



**SPECIAL COUNCIL  
PUBLIC PLANNING  
MEETING AGENDA**

**WEDNESDAY, JANUARY 27, 2016**

**7 P.M.**

**COUNCIL CHAMBERS  
AURORA TOWN HALL**



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

Wednesday, January 27, 2016  
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:

**5805-16** BEING A BY-LAW to Confirm Actions by Council Resulting pg. 29  
from Special Council – Public Planning Meeting on  
January 27, 2016.

**5. ADJOURNMENT**

## AGENDA ITEMS

1. **PDS16-004 – Applications for Official Plan Amendment and Zoning By-law Amendment** pg. 1  
**Metropolitan Square Inc.**  
**180, 190 and 220 Wellington Street East**  
**Lot 81, Concession 1, EYS**  
**File Numbers: OPA-2015-05 and ZBA-2015-15**

### RECOMMENDED:

THAT Report No. PDS16-004 be received; and

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

2. **PDS16-005 – Application for Zoning By-law Amendment** pg. 18  
**Frank Luciani**  
**340 Ridge Road**  
**Part of Lot 73, Concession 1**  
**File Number: ZBA-2015-13**

### RECOMMENDED:

THAT Report No. PDS16-005 be received; and

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



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PDS16-004**

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**SUBJECT:** *Applications for Official Plan Amendment and Zoning By-law Amendment  
Metropolitan Square Inc.  
180, 190 & 220 Wellington Street East  
File Numbers: OPA-2015-05 and ZBA-2015-15*

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

**DATE:** *January 27, 2016*

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## **RECOMMENDATIONS**

*THAT Report No. PDS16-004 be received; and*

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

## **PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information and details related to the Official Plan Amendment, Zoning By-law Amendment applications to permit a residential condominium apartment development comprised of two (2) 10-storey buildings with a total of 296 units on the 1.1 ha site.

## **BACKGROUND**

The subject Official Plan and Zoning By-law Amendment applications were submitted on November 6, 2015. On November 26, 2015, a Notice of Complete Application respecting the Official Plan and Zoning By-law Amendments were published in the Auroran and Aurora Banner newspapers.

### **Public Notification**

On January 7, 2015 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspaper and given by mail to all addressed property Owners within a minimum of 120 metres (400 feet) of the subject lands. Notice of the Public Planning meeting signs were also posted on the subject lands fronting on Wellington Street East and Industrial Parkway North. Public Meeting notification has been provided in accordance with the *Planning Act*.

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Report No. PDS16-004

### **Location/ Land Use**

The subject property is located at the northeast corner of the Industrial Parkway North and Wellington Street East, municipally known as 180, 190 and 220 Wellington Street East (Figure 1). The total area of land holding is 1.1 hectares in size and has approximately 78.5 metres of frontage along Wellington Street East and 111.26 metres along Industrial Parkway North.

The subject lands have the following characteristics:

- Subject lands are currently occupied by Aurora Tire & Wheel and The Royal Wood Shop Ltd.;
- The existing site is generally lower than the surrounding roads and abutting properties;
- The existing site drains to the northwest corner of the subject lands via overland flow to a vegetated channel in the existing parking lot;
- Two full moves access points to the subject lands currently exist, one access from Wellington Street East and the other on Industrial Parkway North.

The surrounding land uses are as follows:

North: Industrial use (U-Haul Storage facility);  
South: Wellington Street East, Commercial uses;  
East: Commercial and Office uses (2 storey in height), St. Maximilian Kolbe Catholic Secondary School;  
West: Industrial Parkway North, mixed use (a five storey condominium apartment with retail uses on the ground floor), Centre Street and Employment uses

### **Policy Context**

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

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Report No. PDS16-004

*York Region Official Plan (2010)*

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

The Region Official Plan recognizes that the housing market is faced with demand for a broader variety of housing types and sizes to meet the diverse range of needs of the Region’s residents and workers. Meeting these needs allows people to live and work in their communities as they progress through the stages of life. Policy 3.5 requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with York Region forecasts, intensification and density requirements.

Section 8.3.8 of the Region of York Official Plan states that amendments to local Official Plans may be exempt from Regional approval if they are of local significance and no Regional interest is adversely affected. The proposed Official Plan Amendment is considered a local matter by the Region and is exempted from approval by Regional Planning Committee and Council.

*Town of Aurora Official Plan*

The subject lands are designated as “The Aurora Promenade” by the Official Plan and more specifically as “Promenade General – Special Design Areas” (Figure 2). The purpose of the “Promenade General” designation is to promote transformation into a vibrant, pedestrian-orientated mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods. While new development will be mostly residential in use, convenience retail as well as restaurants, entertainment and cultural venues will continue to be provided.

Schedule “B2” of the Official Plan indicates the subject site as having a minimum height of 2 storeys and a maximum height of 5 storeys. However, a height bonus may be applicable to increase the maximum height by 1 storey to a maximum of 6 storeys or 22 metres subject to the bonusing requirements of section 11.6.2 a) iii) of the Official Plan. Those bonusing requirements include the following:

- a minimum frontage of 40 metres;
- the development proposal must meet the massing performance standards, including any angular planes and stepback provisions;
- the development proposal must provide a public benefit which includes but not limited to heritage protection, public amenity space, public art, affordable

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**Report No. PDS16-004**

- housing, affordable artist space and streetscape improvements; and
- the development proposal must be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy.

All development within the “Promenade General” designation shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy.

The Official Plan states that no development application should proceed within the “Special Design Areas” as identified on Schedule “B1” of the Official Plan until a comprehensive plan have been undertaken to coordinate the street and block patterns, open spaces land uses, built form and other supporting studies that may be deemed necessary, transportation parking or heritage impacts.

Moreover, no site-specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Plan shall be used to form the basis of the site-specific rezoning and subsequently the site plan agreement.

As the lands subject to this application are the only property with re-development opportunities in this quadrant, the proposed evaluation of the proposed application can proceed.

*Zoning By-law 2213-78, as amended*

The subject property is currently zoned “General Industrial (M2) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. The M2 zone only permits industrial related uses.

An Amendment to the Zoning By-law is required to re-zone the subject lands to allow for high density residential apartment units as a permitted use with site specific exceptions to accommodate the proposed 296 units development. The applicant is proposing to rezone the subject lands from “General Industrial (M2) Zone” to “Third Density Apartment Residential (RA3-XX) Exception Zone”. As illustrated on Figure 3, the applicant is proposing to rezone the property to permit two Apartment Buildings per lot, whereas the parent RA3 zone only permits one apartment building per lot. Site specific by-law exceptions will be required to recognize the proposal. The proposed zoning provisions are summarized in the following table.

	<b>Existing RA3 Zone Requirement</b>	<b>Proposed RA3 Exception Zone Requirement</b>
Permitted Uses	One apartment building per lot	Two apartment buildings per lot *
Lot Area (minimum)	95 m <sup>2</sup> per dwelling unit	36.7 m <sup>2</sup> per dwelling unit *
Lot Frontage (minimum)	30 metres	78.5 metres

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Front Yard (minimum)	½ the height of the building and in no case less than nine (9) metres from the street line	3 metres *
Rear Yard (minimum)	9.0 metres	16.5 metres
Interior Side Yard (minimum)	½ the height of the building and in no case less than nine (9) metres from the street line;	3 metres *
Exterior Side Yard (minimum)	½ the height of the building and in no case less than nine (9) metres from the street line	3 metres *
Lot Coverage	minimum 35%	maximum 50%
Main building height (maximum)	7 Storeys	10 Storeys*
Parking Requirement (minimum)	1.5 spaces/ unit, a minimum of 20% of the spaces provided shall be set for visitors' parking	1.5 spaces/ unit, a minimum of 20% of the spaces provided shall be set for visitors' parking
Amenity Area	Eighteen (18) square metres per suite (dwelling unit) but having dimensions of not less than six (6) metres by six (6) metres located in a yard other than a front yard unless otherwise specified elsewhere in this By-law.	Outdoor Area: 950.0 square metres Indoor Area: 1400.0 square metres  Total Amenity Area = 2350 square metres  2,350 sq. m of total amenity area/296 dwelling unit = 7.9 square metres per dwelling unit.*

\*By-law exception required

The applicant has requested other exceptions such as buffer strip and general parking manoeuvring setbacks. The above list maybe further refined and reviewed in details in the future report.

