



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, JUNE 29, 2016

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



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

Wednesday, June 29, 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:

5877-16 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on June 29, 2016. pg. 45

5. ADJOURNMENT

AGENDA ITEMS

1. **PDS16-054 – Application for Temporary Use Zoning By-law Amendment** pg. 1
455 Magna Drive Inc.
455 Magna Drive
Part of Lots 19 and 20, Concession 2, E.Y.S Formerly Whitchurch
Related File Number: SP(EX)-2016-06
File Number: ZBA-2016-04

RECOMMENDED:

THAT Report No. PDS16-054 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. **PDS16-048 – Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment** pg. 13
Leslie-Wellington Developments Inc.
1289 Wellington Street East
Part of Block 2 & 13 on Plan 65M-3436
File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03

RECOMMENDED:

THAT Report No. PDS16-048 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.

3. **PDS16-055 – Application for Official Plan Amendment and Zoning By-law Amendment** pg. 30
Metropolitan Square Inc.
180, 190 & 220 Wellington Street East
Lot 81, Concession 1, EYS
File Numbers: OPA-2015-05 and ZBA-2015-15

RECOMMENDED:

THAT Report No. PDS16-055 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. PDS16-054

SUBJECT: *Application for Temporary Use Zoning By-law Amendment*
455 Magna Drive Inc.
455 Magna Drive
Part of Lots 19 and 20, Concession 2, E.Y.S Formerly Whitchurch
Related File Number: SP(EX)-2016-06
File Number: ZBA-2016-04

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

DATE: *June 29, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-054 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 Owner of 455 Magna Drive has made application for approval of a Temporary Use Zoning By-law Amendment in order to exempt the proposed butcher shop from the provisions of Zoning By-law 2213-78, as amended for a temporary period of 3 years.

BACKGROUND

Section 39 of the *Planning Act* allows Council to pass a temporary use of land, buildings or structures by-law under section 34 (Zoning By-law) of the *Planning Act*. The Temporary Use By-law will define the specific area and shall not exceed three years from the day of the passing of the by-law. After the initial three years, the applicant may request Council for an additional 3 years as per Section 39(3) of the *Planning Act*.

Similar to a Zoning By-law Amendment application, if approved, the Temporary Use Zoning By-law will be required to be enacted by Council. The draft Temporary Use Zoning By-law will specify the total duration of the temporary use.

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Public Notification

The subject Temporary Use Zoning By-law Amendment application was submitted on May 16, 2016. On June 9, 2016, a Notice of Complete Application and Public Planning Meeting respecting was published in the Auroran and Aurora Banner newspapers. In addition, notices were given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

Location/ Land Use

The subject lands, municipally known as 455 Magna Drive is located between Stronach Boulevard and Adena Meadows Way and on the south side of Wellington Street East (Figure 1). The subject lands have the following characteristics:

- Magna Drive is a private road;
- The subject lands is currently occupied by a two storey multi-tenant office building;
- Other tenants within the existing office building are currently occupied by the Magna International Inc., The Stronach Group, and a bicycle company (Bionx);
- The entrance to the main building is located on the east side of the building;
- The loading docks are located on the south side of the main building;

The surrounding land uses are as follows:

North: Vacant Lands;
South: Magna Golf Club Lands;
East: Magna Golf Club Lands, Adena Meadows Way; and
West: Magna International Inc. Office Buildings

Existing Policy Context

Provincial Policies

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

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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.

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. In addition, the Region’s Official Plan promotes development to be located closer to existing and proposed transportation networks including cycling and transit routes.

Town of Aurora Official Plan

Under section 15.2.5 of the Official Plan, the Town may pass a Zoning By-law under Section 39 of the *Planning Act* to authorize the temporary use of land, building or structure. Prior to enacting a Temporary Use By-law, the applicant shall satisfy a list of criteria listed under section 15.2.5 b). Furthermore, the Temporary use By-law does not permit any new buildings or expansions to buildings, except for temporary or moveable structures.

Area 2B (OPA 30) Secondary Plan

As illustrated on Figure 2, the subject lands are designated as “Business Park” by the Bayview Northeast Area 2B Secondary (OPA 30).

In addition to the permitted uses listed under section 3.5.2 a) and b), the business park designation also permits uses under the Mixed Use designation with the exception of Medium-High Density Residential provided the proposed use is part of a contiguous and comprehensive development proposal on the adjacent lands designated as Mixed Use.

Section 3.3.2 of the Mixed Use designation permits uses listed under the Community Commercial designation. Specialty Store and Food Store are permitted under the Commercial designation.

The existing vacant lands adjacent to the subject lands are designated as Mixed Use. Further to section 3.5.2 b) of OPA 30, the applicant submitted a comprehensive development plan on the Mixed Use designation (Figure 3).

As such, the subject application will not require an Official Plan Amendment.

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Zoning By-law 2213-78, as amended

The subject property is currently zoned "Rural General (RU-6) Exception Zone" by the Town of Aurora Zoning By-law 2213-78, as amended (figure 4). The site specific zoning primarily permits office/ industrial related uses. The proposed butcher shop (Food Processing Establishment) is not listed as a permitted use under the RU-6 exception zone. As such, the applicant is proposing a temporary use by-law for a period of 3 years.

Food Processing Establishment is defined in the Zoning By-law as follows:

"means a premises used for the processing or other preparation of food and/or beverages, however does not include a restaurant, drive-thru restaurant, take out restaurant or bake shop."

Note: the preparation of food in the context of the proposed butcher shop does not include the preparation of live animals on site.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Temporary Use Zoning By-law Amendment application:

- Planning Justification Report, prepared by Delta Urban Inc.;
- Comprehensive Plan of Magna Drive, prepared by Delta Urban Inc.; and
- Site Plan, Floor Plan and Front Elevation, prepared by The Stronach Group.

Proposal

The applicant is proposing a butcher shop located within the existing office building at 455 Magna Drive. The proposed butcher shop will only consist of areas for preparation, retail and storage. The applicant confirms that no live animals will be brought on site as part of the preparation of food. The proposed butcher shop will be limited to a maximum gross floor area of 233 square metres. A new vehicular access is being proposed off Magna Drive, with 8 parking spaces available for the butcher shop (Figure 5). The proposed butcher shop will utilize the existing loading area at the south side of the main building. The proposed main entrance into the butcher shop will be complementary to the existing architecture. Details of the proposed butcher shop are illustrated in figure 6. The applicant has submitted a formal Site Plan Exemption application (SP(EX)-2016-06) to facilitate the proposed development.

At this time, the Applicant have not determined the total duration for the butcher shop to remain on the subject lands. The current application only seeks a temporary use for a maximum of three years from the passing of the by-law. After the initial three years, the applicant may request Council for an extension for another three years or return the

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area back to its original use or removed and renovated the area as necessary to suit the needs of the adjacent tenants. Any future developments will be subject to the Town's approval and *Planning Act* applications as necessary.

COMMENTS

A preliminary review of the proposed Temporary Use Zoning By-law Amendment application has been undertaken by internal departments and external agencies. The Lake Simcoe Region Conservation Authority and York Region have no further comments. Internal Staff will continue to review and assess the compatibility and appropriateness of the proposed Temporary Use Zoning By-law amendment.

PUBLIC COMMENTS

At the time of writing of this report, Planning Staff did not receive any comments from the surrounding property owners.

LINK TO STRATEGIC PLAN

The proposed Temporary Use Zoning By-law Amendment supports the Strategic Plan Goal of **Enabling a Diverse, Creative and Resilient Economy** through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community and promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business; and

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

ALTERNATIVE(S) TO THE RECOMMENDATIONS

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

FINANCIAL IMPLICATIONS

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

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PREVIOUS REPORTS

None.

CONCLUSION

Town Staff will finalize their review of the subject application including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council and provide a comprehensive report at a future General Committee Meeting.

ATTACHMENTS

- Figure 1: Location Plan
- Figure 2: Existing Official Plan
- Figure 3: Comprehensive Plan
- Figure 4: Existing Zoning By-law
- Figure 5: Proposed Site Plan
- Figure 6: Proposed Elevation

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 30, 2016.

Prepared by: Lawrence Kuk, Planner, Ext. 4343


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


Doug Nadorozny
Chief Administrative Officer



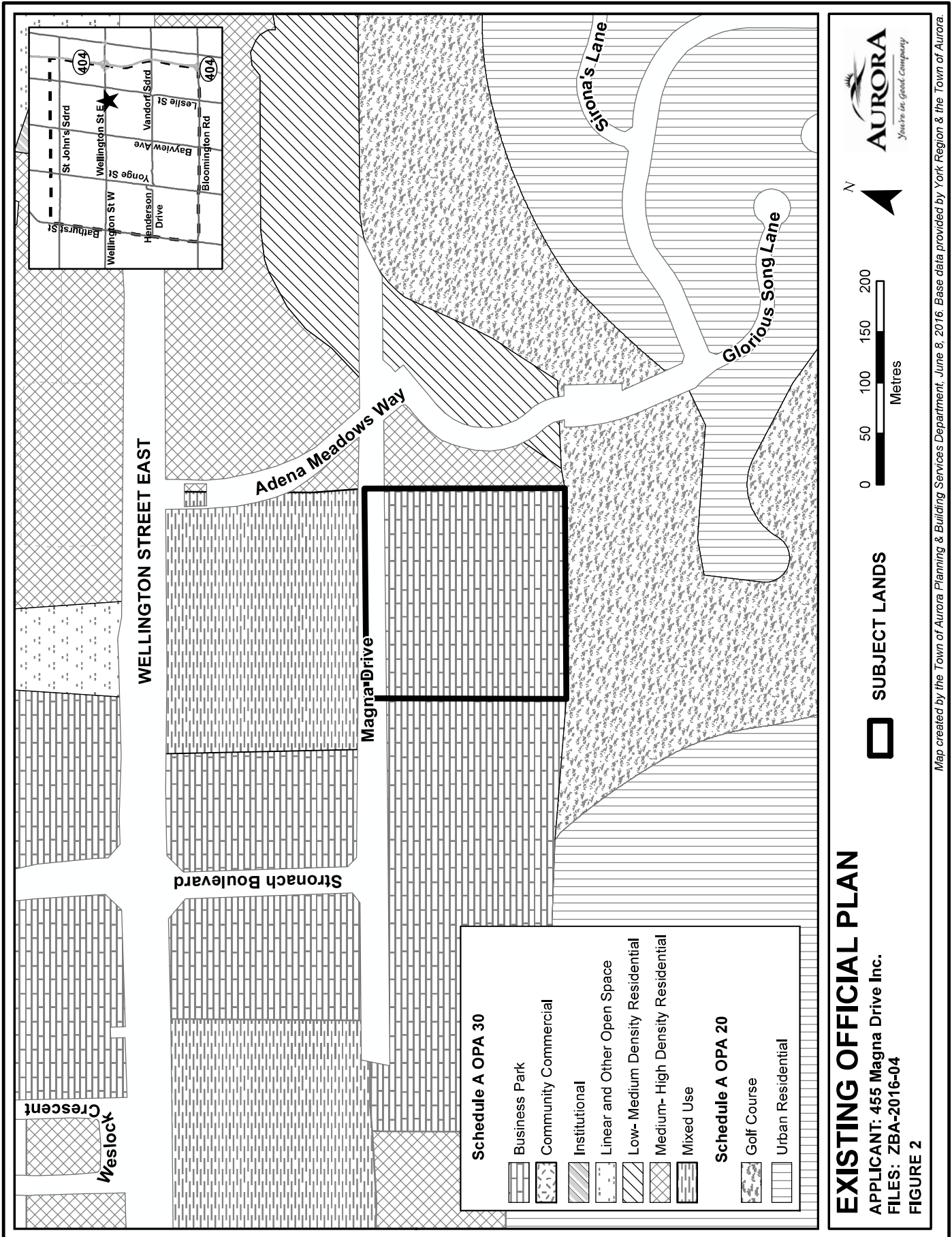
LOCATION MAP
 APPLICANT: 455 Magna Drive Inc.
 FILES: ZBA-2016-04

