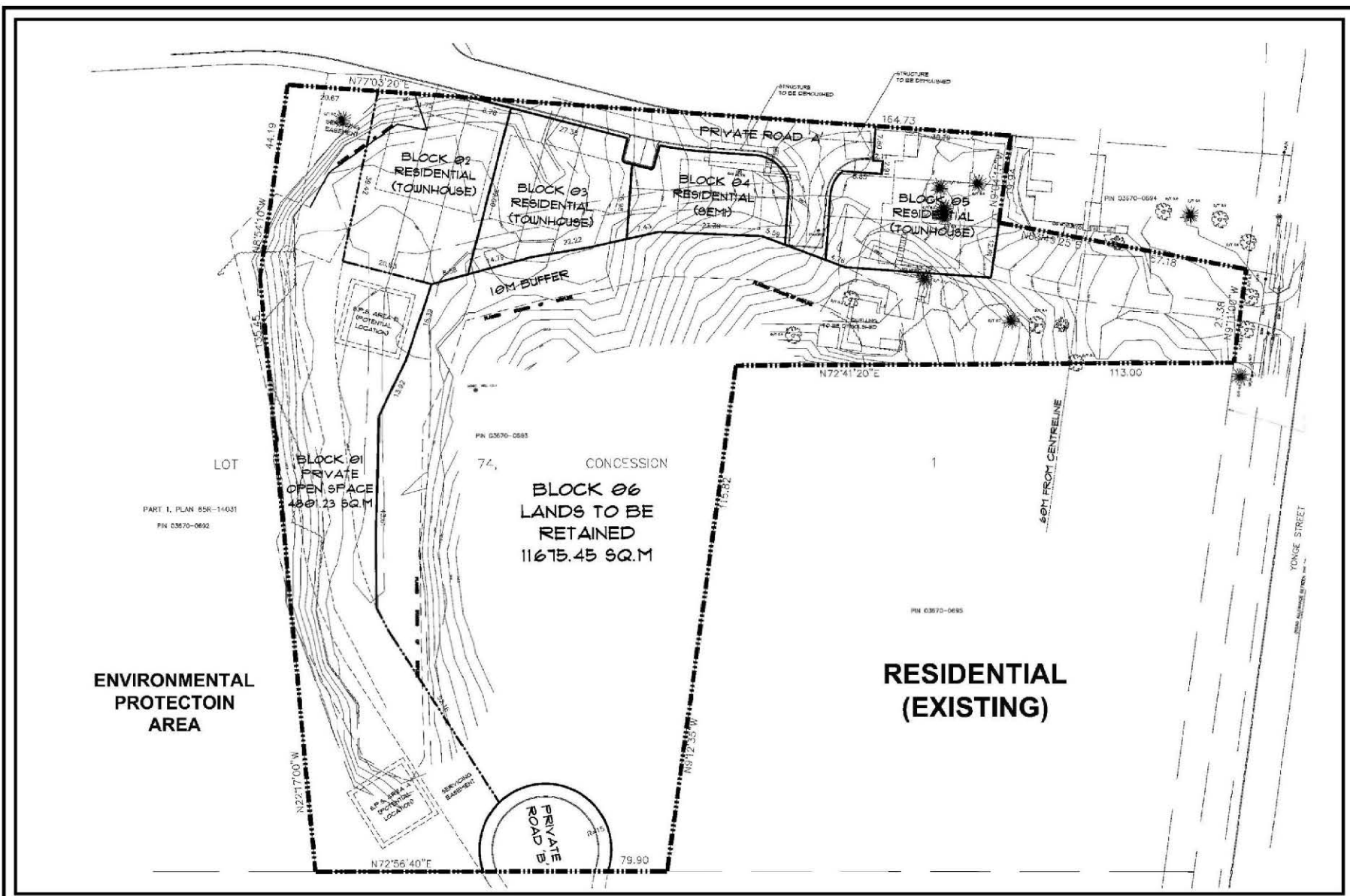
APPLICANT: DAVID FRATTAROLI
 FILE: SUB-2014-04 & ZBA-2014-09

FIGURE 4

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, March 3, 2015. Base data provided by York Region & Aurora - GIS.