*Urban Design*

Under the provisions of the Official Plan, the proposed development is subject to The Aurora Promenade – Concept Plan – Urban Design Strategy and Aurora Promenade Streetscape Design and Implementation Plan. The Urban Design Guidelines identify the subject property as a 'Secondary Entryway' within the 'Wellington Street Promenade' by the Aurora Promenade Urban Design Framework. The following are key Character Area objectives for the Wellington Street Promenade:



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- Strengthen the connections between the Old Town and the Civic Centre, through enhancing the eastern entryway into the Aurora Promenade;
- Create a new community focal area through redevelopment and intensification of the lands around the Aurora Go Station;
- Provide appropriate transition in scale to the adjacent heritage neighbourhood;
- Enhance the streetscape by filling in the gaps with mixed use developments;
- Densities for new developments should support public transit;
- Infill and redevelopment of underutilized sites to better define and engage with the street; and
- Explore new open space opportunities to enhance the area's livability.

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.

### **Reports and Studies**

The Owner submitted the following documents as part of a complete application to the proposed Official Plan Amendment and Zoning By-law Amendment applications:

- Planning Justification Report, prepared by MSH Ltd;
- Draft Official Plan Amendment, prepared by MSH Ltd;
- Draft Zoning By-law, prepared by MSH Ltd;
- Geotechnical/Soils Feasibility Investigation, prepared by Sarafinchin Associates Ltd;
- Functional Servicing & Stormwater Management Report, prepared by SCS consulting Group Ltd;
- Phase 1 Environmental Site Assessment, prepared by nexEnviro;
- Phase 2 Environmental Site Assessment, prepared by nexEnviro;
- Transportation & Parking Assessment Study, prepared by nexTrans Engineering;
- Stage 1 & 2 Archaeological Assessment, prepared by the Archaeologists Inc.
- Site Statistics Drawings, prepared by Kojo La-Anyane Architect;
- Site Plan/ Floor 1, prepared by Kojo La-Anyane Architect;
- Context Plan, prepared by MSH Ltd;
- Conceptual Elevations, prepared by Kojo La-Anyane Architect;
- Conceptual Landscape Plan, prepared by Mark Setter Associates; and
- A copy of the Survey, prepared by Lloyd & Purcell Ltd

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## **COMMENTS**

A preliminary review of the proposed Official Plan and Zoning By-law Amendment applications have 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 amendments;
- Assessment of the building height and massing related to the location, context and general Official Plan policies including bonusing;
- Submission of a Noise and Vibration Impact Assessment and Hydrogeological Study and Source Water Protection Assessment is required;
- The applicant's Transportation & Parking Assessment Study, prepared by nexTrans Engineering will be peer reviewed. The peer reviewer will review the applicant's report and conduct a capacity analysis on the local and regional roads;
- An Urban design peer reviewer will be obtained to review the urban design policies of the Official Plan and the Aurora Promenade Concept Plan – Urban Design Strategy;
- A revised Stormwater Management Report to include all storm events from the 2 years event to the 100 year event, demonstration of how low impact development techniques will be use to the satisfaction of the Lake Simcoe Region Conservation Authority;
- Availability of servicing and acceptable grading subject to detailed engineering and site plan application; and
- Landscaping design should follow the Aurora Promenade design standards as it relates to design and materials. A vegetation management plan and compensation planting will be required through the site plan process to address tree removal and preservation.

## **PUBLIC COMMENTS**

Planning Staff have received comments from the public circulation. At the time of writing this report, residents from the surrounding neighbourhood of the subject site provided written and verbal comments expressing their concerns and questions regarding the proposed planning application, summarized as the following issues:

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- Concerns regarding no commercial uses proposed; and
- Traffic concerns as a result of the proposed development and its impacts on Industrial Parkway South and Wellington Street East which may hinder the ability to turn onto Wellington Street as a result of the proposed development;

### **LINK TO STRATEGIC PLAN**

The proposed Official Plan and Zoning By-law Amendments 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 proposed Official Plan and Zoning by-law amendment on the subject lands, the application will assist in **working with the development community to ensure future growth includes housing opportunities for everyone and *Work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan.***

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

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

### **SERVICING ALLOCATION**

The proposed residential development would require the allocation of water and sanitary sewer capacity by Council, if approved.

### **FINANCIAL IMPLICATIONS**

At the time of Site Plan agreement, fees and securities will be applied to the development. Further financial implications will be addressed when a technical review of the future proposal is completed.

### **PREVIOUS REPORTS**

None.

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## **CONCLUSIONS**

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: Existing Official Plan Designation

Figure 3: Existing Zoning By-law

Figure 4: Proposed Site Specific Official Plan Policy

Figure 5: Proposed Zoning By-law

Figure 6: Conceptual Site Plan

Figure 7: Conceptual Elevation: View from Wellington Street East

Figure 8: Conceptual Elevation: View from Industrial Parkway North

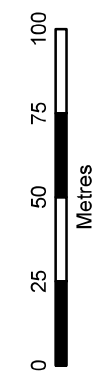
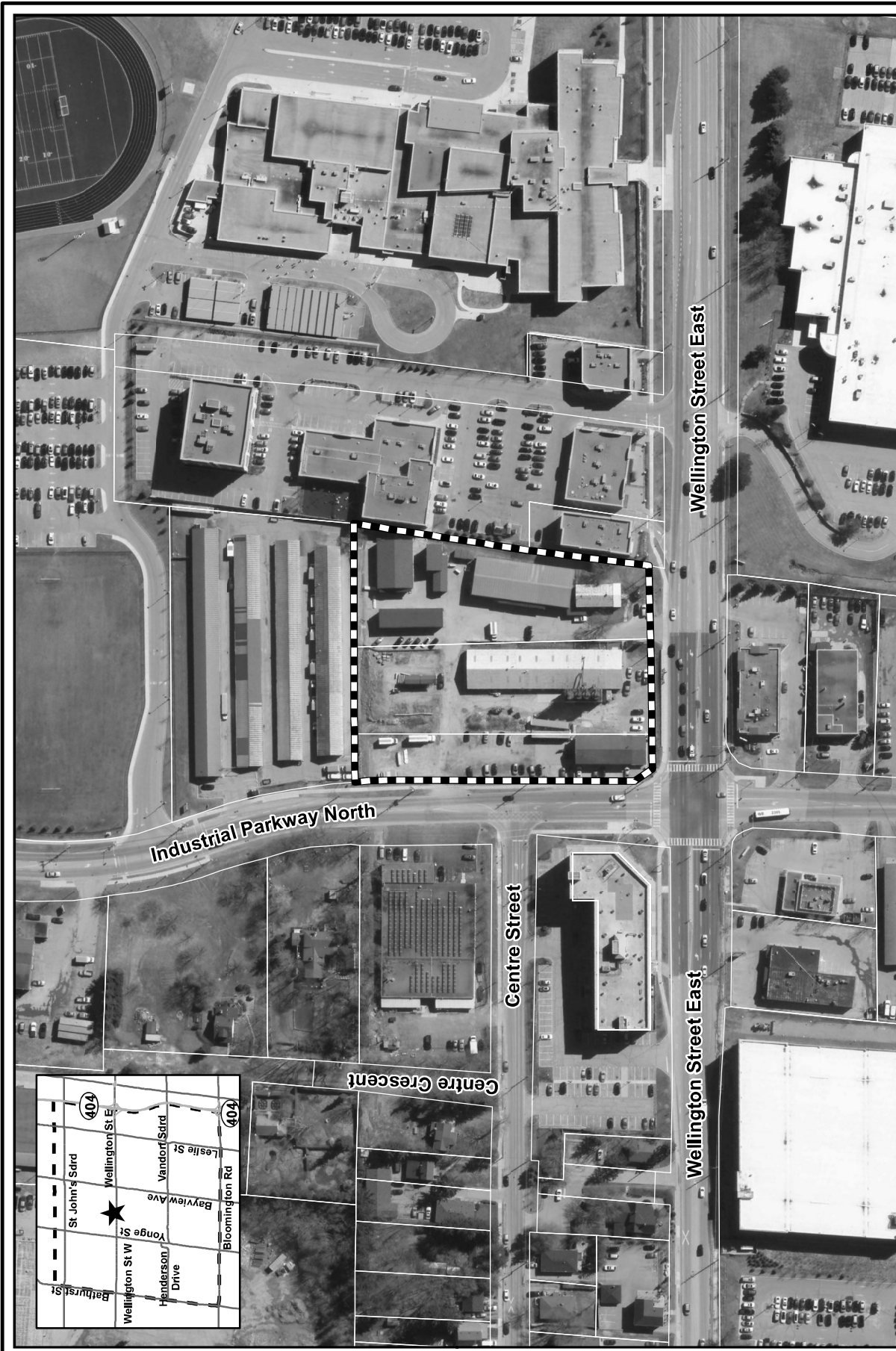
## **PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting- January 14, 2016.