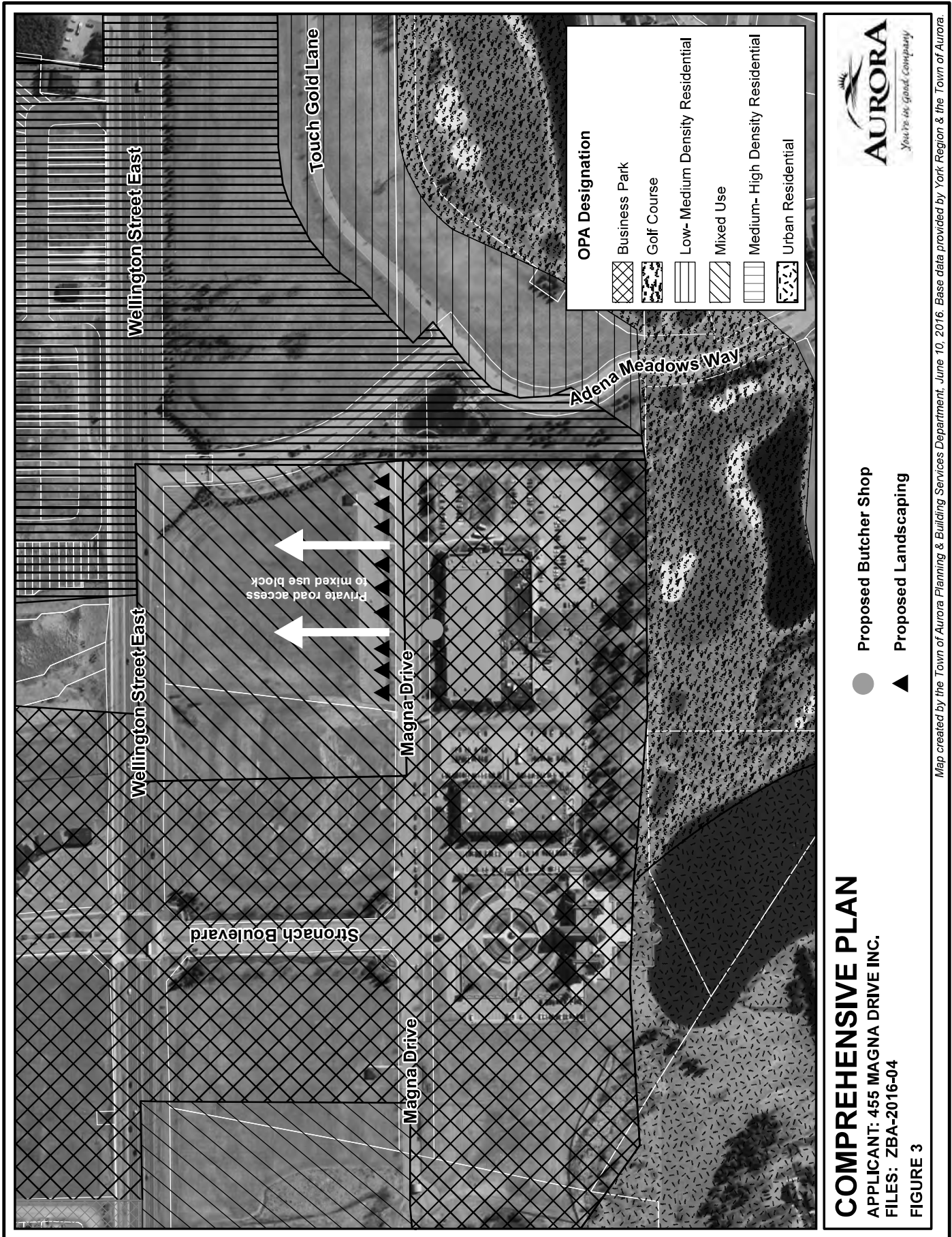
 **SUBJECT LANDS**

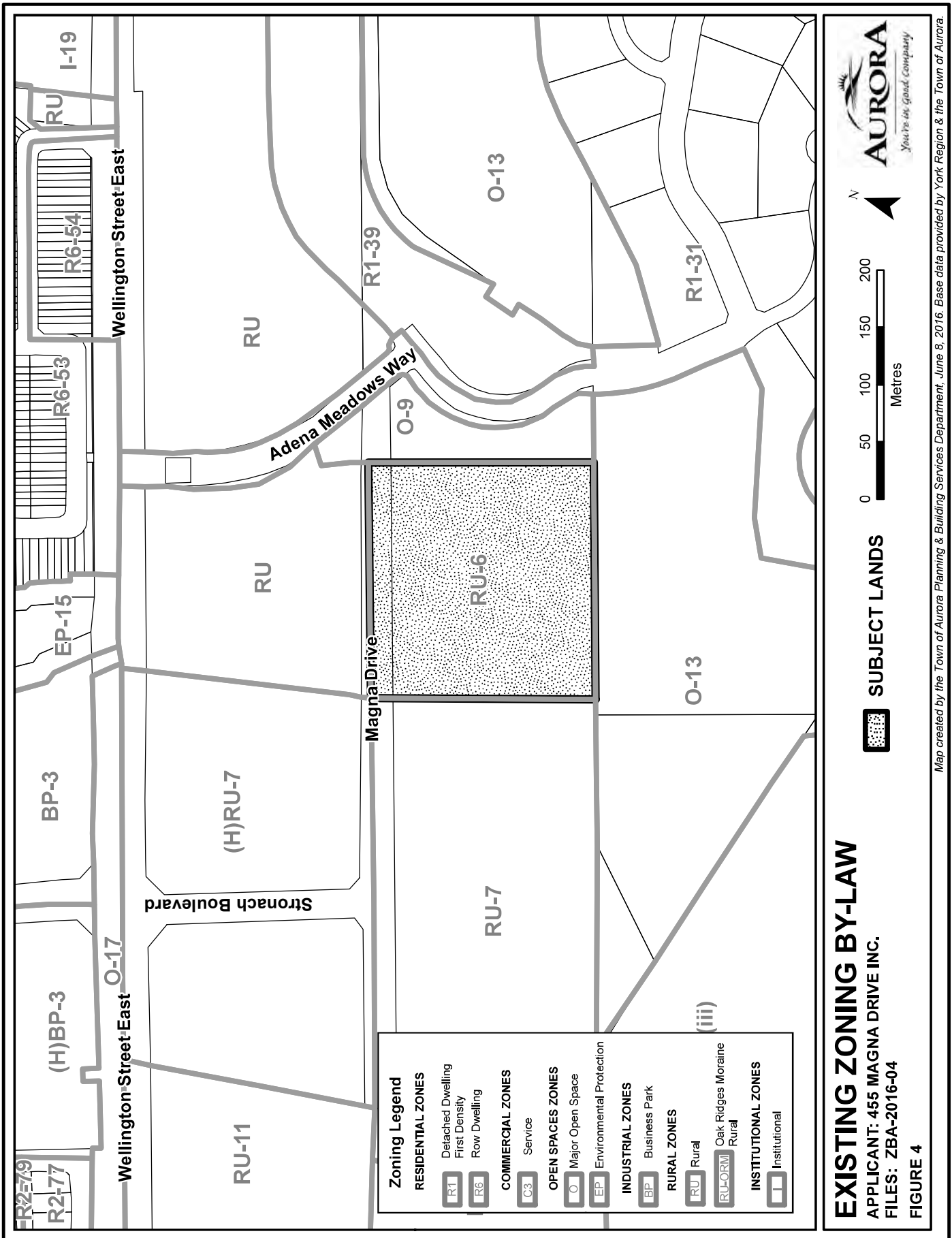


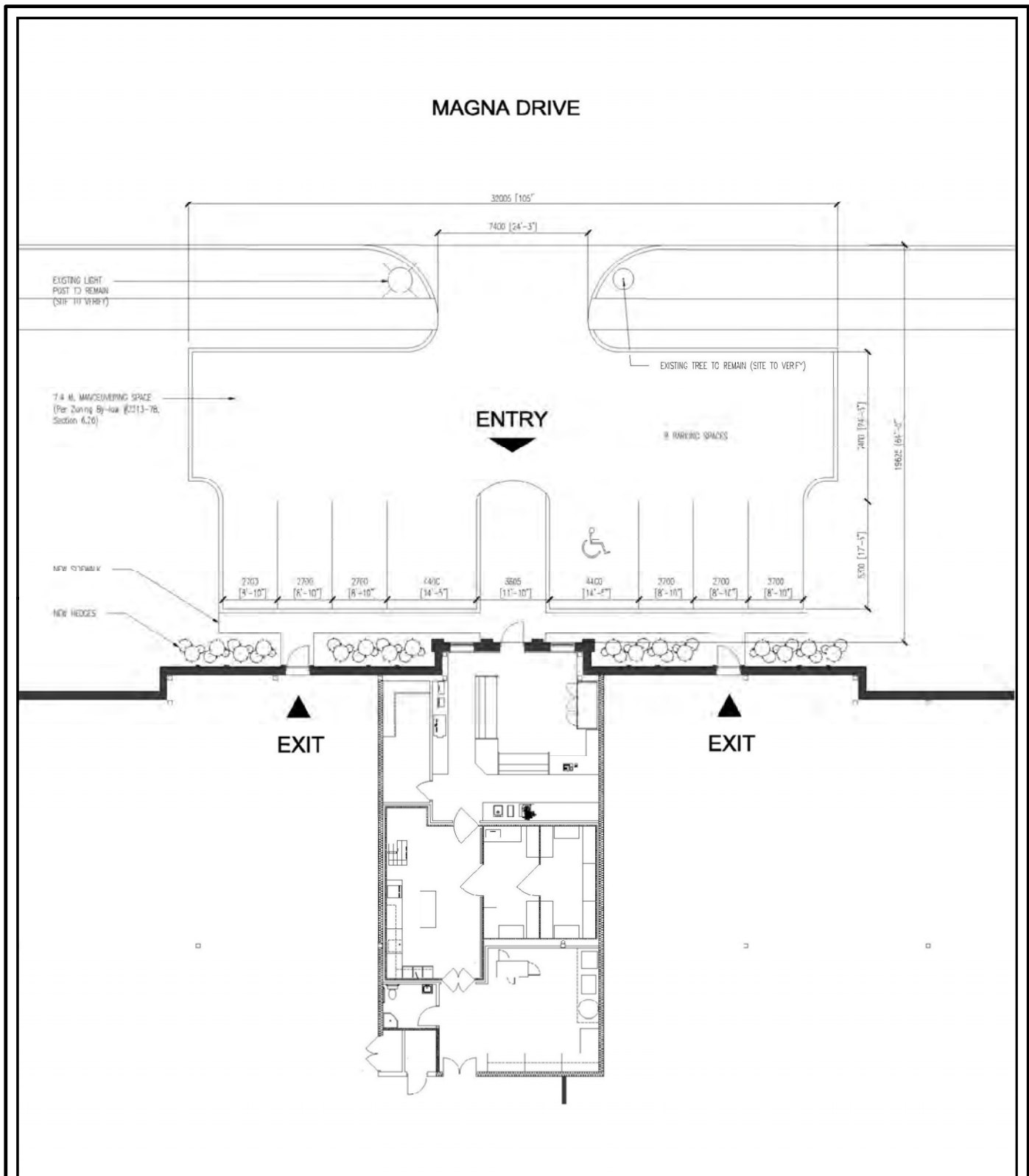
FIGURE 1

Map created by the Town of Aurora Planning & Building Services Department, June 8, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.