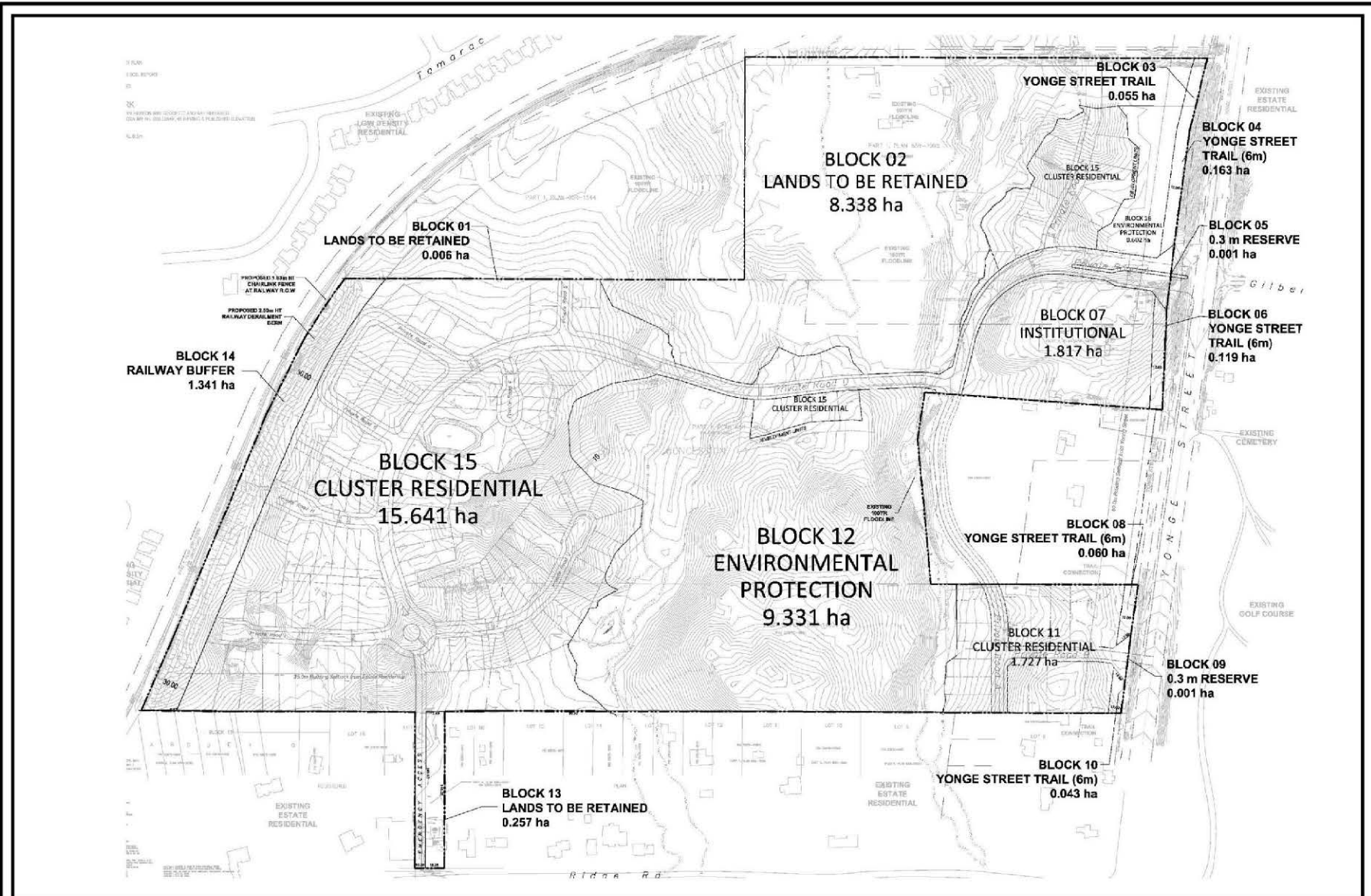


PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: DAVID FRATTAROLI
 FILE: SUB-2014-04 & ZBA-2014-09
 FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, March 3, 2015. Data provided by Brutto Consulting.



