



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, APRIL 22, 2015

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



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

Wednesday, April 22, 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:

5723-15 BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on April 22, 2015

pg. 27

5. ADJOURNMENT

AGENDA ITEMS

1. **PL15-029 – 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. PL15-029 be received; and

THAT Application to Amend the Official Plan File: OPA-2014-01 be approved, to re-designate the subject lands from “Private Open Space” and “Cluster Residential” to “Cluster Residential – Site Specific Policy” to facilitate the development of the subject lands for a 56 detached residential unit condominium development; and

THAT Application to Amend the Zoning By-law File: ZBA-2014-03 be approved, to rezone the subject lands from “Major Open Space (O-4) Exception Zone” to “Detached Dwelling Second Density (R2-X) Exception Zone” and “Major Open Space (O-Y) Exception Zone”; and

THAT a total of 56 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.

2. **PL15-030 – Proposed Zoning By-law Amendment** pg. 17
PMK Capital Inc.
95 Wellington Street East, Lot 14, South of Wellington Street, Registered Plan 68
File: ZBA-2014-10

RECOMMENDED:

THAT Report No. PL15-030 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.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-029

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: *April 22, 2015*

RECOMMENDATIONS

THAT Report No. PL15-029 be received; and

THAT Application to Amend the Official Plan File: OPA-2014-01 BE APPROVED, to re-designate the subject lands from "Private Open Space" and "Cluster Residential" to "Cluster Residential – Site Specific Policy" to facilitate the development of the subject lands for a 56 detached residential unit condominium development; and

THAT Application to Amend the Zoning By-law File: ZBA-2014-03 BE APPROVED, to rezone the subject lands from "Major Open Space (O-4) Exception Zone" to "Detached Dwelling Second Density (R2-X) Exception Zone" and "Major Open Space (O-Y) Exception Zone"; and

THAT a total of 56 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 applications for Official Plan amendment and Zoning By-law amendment proposing a condominium development with 56 single detached residential units for the Timberlane Athletic Club property.

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Report No. PL15-029

BACKGROUND

Application History

The subject applications were submitted on April 28, 2014 and a Public Planning Meeting was held on January 28, 2015.

Council passed the following resolution at the January 28, 2015 Public Planning Meeting:

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 **Public Planning meeting**.*

The applicant has since revised the development concept. The number of dwelling units was originally proposed at 77. This was reduced to 68 units in the second submission and then further reduced to the currently proposed 56. The number of parking spaces has been modified and would now consist of 224 parking spaces, including 13 visitor spaces. A 1040 m² private parkette is proposed at the centre of the site. A site plan application and draft plan of condominium application will be required at a future date.

As the Town is in receipt of the revised submission, this matter is scheduled on the April 22, 2015 Public Planning Meeting agenda. All interested parties have been notified of this evening's meeting.

Public Notification

A Notice of Complete Application respecting the Official Plan and Zoning By-law amendments was published in the Auroran and Aurora Banner newspapers on May 29, 2014. For the January 28 Public Planning Meeting, a Notice of Public Planning Meeting was given by mail on January 8, 2015 to all addressed property owners within a minimum of 120 metres of the subject property. A notice was also posed by ground sign at 155 Vandorf Sideroad.

Council directed that this matter be considered on a Public Planning Meeting agenda.

The applicant has also held three community open houses with surrounding residents, dated June 25, 2014, December 9, 2014, and January 9, 2015. The purpose of the open houses was to inform residents of the redevelopment plans for the property.

At the January 28, 2015 Public Planning Meeting, the following matters were 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

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section of this report:

- Density;
- Landscape areas and vegetative buffering;
- Zoning information such as manoeuvring space, definitions, etc; and
- Details to be determined at the site plan stage.

Yonge Street South Secondary Plan (OPA 34)

The site is currently designated “Private Open Space” and “Cluster Residential” by OPA 34.

The site was previously designated “Rural Residential” and “Major Open Space” by the Official Plan and the owners at that time 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. OPA 14 changed the land use designation applying to the Timberlane Athletic Club property to permit a townhouse development on the remaining 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. An amendment is required to allow the use of the balance of the property for residential purposes.

Zoning By-law

The subject lands are currently zoned “Major Open Space (O-4) Exception Zone” by Zoning By-law 2213-78, as amended (Figure 3), recognizing the existing athletic club. An amendment is required to allow the use of the property for residential development.

Proposed Site Development

The subject lands are currently occupied by the Timberlane Athletic Club, which opened in 1988 and is scheduled to close. The property is 4.77 hectares (11.8 acres) in area and includes outdoor tennis courts, a main community building, a parking lot, and landscaping.

As illustrated in Figure 4, the owner proposes to develop the lands as a residential condominium community with single detached dwellings. The conceptual site plan shows a total of 56 units, a 1040 m² parkette, a stormwater management facility, and 224 parking spaces. The 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

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Sideroad. Direct vehicular access is not proposed on Falconwood Hollow or Beacon Hall Drive with the exception of a 6 m emergency access (and servicing easement) to Falconwood Hollow. The revised plan, at 56 units, would have a residential density of 4.75 units per net acre.

As noted, a future site plan and plan of condominium will be required to be submitted and approved by Council.

COMMENTS

Planning Considerations

Provincial Policy Statement (PPS)

The PPS promotes the efficient use of lands, services, resources and opportunities for intensification and redevelopment where this can be accommodated taking into account the availability of suitable infrastructure and public service facilities required to accommodate projected needs. Decisions on planning matters shall be consistent with the provisions of the PPS. The applications to amend the Official Plan and Zoning By-law to permit residential uses on the subject lands are consistent with the policies of the PPS.

Places to Grow Growth Plan for the Greater Golden Horseshoe

Places to Grow promote and encourages directing new growth to built-up areas of a community through intensification. The applications to amend the Official Plan and Zoning By-law are consistent with the Places to Grow Plan by directing growth to the built up areas where capacity exists to accommodate the expected population.

York Region Official Plan

The lands are designated "Urban Area" in the York Region Official Plan. The Urban Areas are the focus of growth within York Region, with a full range of residential, commercial, industrial and institutional uses permitted. The application was considered by the Regional Development Review Committee and no concerns were raised. The proposed Official Plan Amendment is considered a routine matter of local significance and does not adversely affect Regional planning policies or interests. As such, York Region has advised that it has no objection to this Official Plan Amendment application.

Yonge Street South Secondary Plan (OPA 34)

The majority of the property is currently designated "Private Open Space" by OPA 34. The applicant proposes to re-designate the subject lands so that the entire property is designated "Cluster Residential – Site Specific Policy".

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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, 365 new units have been built or approved on lands designated for "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 by 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.

The density of the proposed development is 11.75 units per hectare or 4.75 units per acre (56 units in 4.77 hectares). The existing Falconwood community has a density of approximately 8.8 units per hectare (3.6 units per acre). There are no key natural heritage features on the subject lands. The property was developed as the Timberlane Athletic Club and generally consists of buildings, large parking areas and driveways, a number of tennis courts, lawns, and buffer landscaping. The surrounding residential area is typified by townhouse dwellings to the south and southeast and single detached dwellings to the west. Industrial lands are located on the north side of Vandorf Sideroad.

Planning staff are of the opinion that the proposed residential development is appropriate and compatible with adjacent and neighbouring development.