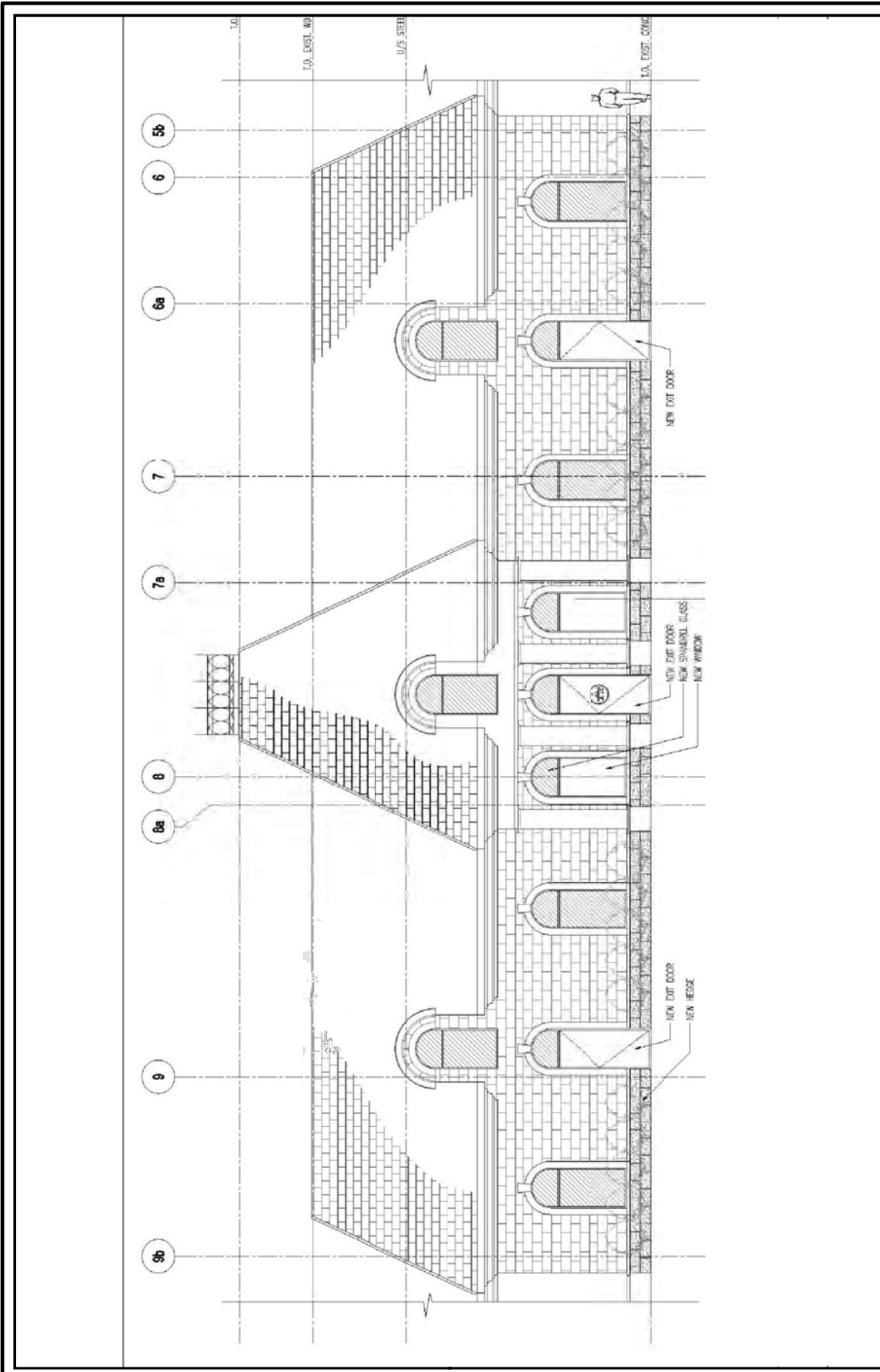
PROPOSED SITE PLAN

APPLICANT: 455 Magna Drive Inc.
FILES: ZBA-2016-04

FIGURE 5



Map created by the Town of Aurora Planning & Building Services Department, June 8, 2016. Drawing provided by Stronach Group.



PROPOSED ELEVATION

APPLICANT: 455 Magna Drive Inc.
FILES: ZBA-2016-04

FIGURE 6



Map created by the Town of Aurora Planning & Building Services Department, June 8, 2016. Drawing provided by Sironach Group.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PDS16-048

SUBJECT: *Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment
Leslie-Wellington Developments Inc.
1289 Wellington Street East
Part of Block 2 & 13 on Plan 65M-3436
File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03*

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

DATE: *June 29, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-048 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 proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment application submitted for 1289 Wellington Street East.

The Applicant is proposing a draft plan of subdivision consisting of 145 single detached lots, environmental protection lands with municipal roads and services. The accompanying Official Plan and Zoning Bylaw Amendment applications is to provide an appropriate land use redesignation, development policies and Zoning By-law provisions with exceptions as required, to implement the proposed Draft Plan of Subdivision.

BACKGROUND

South side of Touch Gold Lane

On September 9, 2004, the Ontario Municipal Board (OMB) approved a vacant land condominium plan for 10 single detached lots and the implementing zoning by-law (R1-39) on the south side of Touch Gold Lane subject to servicing capacity. On August 8, 2006, the OMB issued its final decision on draft plan of condominium and zoning by-law amendment. In 2012, Council approved a revision to the OMB approved vacant land

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condominium plan (CDM-2003-03) with conditions. The revision included 4 additional lots, for a total of 14 single detached lots. To date, the Owner has not obtained clearances to the conditions of approval. The condominium agreement for the 14 single detached lots has not been executed by the Town or the Owner.

North side of Touch Gold Lane

On October 9, 2012 Council approved a Zoning By-law Amendment application (ZBA-2012-03) on the north side of Touch Gold Lane. The zoning on the north side of Touch Gold Lane was amended to Third Density Apartment Residential "RA3" Exception Zone. Council approved the amendment conditional to an approved site plan application. A site plan application (SP-2012-08) was submitted to construct 4 multi-unit residential condominium buildings comprised of 116 units, a sales/recreation centre and tennis courts. To date, the Owner has not satisfied the circulation comments from the internal and external agencies. As such, the implementing zoning by-law (ZBA-2012-03) was never enacted.

In 2015, the Committee of Adjustment approved consent applications (C-2015-05, C-2015-06 and C-2015-07) and minor variance application (MV-2015-56) to sever the subject site from the balance of the larger land holdings.

Public Notification

The subject Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment applications were submitted on April 7, 2016.

On June 9, 2016, a Notice of Complete Application and Notice of Public Planning Meeting respecting the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments was published in the Auroran and Aurora Banner newspapers. In addition, the notices were given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

Location/Land Use

The subject lands, municipally known as 1289 Wellington Street East, are located between Adena Meadow Way and Leslie Street and on the south side of Wellington Street East (Figure 1). The property has a lot area of 11.8 hectare and a frontage of 454.2 m on Wellington Street East. The subject lands have the following characteristics:

- An existing private cul-de-sac road, known as Touch Gold Lane;
- Adena Meadows Way is a private gated entrance accessing the Magna Golf Club and the Adena Meadows community;

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- Touch Gold Lane is fully serviced with storm, sanitary, water, and utilities infrastructure;
- A small eastern portion of the site includes open space, heavily treed areas, and a tributary that flows in a northern direction, crossing under Wellington Street East joining Marsh Creek; and
- The site drains to the adjacent tributary at the north east corner of the site, draining under Wellington Street East and at the north west corner of the site draining to the West.

The surrounding land uses are as follows:

North: Residential (townhouse development under construction), Town Fire Hall and Stronach Aurora Recreation Complex;

South: Residential (estate condominium residential development) and Adena Meadows private golf course;

East: Vacant land and Leslie Street;

West: Magna International Headquarters facility.

Existing Policy Context

Provincial Policies

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.

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.

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The site has frontage along Wellington Street East which is an arterial road under the jurisdiction of the Region of York with a right of way of 36 metres.

The proposed development is located within Wellhead Protection Area - D. York Region staff will review the application in relation to the protection of the quality and quantity of York Region's municipal groundwater supplies.

Town of Aurora Official Plan - Area 2B (OPA 30) Secondary Plan

As illustrated on Figure 2, the subject lands are designated as "Medium-High Density Residential", "Low-Medium Density Residential" and "Linear and Other Open Space" by the Bayview Northeast Area 2B Secondary Plan (OPA 30).

The intent of the "Low-Medium Density Residential" designation is to include predominately at-grade housing forms such as single detached dwellings. The overall density of development for lands designated Low-Medium Density Residential shall not exceed 25 units per net residential hectare (10 units per net acre). Building heights shall not exceed three storeys.

The intent of the "Medium-High Density Residential" designation is to include a range of predominantly above grade housing forms such as stacked rowhouses. The location and size of such areas are intended to allow for a wider range of housing choices in the Bayview East area, provide a strong built form presence along these major roads, and ensure an appropriate transition to the lower intensity housing comprising most of the community. The maximum net residential density for any individual lot and/or block designated Medium-High Density Residential shall generally not exceed 99 units per hectare (40 units per acre). Buildings heights shall generally not exceed four storeys.

The intent of the "Linear and Other Open Space" is to reflect a natural limit for urban development along the west side of the Holland River valley. Uses within this designation shall generally be restricted to passive recreation, including trails along the Holland River and in the setbacks adjacent to the East Aurora Wetland Complex, and other uses and activities that contribute to conservation and enhancement of the natural landscape and features.

Given the existing "Medium-High Density Residential" designation does not permit single detached dwellings. The Applicant has applied to amend a portion of the subject lands designated as "Medium-High Density Residential" to "Low-Medium Density Residential" as illustrated in Figure 3.

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Town of Aurora Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Rural (RU) Zone”, “Detached Dwelling First Density Residential (R1-39) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. (Figure 4) The existing zoning reflects the approved planning applications as noted in the background portion of this Staff report number PDS16-048.

To implement the proposed Draft Plan of Subdivision, the Applicant has applied to amend the existing “Rural (RU) Zone”, “Detached Dwelling First Density Residential (R1-39) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” (Figure 5).