***Prepared by: Lawrence Kuk, Planner – Extension 4343***

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

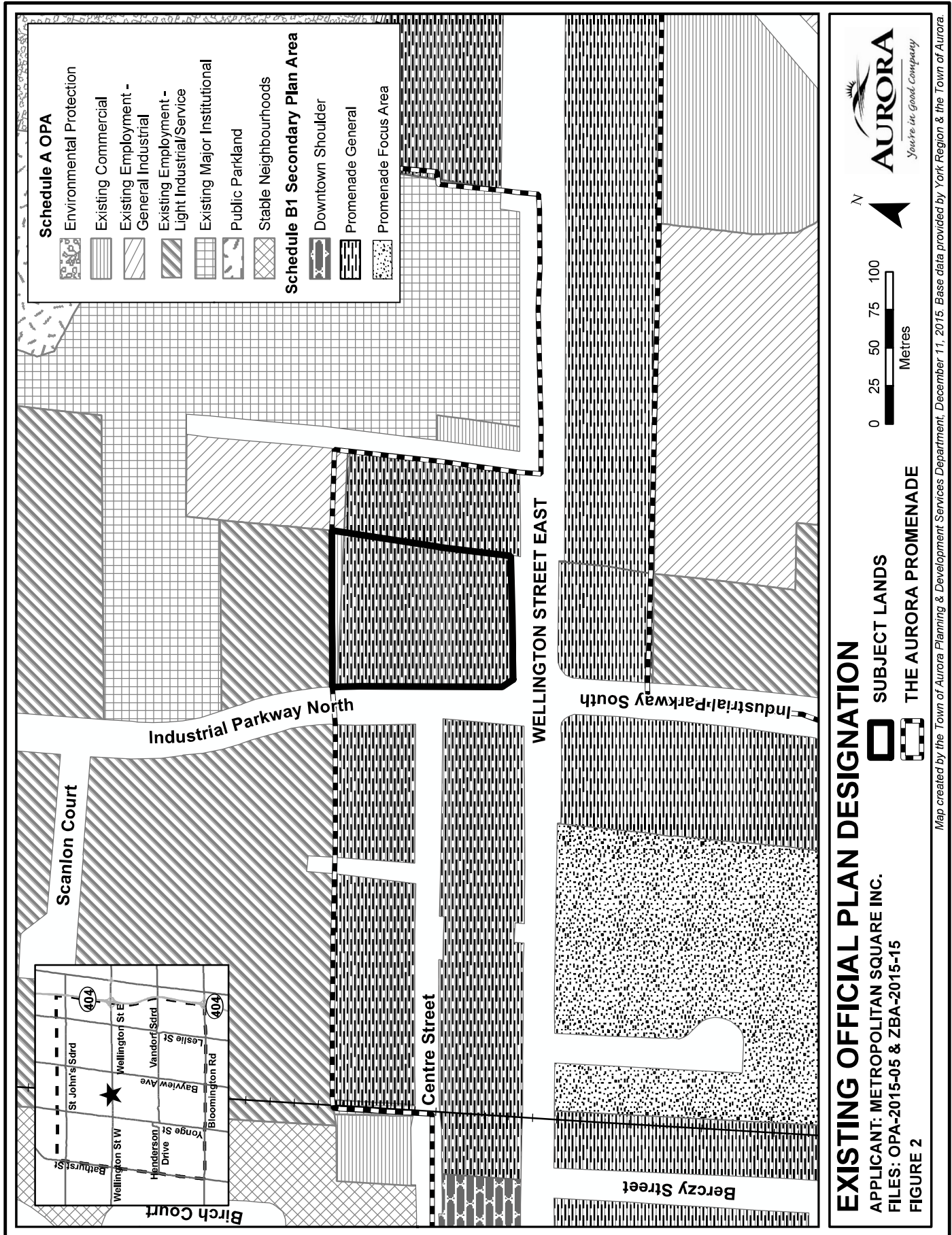
  
**Doug Nadorozny**  
**Chief Administrative Officer**



 SUBJECT LANDS

**LOCATION MAP**  
 APPLICANT: Metropolitan Square Inc.  
 FILES: OPA-2015-05 & ZBA-2015-15  
 FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, December 11, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



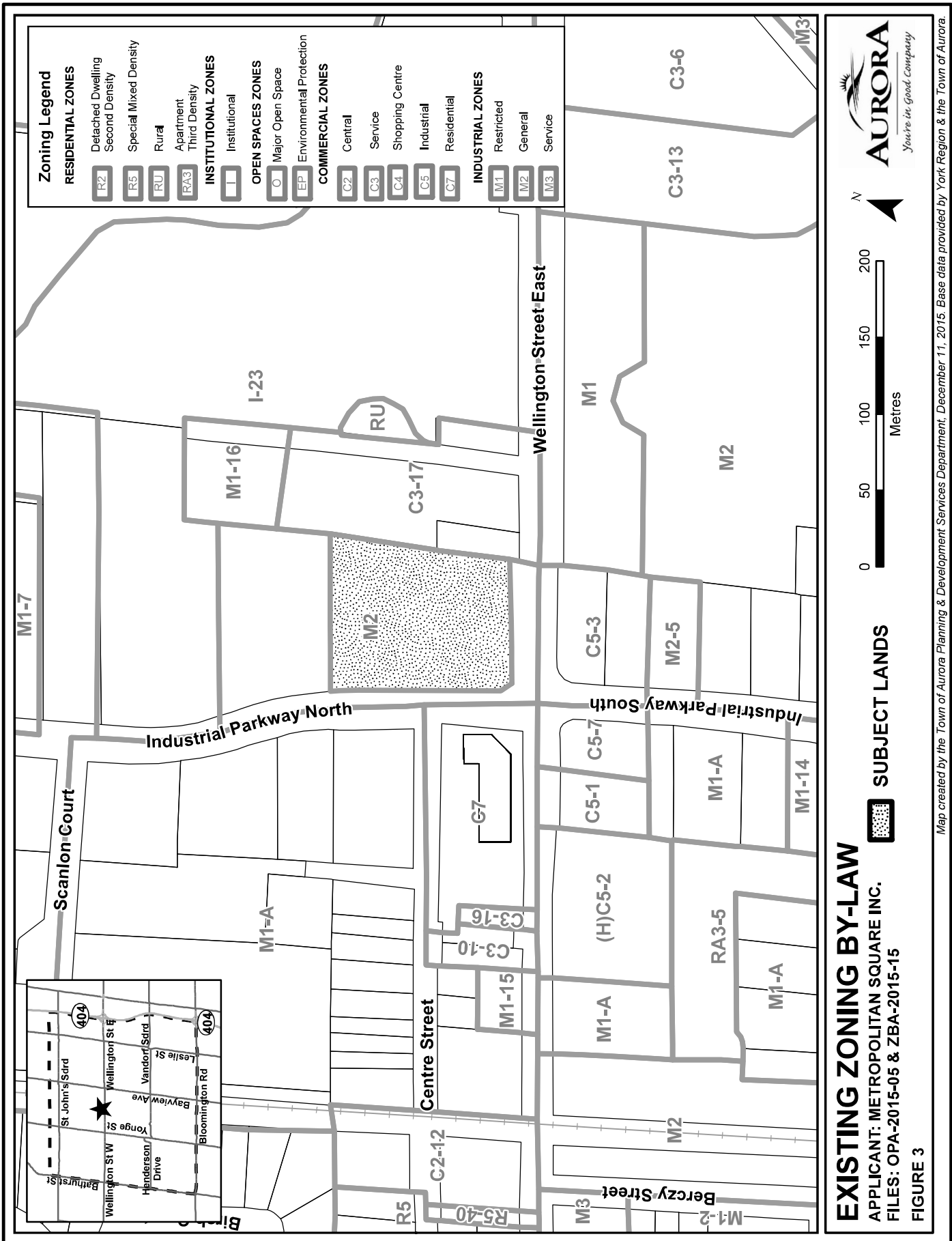
**EXISTING OFFICIAL PLAN DESIGNATION**

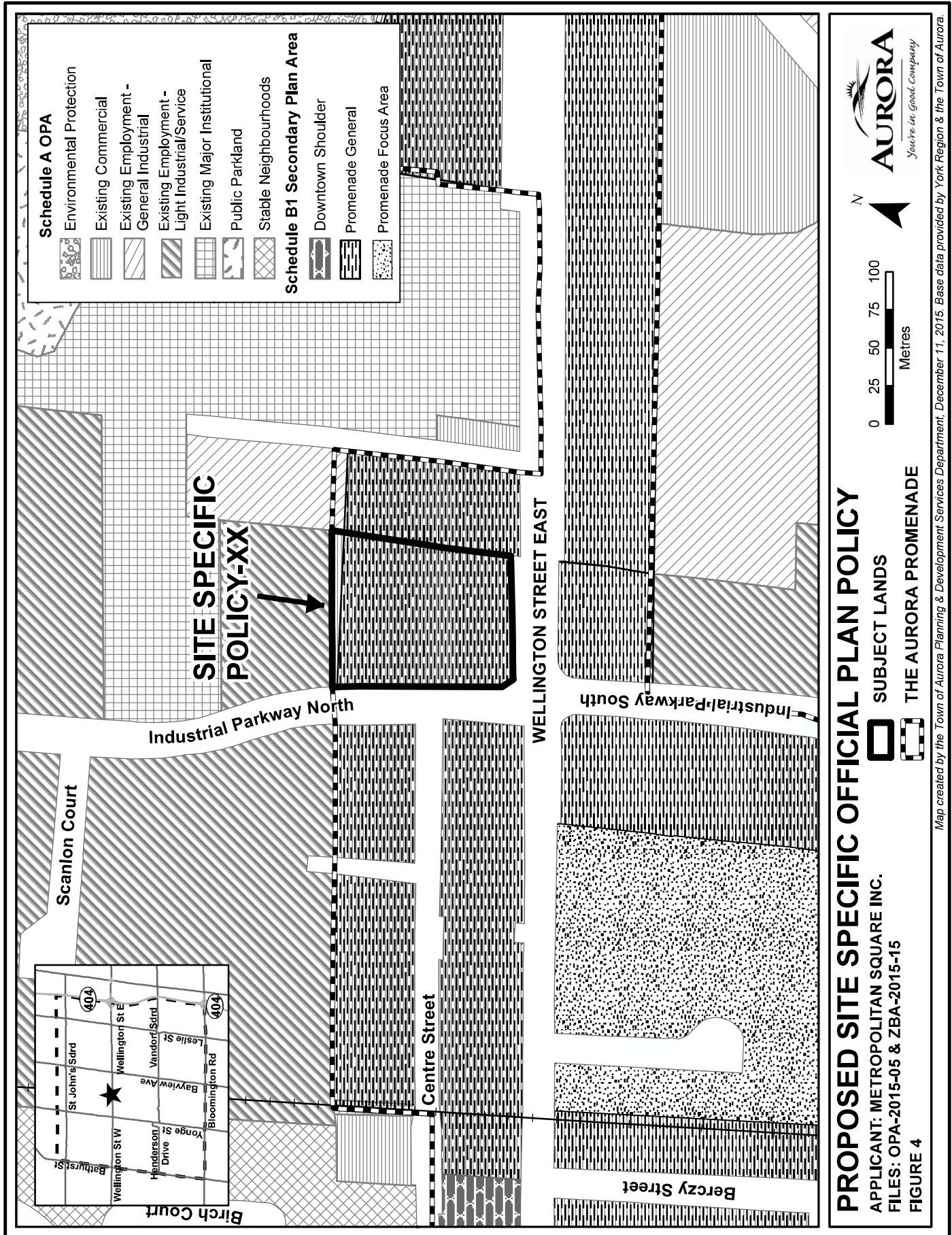
APPLICANT: METROPOLITAN SQUARE INC.  
 FILES: OPA-2015-05 & ZBA-2015-15  
 FIGURE 2

**SUBJECT LANDS**  
**THE AURORA PROMENADE**

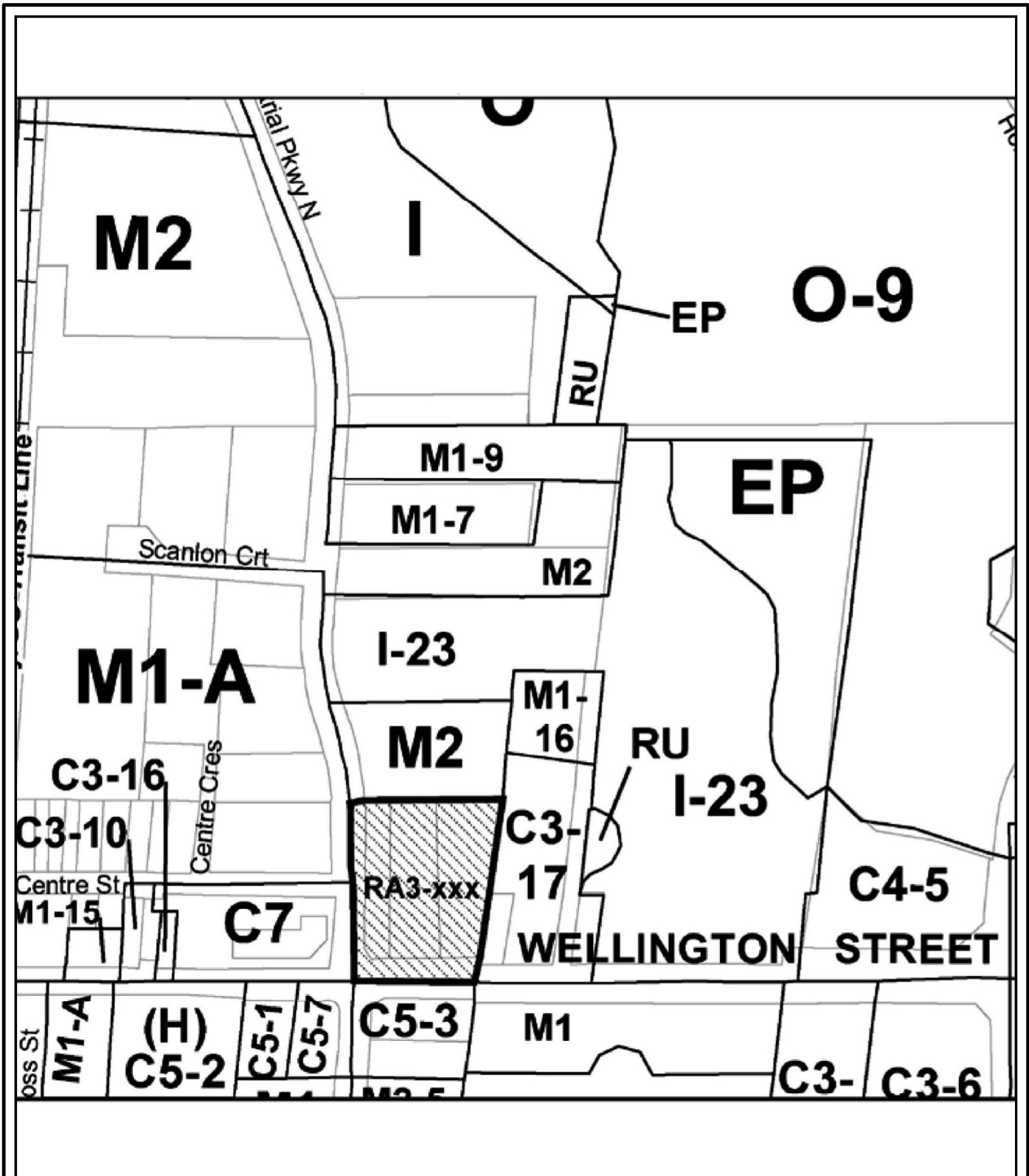


Map created by the Town of Aurora Planning & Development Services Department, December 11, 2015. Base data provided by York Region & the Town of Aurora.









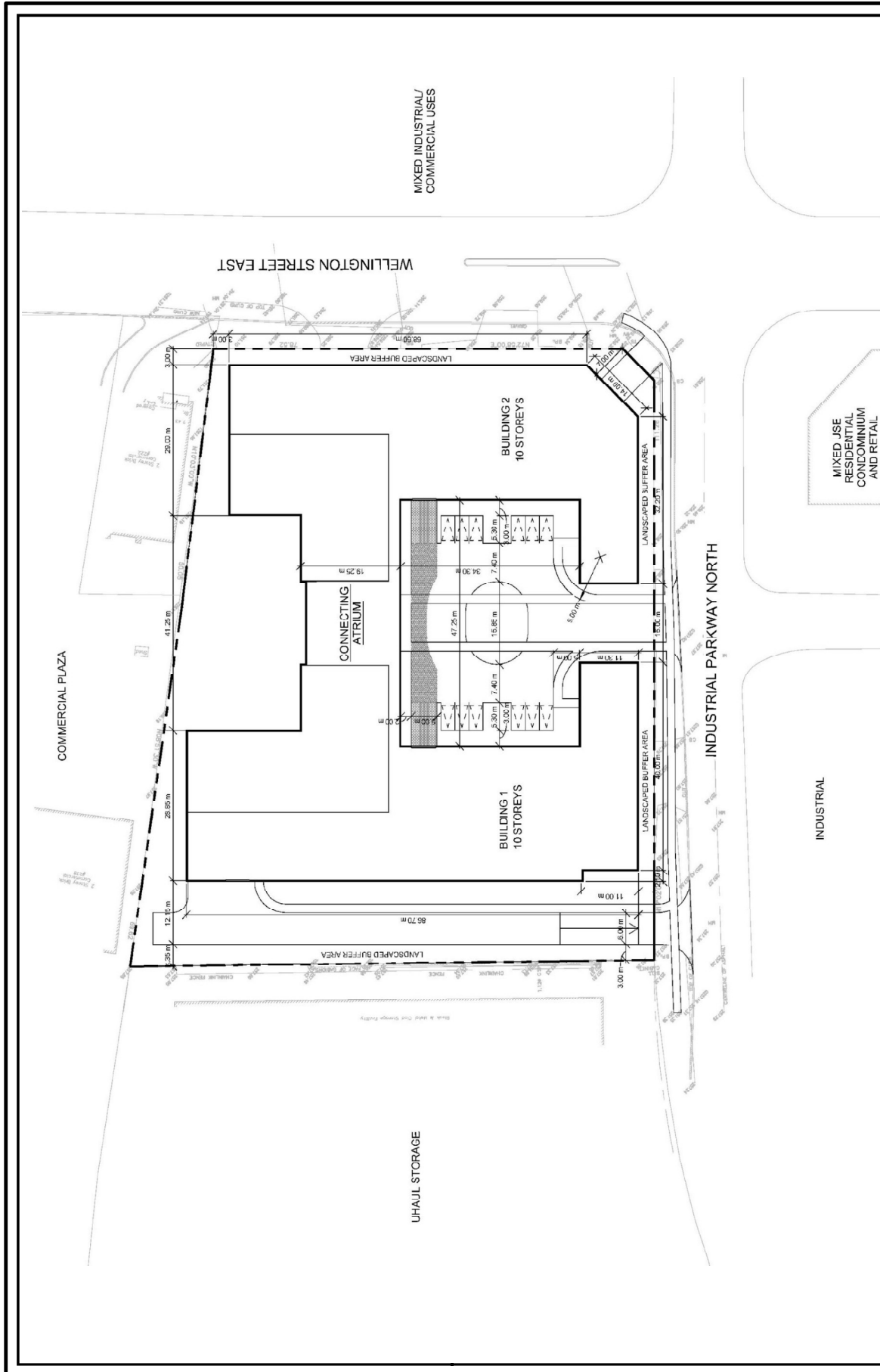
**PROPOSED ZONING BY-LAW**

APPLICANT: Metropolitan Square Inc.  
 FILES: OPA-2015-05 & ZBA-2015-15

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, December 11, 2015. Drawing provided by Architectural CAAD Studio.

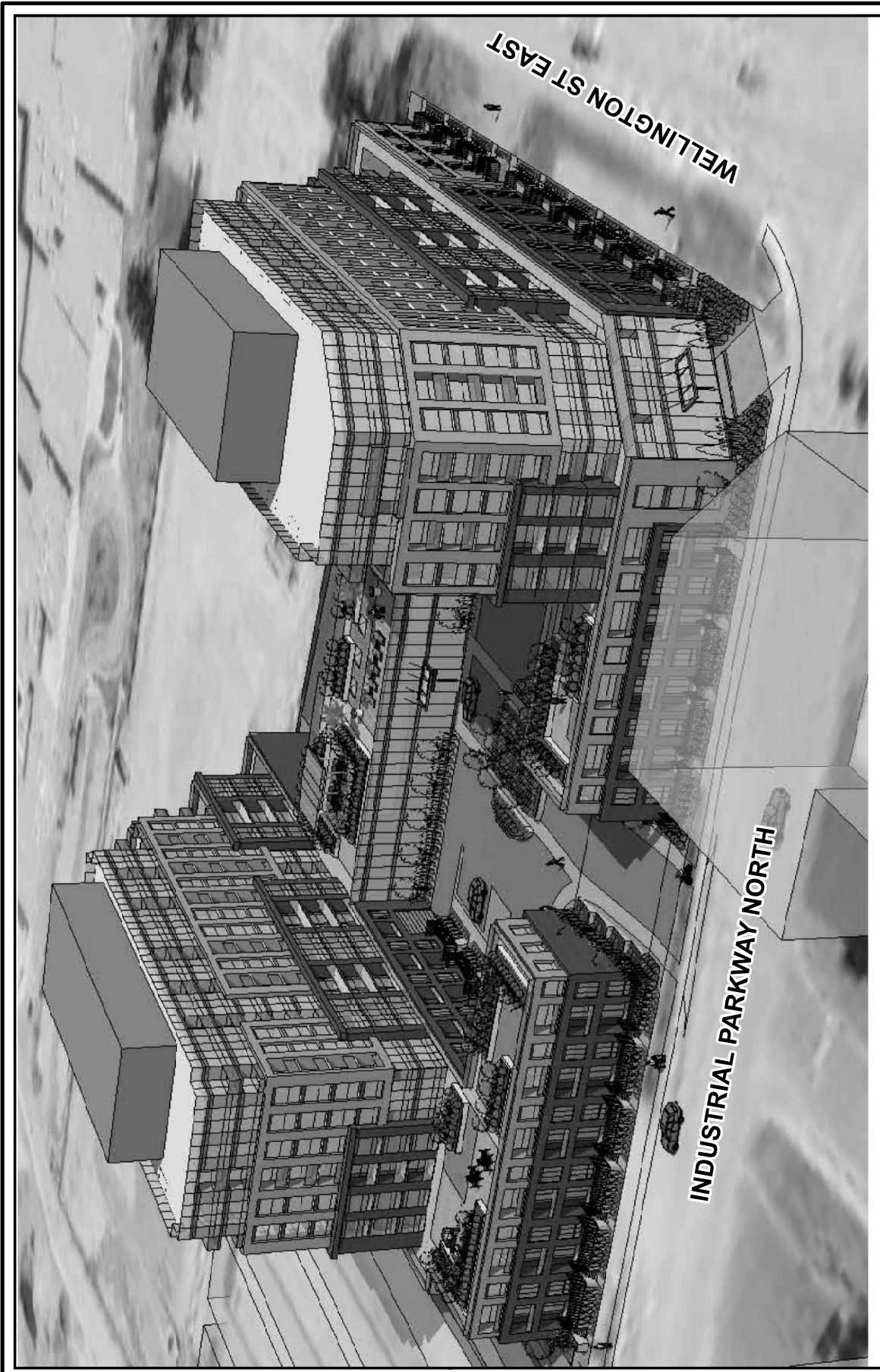


**CONCEPTUAL SITE PLAN**

APPLICANT: Metropolitan Square Inc.  
 FILES: OPA-2015-05 & ZBA-2015-15

FIGURE 6





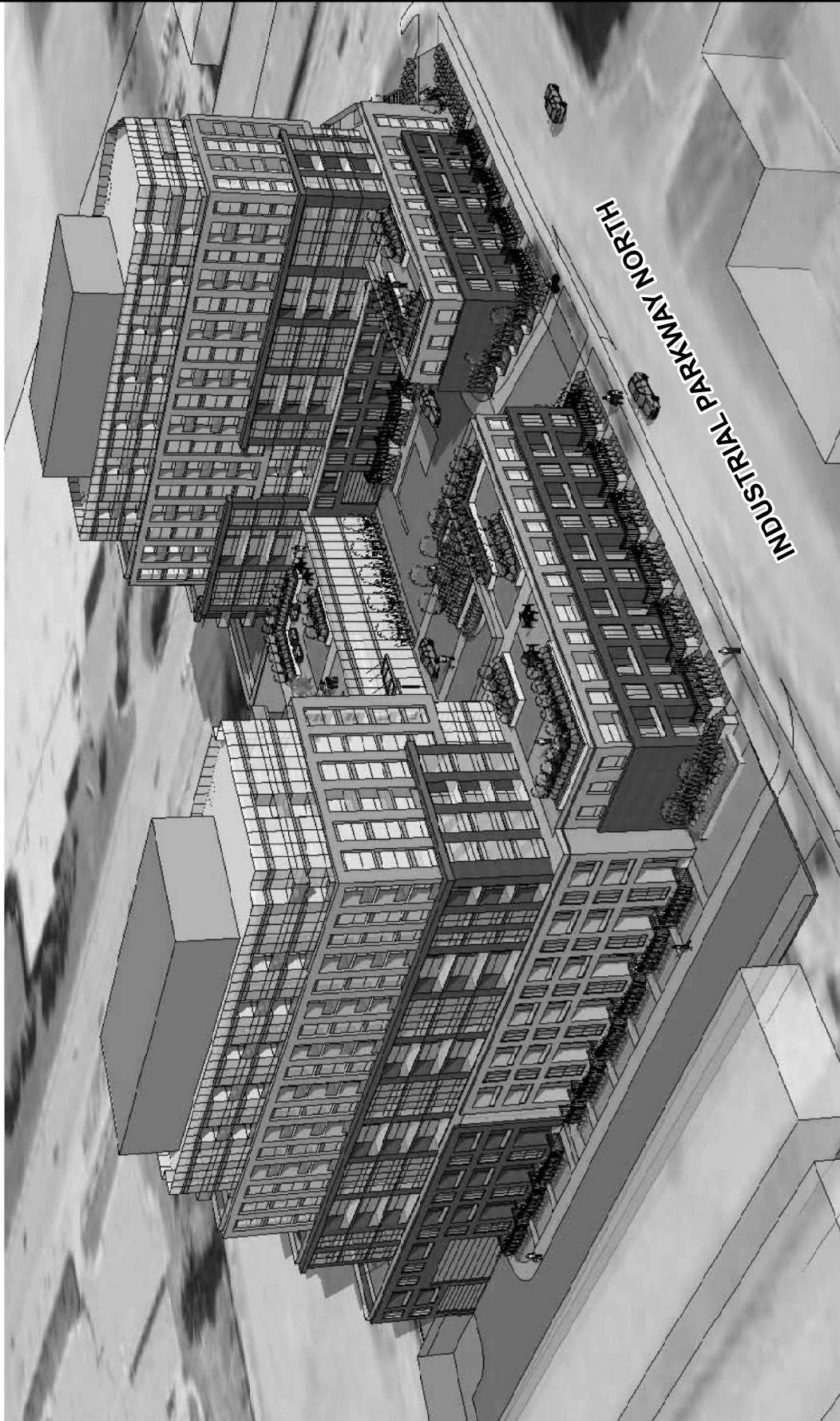
**CONCEPTUAL ELEVATIONS**

APPLICANT: Metropolitan Square Inc.  
FILES: OPA-2015-05 & ZBA-2015-15

FIGURE 7



Map created by the Town of Aurora Planning & Development Services Department, December 11, 2015.



## CONCEPTUAL ELEVATIONS

APPLICANT: Metropolitan Square Inc.  
FILES: OPA-2015-05 & ZBA-2015-15

FIGURE 8



Map created by the Town of Aurora Planning & Development Services Department, December 11, 2015.



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PDS16-005**

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**SUBJECT:** *Application for Zoning By-law Amendment*  
*Frank Luciani*  
*340 Ridge Road*  
*Part of Lot 73, Concession 1*  
*File Number: ZBA-2015-13*

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

**DATE:** *January 27, 2016*

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**RECOMMENDATIONS**

*THAT Report No. PDS16-005 be received; and*

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

**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law amendment application to facilitate a proposed lot severance on the subject lands. The owner proposes to create one (1) additional residential lot on the subject lands. The new parcel will have a lot area of 0.72ha (1.79 acres) and the retained parcel will have a lot area of 0.81ha (2 acres). A detached dwelling currently exists on the proposed retained lands.

**BACKGROUND**

The owner has applied to amend the Zoning By-law to allow one additional residential lot on the subject lands. The owner also proposes to re-zone a twelve (12) metre strip of land adjacent to the railway tracks to Major Open Space Exception Zone to allow for a future public trail. Site specific by-law exceptions related to lot area, lot frontage, front yard, rear yard, interior side yard, exterior side yard, lot coverage and building height are proposed by the applicant.

On April 14, 2005 minor variance applications were approved by the Committee of Adjustment to permit the construction of the existing detached dwelling on the subject lands and to permit a lot frontage of 11.89 metres.

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Report No. PDS16-005

### **Public Notification**

On January 7, 2016 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers and given by mail to all addressed property Owners within a minimum of 120 metres (400 feet) of the subject lands. Notice of the Public Planning meeting signs were also posted on the subject lands fronting Ridge Road. Public Meeting notification has been provided in accordance with the *Planning Act*.

### **Location and Land Use**

The subject lands, municipally known as 340 Ridge Road, are located at the western terminus of Ridge Road (Figure 1). The property has a lot area of 3.72 acres. The property is triangular shaped with the apex adjacent to Ridge Road. In this case, the Zoning By-law measures lot frontage on a line 7.5 metres back and parallel from the street, as such the property has a lot frontage of 11.89 metres. An existing 1 ½ storey building is located on the subject property. The balance of the property is a woodlot.

The surrounding land uses are as follows:

North:	Existing Rural
South:	Existing Rural
East:	Existing Rural
West:	Metrolinx Railway and Existing Residential

### **Policy Context**

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. The Oak Ridges Moraine Conservation Plan (ORMCP) is a provincial document, which protects the source water and ecological fabric of the Oak Ridges Moraine landform.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

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Report No. PDS16-005

*York Region Official Plan (2010)*

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities. The York Region Official Plan identifies that lands within the Oak Ridges Moraine Settlement shall be consistent with the policies of the ORMCP and guided by the local municipality’s official plan policies.

*Official Plan*

The subject lands are located within the Yonge Street South Secondary Plan (OPA 34). The subject lands are designated “Estate Residential” generally on the east side of the property and “Environmental Protection Area” generally on the west side of the property (Figure 2). The permitted uses in the Estate Residential designation shall be limited to one detached dwelling per lot at a minimum lot area of 0.6 ha (1.5 acres) and a minimum lot frontage of 30 metres (100 feet). Furthermore no less than 75% of the lot area shall be in an open, landscaped or natural condition.

The lands are located within the Settlement Area of the Oak Ridges Moraine Conservation Plan. It is the intent of OPA 34 to implement the principles, criteria and study requirements of the Oak Ridges Moraine Conservation Plan and the environmental policies of the York Region Official Plan.

The “Environmental Protection Area” designation is the most significant of ecological importance within the Secondary Plan Area and it is the intention to protect ecological features and landforms within the designation. The subject lands contain a woodland, which is greater than 4 ha, therefore is considered a feature on the subject lands.

The owner proposes to rezone the lands to allow for a severance and locate the building area of the proposed structure within the Environmental Protection Area feature. The owner has submitted a Scoped Environmental Impact Study to justify development within the Environmental Protection Area designation, as required in Section 6.3.7 of the Secondary Plan.

*Zoning By-law*

The subject property is currently zoned “Rural (RU-ORM) Oak Ridges Moraine” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). The RU-ORM Zone permits agricultural uses, raising livestock, churches or places of worship, home occupations, horseback riding clubs, farm greenhouses, one single detached dwelling and an accessory dwelling unit.

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**Report No. PDS16-005**

The ORM zoning on the lands applies to prevent the expansion, enlargement or alteration of buildings or structures for any use legally existing as of November 15, 2001. Schedule “C” identifies the lands within a low Aquifer Vulnerability area. Schedule “E” of the Zoning By-law identifies that the subject lands are located within a Category 2 (Moderately Complex) Landform Conservation Area. No development or site alteration is permitted within the ORM lands without an amendment to the Zoning By-law, which must demonstrate conformity with the Official Plan (OPA 34 and the ORMCP).

It is noted that the existing home of the property was permitted by Committee of Adjustment approval of variance files D13-17-05 and D13-18-05. The property was previously vacant. The proposed zoning provisions provided by the applicant are summarized in the following table. The south end of Ridge Road (running along the south lot line of the subject lands) is an unopened road allowance and cannot be included as lot frontage.

	<b>Existing Residential Zone Requirement</b>	<b>Residential Zone Requirement for “R1” Zone</b>	<b>Proposed “R1” Residential Zone Requirement for severed and retained lands</b>
Permitted Uses	As per “RU” Zone	-one detached dwelling per lot -home occupation	-one detached dwelling per lot -home occupation
Lot Area (minimum)	10 ha	2000 m <sup>2</sup>	2000 m <sup>2</sup>
Lot Frontage (minimum)	11.89 m- permitted in Minor Variance application D13-18-05	30.0 m	11.89 m*
Front Yard (minimum)	15.0 m	9.0 m	9.0 m
Rear Yard (minimum)	22.0 m	9.0 m	9.0 m
Interior Side Yard (minimum)	One side- 4.5 m Other side- 15 m	4.5 m- one or two storeys	4.5 m- one or two storeys
Exterior Side Yard (minimum)	15.0 m	9.0 m	9.0 m
Main building height (maximum)	10.0 m	10.0 m	11.0 m*
Lot Coverage (maximum)	20%	35%	25%*
Gross Floor Area (minimum)	110 m <sup>2</sup>	120 m <sup>2</sup> - one storey 140 m <sup>2</sup> - two storeys	120 m <sup>2</sup> - one storey 140 m <sup>2</sup> - two storeys

\*R1 By-law exception required



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**Report No. PDS16-005**

It is noted that the applicant is proposing a Detached Dwelling First Density (R1) Residential Zone classification, which generally applies to more urbanized neighbourhoods. Staff will evaluate the proposed zoning to determine the appropriate zoning classification for the subject lands.

A Major Open Space Zone is proposed along the western edge of the property. The intention of this zone is to allow a future Trail on the subject lands. The owner is proposing an easement in favour of the Town for the purposes of a trail.

### **Reports and Studies**

The following reports and plans were submitted with the Zoning By-law Amendment application:

- Draft Zoning By-law Amendment
- Planning Justification Report, prepared by Brutto Consulting
- Scoped Environmental Impact Study, prepared by WSP Canada Inc.
- Lake Simcoe Protection Conformity Review, prepared by Brutto Consulting
- Hydrogeological Study, prepared by WSP Canada Inc.
- Water and Sanitary Servicing Report, prepared by WSP Canada Inc.
- Environmental Noise Assessment, prepared by Valcoustics Canada Ltd.
- Topographic Survey, prepared by David Horwood Limited

### **Proposed Site Development**

The rezoning would allow the severance of the lands into two (2) lots. The owner proposes to retain the existing dwelling on the retained lot and construct a 361 m<sup>2</sup> detached dwelling on the newly created lot. The new parcel will measure 1.79 acres in lot area and the retained parcel will measure 2 acres in lot area. Vehicle access would be shared through an access easement to Ridge Road. A private noise fence is proposed in the rear yard of the severed parcel. The owner proposes to convey an access easement to the Town for a future trail system running parallel to the railway tracks on the western edge of the property (see figure 4).

### **COMMENTS**

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

- The application will be reviewed in the context of the applicable Provincial, Regional and Town policies;

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**Report No. PDS16-005**

- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment;
- Review appropriate zoning classifications for the subject lands;
- Review of existing and proposed access easements; and
- Review of the impact on existing environmental features on the subject lands.

### **Summary of Resident Comments**

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

### **SERVICING ALLOCATION**

Servicing allocation is not required for the proposed detached dwelling as it will be serviced by a private septic system.

### **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.

### **PREVIOUS REPORTS**

None.

### **CONCLUSIONS**

The above matters will be considered in the technical review of the application, together with comments received from the public and Council expressed at the Public Planning Meeting or in writing. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

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**ATTACHMENTS**

Figure 1 – Location Map  
Figure 2 – Official Plan Map  
Figure 3 – Zoning Map  
Figure 4 – Photo of Property

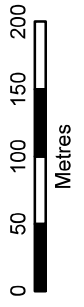
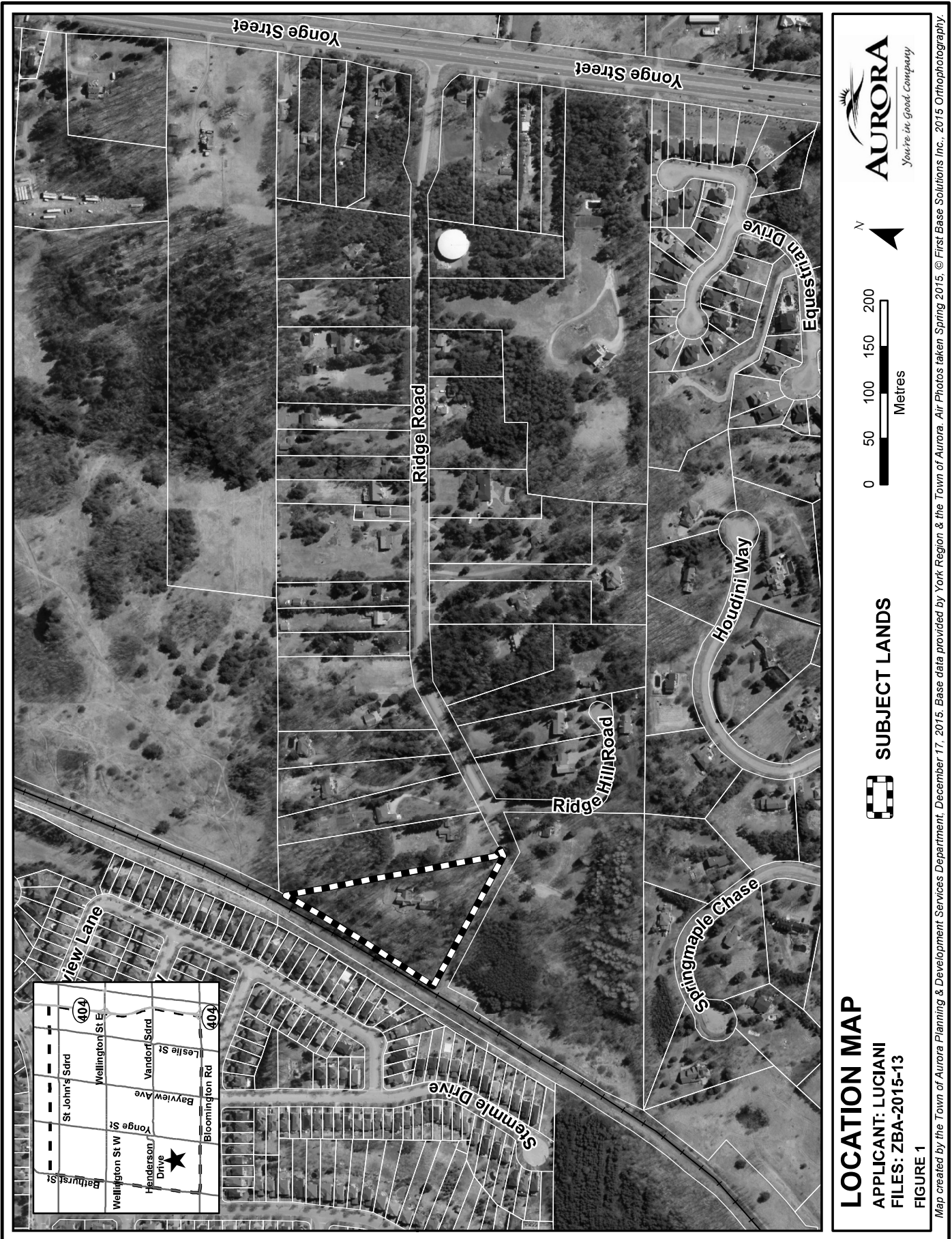
**PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting – January 14, 2016.