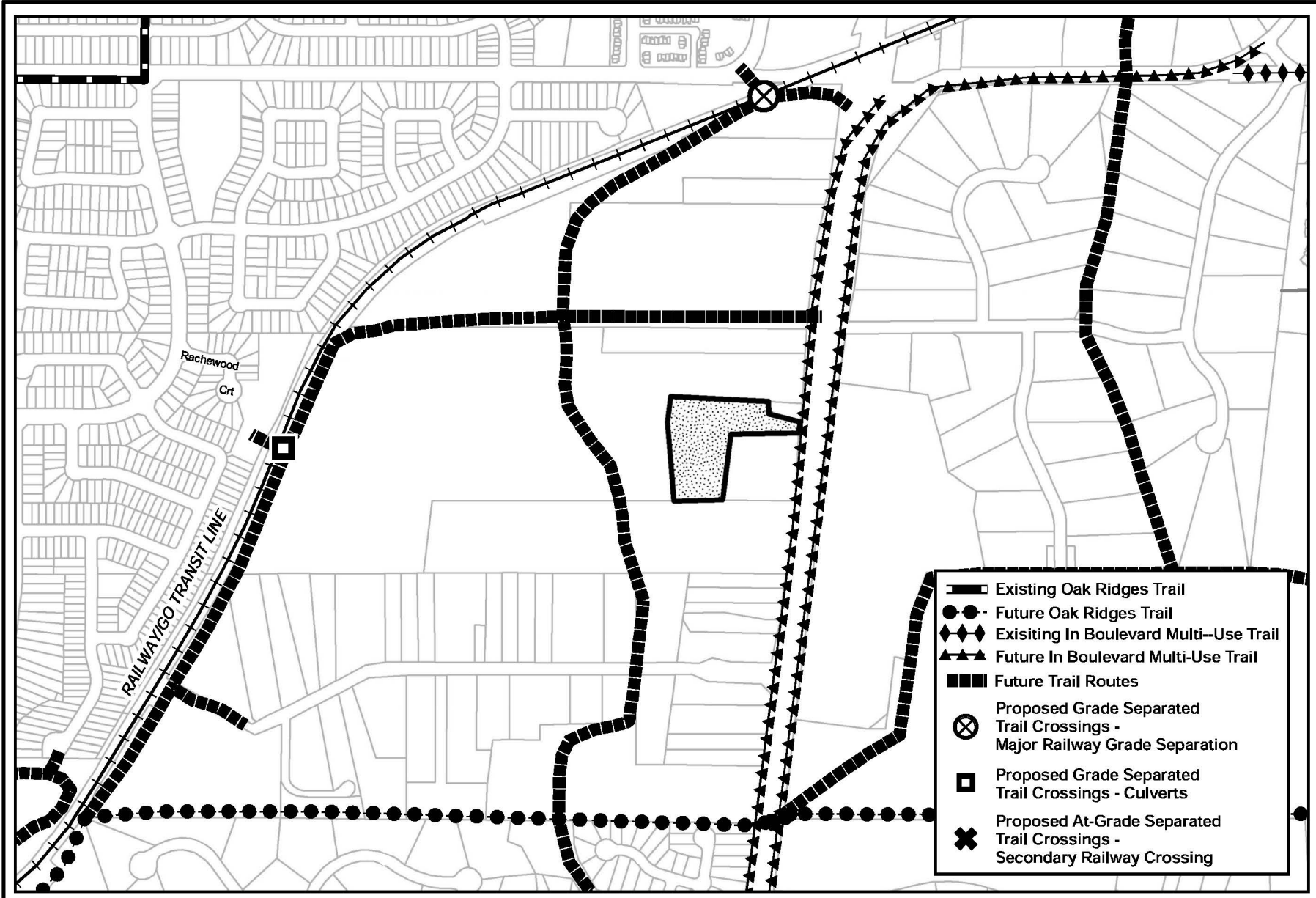
COUTTS, APPROVED DRAFT PLAN OF SUBDIVISION

APPLICANT: DAVID FRATTAROLI
 FILE: SUB-2014-04 & ZBA-2014-09

FIGURE 6



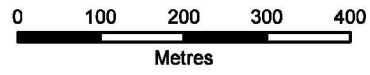
Map created by the Town of Aurora Planning & Development Services Department, March 3, 2015. Data provided by Brutto Consulting.



TRAILS MASTER PLAN FOR OPA 34 AREA

APPLICANT: DAVID FRATTAROLI
 FILE: SUB-2014-04 & ZBA-2014-09
 FIGURE 7

 Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, March 3, 2015. Base data provided by York Region & Aurora - GIS.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-023

SUBJECT: *Official Plan Amendment and
Zoning By-law Amendment Applications
RCG Aurora North Limited Partnership
800 St. John's Sideroad
Files: OPA-2012-02 and ZBA-2012-09*

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

DATE: *March 25, 2015*

RECOMMENDATIONS

THAT Report No. PL15-023 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning and 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 related to the Official Plan and Zoning By-law Amendment Applications submitted by RCG Aurora North Limited Partnership. The applicant proposes to re-designate the subject property from "Convenience Commercial" to "Community Commercial". The applicant is also proposing to rezone the subject property from Rural "RU" Zone to Shopping Centre Commercial "C4-X" Exception Zone. The purpose of the Official Plan Amendment and Zoning By-law Amendment is to permit a commercial development with a range of commercial uses including; grocery store, restaurant, drug stores, bank and other retail commercial stores in accordance with the Community Commercial policies of the 2B Secondary Plan (OPA 30).

BACKGROUND

History

Application to amend the Official Plan and Zoning By-law (OPA-2012-02 and ZBA-2012-09) was originally heard at the Public Planning Meeting on September 24, 2012. At that meeting, Council received the report and directed the applications to proceed to a future General Committee meeting for consideration.

March 25, 2015

- 2 -

Report No. PL15-023

Following the September 24, 2012 Public Planning Meeting, the Owner revised both applications and resubmitted in June 2014. The Official Plan and Zoning By-law amendment applications with a conceptual site plan (Figure 5) were heard at the Public Planning Meeting on September 24, 2014.

At that meeting Council passed the following resolution:

“THAT report PL14-058 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 Owner made further revisions to the proposed applications and resubmitted on February 24, 2015 with a revised conceptual site plan as illustrated on Figure 4.

The Owner revised the location of the access to Bayview Avenue, removed a large drive-through restaurant adjacent to St. John’s Sideroad and has now proposed a small scale drive-thru restaurant/ bank adjacent to Bayview Avenue, provided additional parking spaces and made changes to the site layout along the northern portion of the site.

Given the number of changes made to the plan and extensive period of time that has passed between the Public Planning Meeting and the revised submission. Both applications are scheduled as a Public Planning Meeting for Council’s consideration.

Public Notification

On March 9, 2015 all persons who have requested to be notified as interested parties were notified by mail of the March 25, 2015 Public Planning Meeting.

Residents from the surrounding neighbourhood addressed Council at the Public Planning Meeting held on September 24, 2014 with their concerns and questions regarding the proposed Official Plan and Zoning By-law Amendment applications. Planning staff have received additional comments submitted via email since the Public Planning Meeting.

The following is a summary of the issues raised at the Public Planning Meeting and comments received via email to date.

- Duplication of stores (no need for another grocery store, pharmacy, drive-through restaurant); and

March 25, 2015

- 3 -

Report No. PL15-023

- Alternatives to plaza use preferred (e.g., retirement home) ; and
- Drive-through restaurant issues: noise, odors, lights, potential hangout for teenagers; and
- Traffic congestion on St. John's Sideroad; and
- Light pollution; and
- Safety issues; and
- Integration of sidewalks, bus stops, and services needed; and
- Importance of maintaining and promoting Town's image, warmth, and individuality.

All comments received will be addressed in a comprehensive report at a future General Committee meeting.

Location/ Land Use

As illustrated on Figure 1, the subject lands are located on the northeast corner of Bayview Avenue and St. John's Sideroad. The subject property has an area of 2.5 hectares (6.1 acres) and is currently vacant. The surrounding land uses are as follows:

North: watercourse (Mattamy subdivision – Environmental protection area)

West: (across Bayview Ave) existing residential

East: watercourse (Mattamy subdivision – Environmental protection area)

South: (across St. John's Sideroad) residential and commercial development

Policy Context

Town of Aurora Official Plan

The subject lands are currently designated as "Convenience Commercial" by the Bayview Northeast Area 2B Secondary (OPA 30). The "Convenience Commercial" designation is intended to accommodate uses which cater to day-to-day shopping needs such as convenience stores; personal service establishments and drug stores. The applicant is proposing service commercial uses which generally serves a wider residential community such as a grocery store. Therefore, an amendment to the Official Plan is required to amend the existing "Convenience Commercial" designation to "Community Commercial".

Zoning By-law 2213-78

The subject property is zoned "Rural General (RU) Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The "Rural" Zone does not permit commercial developments. As illustrated on Figure 3, the applicant is proposing to rezone the property to Shopping Centre Commercial "C4-X" Exception Zone to permit the following uses:

March 25, 2015

- 4 -

Report No. PL15-023

- banks or financial institutions, including drive-through;
- bowling alleys;
- business and professional offices;
- clinics;
- commercial schools provided that the combined commercial floor area devoted to the use over the entire site does not exceed 250 square metres;
- day care centre, including outdoor play area;
- dry cleaner's distribution station or depot;
- dry cleaning outlet;
- drug stores;
- health centre;
- libraries, post offices and government administrative offices;
- laundries;
- medical and dental laboratories;
- private and commercial clubs;
- places of entertainment, provided the use complies with the requirements of all applicable regulatory and/or licensing by-laws of the Town;
- personal service shops;
- restaurants;
- restaurants, take-out;
- restaurants, drive-through;
- retail stores;
- supermarkets.

Note: The By-law will prohibit the following uses: Automobile Service Centre, Dry Cleaning Establishment and Gasoline Bars and Automobile Washing Establishments.

Exceptions to the By-law will include:

- a) To allow the minimum Front Yard (3.0m); whereas the by-law requires (12.0m); and
- b) To allow the minimum Rear Yard (3.0m); whereas the by-law requires 7.5 metres; and
- c) To allow the minimum Exterior Side Yard (3.0m); whereas the by-law requires (12.0m);
- d) To allow the minimum Side Yard (6.0m); whereas the by-law requires 7.5 metres
- e) For the purposes of determining the front lot line, the applicant has proposed St. John's Sideroad to be considered as the front lot line.

March 25, 2015

- 5 -

Report No. PL15-023

Site Design

The pertinent site statistics are as follows:

Site Statistics	
Building A1	3,252 sq. m
Building A2	929 sq. m
Building B	818 sq. m.
Building C	757 sq. m.
Building D	465 sq. m.
Building E	418 sq. m.
Total Building Area (GFA)	6,639 sq. m.
Entire Site Area	2.5 hectares
Parking Provided	309 parking spaces (4.66 / 100 sq. m)
Accessible parking	10 spaces
Building Coverage (total)	27%
Loading Spaces provided	8 spaces

Conceptual Site Plan

As illustrated on Figure 4, the proposed site plan shows three entrance points to the site, with one full access entrance onto Bayview Avenue with proposed signalization, a right in – right out access’ onto Bayview Avenue and onto St. John’s Sideroad.

Building “A1” is proposed to be the largest commercial unit (grocery store) at the north end of the site. Smaller scale retail commercial along the intersection of Bayview Avenue and St. John’s Sideroad. A parking lot with 299 parking spaces is proposed to be in the centre of the commercial development. There is one proposed small scale drive-thru restaurant/bank along Bayview Avenue. The Owner will be required to submit a formal site plan application.

Urban Design

Under the provision of Official Plan Amendment No. 30, the proposed development is subject to the Wellington Street East Corridor (Area 2B) Urban Design Guidelines. The Urban Design Guidelines identify the subject property as a secondary gateway into the Town. As such, the proposed development is subject to an urban design and architectural peer review to the satisfaction of the Town. The Planning Partnership has been retained to peer review the urban design and architectural components of the development.

March 25, 2015

- 6 -

Report No. PL15-023

COMMENTS

A preliminary review of the proposed zoning by-law amendment application has been undertaken by internal departments and external agencies. Staff has identified the following matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Official Plan and Zoning By-law amendment.
- Conservation Authority's approval related to stormwater management, floodplain and grading.
- Landscaping design will be required with emphasis on pedestrian movement and accessibility. Streetscaping should be consistent with the Town 's development standards. Buffers along both Bayview Ave. and St Johns Sideroad will be required. Enhanced gateway landscaping will be required.
- Region's approval related to the vehicular access location and design. Other comments related to technical drawings will be addressed as part of the site plan application.
- The urban design and site layout of the proposed commercial development will be reviewed in greater detail at the site plan approval stage.

LINK TO STRATEGIC PLAN

The proposed Official Plan and Zoning By-law amendments supports the Strategic Plan Goal of **Enabling a Diverse, Creative and Resilient Economy** through promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business; and

Develop plans to attract businesses that provide employment opportunities for our residents.

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.

March 25, 2015

- 7 -

Report No. PL15-023

SERVICING ALLOCATION

Not Applicable

FINANCIAL IMPLICATIONS

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

PREVIOUS REPORTS

Public Planning Report No. PL12-038, dated September 24, 2012; and
Public Planning Report No. PL14-058, dated September 24, 2014.

CONCLUSION

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the public and Council 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.

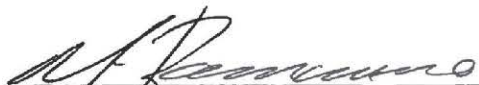
ATTACHMENTS

- Figure 1- Location Map
- Figure 2- Proposed Official Plan Designation
- Figure 3- Proposed Zoning By-Law
- Figure 4- Conceptual Site Plan – February 24, 2015
- Figure 5- Previous Conceptual Site Plan - September 24, 2014

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – March 12, 2015

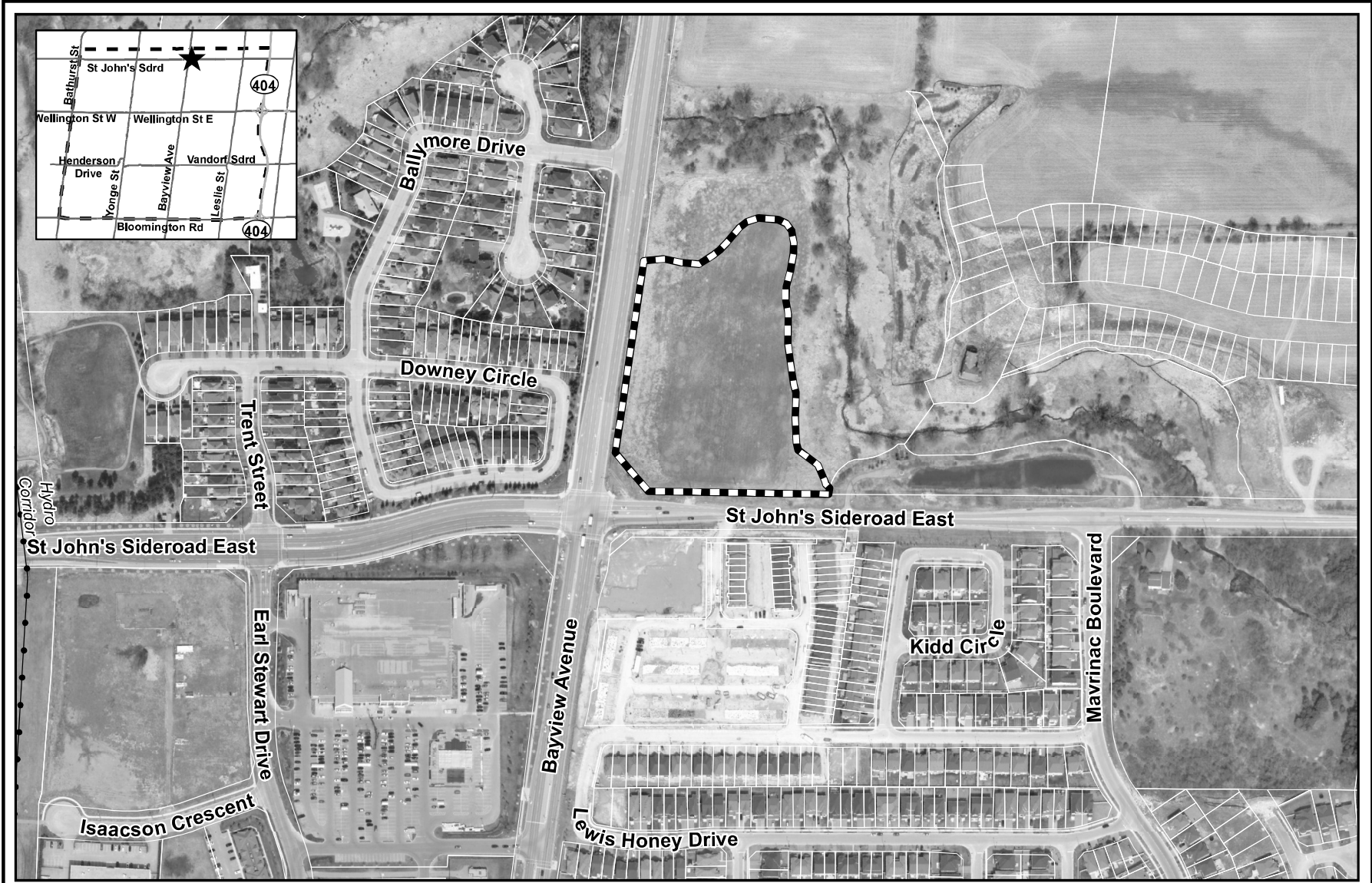
Prepared by: Lawrence Kuk, Planner- Extension 4343