Reports and Studies

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

Report Name	Report Author
Planning Justification Report	Macaulay Shiomi Howson Ltd.
Planning Justification Addendum	Macaulay Shiomi Howson Ltd.
Touch Gold Subdivision Architectural and Urban Design Guidelines	John G. Williams Limited, Architect
Stage 3 Archaeological Investigation of Two Historic Sites	London Museum of Archaeology
Functional Servicing and Stormwater Management Report	SCS Consulting Group Ltd
Soil Investigation Report	Soil Engineers Ltd.
Phase 1 Environmental Site Assessment	Soil Engineers Ltd.
Draft Zoning By-law	Macaulay Shiomi Howson Ltd.
Draft Plan of Subdivision	Macaulay Shiomi Howson Ltd.
Draft Official Plan Amendment	Macaulay Shiomi Howson Ltd.
Traffic Impact Study	NexTrans Engineering
Tree Inventory and Arborist Report	The Urban Arborist Inc.
Tree Inventory and Assessment Report	Schollen & Company Inc.
Water Balance Assessment	R.J. Burnside & Associates Limited
Draft Reference Plan	Lloyd & Purcell Ltd.

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Proposal

Proposed Plan of Subdivision

As illustrated on Figure 6, the proposed draft plan of subdivision proposes 145 single detached dwelling lots with various frontage and environmental protection. The following is a breakdown of the proposed Draft Plan of Subdivision:

Proposed Land Use	Lot and Block #	# of Units	Area (ha)
Single Detached Residential with 18.3m frontage	Lots 74-92	20	2.362
Single Detached Residential with 15.24m frontage	Lot 99	1	0.066
Single Detached Residential with 13.7m frontage	Lots 9-15, 57-72, 93-98, 132-139	37	2.111
Single Detached Residential with 12.1m frontage	Lots 1-8, 16-34, 39, 45-50, 100-131, 140-145	71	3.508
Single Detached Residential with 11.1m frontage	Lots 35-38, 40-44, 51-56	16	0.638
Environmental Protection Area	Block A		0.708
Roads – Public Right of Way	Streets A – B		2.397
Totals		145	11.789

The proposed single detached dwellings ranges from 232 m² to 511 m² in gross floor area and will be 2 to 3 storeys in height to a maximum of 12 metres.

A full move signalized vehicular access is proposed to align with the existing townhouse development directly north of Wellington Street East. There is no vehicular access into the subdivision from Adena Meadows Way. All existing infrastructures on the subject site including road (Touch Gold Lane) and lighting will be removed. There is an existing storm sewer easement which runs from the Magna stormwater management facility located on the golf course to Wellington Street East. The storm sewer easement will be relocated to the rear portions of the proposed lots along Adena Meadows Way. The applicant has applied to the Committee of Adjustment to obtain approval for a private stormwater easement across the proposed lots 56 – 74 in favour of the Magna Golf Course and the Adena Meadows community.

The limit of development along with the required buffer were assessed, confirmed and staked by the applicant's environmental consultant, Town Staff and the Lake Simcoe Region Conservation Authority Staff.

The applicant's consultant has completed a water budget analysis to demonstrate that the proposed annual infiltration rates will not be less than the existing rates.

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Urban Design

The proposed development is subject to the Bayview Northeast Neighbourhoods Architectural Design Guidelines prepared by The Planning Partnership. The applicant provided an addendum urban design guideline prepared by John G. Williams Limited to address lots with reverse frontage. The existing Bayview Northeast Neighbourhoods Architectural Design Guidelines does not encourage any residential lots backing onto Wellington Street East. According to the Draft Plan of Subdivision, the proposed lots on the east side of Street "A" will have reverse frontage.

To achieve a high quality streetscape along Wellington Street East, the Applicant is proposing a combination of a berm and a high quality upgraded acoustic wood fence. The proposed berm along Wellington Street East will be enhanced with upgraded landscaping including ornamental planting. Where possible, the existing trees will be relocated to the public right of way for enhanced mature vegetation.

Proposed Official Plan Amendment

In comparison to the approved developments on the subject lands, the proposed 145 single detached lots will increase the overall density on the subject lands

As shown in Figure 3, the applicant is proposing to amend the existing Official Plan designation "Medium-High Density Residential" to "Low-Medium Density Residential".

Lands north of Touch Gold Lane were approved for 4 apartment buildings with a total of 116 units. This resulted in an approved density of approximately 17.46 units per hectare. Lands south of Touch Gold Lane were approved for 10 single detached dwellings resulting in a density of approximately 1.7 units per hectare. The combined total density of the subject lands would be 9.97 units per hectare.

The proposed Draft Plan of subdivision consist of 145 single detached dwellings over 11.8 hectares of land. As a result, the proposed overall net density is approximately 16.7 units per hectare and a gross density of approximately 12.3 units per hectare.

The Official Plan Amendment will result in an increase in the overall density from 9.97 units per hectare to 12.3 units per hectare. The proposed Official Plan Amendment will not exceed the maximum density provisions within the Bayview Northeast Area 2B Secondary Plan (OPA 30).

The applicant is not proposing to amend the existing "Linear and Other Open Space" designation or the "Low-Medium Density Residential" designation. The purpose of the "Linear and Other Open Space" designation is to reflect the existing flood plain and the natural vegetation on the property.

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Report No. PDS16-048

Proposed Zoning By-law Amendment

As shown in Figure 5, the Applicant proposes to rezone the subject lands from “Rural (RU) Zone”, “Detached Dwelling First Density Residential (R1-39) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Environmental Protection (EP-15) Exception Zone”.

An amendment to the Zoning By-law is required to reflect the four different lot frontages within the Draft Plan of Subdivision. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the parent R2 zoning requirements with the proposed R2 Exception Zones.

	Parent R2 Zone Requirement	Proposed R2 Exception Zone “a”	Proposed R2 Exception Zone “b”	Proposed R2 Exception Zone “c”	Proposed R2 Exception Zone “d”
Permitted Uses	<ul style="list-style-type: none"> - One detached dwelling per lot - Home Occupation 				
Lot Area (minimum)	460 sq. m	770 sq. m	500 sq. m	385 sq. m *	355 sq. m *
Lot Frontage (minimum)	15 m	18 m	15 m	12 m *	11 m*
Front Yard (minimum)	6.0 m	4.5 m *			
Rear Yard (minimum)	7.5 m	6.0 m *			
Side Yard					
Exterior (minimum)	6.0 m	<ul style="list-style-type: none"> - Main Building (3.0m)* - Garage Accessed over a flankage lot line (6.0 m)* 			
Interior (minimum)		<ul style="list-style-type: none"> - 1 storey - 2 storey 			
	1.2 m	One side – 1.2m *			
	1.5 m	Other side – 0.6m *			
Floor Area (minimum)					
	120 sq. m				
	130 sq. m				
Lot Coverage (Maximum)	35 %	50%*			
Height (maximum)	10 m	12m *			

*By-law exception required are highlighted

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Report No. PDS16-048

COMMENTS

Town Department/ Agency Comments

The proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications has been circulated to internal departments and external agencies for review and comment. Staff has received some first submission comments from some internal and external agencies from the circulation. A final comprehensive list of department/agencies comments will be included in a future staff report for consideration.

Staff have 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 Draft Plan of Subdivision, Official Plan and Zoning By-law amendments;
- A Phase 2 Environmental Site Assessment is recommended to assess the environmental condition of the soils and groundwater;
- An Environmental Impact Study, Hydrogeological Assessment and Noise Study are required;
- Availability of servicing and acceptable grading subject to detailed engineering;
- Landscaping design should follow the Town's design standards as it relates to design and materials. A vegetation management plan and compensation planting will be required to address tree removal and preservation; and
- Comments from the Lake Simcoe Region Conservation Authority (LSRCA) in regards to the Natural Heritage, Water Quality and Quantity, Source Water Protection and Stormwater Management.

Peer Review

As part of a complete application, the applicant provided an "Architectural and Urban Design Guidelines" prepared by John G. Williams Limited. As such, the Town has retained The Planning Partnership to provide urban design comments related to the Draft Plan of Subdivision, architectural style and streetscape.

June 29, 2016

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Report No. PDS16-048

PUBLIC COMMENTS

At the time of finalizing this report staff did not received inquiries and comments from the surrounding properties regarding the proposals. Any written or verbal comments provided at the Public Planning Meeting will be considered in the technical review of the applications and included in any future reports provided to Council.

Staff are aware that the Applicant has had discussions with the nearby condominium residents within the Adena Meadows community to clarify the proposed development and to resolve some of the property specific concerns.

LINK TO STRATEGIC PLAN

The proposed Draft Plan of Subdivision and Zoning By-law amendments supports 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 review and approval of the Zoning By-law Amendment, housing opportunities are created in accordance with the ***Collaborate with the development community to ensure future growth includes housing opportunities for everyone;***

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

ALTERNATIVE(S) TO THE RECOMMENDATIONS

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

FINANCIAL IMPLICATIONS

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

June 29, 2016

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Report No. PDS16-048

PREVIOUS REPORTS

None.

CONCLUSION

Town Staff will finalize their review of the subject application including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council and provide a comprehensive report at a future General Committee Meeting.

ATTACHMENTS

- Figure 1: Location Plan
- Figure 2: Existing Official Plan Designation
- Figure 3: Proposed Official Plan Amendment
- Figure 4: Existing Zoning By-law
- Figure 5: Proposed Zoning By-law Amendment
- Figure 6: Proposed Draft Plan of Subdivision

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 30, 2016.

Prepared by: Lawrence Kuk, Planner, Ext. 4343


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


Doug Nadrozny
Chief Administrative Officer

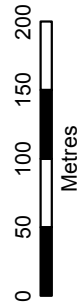


LOCATION PLAN

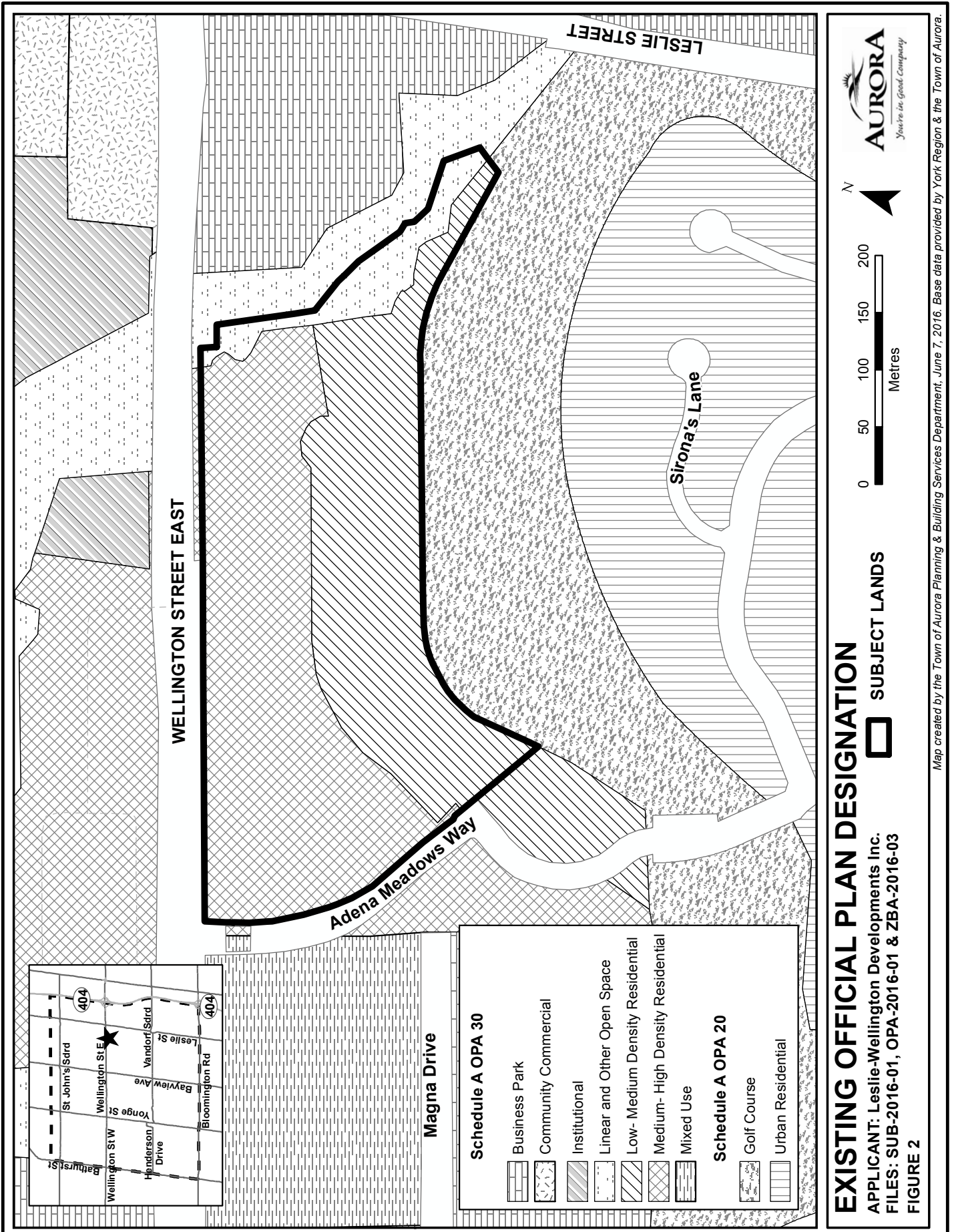
APPLICANT: Leslie-Wellington Developments Inc.
 FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