Oak Ridges Moraine Conservation Plan

The policies of the Oak Ridges Moraine Conservation Plan (ORMCP) are incorporated into the Town of Aurora Official Plan. The Official Plan designates the subject lands as "Oak Ridges Moraine Settlement Area". Schedules "K" and "L" indicate no key natural heritage features or landform conservation areas on the subject lands. According to Schedule "M", the majority of the subject lands are in a "Low Vulnerability Aquifer Area". The edges of the property adjacent to Falconwood Hollow and Beacon Hall Drive are in a "High Vulnerability Aquifer Area".

The applicant submitted a Natural Heritage Evaluation (NHE) prepared by Beacon Environmental in April 2014. The Evaluation was amended in December 2014 and

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again in March 2015 to reflect changes to the concept plan. A field investigation and an analysis of potential impacts to adjacent natural features were undertaken. The NHE concluded that the development would have no adverse effects on the adjacent natural area and is in conformity with the ORMCP. It also recommended measures to mitigate any potential negative impacts, including erosion and sediment control and stormwater management recommendations.

Zoning By-law

The subject lands are currently zoned "Major Open Space (O-4) Exception 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 a Detached Dwelling Second Density Residential (R2-X) Exception Zone to permit single detached dwellings as proposed. The stormwater management pond would be rezoned to a Major Open Space (O-Y) Exception Zone that would permit only stormwater management facilities.

Site specific by-law exceptions to the residential zone will be required to facilitate the proposed policies of the Official Plan amendment and the specifics of the proposed development. These exceptions include:

- Maximum number of dwelling units;
- Minimum frontage and lot area requirements;
- Minimum yard setbacks;
- Reduced minimum manoeuvring space for parking spaces;
- Maximum driveway width;
- Maximum permitted encroachments for roof overhangs, porches, etc.;
- Building specifications including height, lot coverage, etc.;
- Minimum landscape strips; and
- Minimum parking requirement.

The site specific exceptions are intended to reflect the conceptual site plan including the landscape buffers and rear yards adjacent to Beacon Hall Drive. The proposed zoning also requires a minimum of 3 parking spaces per dwelling unit and a maximum 6.5 m driveway width. This will provide adequate parking while ensuring that front yards are not dominated by driveways.

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 and complies with development standards of the Town.

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Site Plan Design

The conceptual site plan submitted in the application shows in Figure 4 consists of the proposed 56 single detached dwelling units and associated private roads, parking, parkette and other amenities, including the stormwater management pond and landscaping. The central driveway features a planted median and terminates at the parkette at the centre of the site. The 13 visitor parking spaces are located throughout the site, including four spaces at the parkette. The stormwater management pond is located at the northwest corner of the property. The total impervious surface of the proposal is 2.173 hectares, or 45.6% of the total site area. The current impervious surface of the athletic club is 2.071 hectares (43.4%), including the buildings, tennis courts, and paved areas.

The future site plan application will be required to address more detailed site issues such as building siting, private laneway widths, fire routes, urban design, landscaping, site servicing, drainage, etc.

Municipal Servicing

The subject lands will be developed on full municipal services. The applicant has submitted a Functional Servicing Report (FSR). The FSR proposes 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 and pervious pavement, grassed swales, an oil/grit separator, and a private 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 municipal watermain on Vandorf Sideroad and Falconwood Hollow. Staff have no objections to the FSR.

Traffic, Access and Parking

Vehicular access from Vandorf Sideroad will be provided to the site via a new laneway at the approximate centre of the property frontage. The Transportation Report submitted with the application estimates that the development would generate 47 additional vehicle trips in the AM peak hour and 61 additional vehicle trips in the PM peak hour. It concluded that no external roadway improvements are required. Staff have no objections to the report.

The proposed lane has a landscaped median and terminates at the parkette. Pavement widths for lanes vary from 6.5 m to 7.5 m. The existing driveways from the subject lands

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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 224 parking spaces are proposed, including 13 visitor spaces. The width of the lanes would allow for 6.5 m of manoeuvring space. Each unit is proposed to have two parking spaces in the driveway and two in the garage. Adequate parking is provided on site.

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 within 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. The development plan has been revised to allow the retention of a number of the mature trees in the area of Falconwood Hollow. Detailed landscape plans will be submitted at the site plan stage.

Compatibility with Van-Rob Inc.

The Town received correspondence from representatives of Van-Rob Inc., which is located at 200 Vandorf Sideroad. Van-Rob Inc. is a Class II industrial facility that carries out heavy metal stamping 24 hours a day. Concerns were expressed that the proposed development would increase complaints about noise and vibrations, which would impact the ability of Van-Rob Inc. to conduct its business.

The municipality follows the Ministry of Environment Guideline D-6: Compatibility Between Industrial Facilities and Sensitive Land Uses (July 1995). The Guideline identifies the Potential Influence Area of a Class II facility to be 300 m with a recommended minimum distance setback of 70 m if the development is supported by technical studies. The subject property is approximately 87 metres from the Van-Rob property. A Noise and Vibration Study was prepared by HGC Engineering and submitted by the applicant. Sound level measurements were taken at two locations on the subject lands. No significant industrial related vibration event was observed or measured. The report recommends a warning clause to be included in all property and tenancy agreements. The report has been evaluated by the Town's Development Planning Engineer. Based on the aforementioned, there is no conflict with Guideline D-6.

External Agency Comments

Responses were received from York Region, Lake Simcoe Region Conservation Authority (LSRCA), Enbridge, PowerStream, Rogers, Bell, York Region District School Board, and York Catholic District School Board, who all advised that they have no

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comments or concerns regarding the OPA and ZBA applications. Detailed comments will be provided at the site plan application stage.

Summary of Resident Comments

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

- Density of the development;
- Proximity of new houses to surrounding residential development;
- Possibility of vegetation being removed along Falconwood Hollow;
- Traffic on Vandorf Sideroad;
- Amount of impermeable surface in the proposed development; and
- Possible impacts to Van-Rob Inc.

The technical review of the proposed 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 proposing the development of 56 detached residential units on the former Timberlane Athletic Club is an appropriate and compatible form of development for the subject lands.

LINK TO STRATEGIC PLAN

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 56 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.

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 applications with an explanation for the refusal.

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FINANCIAL IMPLICATIONS

The site will be developed through a site plan application; as such fees, securities, and cash in lieu of parkland will be required with the site plan agreement. The development of this site will also generate development charges. In addition, the proposed development will generate yearly tax assessment to the Town.

At the time of a site plan agreement, a fee 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 will be applied to the subject development.

PREVIOUS REPORTS

Public Planning Meeting Report No. PL15-005, dated January 15, 2015

CONCLUSIONS

The Planning and Development Services Department has reviewed the proposed Official Plan Amendment and Zoning By-law Amendment applications to allow 56 detached condominium dwelling units. The applications are consistent with Provincial, Regional and Town Policy context, and compatible with the surrounding land uses. The subject applications are considered to represent proper and orderly development of the subject lands in terms of density and built form.

In view of the above, Staff support the approval of the proposed Official Plan Amendment and Zoning by-law Amendment applications. The OPA and ZBA will be brought forward for enactment at a future Council meeting.

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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

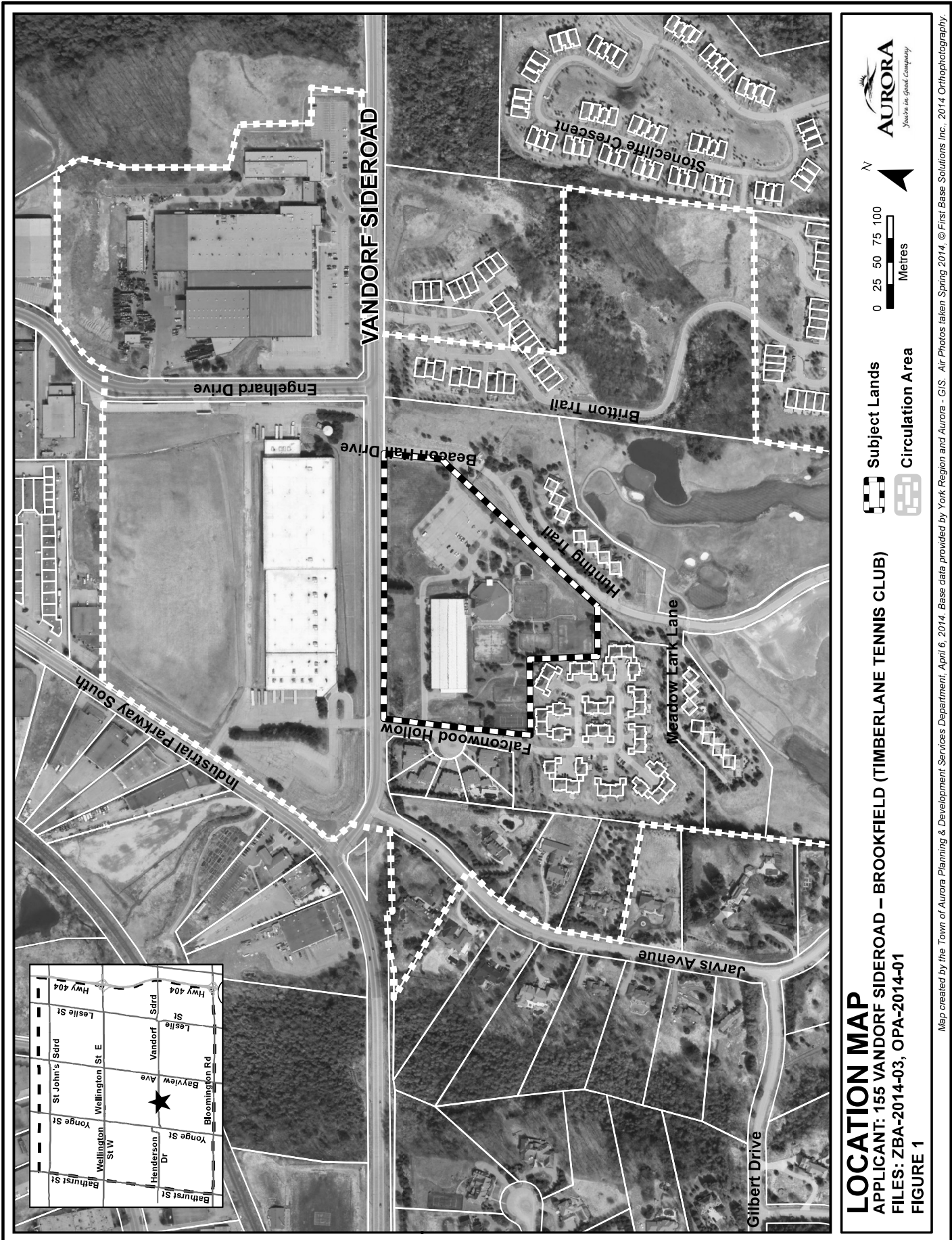
PRE-SUBMISSION REVIEW

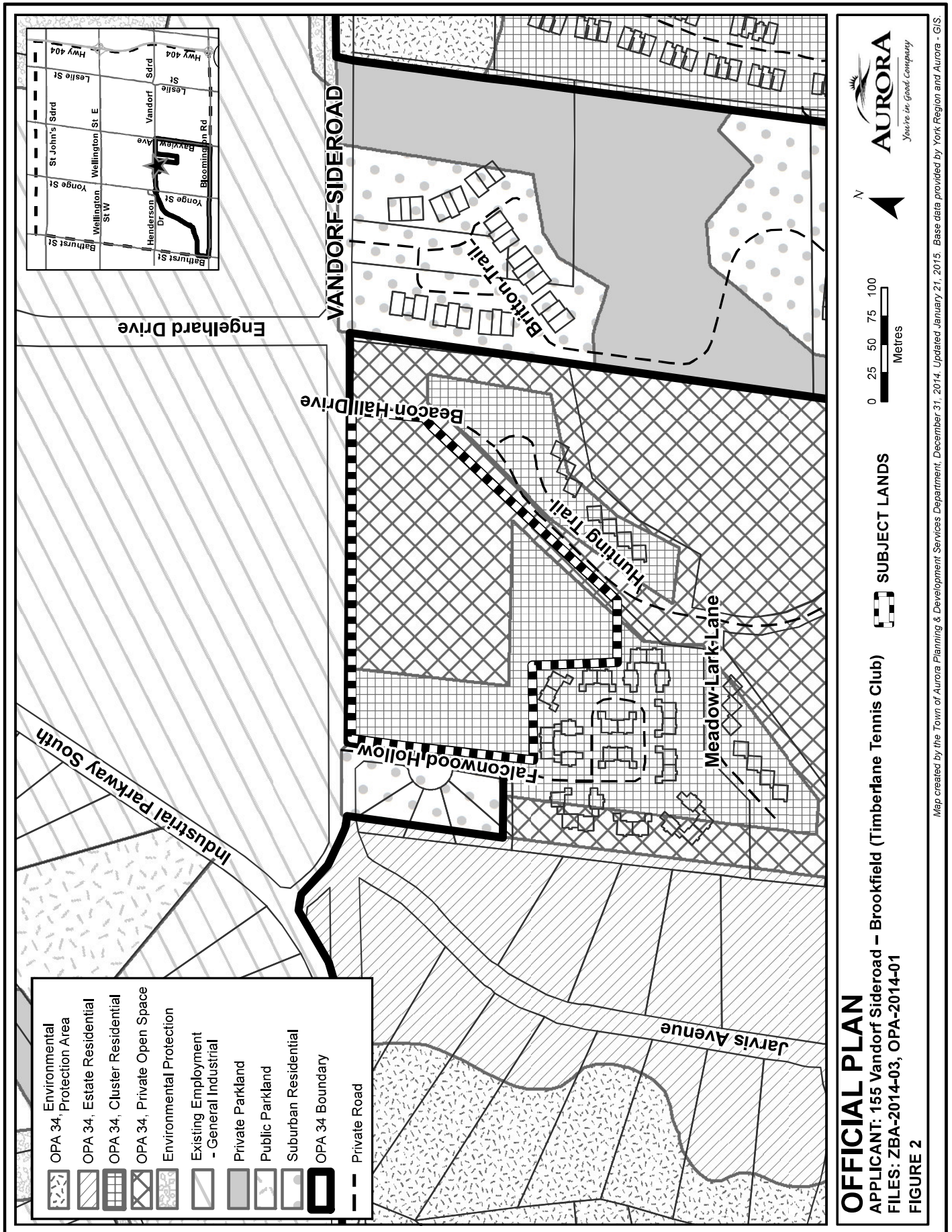
Executive Leadership Team Meeting – April 9, 2015

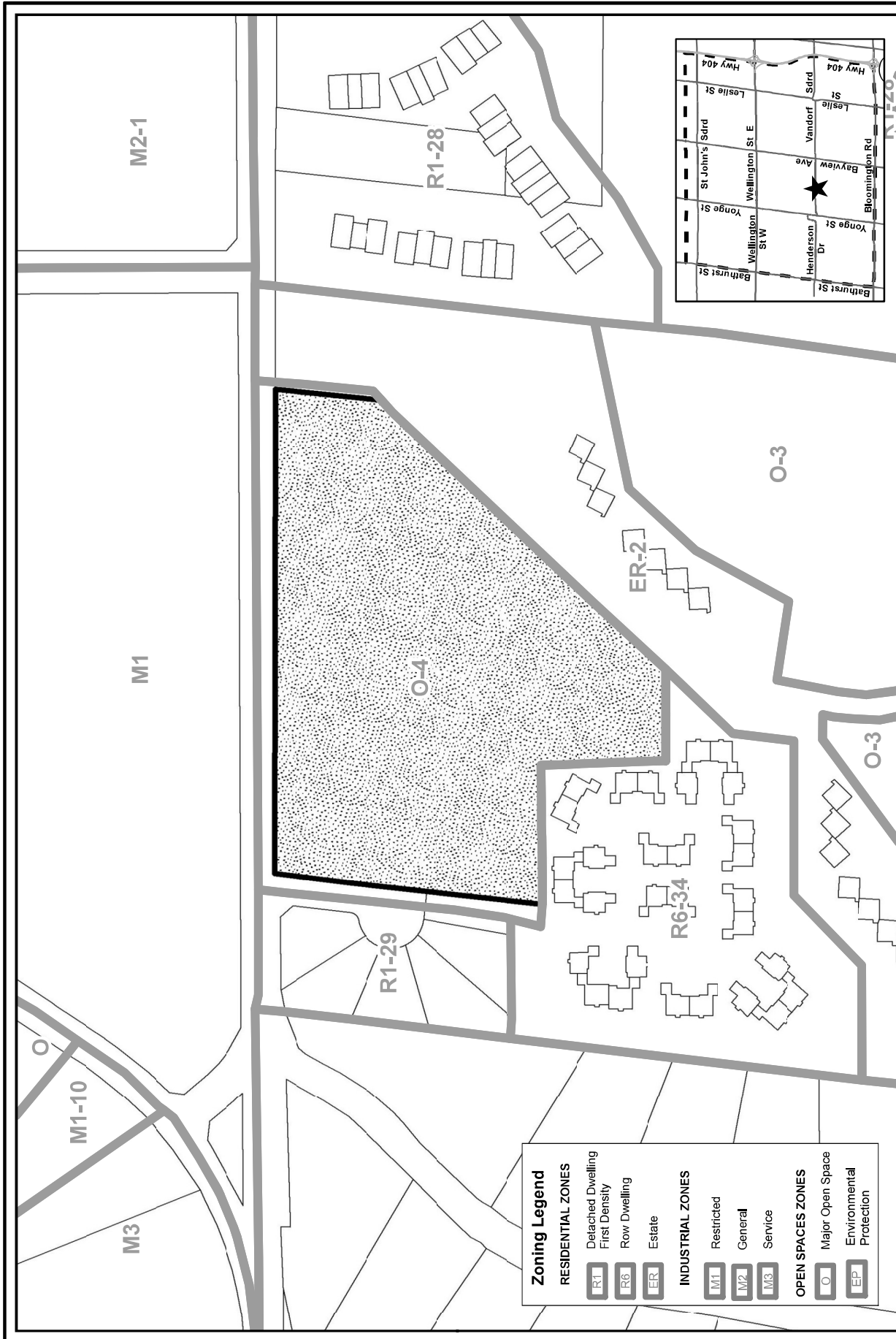
Prepared by: Marty Rokos, Planner – Ext. 4350


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


Neil Garbe
Chief Administrative Officer

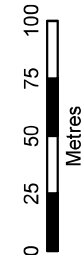






Zoning Legend

RESIDENTIAL ZONES	
[R1]	Detached Dwelling First Density
[R6]	Row Dwelling
[ER]	Estate
INDUSTRIAL ZONES	
[M1]	Restricted
[M2]	General
[M3]	Service
OPEN SPACES ZONES	
[O]	Major Open Space
[EP]	Environmental Protection



SUBJECT LANDS

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

Map created by the Town of Aurora Planning & Development Services Department, April 1, 2015. Base data provided by York Region and Aurora - GIS.

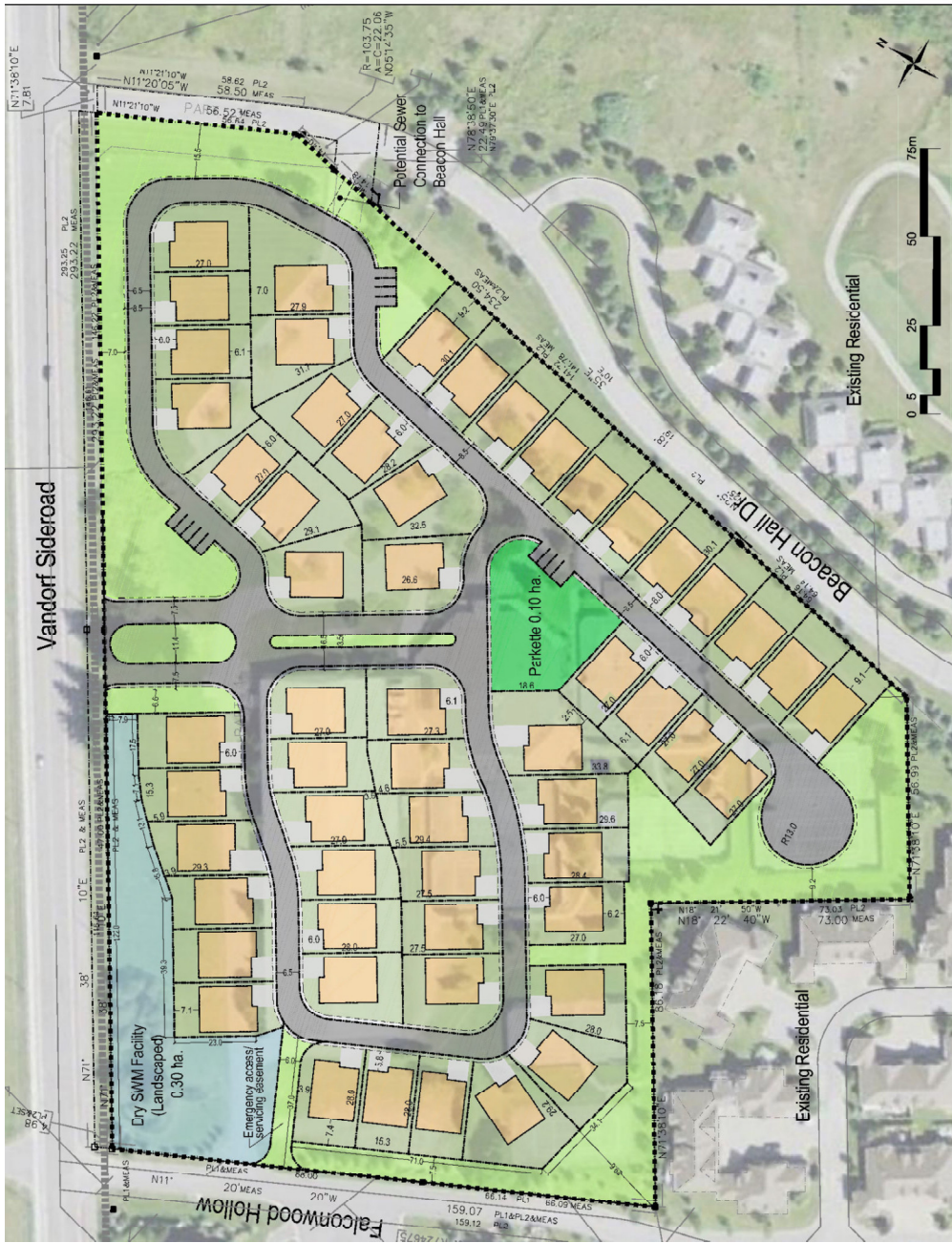
Land Use	Units	Area (ha.)	Area (ac.)
15.25m (50') Single Detached	56	1.124	2.78
Lot Area Amenity Space		1.355	3.35
Driveways		0.202	0.50
Dry SWM Facility (Landscaped)		0.300	0.74
Perkette		0.135	0.26
Buffers (subject to enhancements as per Landscape Master Plan)		0.834	2.06
8.3m Private Lane -822m		0.847	2.09
TOTAL	56	4.767	11.78

Notes:
 4 per unit (including driveway and garage); 224 parking spaces
 Visitor parking: 0 required/13 provided
 Building coverage (coverage just from units): 1.124 ha / 24%
 Open/landscaped area: 2.80 ha / 55%

Key Plan

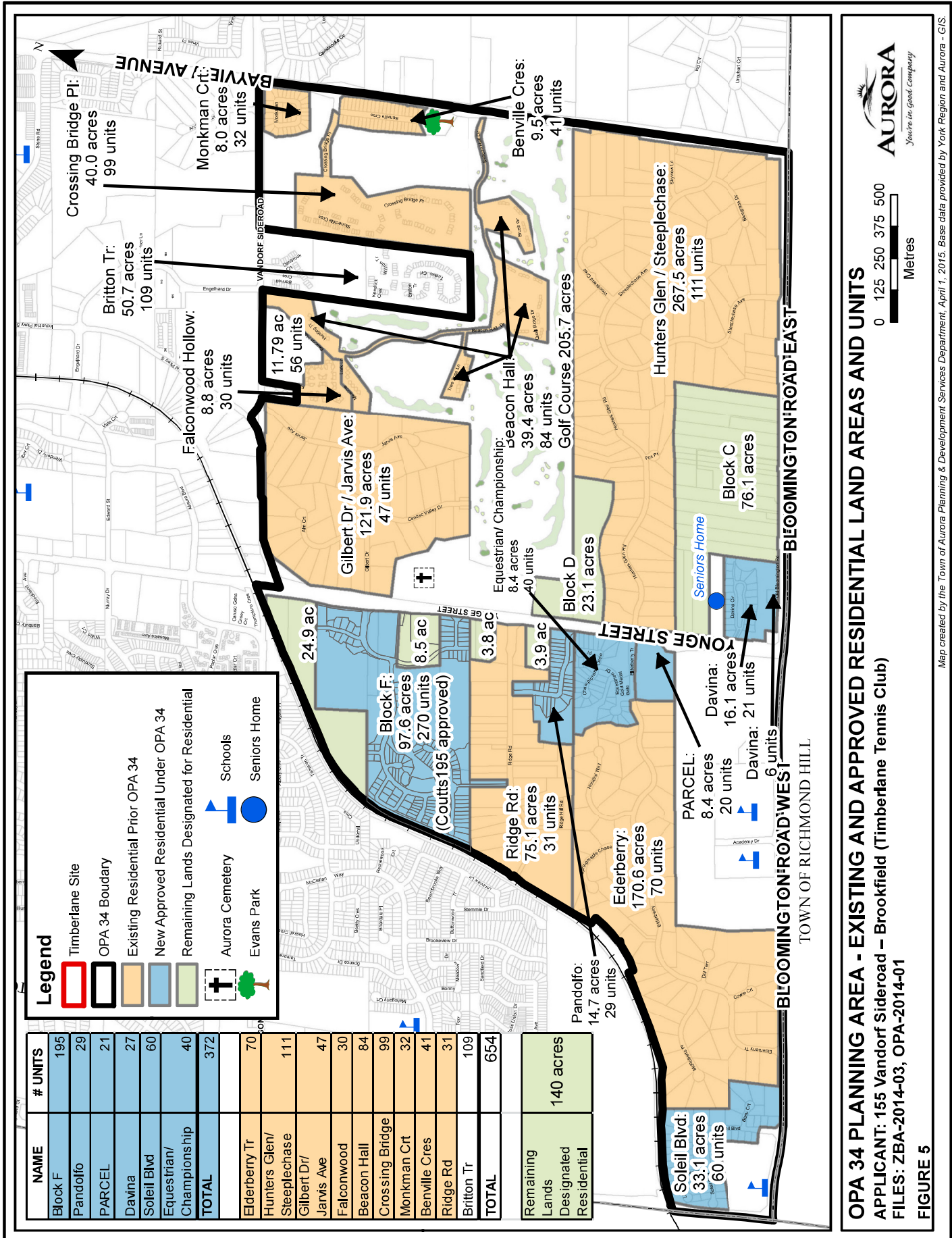


Subject Lantis
 Date: March 19, 2015
 Project No.: 13-2234
 Prepared by:
MALONE GIVEN PARSONS LTD.



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, April 1, 2015. Data provided by Malone Given Parsons Ltd.



OPA 34 PLANNING AREA - EXISTING AND APPROVED RESIDENTIAL LAND AREAS AND UNITS

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

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

FIGURE 5





TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-030

SUBJECT: *Proposed Zoning By-law Amendment*
PMK Capital Inc.
95 Wellington Street East,
Lot 14, South of Wellington Street, Registered Plan 68
File: ZBA-2014-10

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

DATE: *April 22, 2015*

RECOMMENDATIONS

THAT Report No. PL15-030 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 related to the proposed Zoning By-law amendment application proposing a 2 storey, 460.4 m² gross floor area (GFA) office building with 16 parking spaces on the subject lands.

BACKGROUND

The subject lands are currently zoned R5, which permits a single detached, semi-detached, duplex, triplex, or converted dwelling. The Official Plan designation permits a range of residential, commercial, institutional, and public uses. The owner has applied to amend the Zoning By-law to permit a business and professional office, including a medical office, as well as the permitted residential uses. Site specific by-law exceptions related to parking, building setbacks and buffer strips are also proposed by this application. A site plan application has also been submitted under file no. SP-2014-12.

Public Notification

On January 29, 2015, a Notice of Complete Application respecting the Zoning By-law amendment was published in the Auroran and Aurora Banner newspapers. On April 2, 2015 a Notice of Public Planning Meeting was given by mail to all addressed property

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owners within a minimum of 120 metres of the subject property. A notice was also posted by ground sign at 95 Wellington Street East.

Location and Land Use

The following reports and plans were submitted in the Zoning By-law amendment application:

- Site Plan
- Planning Justification Report
- Draft Zoning By-law Amendment
- Elevations
- Environmental Protection Plan
- Servicing and Grading Plan
- Stormwater Drainage Plan
- Landscape Plan and Tree Inventory
- Functional Servicing Report and Stormwater Management Brief
- Geotechnical Investigation
- Phase I Environmental Site Assessment
- Topographic Survey

The subject lands, municipally known as 95 Wellington Street East, are located between Larmont Street and Berczy Street (Figure 1). The property has a lot area of 1385.6 m² and a frontage of 20.84 metres on Wellington Street.

The surrounding land uses are as follows:

North: Wellington Street East, residential and mixed use
South: Residential
East: Residential and mixed use
West: Residential and mixed use

Official Plan

The subject lands are within the Aurora Promenade and designated as “Downtown Shoulder Area” by the Town of Aurora Official Plan (Figure 2). The “Downtown Shoulder Area” designation is intended to protect and reinforce the area’s heritage ‘residential’ character and identity while allowing infill development that is sensitive to heritage resources and adjacent neighbourhoods. Permitted uses include single and multiple unit residential, tourist accommodations, communal housing, secondary dwelling units, home occupations, converted dwellings, child care facilities, commercial and government offices, small scale retail and service commercial uses, small scale institutional uses, places of worship, funeral parlours, cultural uses, parking facilities, parks and urban squares, public uses, and utilities.

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The Aurora Promenade contains built form policies intended to ensure that new development is compatible with the character and context of the community. Development applications are reviewed taking into consideration matters related to exterior design including the character, scale, colour, building materials, appearance, and design features of buildings.

Zoning By-law

The subject lands are currently zoned “Special Mixed Density Residential (R5) Zone” by the Town of Aurora Zoning By-law, as amended (Figure 3). The R5 Zone permits one single detached, semi-detached, duplex, triplex, or converted dwelling per lot. Business and professional offices are not permitted. Therefore, an amendment to the Zoning By-law is required to rezone the subject lands to an R5 Exception Zone that permits a business and professional use.

Site specific by-law exceptions will be required to recognize the proposal. These exceptions include:

- Reduced minimum driveway width;
- Reduced minimum front yard setback;
- Increased maximum building height;
- Reduced minimum number of parking spaces;
- Reduced minimum parking aisle width; and
- No requirement for a garbage enclosure.

Proposed Site Development

The owner proposes to demolish the existing house on the subject lands and construct a two storey, 460.4 m² GFA office building (doctor’s office) in a style that would blend in with the historic residential built form of the area. The proposed office use would be divided into three units, with one unit being occupied by York Vein and Laser Clinic. It is noted that while the business has the word “clinic” in its name, it has only one practitioner. Because it has fewer than three practitioners, it is classified under the Zoning By-law as a business and professional office rather than a clinic.

On September 9, 2014, Council ratified the Heritage Advisory Committee’s recommendation to remove the subject property from the Aurora Register of Properties of Cultural Heritage Value or Interest as it was determined not to be of significant cultural heritage value.

A total of 16 parking spaces are proposed at the rear of the property, including one barrier free space. The building is proposed to have three tenants, one on each floor including the basement. Landscaping in the form of shrubs is proposed along the south,

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east, and west property lines, as well as in the front yard (Figure 4).

A formal site plan application has been submitted. The plan has been circulated to internal departments and external agencies and initial comments have been forwarded to the applicant. The site plan will be considered at a future General Committee meeting.

COMMENTS

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

- Official Plan policies relating to parking lot coverage, building lot coverage, and the number of parking spaces;
- Vehicular access to Wellington Street;
- Fire route;
- Barrier free building entrance; and
- Landscape areas and vegetative buffering.

Summary of Resident Comments

No comments have been received from area residents as of the preparation of this report.

SERVICING ALLOCATION

Servicing allocation is currently provided to the single detached dwelling on the property. No servicing allocation is required for the proposed office building use.

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 of the refusal.

FINANCIAL IMPLICATIONS

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

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PREVIOUS REPORTS

None.

CONCLUSIONS

The Zoning By-law Amendment application is currently under review by staff. Staff will continue to work with the applicant to finalize all outstanding technical matters, as well as 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. In particular, the Zoning By-law amendment application will be reviewed in accordance with the Provincial Policy Statement, Places to Grow Growth Plan, and Official Plan and in context of existing surrounding land uses.

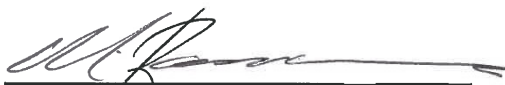
ATTACHMENTS

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Elevations

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – April 9, 2015

Prepared by: Marty Rokos, Planner - Ext. 4350





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






Neil Garbe
Chief Administrative Officer



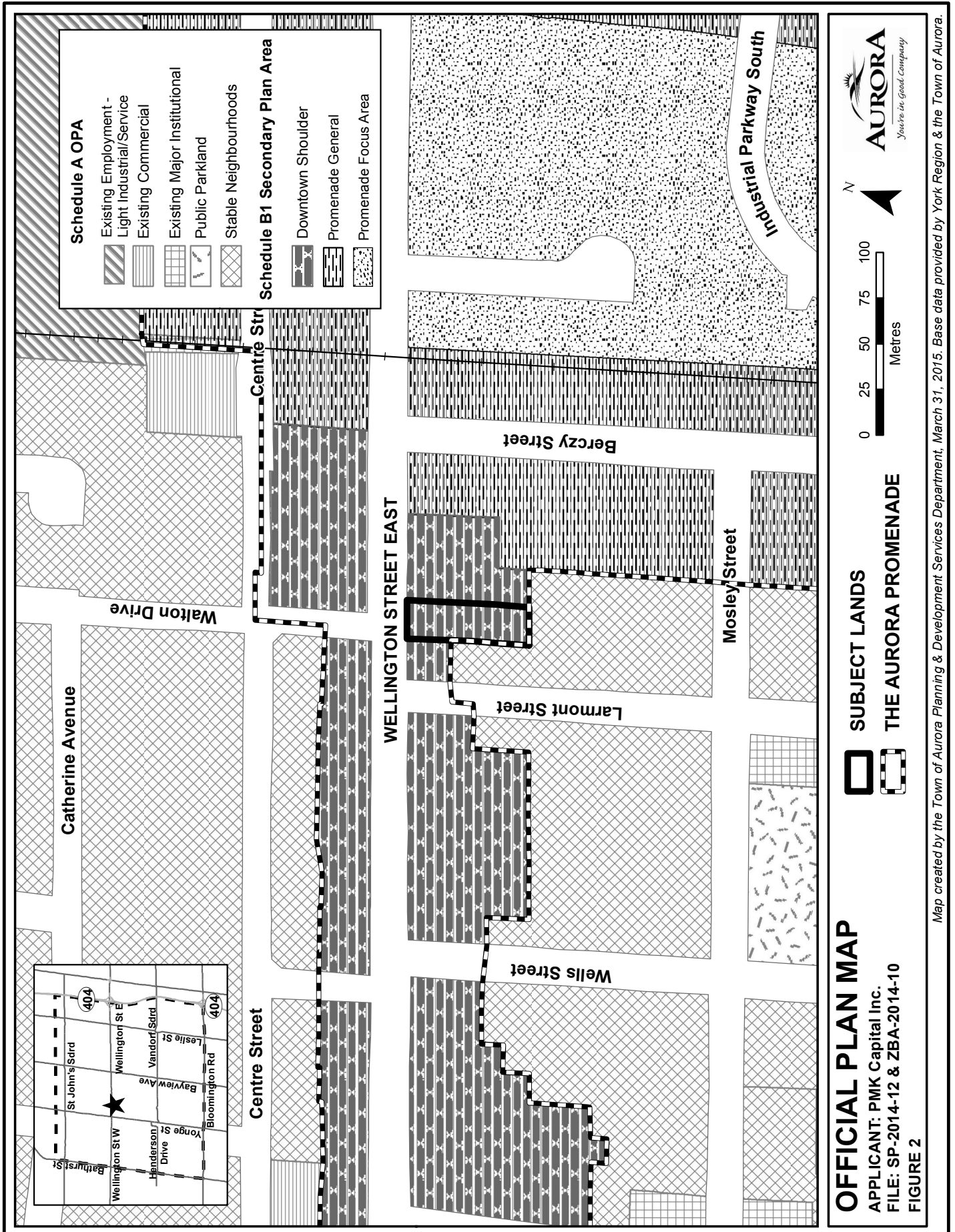
LOCATION MAP
 APPLICANT: PMK Capital Inc.
 FILE: SP-2014-12 & ZBA-2014-10
 FIGURE 1

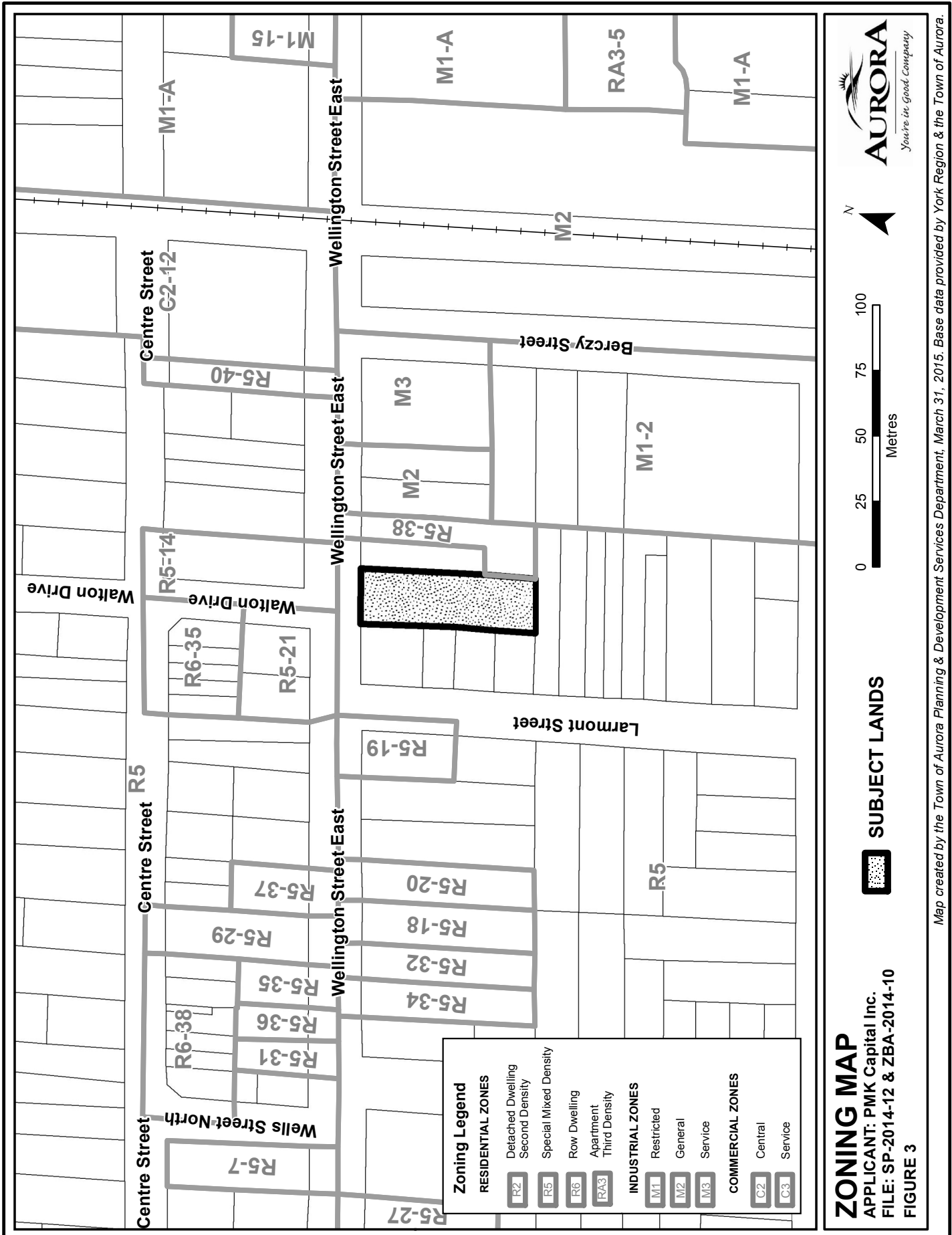
 Subject Lands
 Circulation Area

 N
 0 25 50 75 100 Metres



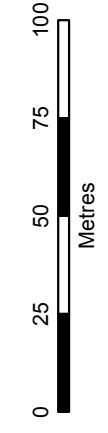
Map created by the Town of Aurora Planning & Development Services Department, April 6, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014. © First Base Solutions Inc., 2014 Orthophotography.



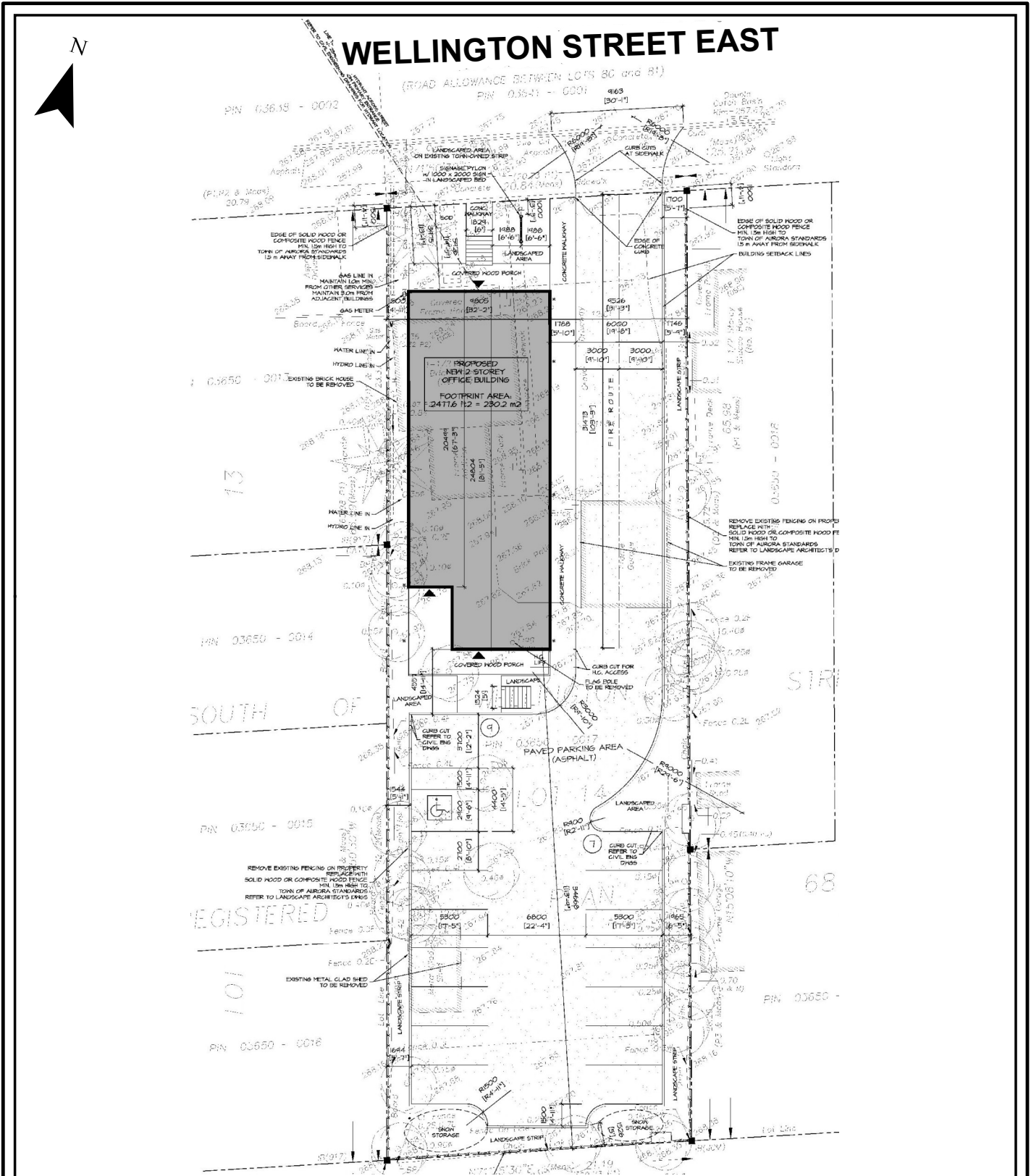


ZONING MAP
 APPLICANT: PMK Capital Inc.
 FILE: SP-2014-12 & ZBA-2014-10
 FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, March 31, 2015. Base data provided by York Region & the Town of Aurora.



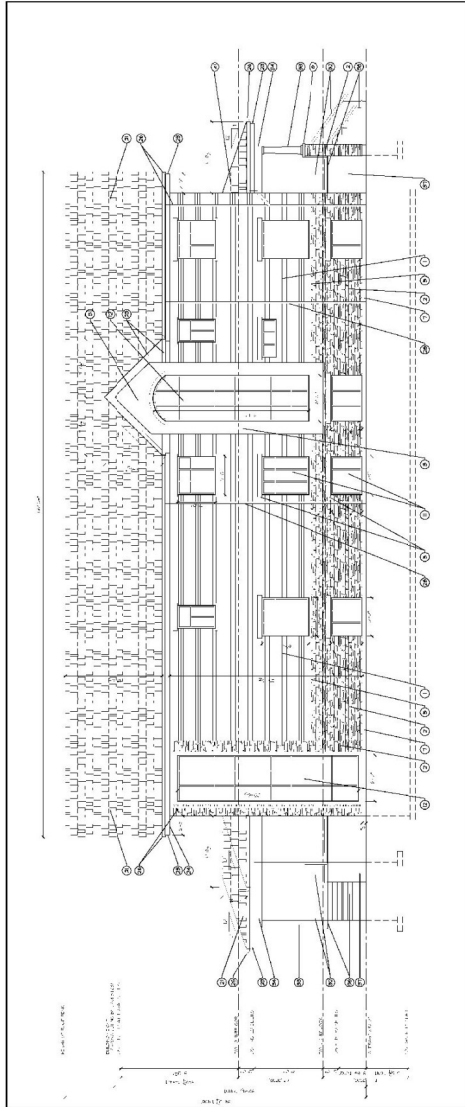
PROPOSED SITE PLAN

APPLICANT: PMK Capital Inc.
FILE: SP-2014-12 & ZBA-2014-10

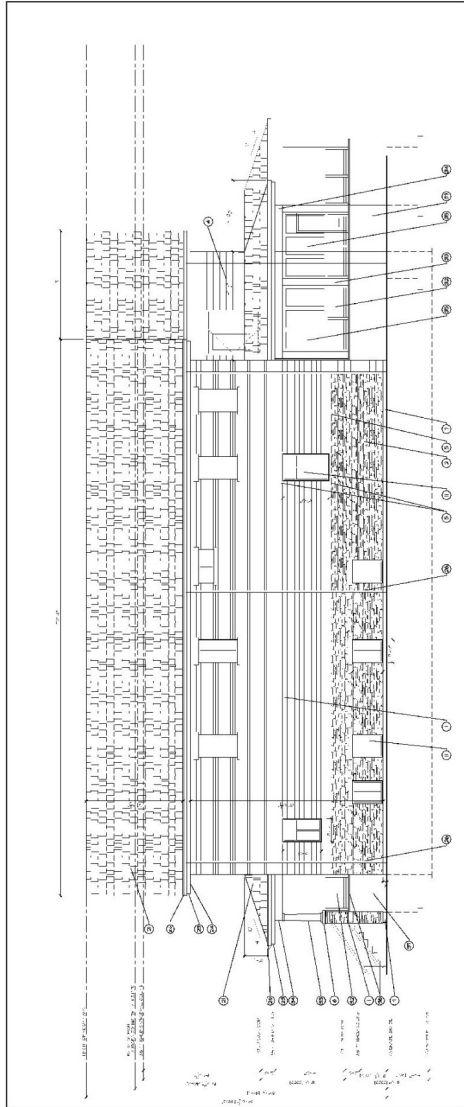
FIGURE 4



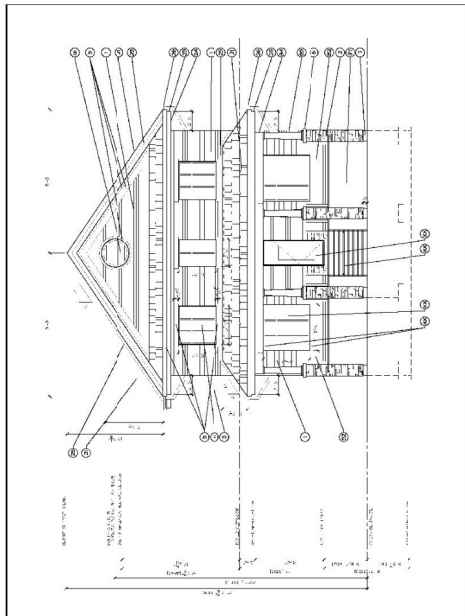
Map created by the Town of Aurora Planning & Development Services Department, March 31, 2015. Drawing provided by CSPACE ARCHITECTURE



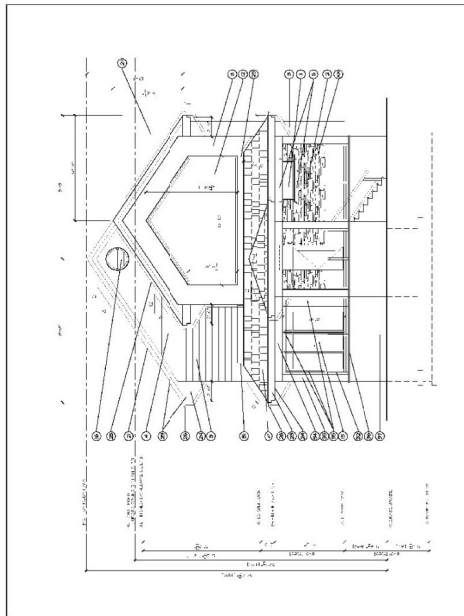
2 EAST ELEVATION
 A3.1 SCALE 1/8" = 1'-0"



4 WEST ELEVATION
 A3.1 SCALE 1/8" = 1'-0"



1 NORTH (WELLINGTON ST. E) ELEVATION
 A3.1 SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
 A3.1 SCALE 1/8" = 1'-0"

LANDSCAPING PLAN

APPLICANT: PMK Capital Inc.
 FILE: SP-2014-12 & ZBA-2014-10

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, March 31, 2015. Drawing provided by CSPACE ARCHITECTURE

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5723-15

***BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on April 22, 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 April 22, 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 22ND DAY OF APRIL, 2015.

***READ A THIRD TIME AND FINALLY PASSED THIS 22ND DAY OF APRIL,
2015.***

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK