

Public Release  
November 1, 2016



**Town of Aurora  
Additional Items No. 2 to  
General Committee Meeting Agenda**

Tuesday, November 1, 2016

7 p.m.

Council Chambers

- **Delegation (b) Paul Cooke, Resident; Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review, File Number: ZBA-2012-ZBR**
- **Delegation (c) Sarah Millar, Michael Wright, and Brian North, representing Aurora United Church, Southbound Developments; Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review, File Number: ZBA-2012-ZBR**
- **Item 13 – Presentation by Jeff Healey, Planner; Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review, File Number: ZBA-2012-ZBR**



Legal and Legislative Services  
905-727-3123  
[CSecretariat@aurora.ca](mailto:CSecretariat@aurora.ca)  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

**DELEGATION REQUEST**

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

**4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE**

**COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE:** November 1, 2016

**SUBJECT:** "Comprehensive Zoning By-law Review"

**NAME OF SPOKESPERSON:** Paul Cooke

**NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):**

The residents of 103, 107 and 106 Metcalfe Street along with our resident 111.

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

**Concerned about the proposed change in zoning for the properties (3) on Metcalfe Street between Edward Street and Berczy St. to Residential from M2 Residential/Industrial This would affect the ability to sell the properties AND BECAUSE OF LOCATION, MAKES NO SENSE.**

**PLEASE COMPLETE THE FOLLOWING:**

**Have you been in contact with a Town staff or Council member regarding your matter of interest?**

**YES**

**IF YES, WITH WHOM?** COUNCILLORS – THOM, MRAKAS  
AND HUMFRYES & MR RAMUNNO

**DATE:** OCTOBER 18/19

**I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.**



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**4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE**

**COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE:** November 1, 2016

**SUBJECT:** Comprehensive Zoning Review, 15186 Yonge St, 55&57 Temperance, 12&16 Tyler (Aurora United Church)

**NAME OF SPOKESPERSON:** Sarah Millar, Michael Wright and Brian North

**NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):**

Aurora United Church, Southbound Developments

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

Retention of existing height permissions of (28 metres) through exception on the church owned lands in line w 'I' zone.

**PLEASE COMPLETE THE FOLLOWING:**

**Have you been in contact with a Town staff or Council member regarding your matter of interest?**

**YES**  **NO**

**IF YES, WITH WHOM?** Marco Rammuno, Jeff Healey

**DATE:** October 21, 2016

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.





# General Committee Meeting

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Date: November 1, 2016

Application: 2013-2016 Comprehensive  
Zoning By-law Review

File Number: ZBA-2012-ZBR

## **Introduction**

Definitions &  
General Provisions

The Zoning By-law regulates development and uses on all lands within the Town of Aurora. The Zoning By-law and amendments to the By-law are applied by authority under Section 34 of the *Planning Act*.

Residential Zones

Commercial,  
Employment, Open Space,  
Environmental Protection

The Zoning By-law is a planning tool to help implement the goals and policies of the Town's Official Plan. Zoning standards and associated mapping separates lands into distinct classifications such as residential, commercial, employment, open space and environmental protection zones.

Aurora Promenade

Institutional Zones

Mapping

Section 26(9) of the *Planning Act* calls for an amendment to all zoning by-laws within three (3) years to ensure conformity to the Official Plan.

Exceptions

Public Comments

The goal of the review is to update current standards, incorporate new standards where appropriate, apply current progressive planning regulations, maintain the general structure of the By-law, clear & user-friendly, ease of administration and the implementation of overlay zones.

Conclusion

Statutory Public Planning Meetings and Open Houses have been held for the Comprehensive Zoning By-law Review between 2013 and 2016.

Introduction

**Definitions &**

**General Provisions**

- Review, existing Definitions and General Provisions
- Delete or amend outdated Definitions and General Provisions
- Add new Definitions and General Provisions as required
- Review and update to parking standards

Residential Zones

Commercial,  
Employment, Open Space,  
Environmental Protection

Aurora Promenade

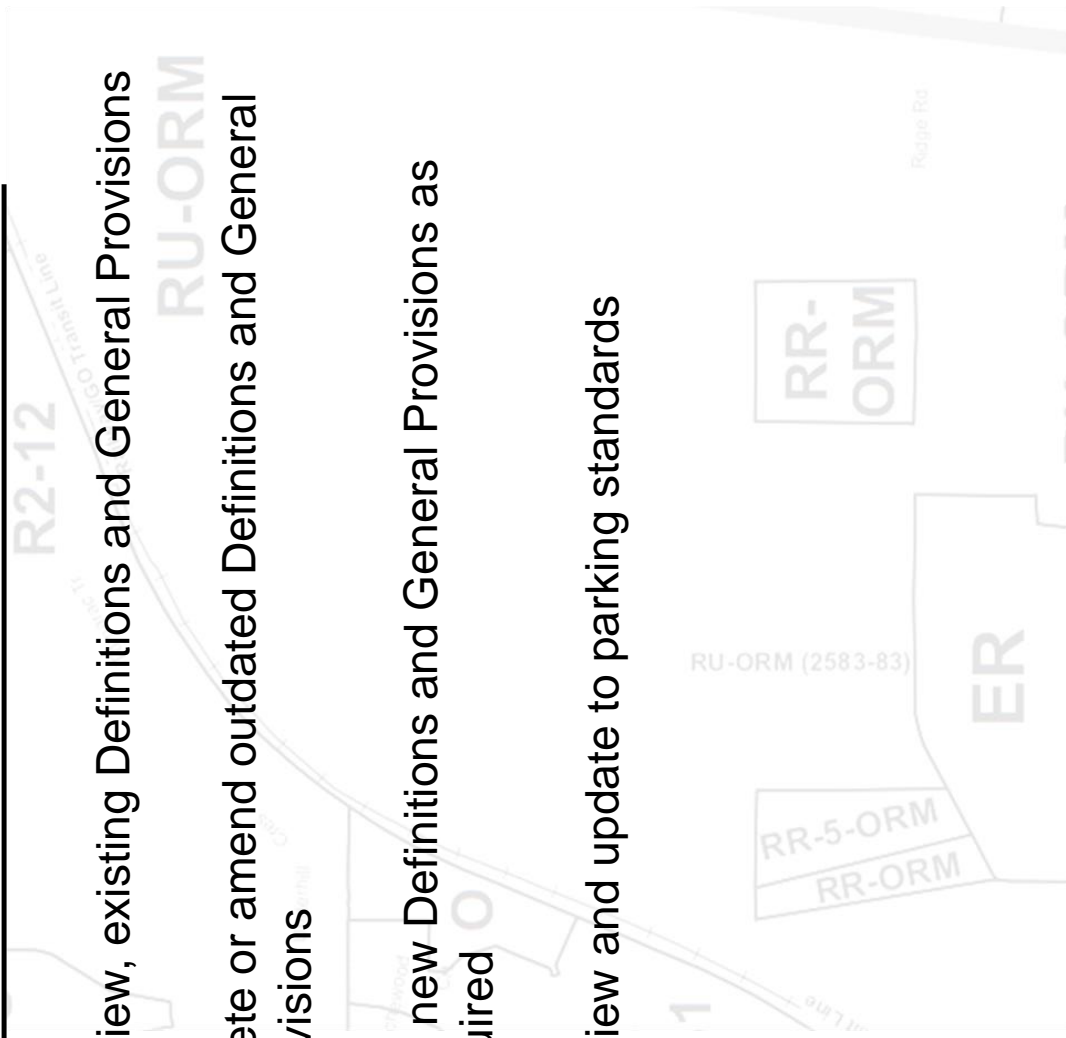
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### Residential Zones