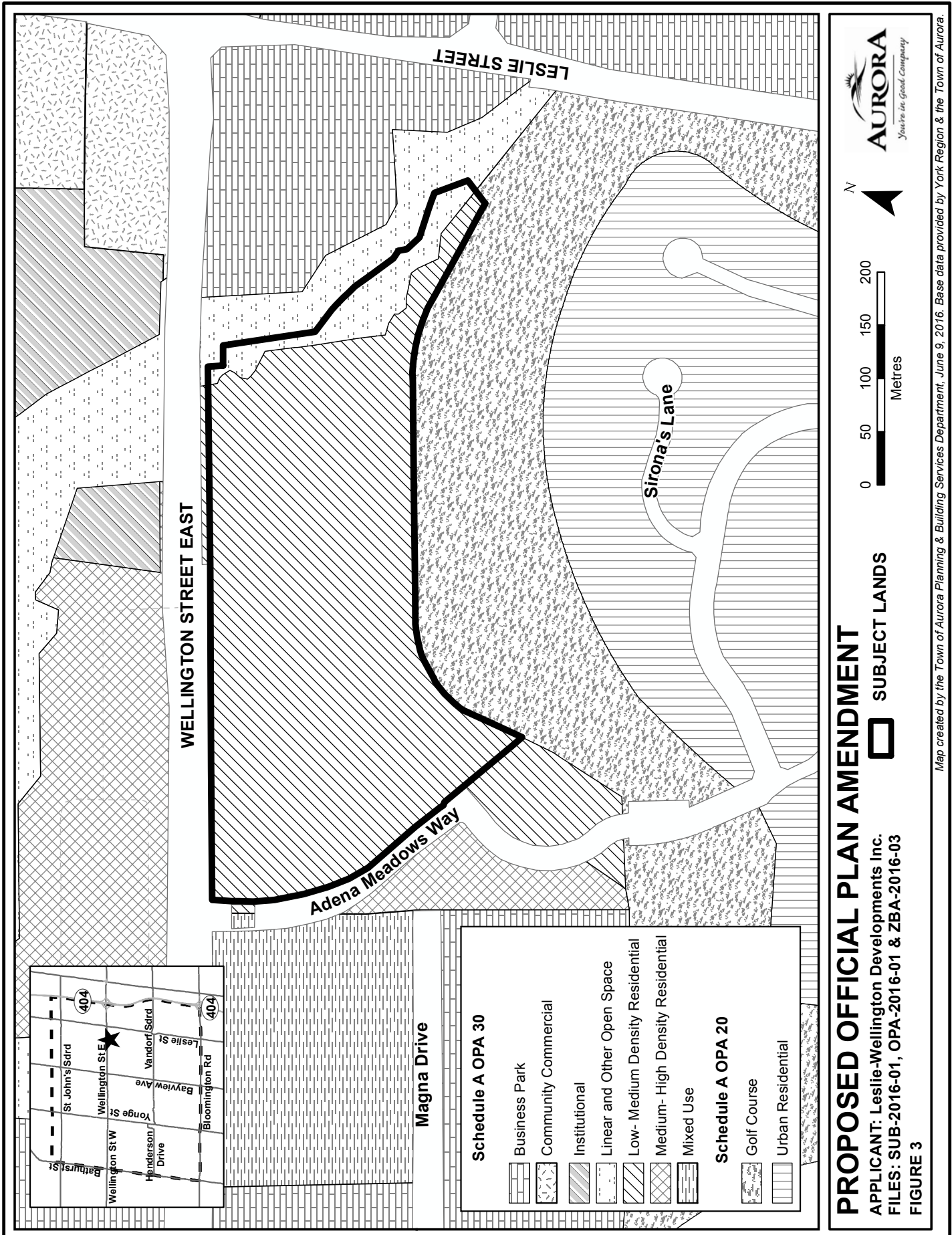
FIGURE 1

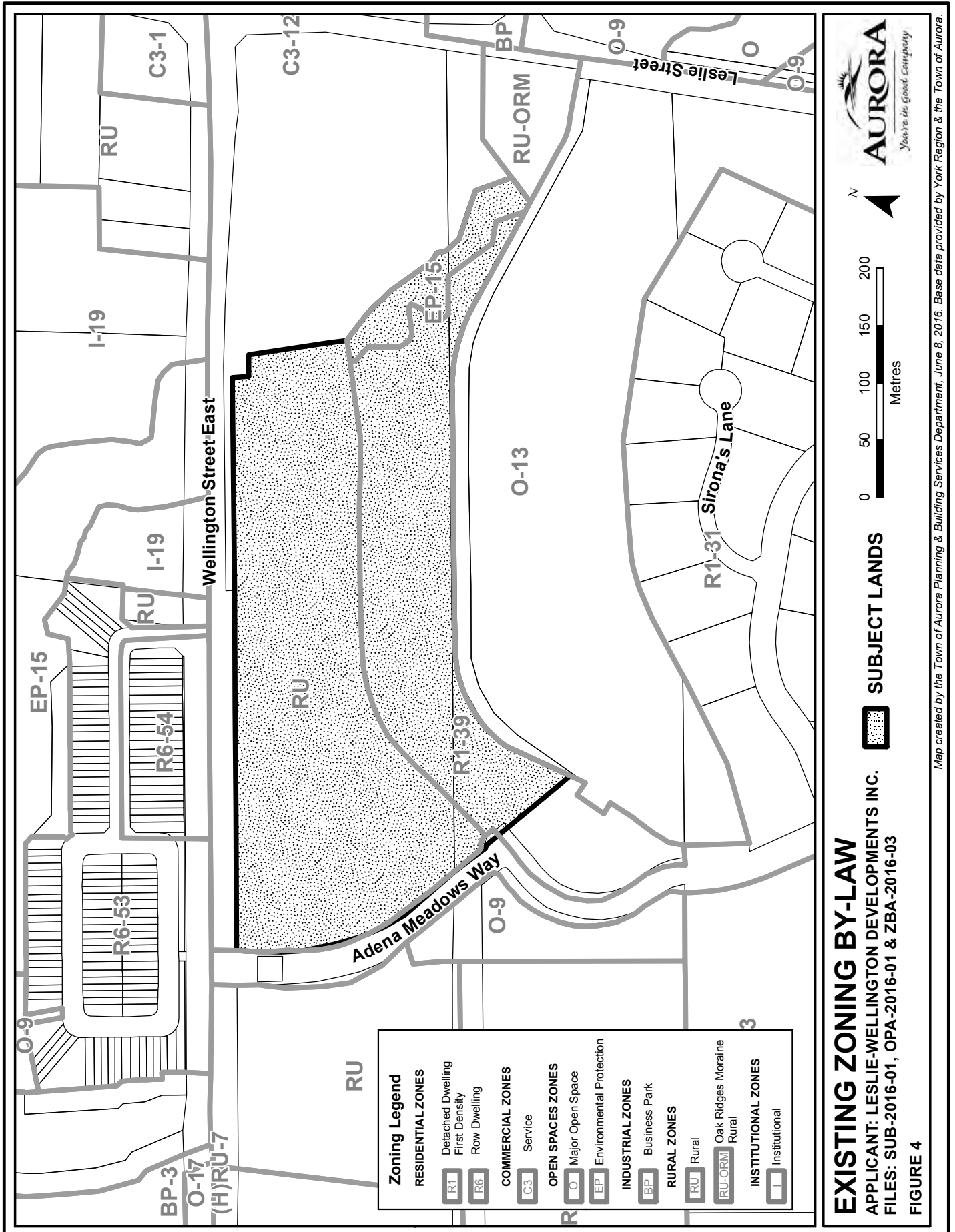
 SUBJECT LANDS



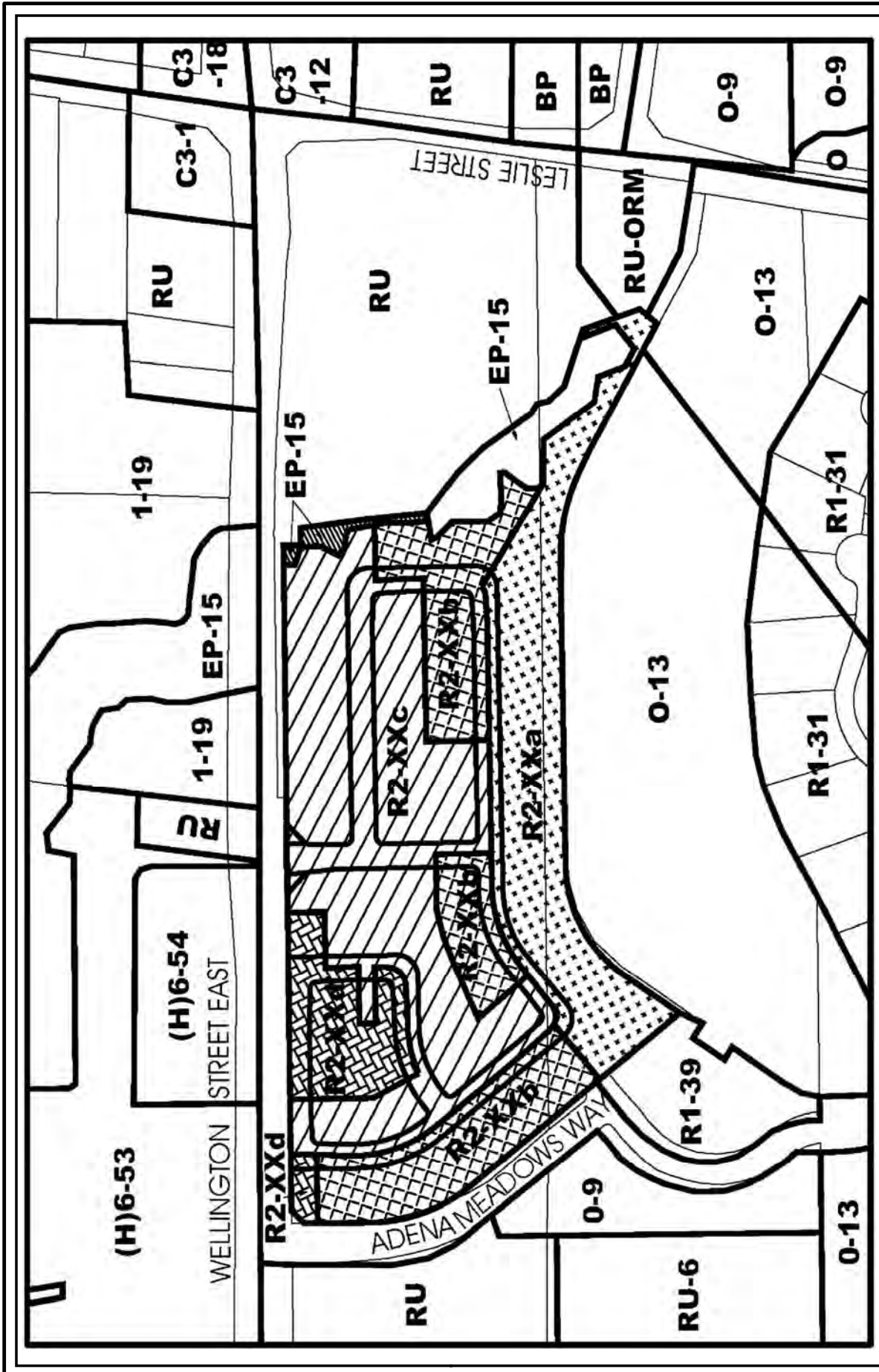
Map created by the Town of Aurora Planning & Building Services Department, June 7, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.