*Prepared by: Jeff Healey, Planner, Ext. 4349*

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

  
**Doug Nadorozny**  
**Chief Administrative Officer**



**SUBJECT LANDS**

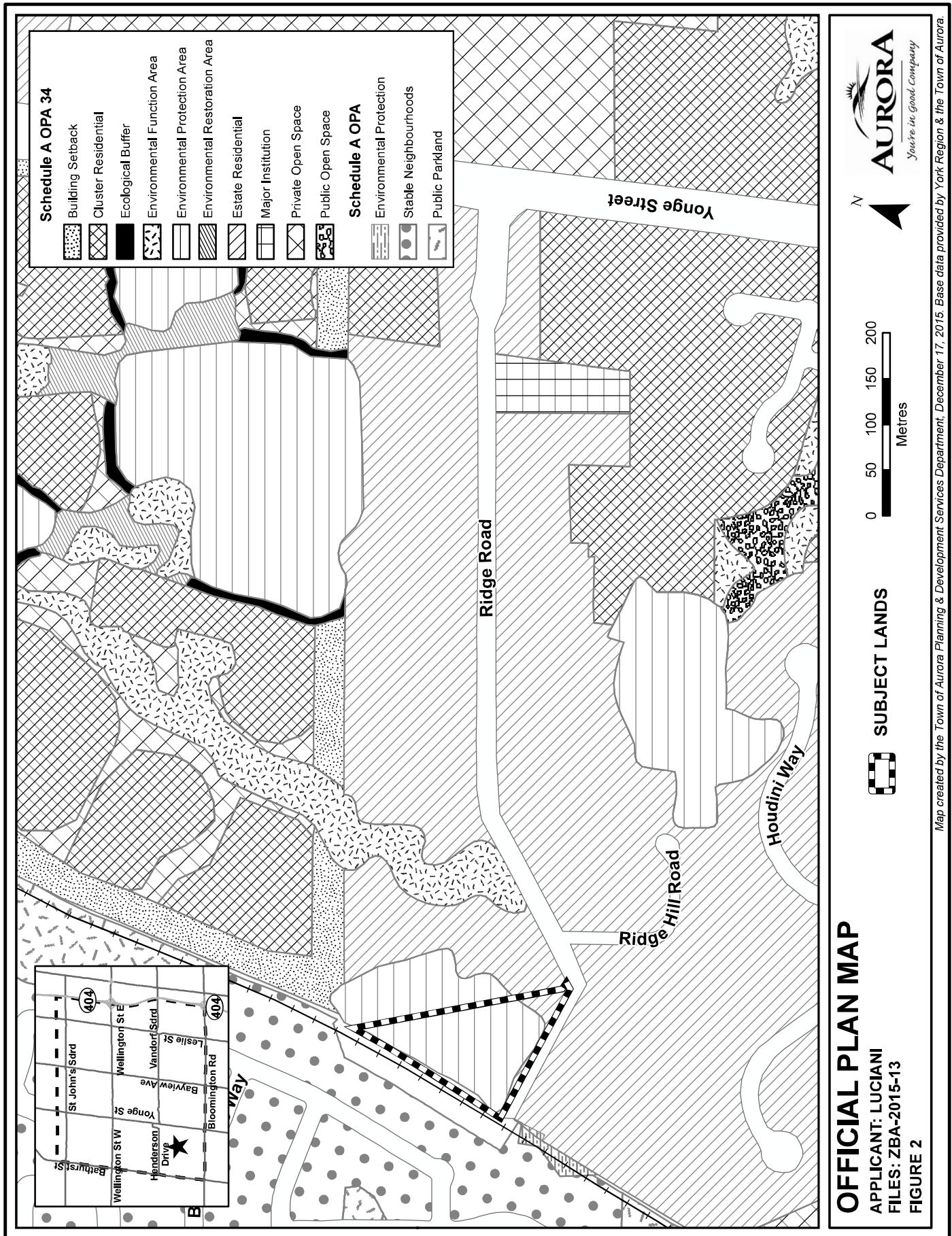


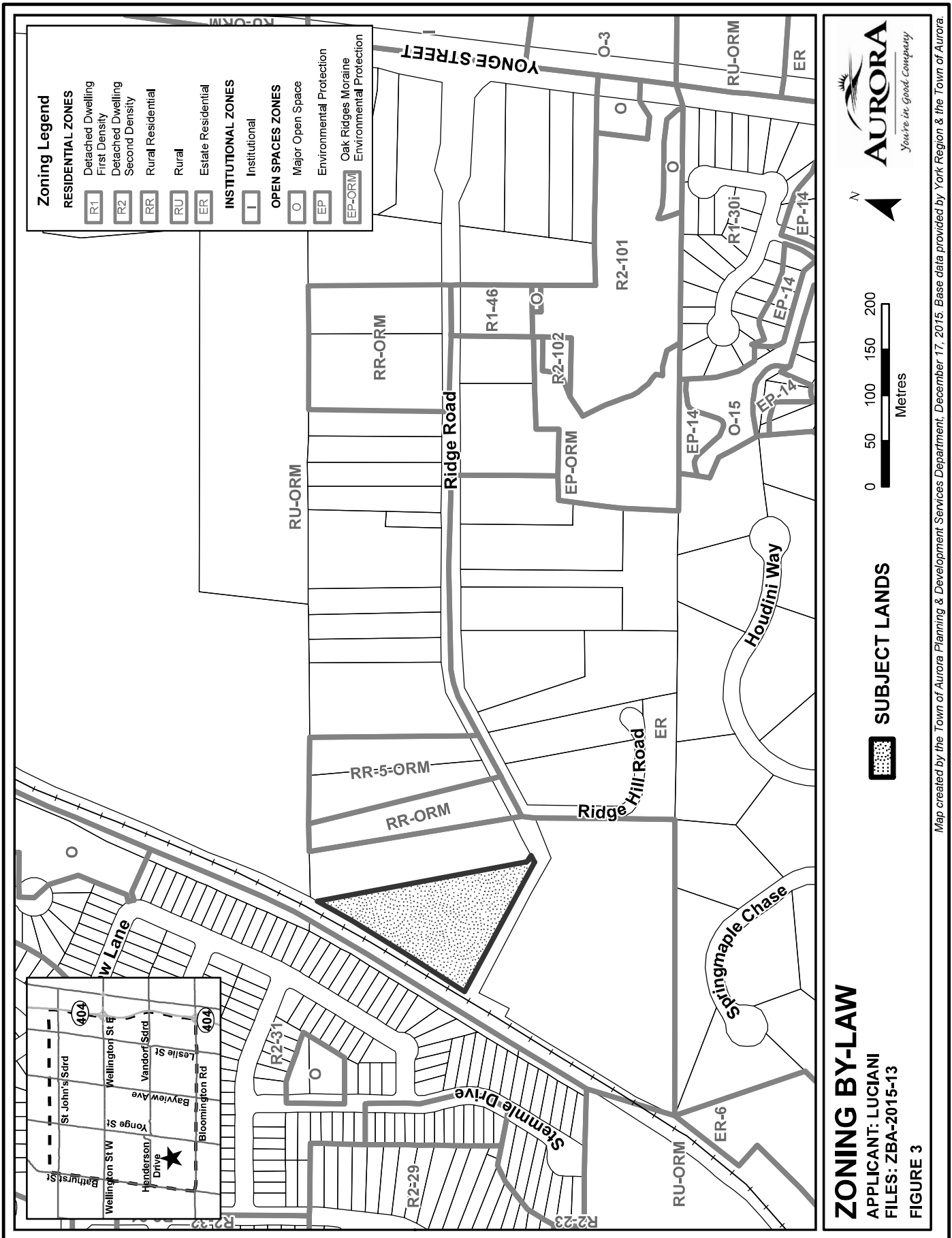
**LOCATION MAP**

APPLICANT: LUCIANI  
 FILES: ZBA-2015-13

FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, December 17, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.







**PHOTO OF PROPERTY**

APPLICANT: LUCIANI  
FILES: ZBA-2015-13  
FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, December 30, 2015.

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5805-16**

**BEING A BY-LAW to Confirm Actions by Council  
Resulting from Special Council – Public Planning  
Meeting on January 27, 2016.**

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

1. THAT the actions by Council at its Special Council – Public Planning meeting held on January 27, 2016, 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 27<sup>TH</sup> DAY OF JANUARY, 2016.**

**READ A THIRD TIME AND FINALLY PASSED THIS 27<sup>TH</sup> DAY OF JANUARY,  
2016.**

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**GEOFFREY DAWE, MAYOR**

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**PATTY THOMA, DEPUTY CLERK**