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



**Neil Garbe
Chief Administrative Officer**

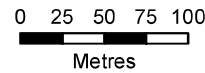


LOCATION MAP

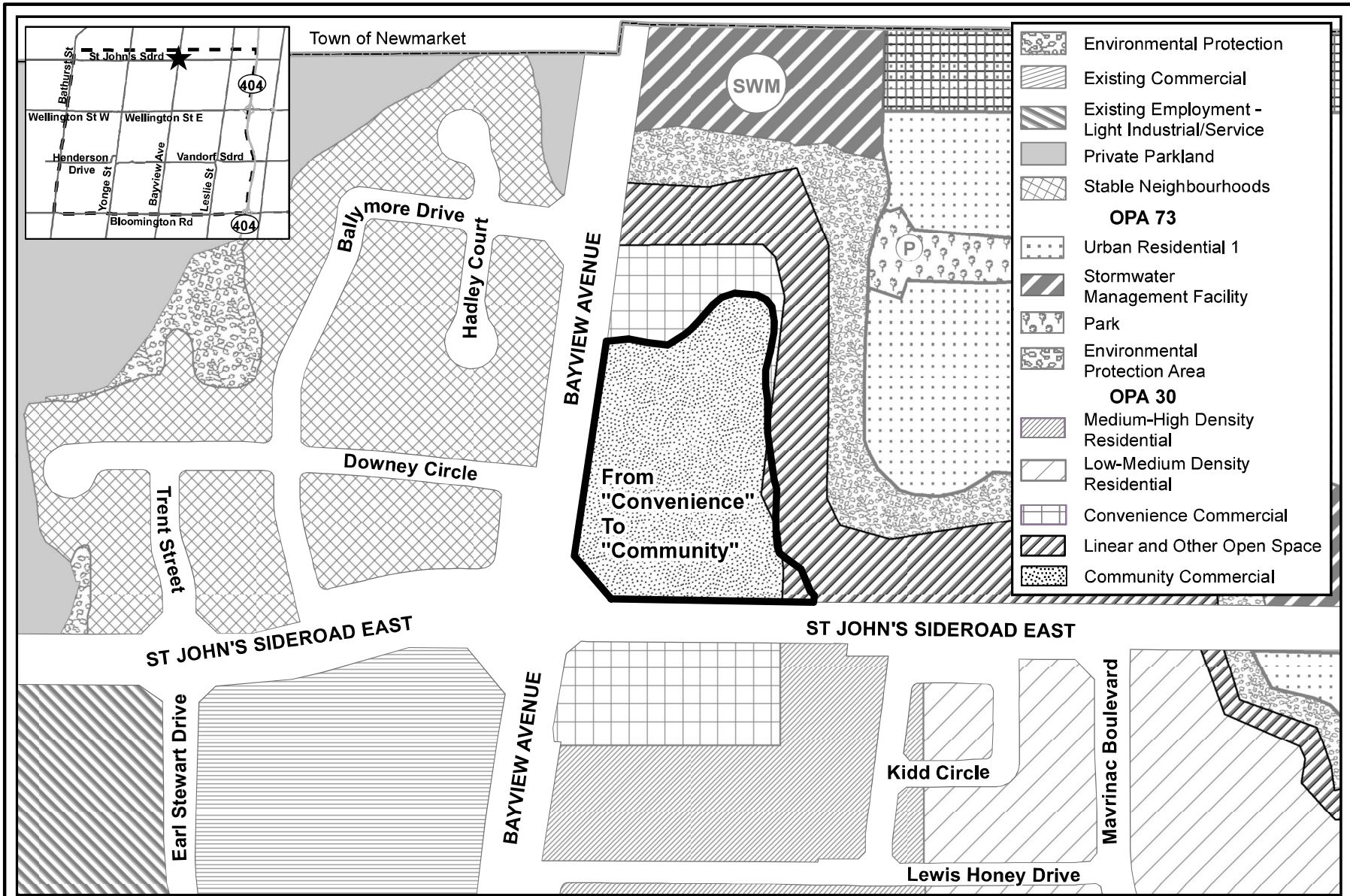
APPLICANT: RCG AURORA NORTH LIMITED PARTNERSHIP
 FILE: OPA-2012-02 & ZBA-2012-09

FIGURE 1

 Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, August 25, 2014. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2012, © First Base Solutions Inc., 2013 Orthophotography.

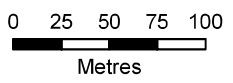


PROPOSED OFFICIAL PLAN DESIGNATION

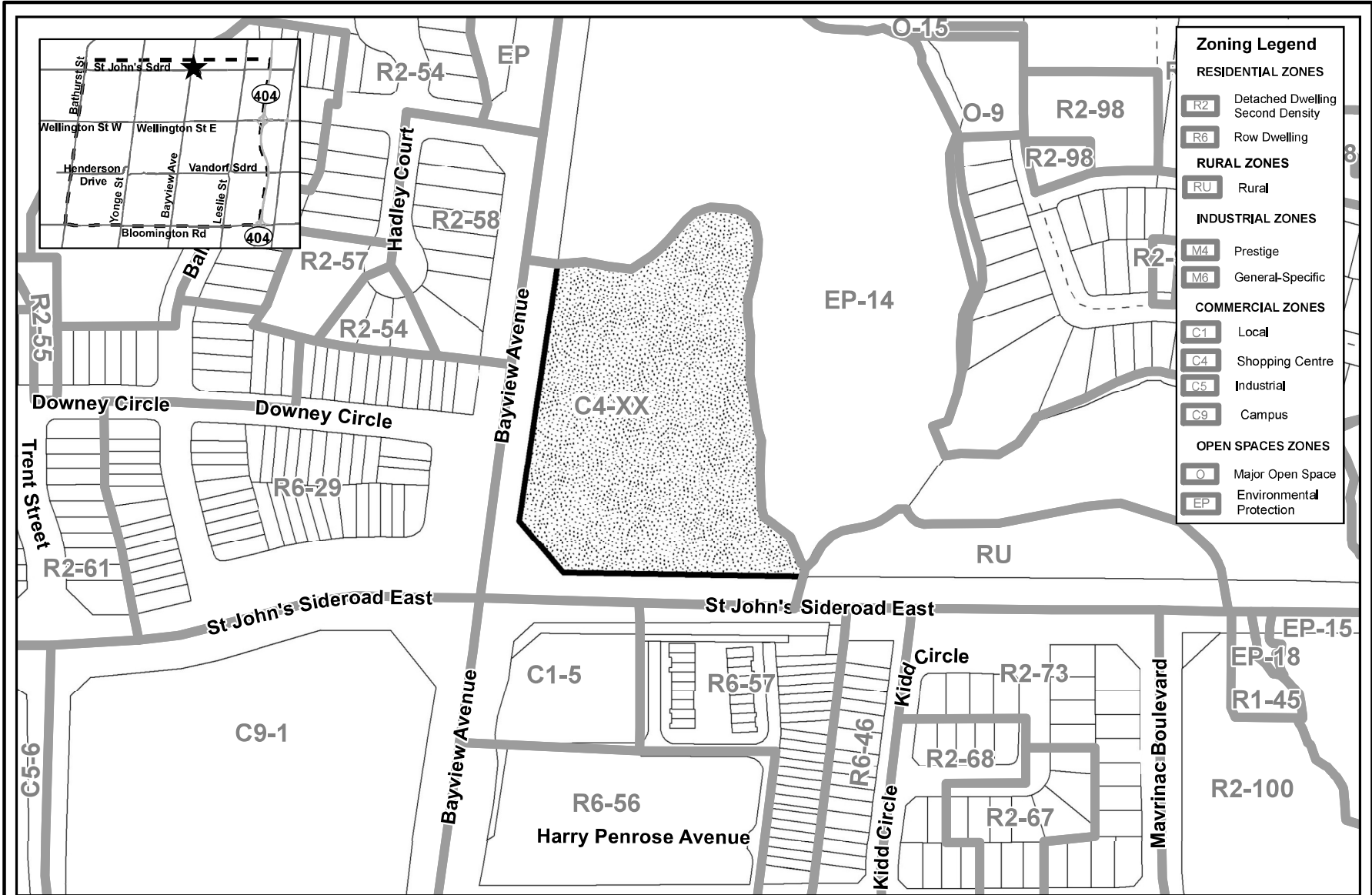
APPLICANT: RCG AURORA NORTH LIMITED PARTNERSHIP
 FILE: OPA-2012-02 & ZBA-2012-09

FIGURE 2

SUBJECT LANDS



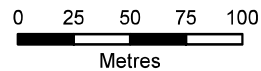
Map created by the Town of Aurora Planning & Development Services Department, September 5, 2014. Base data provided by York Region & the Town of Aurora.



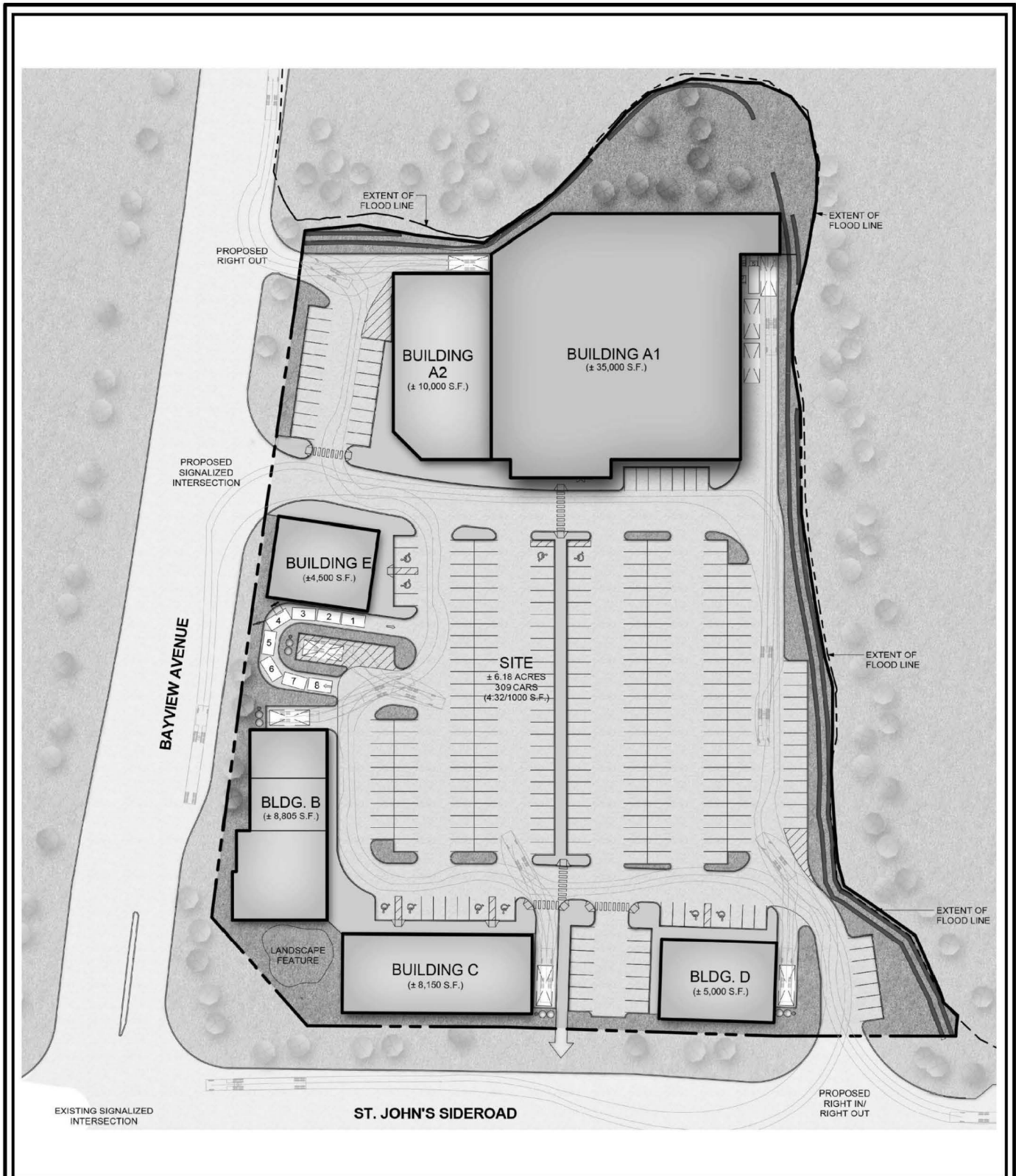
PROPOSED ZONING BY-LAW

APPLICANT: RCG AURORA NORTH LIMITED PARTNERSHIP
 FILE: OPA-2012-02 & ZBA-2012-09
 FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, August 26, 2014. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN – FEBRUARY 24, 2015

APPLICANT: RCG AURORA NORTH LIMITED PARTNERSHIP
FILE: OPA-2012-02 & ZBA-2012-09

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, March 6, 2015. Drawing provided by Tuner Fleischer Architects Inc.



PREVIOUS CONCEPTUAL SITE PLAN - SEPTEMBER 24, 2014

APPLICANT: RCG AURORA NORTH LIMITED PARTNERSHIP
 FILE: OPA-2012-02 & ZBA-2012-09

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, March 9, 2015. Drawing provided by Tuner Fleischer Architects Inc.

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5699-15

***BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on March 25, 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 March 25, 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 25TH DAY OF MARCH, 2015.

***READ A THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF MARCH,
2015.***

JOHN ABEL, DEPUTY MAYOR

PATTY THOMA, DEPUTY CLERK