Map created by the Town of Aurora Planning & Building Services Department, June 8, 2016. Base data provided by York Region & the Town of Aurora.



PROPOSED ZONING BY-LAW AMENDMENT

APPLICANT: Leslie-Wellington Developments Inc.
 FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 5



Map created by the Town of Aurora Planning & Building Services Department, June 9, 2016. Drawing provided by Architectural CAAD Studio.



Map created by the Town of Aurora Planning & Building Services Department, June 9, 2016. Drawing provided by Architectural CAAD Studio.

PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: Leslie-Wellington Developments Inc.
 FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 6





TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PDS16-055

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

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

DATE: *June 29, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-055 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 an update on the proposed Official Plan and Zoning By-law Amendment applications. Since the Public Planning Meeting held on January 27, 2016, the applicant has revised the proposed development as follows:

- The overall height is reduced from two 10-storey buildings to two 8 – storey buildings;
- The total number of units is reduced from 296 residential units to 207 residential units;
- A road widening of 3.5m along the frontage of Industrial Parkway North;
- A right in/ right out access is proposed for the apartment buildings at the intersection of Centre Street and Industrial Parkway North; and
- A commitment from the Applicant to provide a portion of the residential units for affordable housing.

June 29, 2016

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Report No. PDS16-055

BACKGROUND

The subject Official Plan and Zoning By-law Amendment applications were submitted on November 6, 2015.

A Public Planning Meeting was held on January 27, 2016. At that Public Planning Meeting Council passed the following resolution:

“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 **Public Planning** meeting.”

After the January 27, 2016 Public Planning Meeting, the Owner continued to work with Staff and the Peer Reviewers to address the comments from the circulation and public meeting.

Public Notification

All interested parties were notified that the Official Plan Amendment and Zoning By-law Amendment applications would be heard at the June 29, 2016 Public Planning Meeting.

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;

June 29, 2016

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Report No. PDS16-055

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. Brief overviews of the Provincial Policy Statement (PPS), Growth Plan for the Greater Golden Horseshoe (GGH), Lake Simcoe Protection Plan (LSPP), York Region Official Plan (2010), Town of Aurora Official Plan (Figure 2) and Zoning By-law 2213-78 (Figure 3), as amended were outlined in Planning Report PDS16-004. A full review of the proposed development for consistency with the above mentioned provincial policies will be prepared at the time a recommendation report is presented to Council.

Reports and Studies

A detailed list of reports and studies that the Owner submitted as part of a complete application to the proposed Official Plan and Zoning By-law Amendment was previously outlined in Planning Report PDS16-004. Since the Public Planning Meeting held on January 27, 2016 the Owner has submitted the following additional studies in support of the proposed applications:

- Planning Justification Addendum Letter, prepared by MSH Ltd;

Proposal

Since the Public Planning Meeting held on January 27, 2016, the applicant has revised the proposed development (figure 6 – 8) as follows:

- The overall height is reduced from two 10-storey buildings to two 8–storey buildings;
- The total number of units is reduced from 296 residential units to 207 residential units;
- A road widening of 3.5m along the frontage of Industrial Parkway North;
- A right in/ right out access is proposed for the apartment buildings at the intersection of Centre Street and Industrial Parkway North; and
- A commitment from the Applicant to provide a portion of the residential units for affordable housing.

The overall build form and the two levels of underground parking will remain unchanged. All amendments to the Official Plan policies and Zoning By-law specifications as requested in report PDS16-004 remain unchanged.

June 29, 2016

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Report No. PDS16-055

COMMENTS

Internal Agency Comments

The proposed Official Plan and Zoning By-law Amendment applications have been circulated to internal departments and external agencies for review and comment.

No major concerns were identified from the internal agencies. The Town's development engineer does not have a major concern with the Official Plan and Zoning Amendment. Technical details such as the availability of servicing and grading information will be reviewed at the detail site plan stages. Parks & Recreation Services have no further comments at this stage, a vegetation management plan is required as part of the future site plan application.

The Town's Infrastructure & Environmental Services (IES) reviewed the applicant's Transportation Study and the Peer Reviewer comments from Dionne Bacchus & Associates. IES concurs with the peer reviewer's findings and has no concerns with addressing detail design matters through the site plan process. However, IES required the applicant to provide an updated Transportation Study to discuss the proposed 3.5m road widening and the proposed right in/ right out access at Centre Street and Industrial Parkway North.

With regards to affordable housing, Section 37 of the *Planning Act* allows municipalities to secure "facilities, matters or services" (i.e. affordable housing) as a condition of the approval of the Zoning By-law Amendment in exchange for an increase in building height and/or density above the existing planning permissions. Section 37 also allows municipalities to secure the "facilities, matters or services" through Agreements that are registered on title. Detailed policies regarding the height bonusing are provided under section 11.9 of the Town's Official Plan. Through best practice approach, Planning Staff will continue to work with the applicant to determine the appropriate amount of affordable housing units within the proposed development.

External Agency Comments

No major concerns were identified from the external agencies. The York Region District School Board indicated that no public elementary schools sites are required. Fire Services have no objection to the proposed Official Plan and Zoning By-law amendment applications. The Lake Simcoe Region Conservation Authority are satisfied from a watershed management perspective and have no further requirements for the Official Plan Amendment and Zoning By-law Amendment applications. The proposed Official Plan Amendment is exempted from approval by Regional Planning Committee and Council.

June 29, 2016

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Report No. PDS16-055

Peer Review Comments

The submitted Transportation Study was circulated to Dionne Bacchus & Associates for peer review. The Town has retained The Planning Partnership to provide urban design comments related to the concept plan, architectural style and streetscape. The peer reviewer will help provide expert advice pertaining to the findings and conclusions of the related technical reports.

Planning Staff received peer review comments from Dionne Bacchus & Associates regarding the Transportation Study. In summary, the Peer Reviewer finds the information and analysis presented in the Transportation Study is based on sound traffic engineering principles and follows a logical progression and analysis approach. Through a revised Transportation Study, the Peer Reviewer recommends the applicant's Transportation Consultant to investigate / or provide additional measures that might alleviate any future potential congestion at the intersection of Centre Street and Industrial Parkway North.

Planning Staff received peer review comments from The Planning Partnership regarding the compliance to the existing Aurora Promenade Concept Plan. The Peer Reviewer appreciates the site being broken into 2 buildings to reduce the overall massing and generate some built form relief along the Industrial Parkway North. The Peer Reviewer has no concerns with the proposed setback requirements from an urban design point of view. Overall, the facades appear to have sufficient articulation through material treatment and architectural detailing to avoid monotonous elevations. All detailed architectural drawings and landscape drawings along with material specifications will be further reviewed at the site plan application process.

Public Comments

Prior to the January 27, 2016 Public Planning Meeting, a list of public comments provided are summarized in report number PDS16-004. Comments at the January 27, 2016 Public Planning Meetings were recorded and summarized as follows:

- Concern regarding the proposed two, ten-storey buildings and future trends for site specific by-law exceptions related to lot coverage and building height;
- Concern regarding the proposed Traffic movement at Centre Street and Industrial Parkway North;
- Concern regarding the loss of two businesses providing tax revenue;
- Concern regarding existing traffic issues and increased traffic at the Regional intersection of Industrial Parkway North and Wellington Street East;
- Concern regarding traffic flow – need for traffic flow study, expansion of the intersection, and wider lanes to alleviate congestion and improve safety;
- Concern with GO train crossing – need to widen access across Wellington Street East;

June 29, 2016

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Report No. PDS16-055

- Support for development, proposed intensification and fit with the Aurora Promenade and Greater Golden Horseshoe requirements;
- Suggestion to include accessibility elements beyond Building Code requirements;
- Provide methods to reduce the burden on the Town's stormwater and sewer system;
- Encourage energy conservation with LEED's Silver standards; and
- Suggestion to designate at least 5% of the total units as affordable housing.

Staff will continue to work with the applicant and the surrounding residents to help clarify any issues.

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.

FINANCIAL IMPLICATIONS

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

PREVIOUS REPORTS

Public Planning Meeting Report No. PDS16-004 dated, January 27, 2016.