Commercial,  
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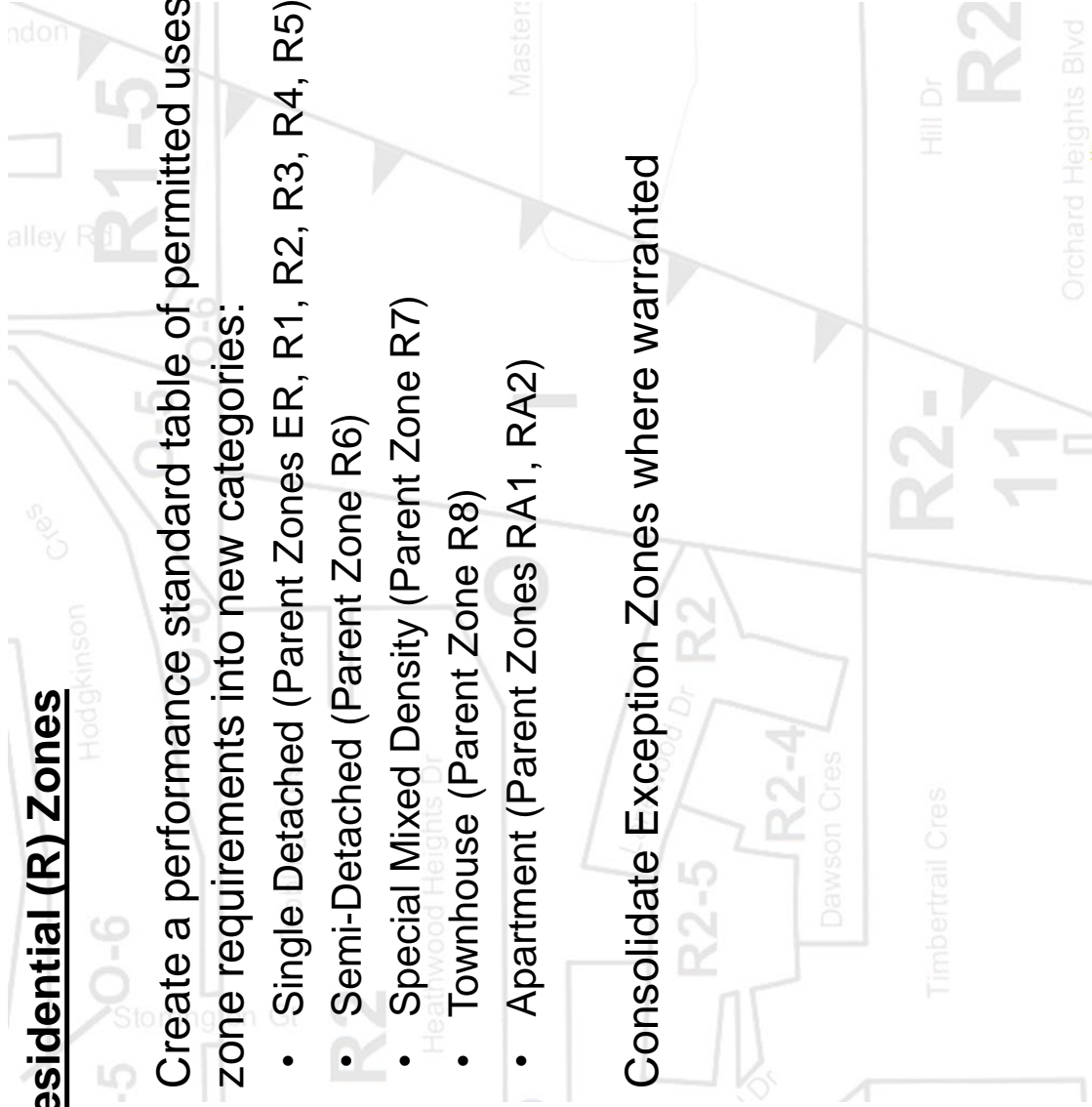
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### Residential (R) Zones

- Create a performance standard table of permitted uses and zone requirements into new categories:
  - Single Detached (Parent Zones ER, R1, R2, R3, R4, R5)
  - Semi-Detached (Parent Zone R6)
  - Special Mixed Density (Parent Zone R7)
  - Townhouse (Parent Zone R8)
  - Apartment (Parent Zones RA1, RA2)
- Consolidate Exception Zones where warranted



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**Commercial, Employment, Environmental  
Protection and Other Zones**

- Create a performance standard table of permitted uses and zone requirements into new categories:
  - Commercial (Parent Zones C1, C2, C3, C4, C5 and C6)
  - Employment (Parent Zone E1, E2 and E-BP)
  - Environmental Protection (Parent Zone EP)
  - Open Space (Parent Zones O1 and O2)
  - Rural General (Parent Zone RU)
  - Oak Ridges Moraine (Parent Zones NC-ORM, NL-ORM, C-ORM, EP-ORM and O-ORM)



## Aurora Promenade (P) Zones –Uses

- Applies to Downtown Area, Upper Downtown and Promenade Shoulder Areas of the Official Plan
- Proposed Promenade Zones
  - Promenade Downtown (PD1 and PD2)
  - Promenade Downtown Shoulder (PDS1, PDS2, PDS3, PDS4, PDS5 and PDS6)
- Addition of permitted uses from the Aurora Promenade policies of the Official Plan
- Promenade Zone will not apply to Employment or Environmental Protection zoned lands
- Existing legal permitted uses of the base zone continue to be allowed

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### **Aurora Promenade**

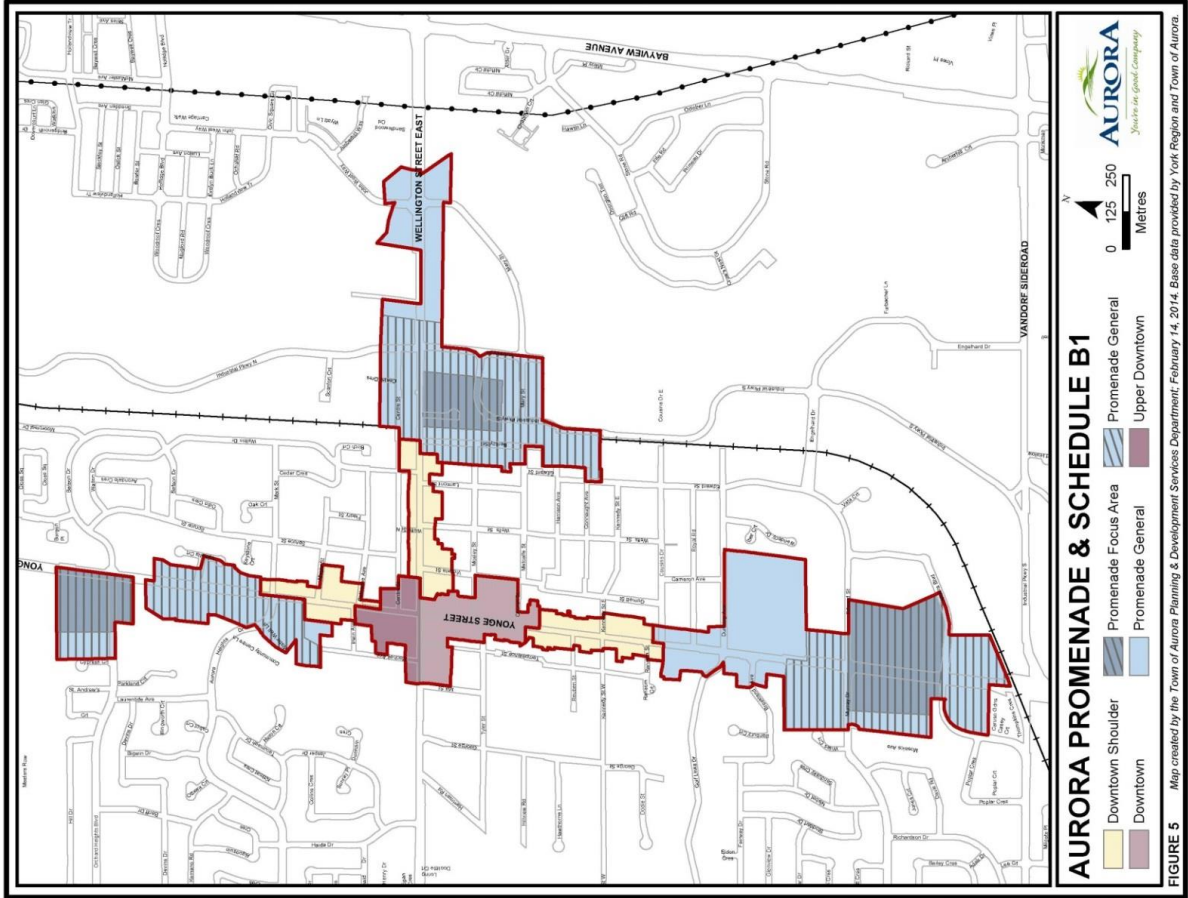
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## Aurora Promenade

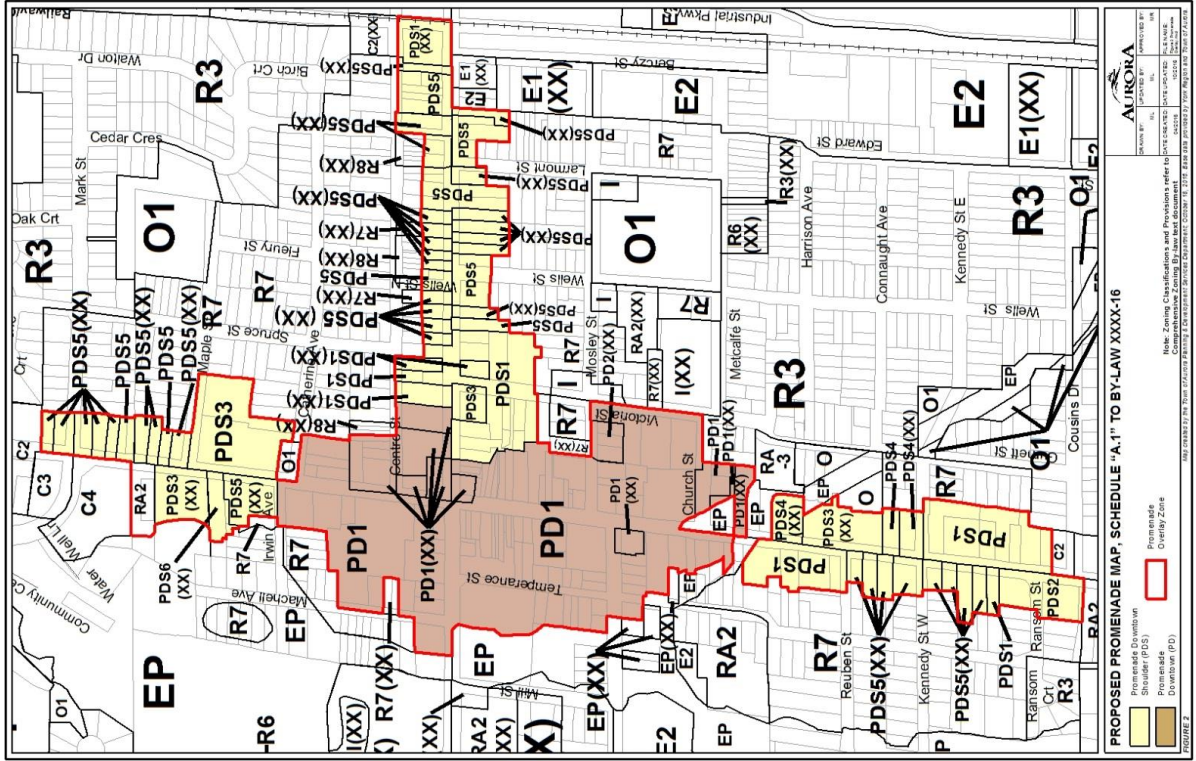
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- Introduction
- Definitions & General Provisions
- Residential Zones
- Commercial, Employment, Open Space, Environmental Protection

**Aurora Promenade**

- Institutional Zones
- Mapping
- Exceptions
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- Conclusion

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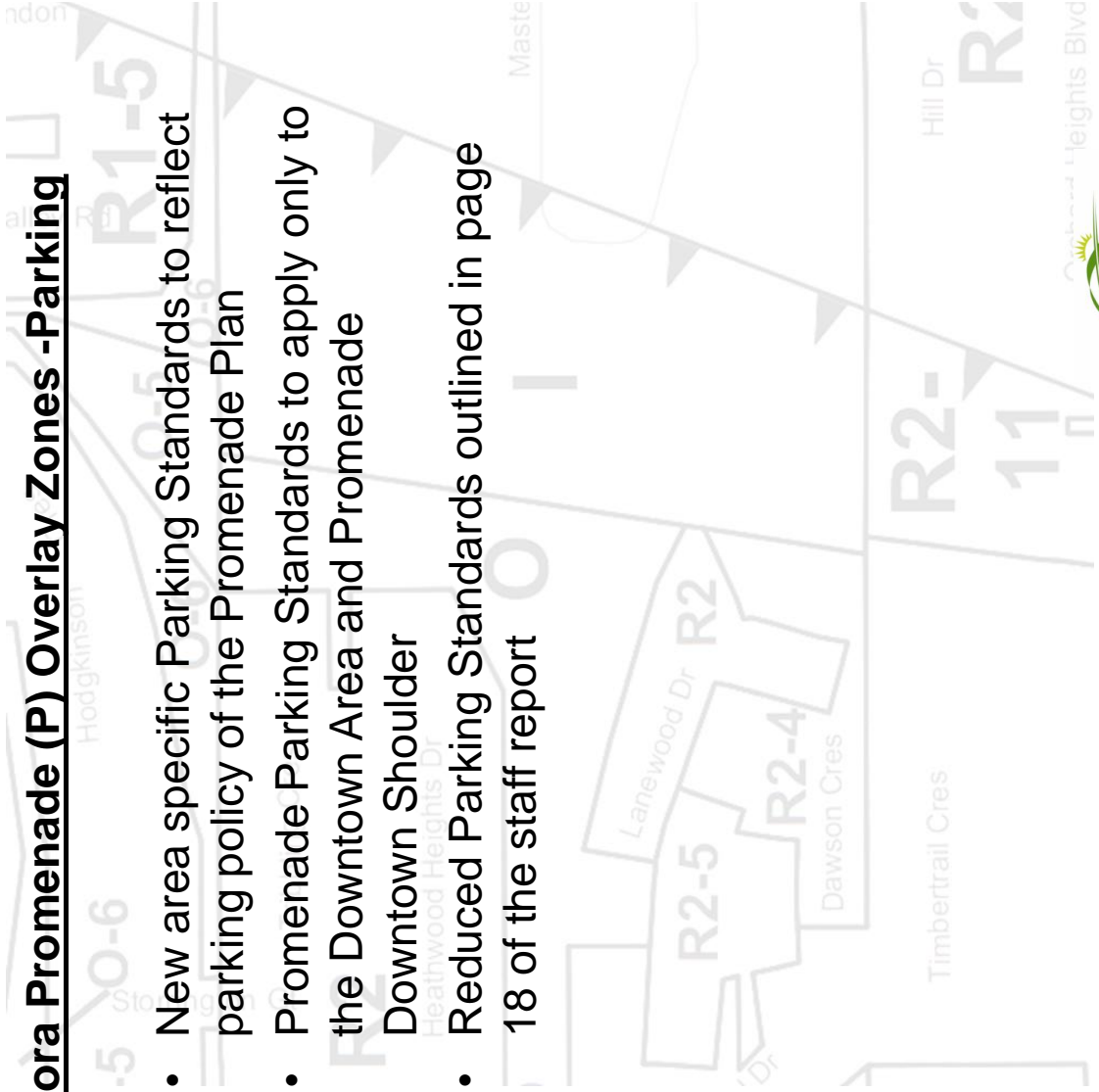
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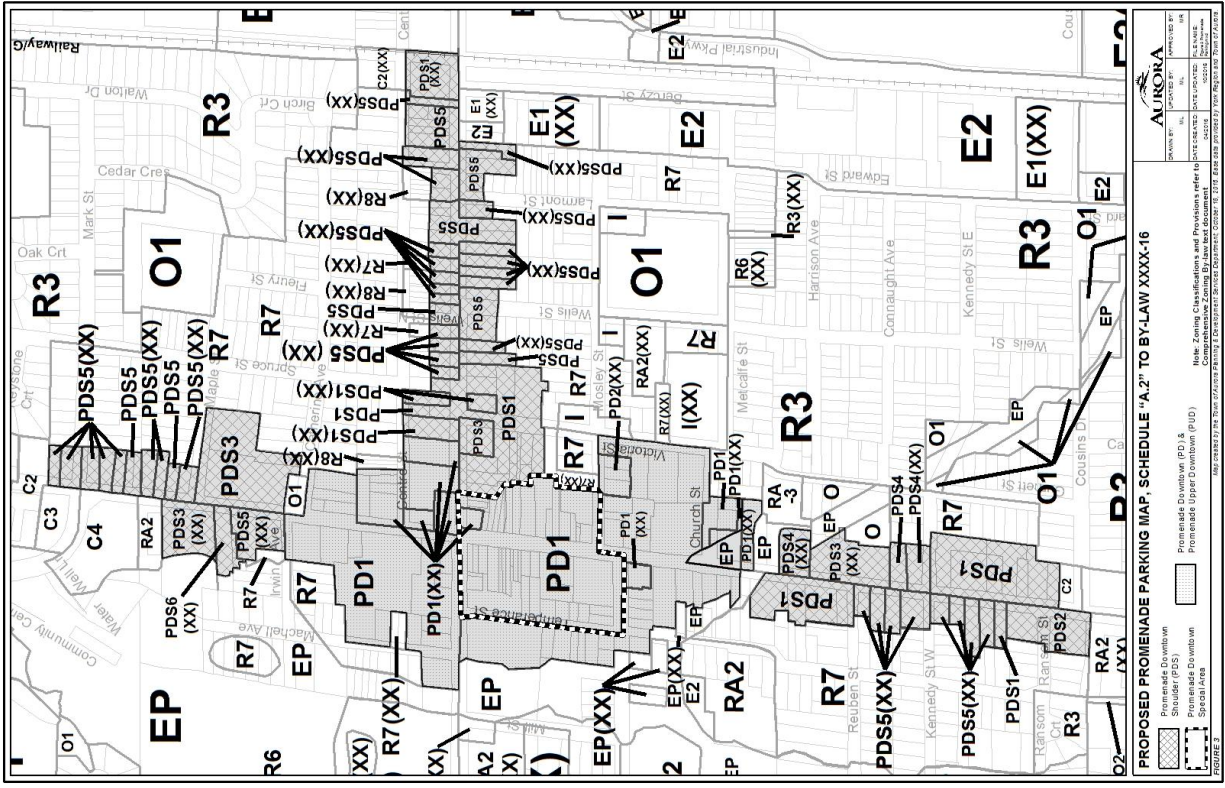
Public Comments

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## Aurora Promenade (P) Overlay Zones -Parking

- New area specific Parking Standards to reflect parking policy of the Promenade Plan
- Promenade Parking Standards to apply only to the Downtown Area and Promenade Downtown Shoulder
- Reduced Parking Standards outlined in page 18 of the staff report





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## **Institutional Zones**

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## **Institutional Zones**

- All Existing “I” zones to be retained, with the exception of lands within the Promenade Downtown where “I” is proposed to harmonize with “PD1” as per the Promenade Plan
- Maximum building height for Institutional Zones in By-law 2213-78 is 28 metres
- All Institutional Zones- proposed maximum height of 15 metres
- One existing building will not conform to the reduced height provision, this will be addressed in site-specific zoning
- Within the Promenade Downtown Zone “PD1”, maximum height provisions are proposed to be 18.5 metres, to conform with Promenade height policies

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## Mapping

Updated Schedule “A” Zoning Map to be released before final approval of the Zoning By-law

- Schedule “A.1” Promenade Map
- Schedule “A.2” Promenade Parking Map
- Schedule “A.3” Natural Hazard Overlay Map
- Schedule “A.4” Wellhead Protection Area Map
- Oak Ridges Moraine mapping will be maintained in the new Zoning By-law



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## Exceptions

Separate section for all Exception Zones in the By-law

- Exception zones will no longer be categorized by zone (e.g. R3(XX) Zones)
- Better administration and use, exception zones will be categorized as a separate section- chronologically
- Exception zone categories to be user friendly

Final Exception Zones and mapping will be provided prior to final approval of the By-law by Council.



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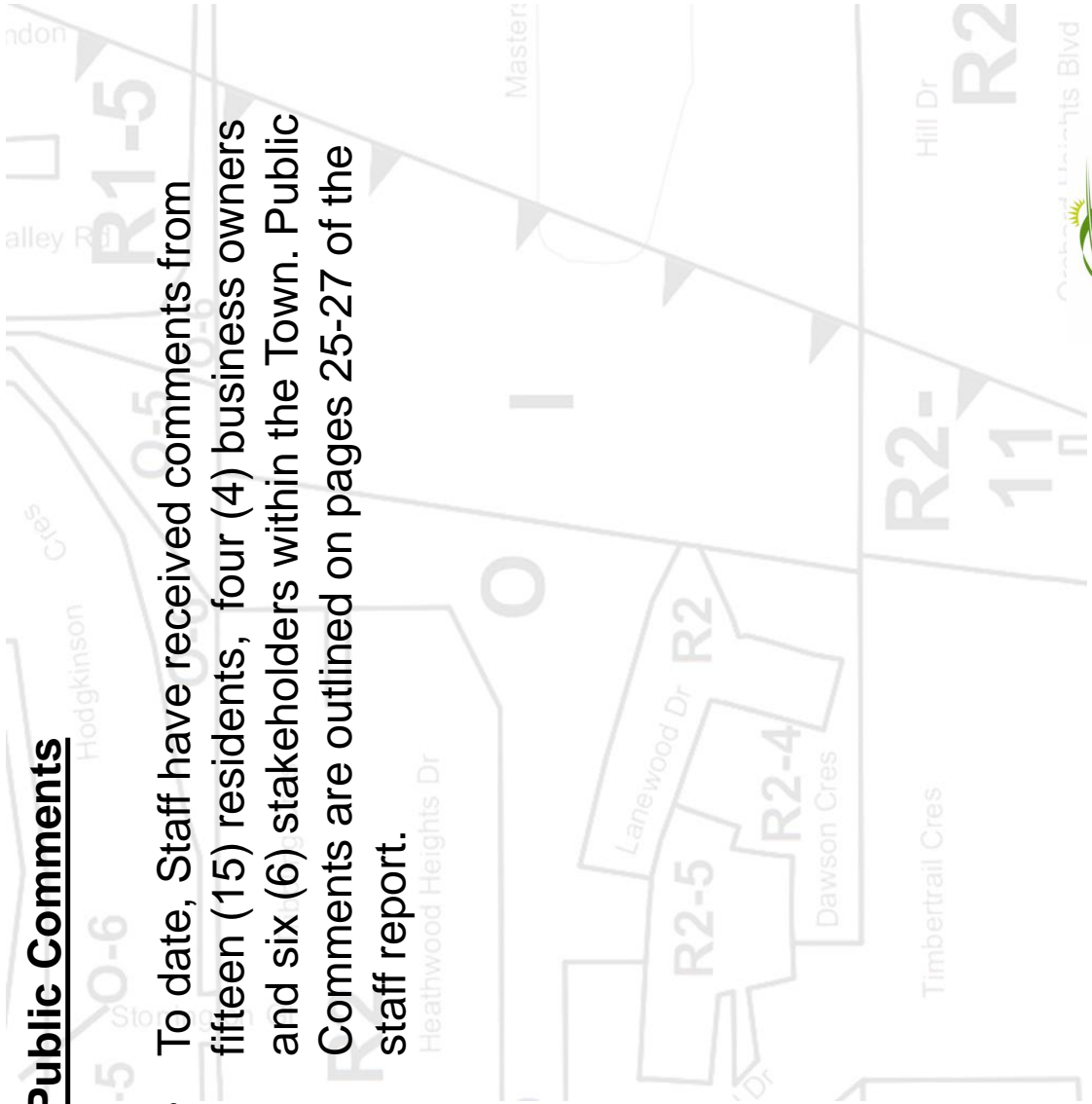
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## Public Comments

- To date, Staff have received comments from fifteen (15) residents, four (4) business owners and six (6) stakeholders within the Town. Public Comments are outlined on pages 25-27 of the staff report.



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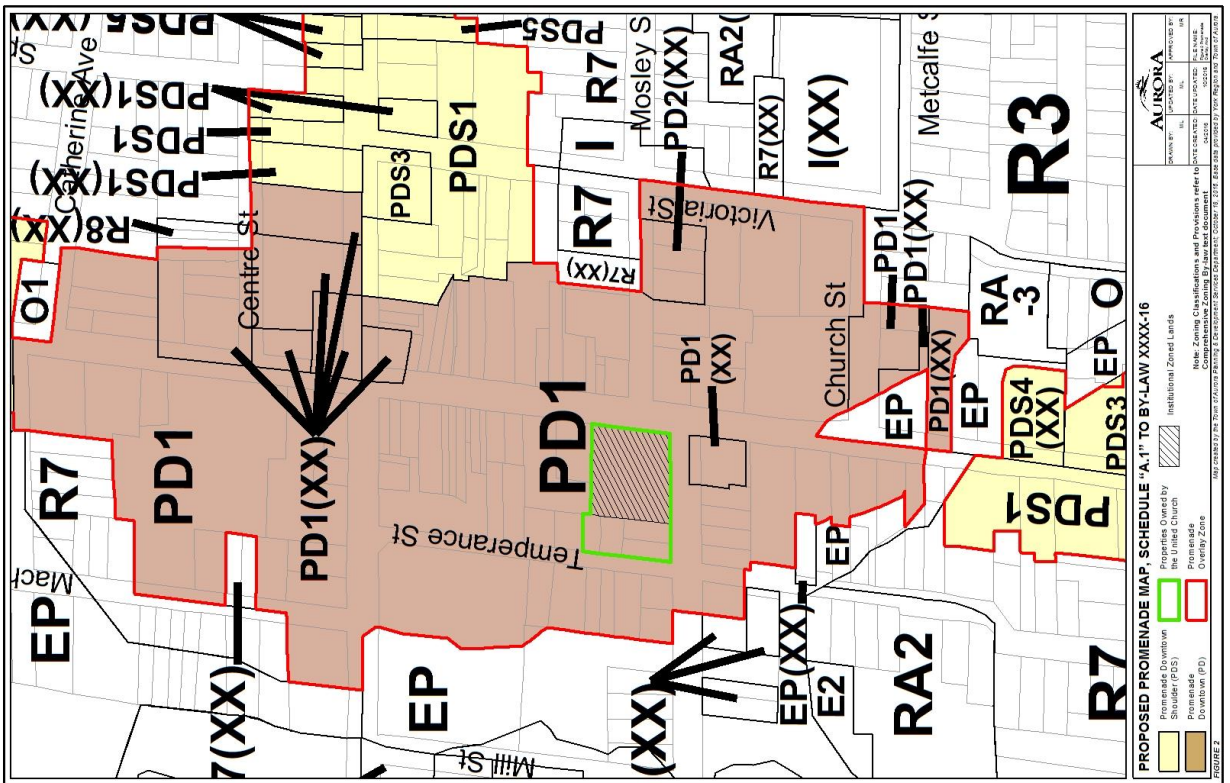
Public Comments

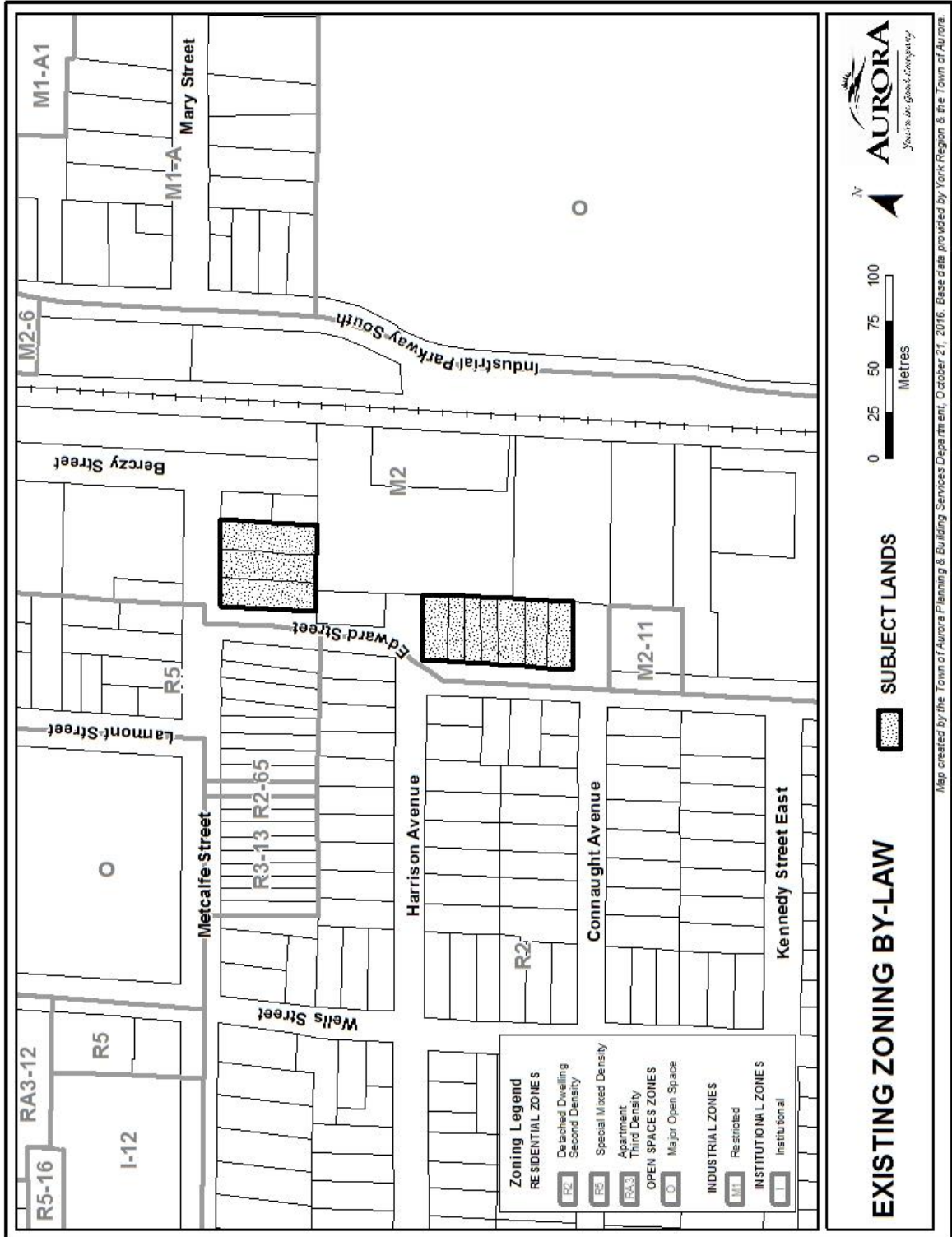
## Conclusion

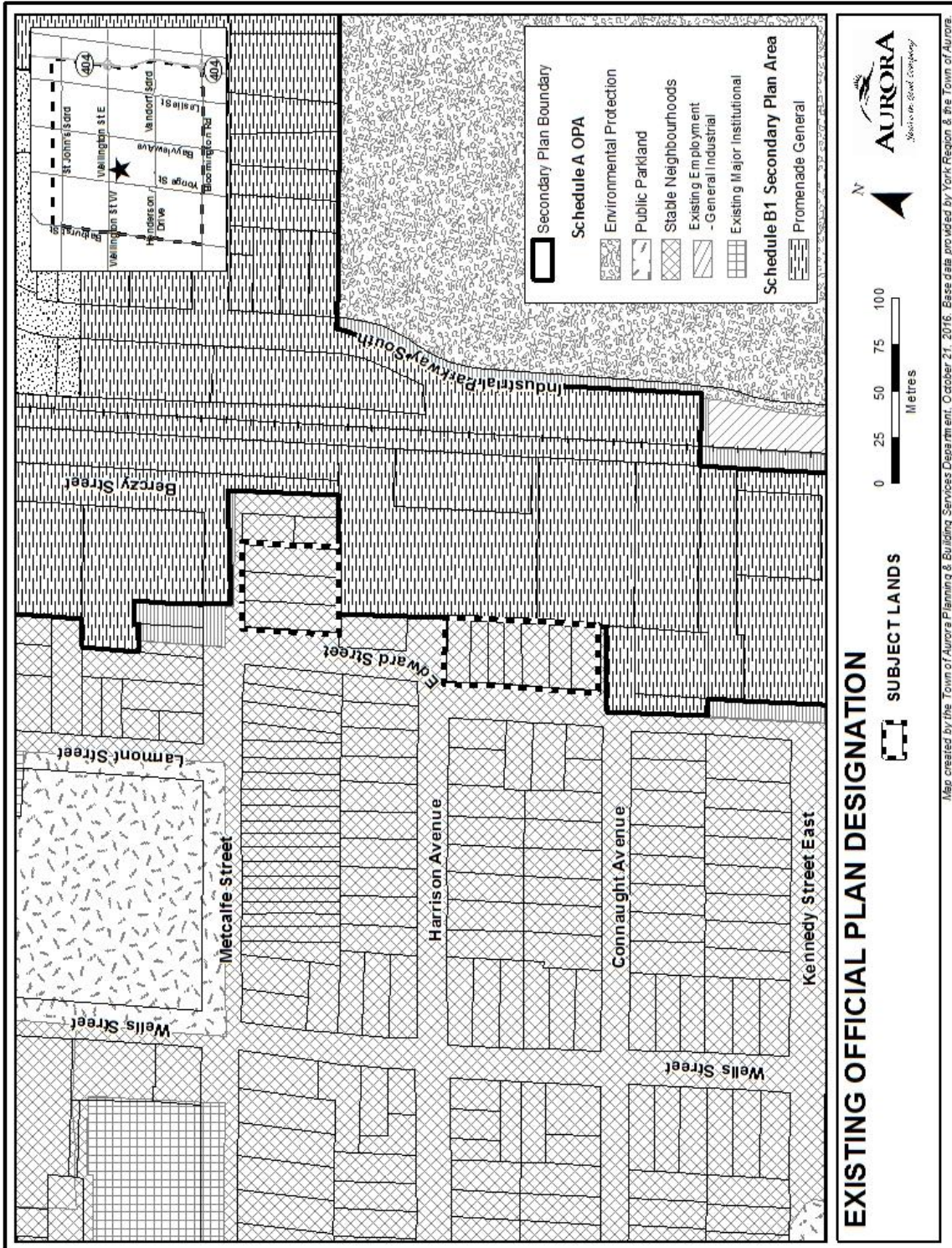
### Conclusion

- Peer Review of By-law by Lehman & Associates.
- External Solicitor Harold Elston retained for Legal Review of the Zoning By-law
- Staff recommend that General Committee approve the Comprehensive Zoning By-law Review and bring the Zoning By-law forward at a future Council Meeting for a final review and approval.
- Website link: <http://www.aurora.ca/comprehensivezoningreview>









**SCHEDULE 'A'  
 TO BY-LAW XXXX-16  
 AS AMENDED  
 MAP NO. 2**

**ZONING LEGEND**

<b>RECREATIONAL ZONES</b>	<b>COMMERCIAL ZONES</b>	<b>INSTITUTIONAL ZONES</b>
ER (XX) Oak Ridge Moraine ER (XX) Estate Residential	C1 Convenience C2 Central C3 Service C4 Community C5 Major C6 Minor Residential	I Institutional
R1 (XX) Detached Residential R2 (XX) Detached Residential R3 (XX) Density Residential R4 (XX) Density Residential R5 (XX) Detached Farm R6 (XX) Security Residential R7 (XX) Duplex Residential R8 (XX) Duplex Residential R9 (XX) Frontlot Townhouse R10 (XX) Frontlot Townhouse R11 (XX) Block Townhouse R12 (XX) Second Density Apartment R13 (XX) First Density Apartment R14 (XX) Residential R15 (XX) Residential	E1 Service E2 General E-EP Business Park	RU Rural RU-1 Oak Ridge Moraine RU-2 Rural RU-3 Rural RU-4 Rural RU-5 Rural RU-6 Rural RU-7 Rural RU-8 Rural RU-9 Rural RU-10 Rural RU-11 Rural RU-12 Rural RU-13 Rural RU-14 Rural RU-15 Rural RU-16 Rural RU-17 Rural RU-18 Rural RU-19 Rural RU-20 Rural RU-21 Rural RU-22 Rural RU-23 Rural RU-24 Rural RU-25 Rural RU-26 Rural RU-27 Rural RU-28 Rural RU-29 Rural RU-30 Rural RU-31 Rural RU-32 Rural RU-33 Rural RU-34 Rural RU-35 Rural RU-36 Rural RU-37 Rural RU-38 Rural RU-39 Rural RU-40 Rural RU-41 Rural RU-42 Rural RU-43 Rural RU-44 Rural RU-45 Rural RU-46 Rural RU-47 Rural RU-48 Rural RU-49 Rural RU-50 Rural RU-51 Rural RU-52 Rural RU-53 Rural RU-54 Rural RU-55 Rural RU-56 Rural RU-57 Rural RU-58 Rural RU-59 Rural RU-60 Rural RU-61 Rural RU-62 Rural RU-63 Rural RU-64 Rural RU-65 Rural RU-66 Rural RU-67 Rural RU-68 Rural RU-69 Rural RU-70 Rural RU-71 Rural RU-72 Rural RU-73 Rural RU-74 Rural RU-75 Rural RU-76 Rural RU-77 Rural RU-78 Rural RU-79 Rural RU-80 Rural RU-81 Rural RU-82 Rural RU-83 Rural RU-84 Rural RU-85 Rural RU-86 Rural RU-87 Rural RU-88 Rural RU-89 Rural RU-90 Rural RU-91 Rural RU-92 Rural RU-93 Rural RU-94 Rural RU-95 Rural RU-96 Rural RU-97 Rural RU-98 Rural RU-99 Rural RU-100 Rural

**LEGEND**

- Map #2 Area
- Municipal Boundary
- Lot
- Railway
- Hydro Corridor
- Promenade Overlay Zone
- Oak Ridges Moraine
- Conservation Plan Area
- Subject to By-Law 4469-03.D
- By-Law 4469-03.D consists of Schedules "A" to "E" inclusive and accordingly each schedule shall be considered in the determining of zoning provisions pertaining to individual properties within the boundaries of the ORM.
- Transitional: Not subject to Schedules "B" to "E" inclusive of this by-law. New applications under the Planning Act or Condominium Act on these lands will be subject to the Schedules "B" to "E" and the Policies of OPA-48.

NOTE: ZONING LINES AND PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A GUARANTEE OF THE BOUNDARIES OF THE ENVIRONMENTAL PROTECTION ZONE OR THE CORRESPONDING PLANS AND REGISTERED PLANS. ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THIS MAP AND THE ACTUAL SITUATION ON THE GROUND SHALL BE SETTLED BY THE ORIGINAL MAPPING REFERENCE SHOULD BE MADE TO THE ORIGINAL MAPPING AND THE INFORMATION PROVIDED BY THE TOWN OF YORK.

**AURORA**  
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 CHECKED BY: [Name]  
 DATE: 09/20/22  
 DATE UPDATED: 04/20/16  
 FILE NAME: [Name]  
 DRAWING NO.: [Number]

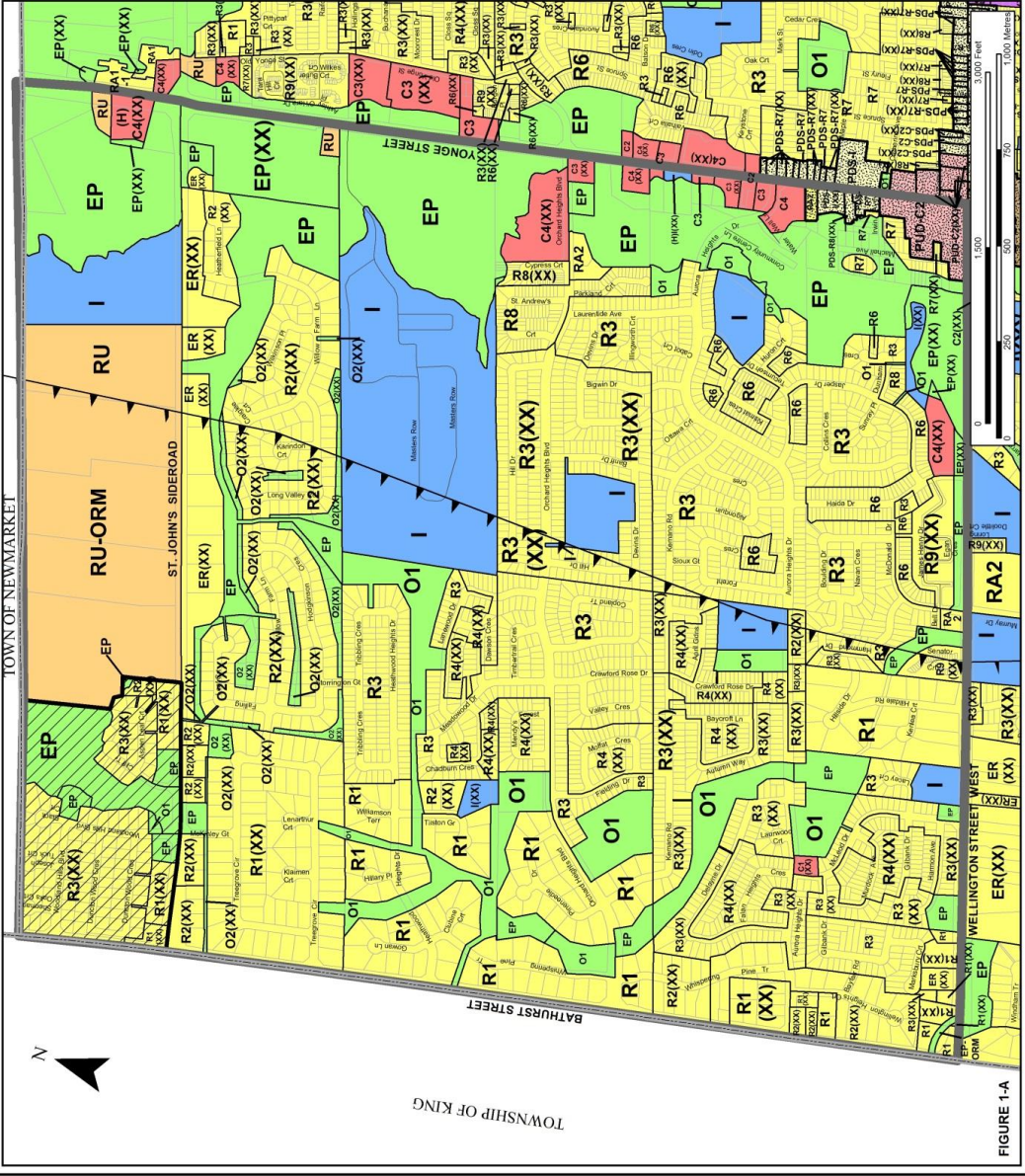


FIGURE 1-A