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Report No. PDS16-055

CONCLUSION

Town Staff will finalize their review of the subject applications including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council and provide a comprehensive report 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

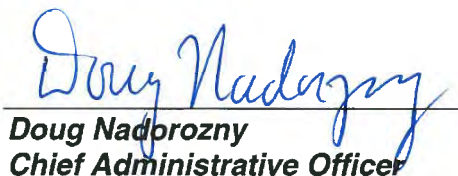
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- June 30, 2016

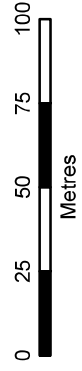
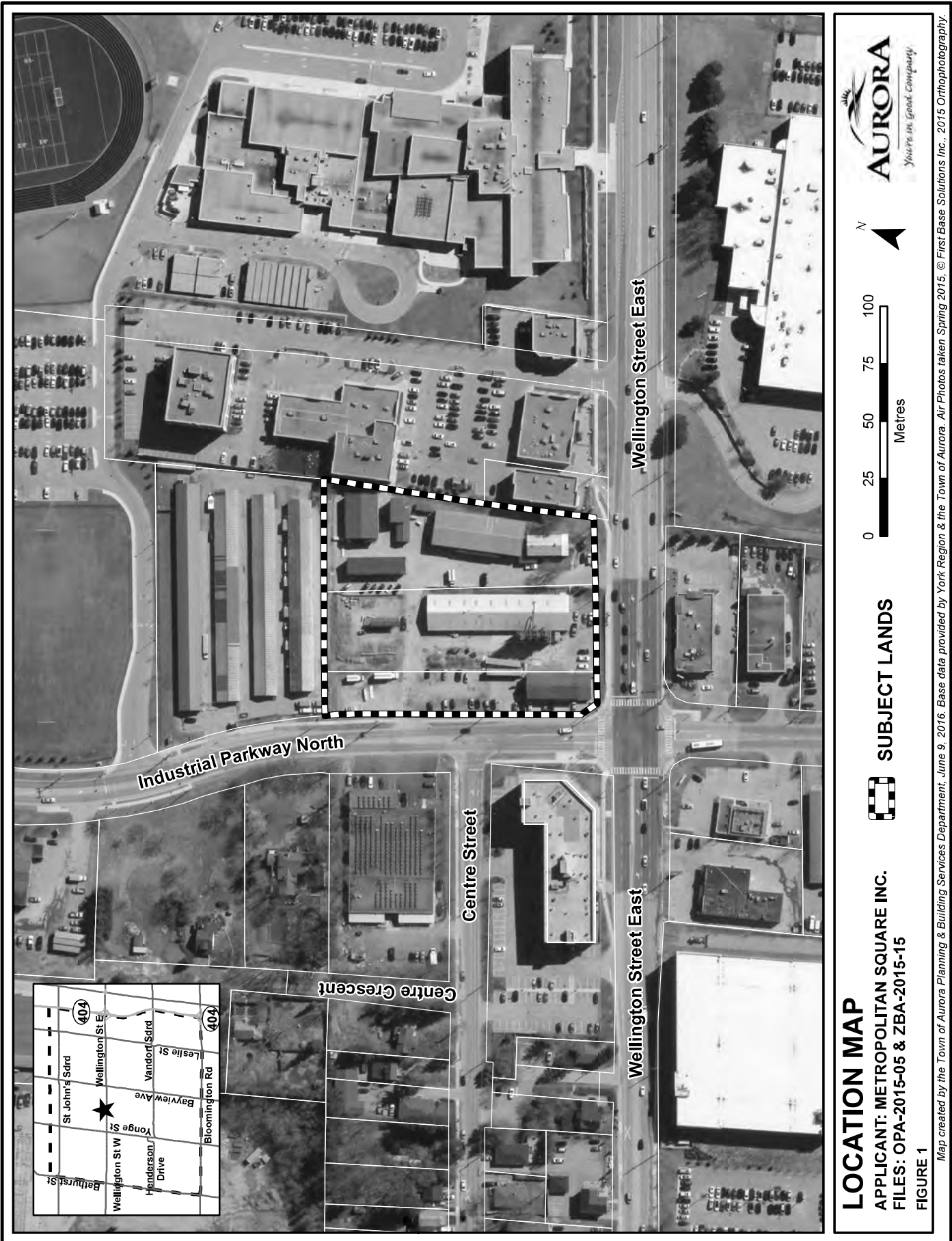
Prepared by: Lawrence Kuk, Planner – Extension 4343



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



Doug Nadrozny
Chief Administrative Officer



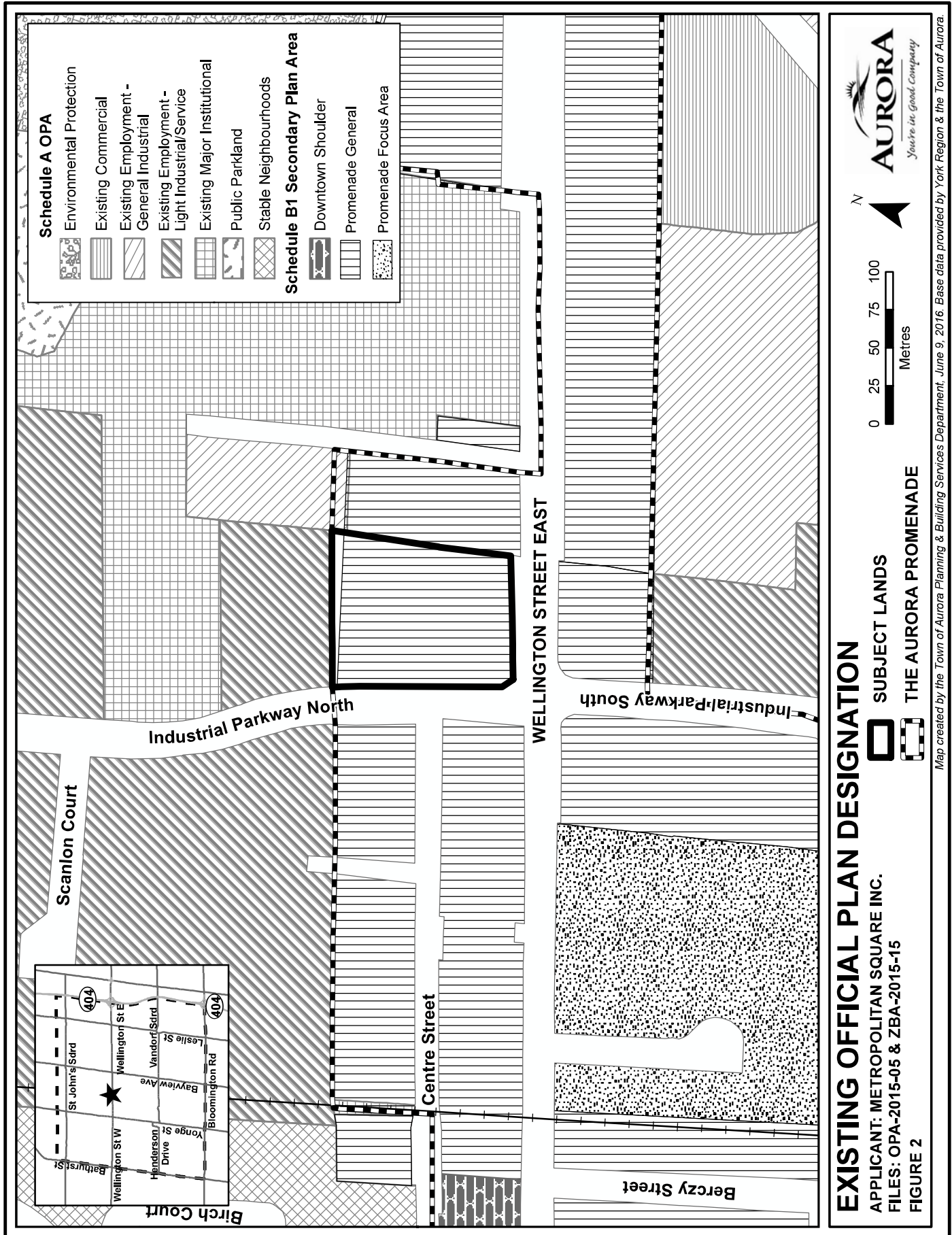
SUBJECT LANDS

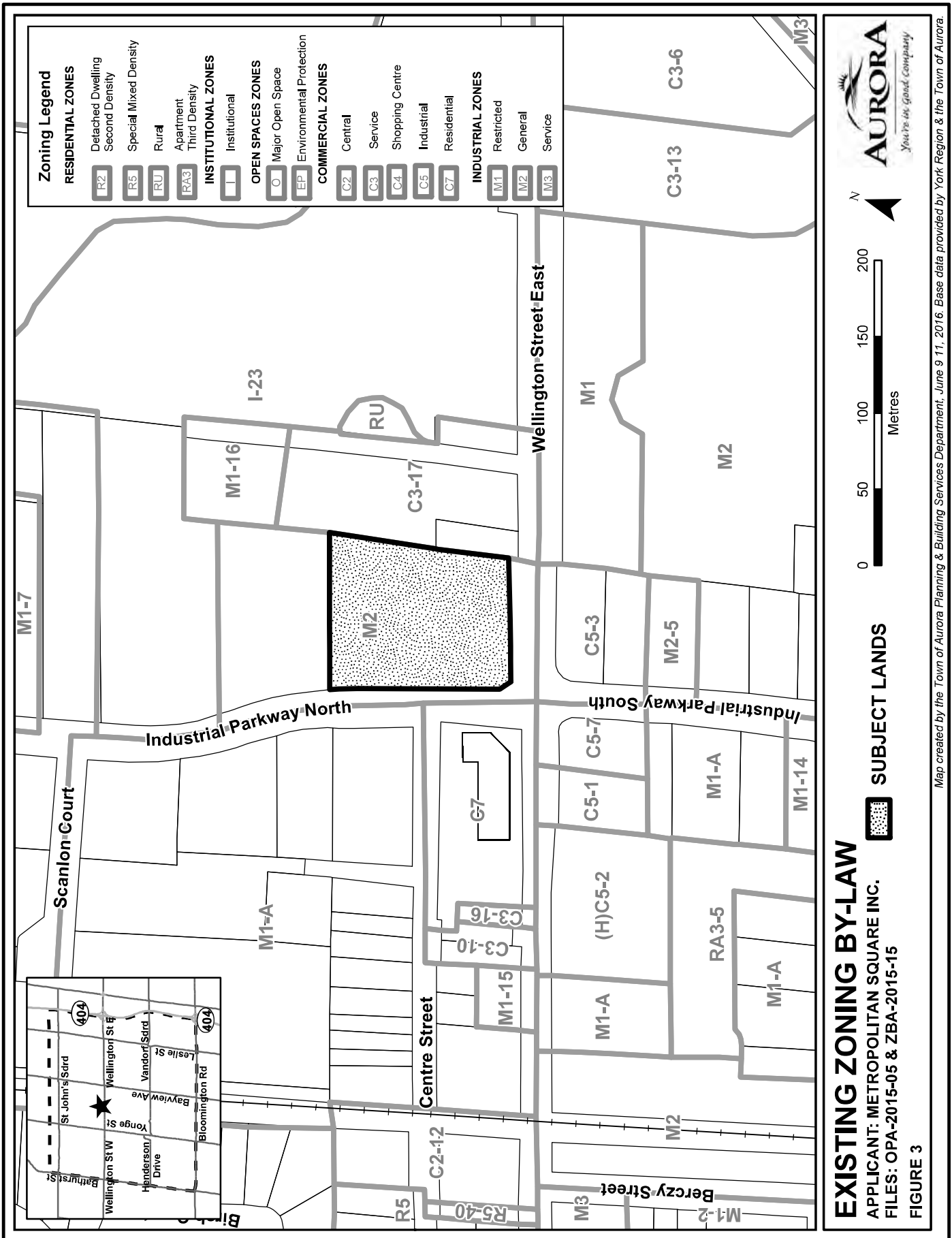


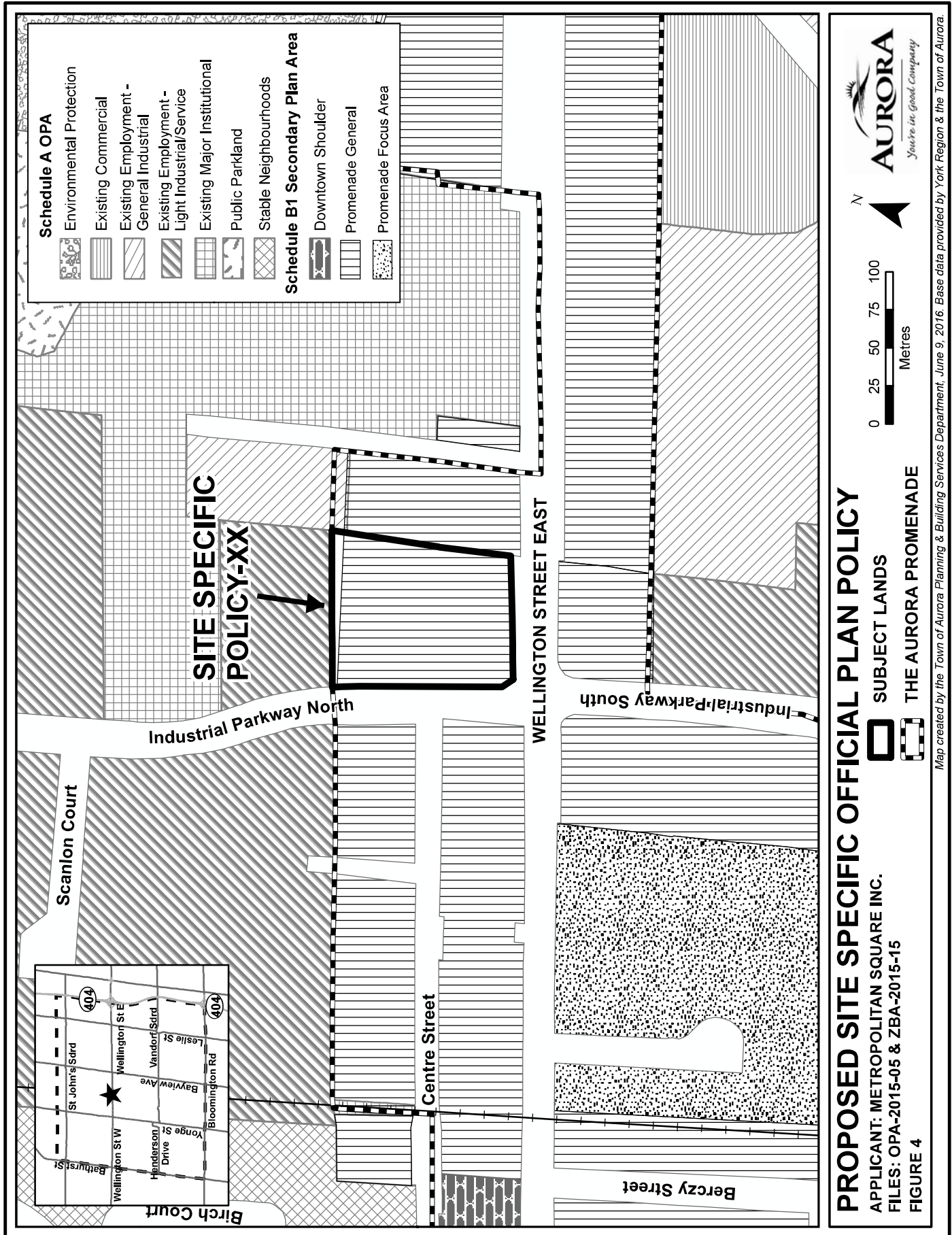
LOCATION MAP
 APPLICANT: METROPOLITAN SQUARE INC.
 FILES: OPA-2015-05 & ZBA-2015-15

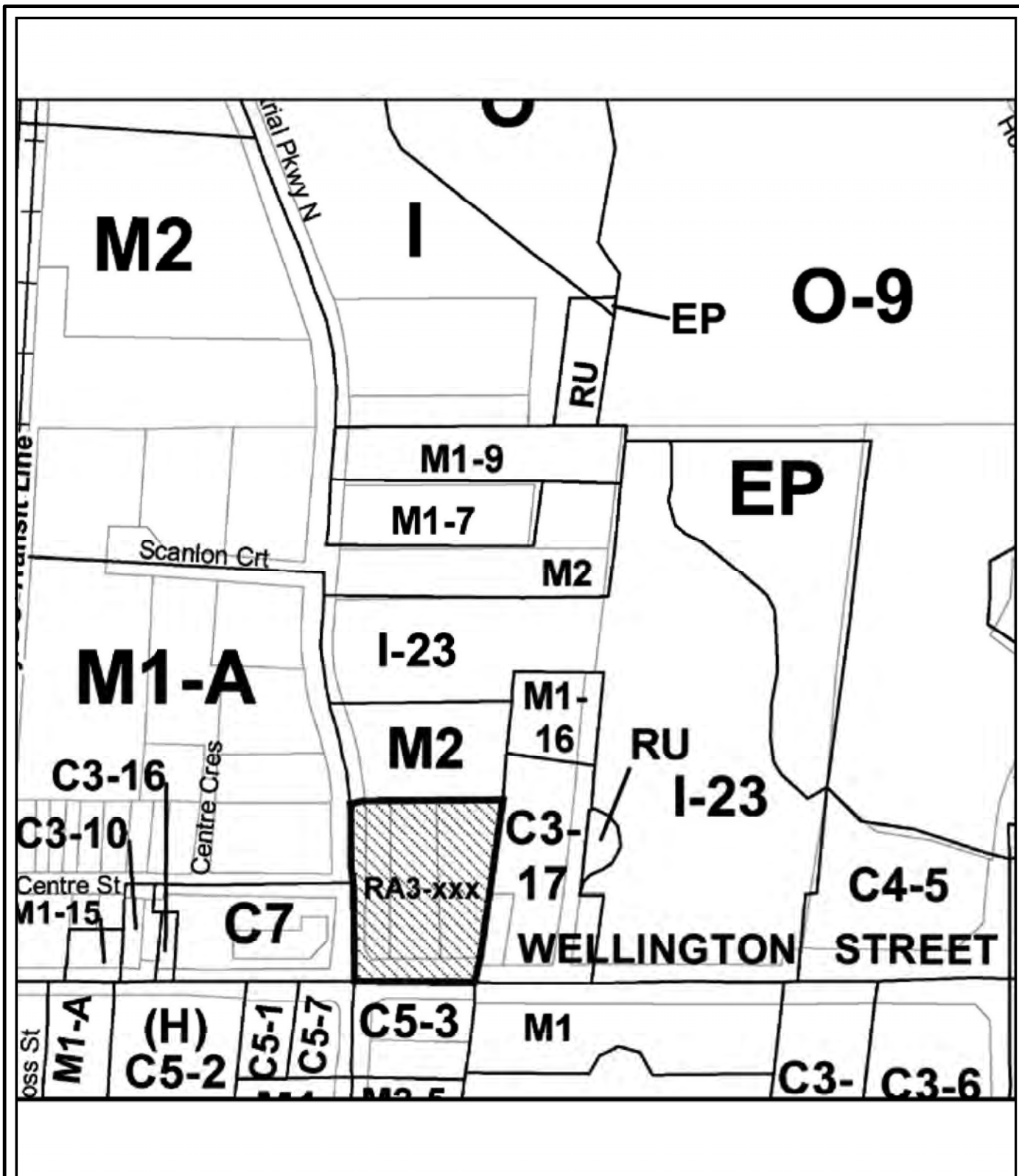
FIGURE 1

Map created by the Town of Aurora Planning & Building Services Department, June 9, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.









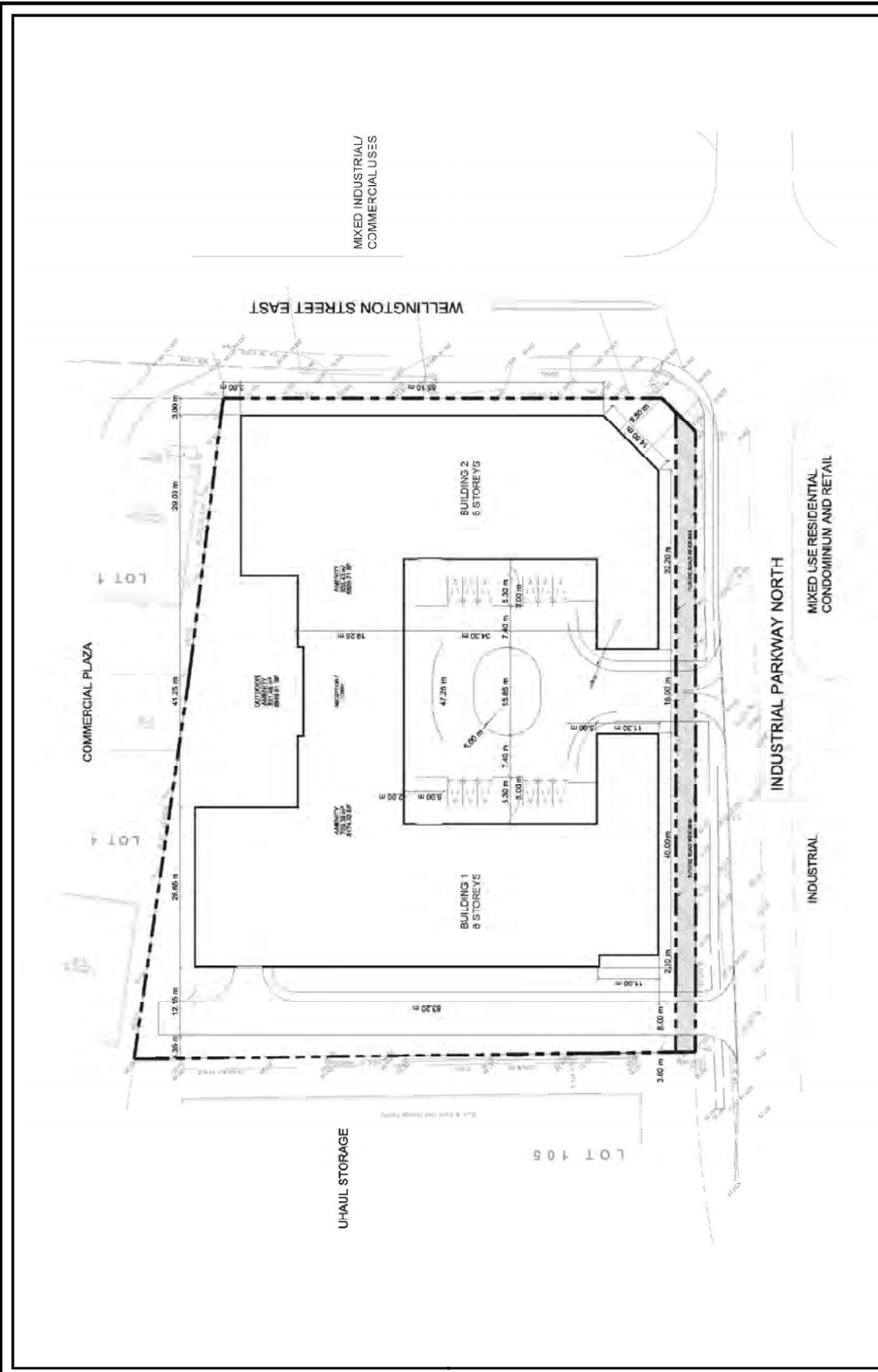
PROPOSED ZONING BY-LAW

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

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, June 9, 2016. Drawing provided by Architectural CAAD Studio.



Map created by the Town of Aurora Planning & Building Services Department, June 9, 2016.

CONCEPTUAL SITE PLAN

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

FIGURE 6



CONCEPTUAL ELEVATION: VIEW FROM WELLINGTON STREET EAST

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

FIGURE 7



Map created by the Town of Aurora Planning & Building Services Department, June 9, 2016.



CONCEPTUAL ELEVATION: VIEW FROM INDUSTRIAL PARKWAY NORTH

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

FIGURE 8



Map created by the Town of Aurora Planning & Building Services Department, June 9, 2016.

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5877-16

***BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on June 29, 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 June 29, 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 29TH DAY OF JUNE, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 29TH DAY OF JUNE, 2016.

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK