



**Council
Public Planning
Meeting Agenda**

**Wednesday, April 26, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, April 26, 2017
7 p.m., Council Chambers

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Planning Applications

- 1. PBS17-029 – Application for Official Plan Amendment
Minister of Infrastructure Ontario (IO)
50 Bloomington Road West
File Number: OPA-2016-06**

Recommended:

1. That Report No. PBS17-029 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

- 2. PBS17-033 – Applications for Official Plan Amendment and Zoning By-law Amendment**
1754260 Ontario Limited (Polo Club)
15286 and 15306 Leslie Street
Part of Lot 21, Concession 2
File Numbers: OPA-2016-03 and ZBA-2016-07

Recommended:

1. That Report No. PBS17-033 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

4. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

59XX-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on April 26, 2017.

5. Adjournment



Town of Aurora
Public Planning Report No. PBS17-029

Subject: Application for Official Plan Amendment
Minister of Infrastructure Ontario (IO)
50 Bloomington Road West

File Number: OPA-2016-06

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: April 26, 2017

Recommendations

1. That Report No. PBS17-029 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Executive Summary

This report provides Council with background information and details related to a proposed Official Plan Amendment application submitted by the Minister of Infrastructure Ontario (IO) for lands located at the north west corner of Yonge Street and Bloomington Road, know municipally as 50 Bloomington Road:

- The owner seeks to redesignate portions of the Eastern Parcel of the owner's overall land holding (herein referred to as the 'subject lands') from; 'Major Institution' and 'Minor Institution' to; 'Cluster Residential', 'Special Policy Area' and enlarging the 'Environmental Function Area'. The area subject to the Official Plan amendment application is 13.3 ha in size.
- The Official Plan Amendment would allow up to 148 residential units to be located on the subject lands and provide continued permissions for government office uses. The Amendment will also substantially enlarge the 'Environmental Function Area'.
- No development plans are proposed for the subject lands at this time. Should the 13.3 ha be deemed surplus by the Province and sold, it will be up to a future landowner/developer to bring forth a development proposal and to obtain any

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necessary amendments to the Town of Aurora Zoning By-law 2213-78, Site Plan and or Condominium approvals.

- The subject lands are at a very prominent site adjacent to the Town's southern gateway and abut two Regional Roads. The site is currently used by the Ministry of Natural Resources, Ministry of Transportation Ontario and Land Registry Office employing 125 people. The four storey building formerly De La Salle College (circa 1916) is located on the subject lands which is currently listed as a site with cultural or historical significance.
- Staff have identified matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration.

Background

The subject Official Plan Amendment application was submitted to the Town on December 23, 2016.

Location / Land Use

The owner's lands are located in the southwest quadrant of the Town, within the Yonge Street South Secondary Plan area. The subject lands form the easterly part of a larger 'U' shaped property all forming part of the 50 Bloomington Road municipal address. (See Figure 1). The lands are described as Part of Lot 71, Concession 1 WYS (West Yonge Street).

The subject lands have a flankage of approximately 275 metres on the west side of Yonge Street, and frontage of approximately 120 metres the north side of Bloomington Road. Two driveways currently provide vehicular access to the subject lands. The subject lands are within a 'Settlement Area' designation of the Oak Ridges Moraine.

The developable portion of the subject lands as proposed by the applicant are irregular in shape within the 3.3 ha parcel. The lands are within an area of rolling topography containing typical 'kame and kettle' features of the Oak Ridges Moraine. The lands generally slope in a southeasterly direction. Toronto Region Conservation Authority are the responsible agency for flood and environmental review.

No site development applications have been received on the lands at this time.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Ontario Provincial Police (OPP) detachment, a wooded trail known as Monk's Walk and detached (estate) residential;

East: Yonge Street, Willows Estate Nursing Home and a newly constructed cluster of detached (estate) residential;

South: Bloomington Road, detached residential and Briar Nine Park and Reserve (all within the Town of Richmond Hill); and

West: Vacant land (North-Central and Western Parcels of 50 Bloomington), a water tower, Cardinal Carter Catholic Secondary School and York Region Catholic District School Board offices.

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.

York Region Official Plan

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. A regional urbanization goal under the York Region’s Official Plan, 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

Town of Aurora Official Plan

As illustrated on Figure 3, the subject lands are currently designated as Major Institutional, Minor Institutional, and Environmental Function Area pursuant to the provisions of Official

Plan Amendment Number 34 (Yonge Street South Secondary Plan) which provides specific direction and policies on land use and development activity requirements.

The lands also fall within the provisions of the Oak Ridges Moraine Conservation Plan (ORMCP), adopted by the Town as Official Plan Amendment Number 48 to implement the policies of the Provincial ORMCP.

It is noted that the Major Institutional designation applies to lands beyond the subject lands, but within the IO landholding.

Major Institutional uses permits such uses as high schools and school board offices, and specific to the subject lands, government administrative offices, a drivers testing centre, OPP headquarters and open space.

The policies applying to this location of the Secondary Plan also provide as follows:

- a) The Town shall seek to obtain an open space trail linkage along the northern boundary of this site and a conservation easement over the landform depression identified as an Environmental Function Area on Schedule AA.
- b) Any future development or redevelopment of this site shall preserve and respect the identified Heritage Resource in accordance with the provisions of s. 3.8 of the Aurora Official Plan.

Any significant change of use on a permitted Major Institution site and any application for a new Major Institution use designation within the Secondary Plan area shall require an Official Plan Amendment. In considering an application for Official Plan Amendment, the Town shall be satisfied that:

- a) municipal services are available;
- b) the use will not create a demand for higher levels of community services than are intended by this Plan;
- c) the proposed Major Institution use is compatible with the Intent and policies of this Plan;
- d) satisfactory Supporting Studies required in s. 11.2 have been submitted;
- e) the proposed use can develop and function in a manner both sensitive to the environment and compatible with surrounding low density residential uses; and
- f) any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.

The Minor Institutional designation permits uses such as small scale public services, places of worship, private schools and daycares and stormwater detention.

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The Environmental Function Area designation identifies:

- a) areas that have high/moderate potential for groundwater recharge and support native forest cover (including early successional areas) and coniferous plantations;
- b) areas that provide potential significant linkage within and outside of the Plan area; and;
- c) areas that exhibit significant Oak Ridges Moraine landform characteristics, i.e. kames, ridges, and slopes over 10%.

As such the Environmental Function Area designation contains natural areas with a moderate level of environmental significance but which provide an important environmental function. The intent in designating Environmental Function Areas is to protect ecological functions as described by Section 6.4 of OPA 34. .

Heritage

The subject lands contain a listed (non-designated) property on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. The owner has provided a Built Heritage Assessment, De La Salle College, Aurora prepared by Heritage Research Associates Inc, dated August 2006. The easterly area of Monk's Walk also forms part of the IO lands and abut the subject lands.

Section 8.2.1 and 8.2.3 of OPA 34 related to Heritage policies provides as follows:

It is Council's intention that heritage features, sites or structures shall be preserved and enhanced within the Yonge Street South area and that development proposed on related sites shall be massed, situated, designed or landscaped to respect and enhance the visual and contextual relationships that are important to retention of the heritage amenity.

Council supports the preservation and enhancement of the former De La Salle College and the related tree-lined trail known as Monk's Walk as identified heritage resources of historic and social significance to the Town. Proposed development abutting these resources shall have regard for the visual relationship of the former De La Salle College to Yonge Street and to means of preserving the amenity of Monk's Walk as a tranquil, tree-lined pedestrian trail.

The proposed Official Plan Amendment does not propose any changes to the heritage resource policies of the Secondary Plan and the Planning Justification Report states that the owner does not propose to demolish any of the existing heritage resources.

The current Secondary Plan designations applying to the lands do not permit the proposed Cluster Residential development and, as such an Official Plan Amendment is required.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Official Plan Amendment application:

Report Name	Report Author
Planning Justification Report with Landform Conservation Assessment	IBI Group
Draft Official Plan Amendment	IBI Group
Phase I Environmental Site Assessment	GHD
Environmental Impact Study	Beacon Environmenatal
Preliminary Hydrogeologic Investigation	
Stormwater Management and Functional Servicing Report	IBI Group
Traffic Impact Study	IBI Group
Archaeological Assessment (Stage 1 & 2),	Amec Foster Wheeler Environment and Infrastructure
Built Heritage Assessment	Heritage Research Associates Inc.
Concept Plans A, B, C	IBI Group
Hydrogeology Study	Terraprobe
Hydrogeological Assessment	Terraprobe

Development Proposal

As noted above the subject lands are currently designated 'Major Institutional', 'Minor Institutional' and 'Environmental Function Area' by OPA 34. To position the subject lands for potential disposition, IO is seeking to amend the policies and redesignate through the Schedules of OPA 34 to permit residential uses in a cluster development form. As shown in Figure 4, the Official Plan Amendment proposes to redesignate the 13.3 ha Site as:

- 'Cluster Residential' (approximately 4.4 ha);
- 'Special Policy Area' (approximately 3.2 ha); and
- 'Environmental Function Area' (approximately 5.7 ha).

Proposed uses in the 'Cluster Residential' designation, shall include all uses currently identified in the the Cluster Residential desgnigaton (policy 3.6.1) which includes: single detached, semi detached, linked and townhouses, low-rise apartments as well as the institutional uses permitted by policy 4.4.2. A maximum of 148 residential units would be permitted, with buildings not to cover more than twenty percent (20%) of all the lands within the 'Cluster Residential' designation.

As reference to the calculation of residential densities within OPA 34, it is noted that the Plan limits densities to an average of approximately 5 units per ha over the constrained and unconstrained portions of areas considered for new development. Policy 3.2.3 allows

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for density transfers, within and between residential development sites, for the purpose of clustering residential development in a manner which assists in the preservation or conservation of landscape features or other desirable features, provided that:

- Land from which density is transferred is deeded to the municipality or subject to a conservation easement, restrictive covenant or other form of legal agreement which ensures that it will remain in an undeveloped and natural form, in perpetuity, continuing its environmental function within the community; and
- The resultant building form, location and density of clustered housing is in accordance with the policies, provisions and general intent of this Plan.

Special Policy Area

The following land uses are proposed within the 'Special Policy Area':

- The 'Cluster Residential' uses identified in policy 3.6.1 and policy 3.8.5 if hydrogeologic and geotechnical studies demonstrate to the satisfaction of the Town that residential development on the lands will not impact the features and functions of the wetlands and groundwater; and
- Government administrative offices, permitted by the existing 'Major Institutional' designation (policy 4.4.2).

The applicant reports that the 'Special Policy Area' lands were staked by the TRCA and identified as a 'dry valley'. Beacon Environmental, who participated in the Site staking undertook the natural heritage assessment for the Site. Staff will be assessing the finding of the Beacon natural heritage assessment in consultation with the TRCA.

The proposed land use permissions for the 'Special Policy Area' designation would be similar to the Cluster Residential designation. In this regard the total 148 cluster units could be distributed over the entire net development area and within the 'Special Policy Area' lands.

Environmental Function Area

The balance of the subject lands, i.e lands not developable due to environmental constraints as identified by the policy criteria of OPA 34 and the ORMCP, will be designated Environmental Function Area. As noted above this would amount to approximately 5.7 ha or 43 % of the subject lands. The Site would continue to be subject to all other relevant development and restoration policies and Schedules of the Town of Aurora Official Plan, OPA 34 and OPA 48.

Block Plan

Schedule CC of OPA 34 identifies six development blocks within the Yonge Street South Secondary Plan. Block B is comprised of the North-Central Parcel, the Western Parcel and Monk's Walk area of 50 Bloomington Road (IO lands). The proposed subject lands to the Official Plan Amendment application are not currently covered by a Block Plan areas and as such, the applicant proposes to add a new Block G to Schedule CC (see Figure 4b). The provisions of Section 11.1 of OPA 34 related to Block Plan development would be maintained and apply to future development of Block G (subject lands).

Concept Plans

The applicant has prepared three conceptual development plans to illustrate how the maximum 148 residential units could be accommodated on the 4.4 ha of proposed 'Cluster Residential' lands. These concept plans are attached as Figures 5a), b) and c). The concepts all show:

- Development averaging approximately 11 units per ha over the 13.3 ha Site, and approximately 5 units per ha over the entire 30 ha property, with:
- A net developable area of approximately 32,254 sq. m., representing 24% of the 13.3 ha Site;
- Buildings covering less than 20% of the 'Cluster Residential' lands; and
- At least 40% of the Site preserved in an open, landscaped or natural condition, with impervious surfaces totalling less than 8% of the total Site.

No development is shown within a 30 metre setback from a Significant Woodland, a 10 metre setback from the staked top of slope and a 10 metre setback from the Environmental Protection Area; and vehicular driveway access utilizing the current Bloomington Road and Yonge Street access points. A reconstruction of the existing driveways are proposed in the concept at a 19 metre right-of-way (ROW) width to meet municipal standards. If the Site is developed as a condominium, the access and internal roads widths could be less.

It is noted that Concepts A and C assume the demolition of the existing De La Salle college building. Concept B assumes the conversion of the building into residential uses (i.e. apartment or condominium units). The applicant's report notes that there may be other opportunities through public art and informative displays (on and off-site) to acknowledge the history of the building and the site.

As the current planning application is for an Official Plan amendment to redesignate the developable portion of the subject lands for a residential use, facilitating a future sale of the lands, it would be up to a future landowner/developer to bring forth an actual development proposal for the lands. It should be noted that a future development plan could also include a distribution of the units to the 'Special Policy Area' lands, provided that hydrogeologic and geotechnical studies confirm that residential development on these

lands will not impact the features and functions of the abutting environment lands including wetlands and groundwater. The concepts illustrate:

- Concept A: Total of 140 to 153 residential units, with 45 single-detached houses and 95 to 108 units within a new 4-storey building with underground parking.
- Concept B: Total of 142 to 150 residential units, with 14 single-family detached houses, 88 stacked townhouse units (48 of which are part of a condominium block with a private driveway) and 40 to 48 apartment units within the existing 4-storey building with underground parking.
- Concept C: Total of 146 residential units, with 44 townhouses and 102 stacked townhouse units.

The applicant has submitted a draft Official Plan Amendment which is currently under review by staff.

Analysis

The application has been circulated to agencies and departments for review and comment. A preliminary review of the proposed Official Plan Amendment application has been undertaken. Staff has initially identified the following matters which will be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- Conformity with the goals and objectives of the Yonge Street South Secondary Plan and the Town's Official Plan.
- Conformity to the environmental policies of both OPA 34 and the Oak Ridges Moraine Conservation Plan for development within a Settlement Area.
- Conformity to the Heritage Resource policies of the Official Plan.
- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed development.
- Appropriate built form and urban design policy considerations.
- Evaluation of technical matters such as; servicing, traffic, access, parking and grading.

Public Comments

There has been general questions regarding the future development of this site, but as of the time of writing this report, Planning Staff have received one written comment from an area resident on the planning application.

Advisory Committee Review

The applications will be reviewed by the Heritage Advisory Committee, Design Review Panel and the Trails Committee following the statutory Public Meeting.

Financial Implications

There are no financial implications to report at this time.

Communications Considerations

On February 2, 2017 a Notice of Complete Application respecting the Official Plan Amendment application was published in the Auroran and Aurora Banner newspapers.

On April 6, 2017 a Notice of Public Planning Meeting respecting applications 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 two street frontages of the subject lands. Public Meeting notification has been provided in accordance with the Planning Act.

Alternatives to the Recommendation

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.

Conclusions

Planning and Building Services will review the proposed Official Plan Amendment application in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. 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 1a- Location Map of subject lands
- Figure 1b- Location Map showing area breakdown of IO lands
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4a- Proposed Official Plan Redesignation, Schedule AA
- Figure 4b- Proposed Official Plan Schedule CC
- Figure 5a- Conceptual Development Plan A
- Figure 5b- Conceptual Development Plan B
- Figure 5c- Conceptual Development Plan C

Previous Reports

None.

Pre-submission Review

Agenda Management Team meeting review on April 13, 2017.

Departmental Approval

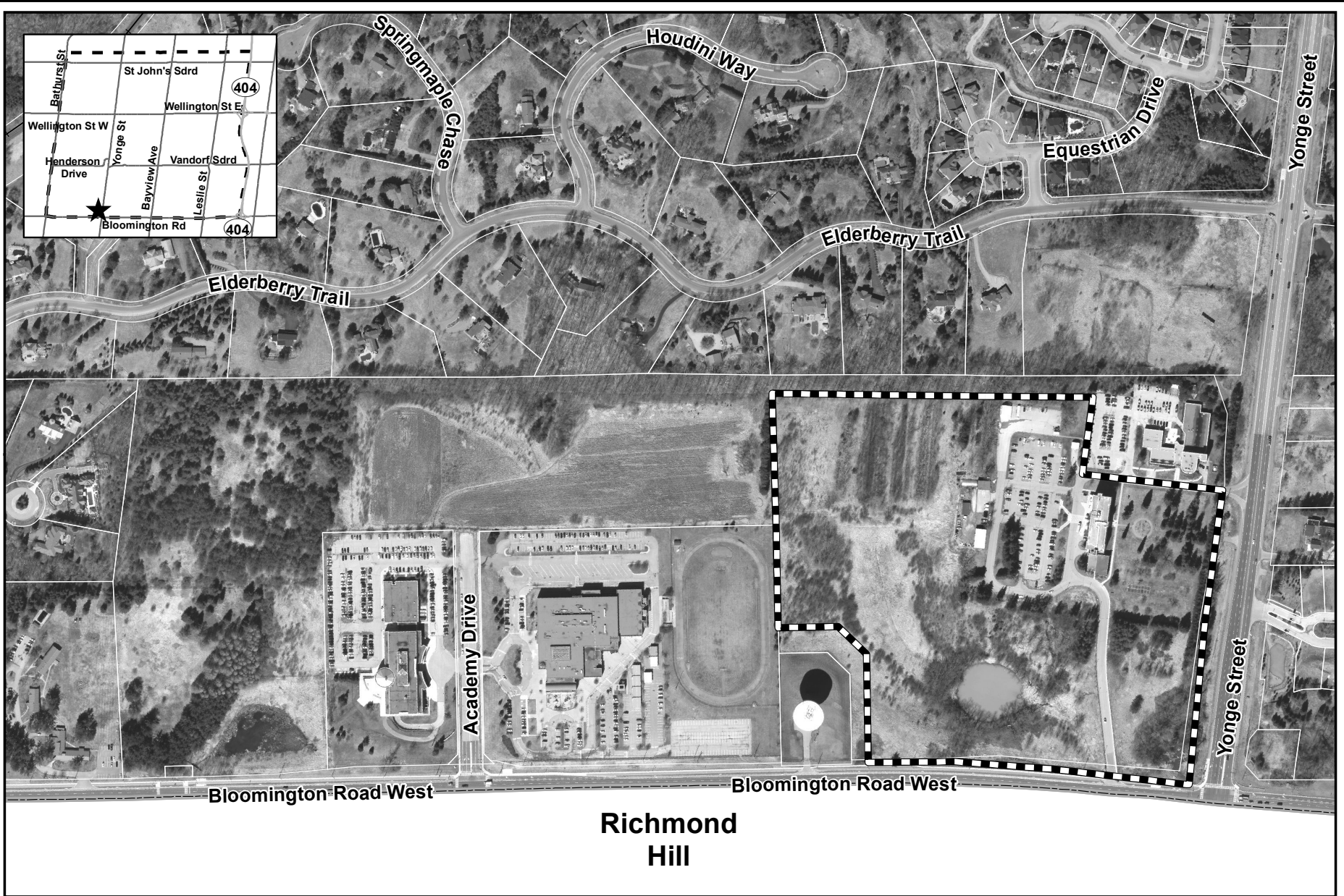
Approved for Agenda



**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**

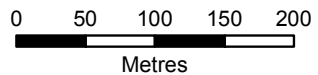


Richmond Hill

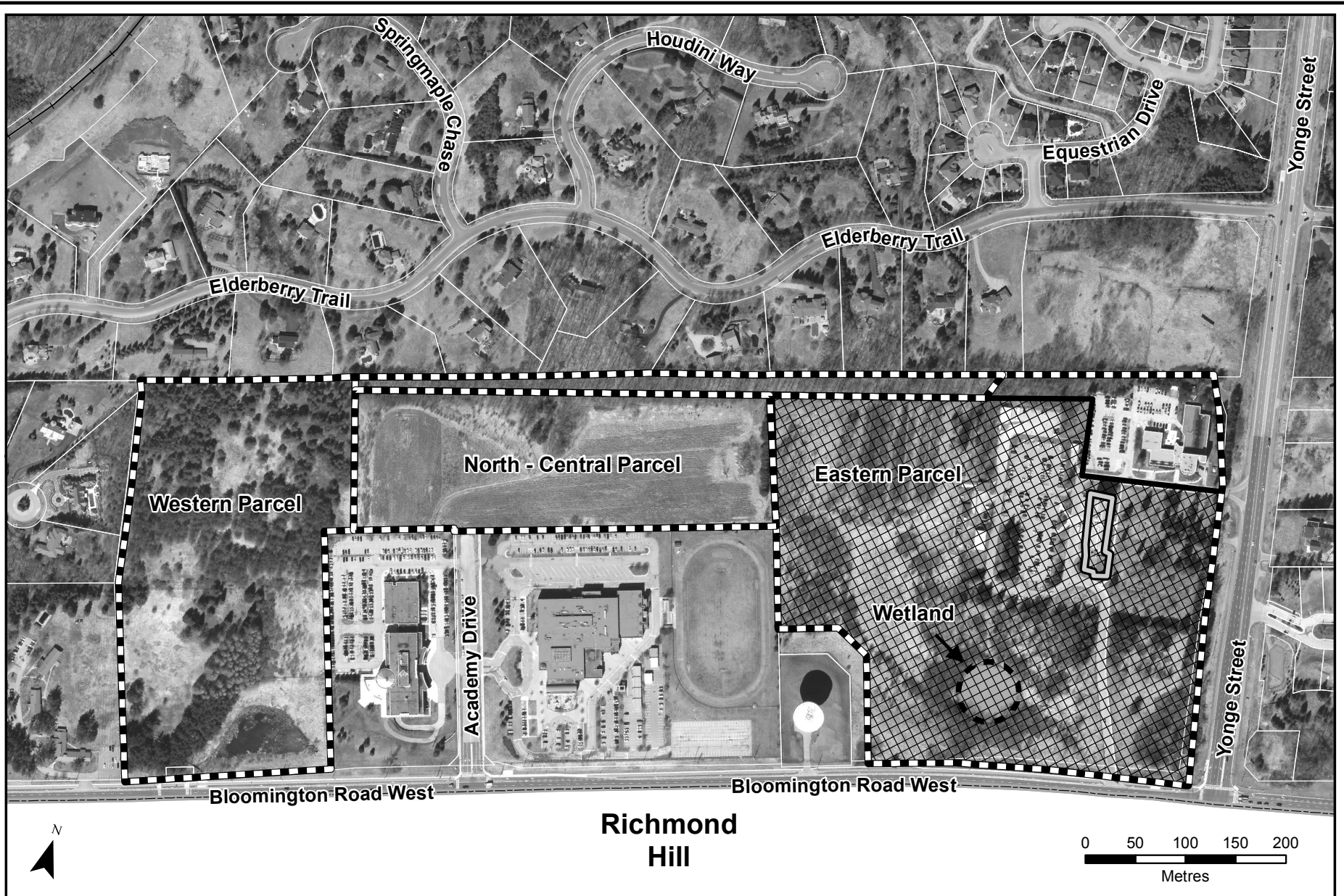
LOCATION MAP OF SUBJECT LANDS

APPLICANT: Infrastructure Ontario
FILES: OPA-2016-06
FIGURE 1A

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, April 10, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



LOCATION MAP SHOWING AREA BREAKDOWN OF INFRASTRUCTURE ONTARIO LANDS

APPLICANT: Infrastructure Ontario

FILES: OPA-2016-06

FIGURE 1B



MOI LANDS



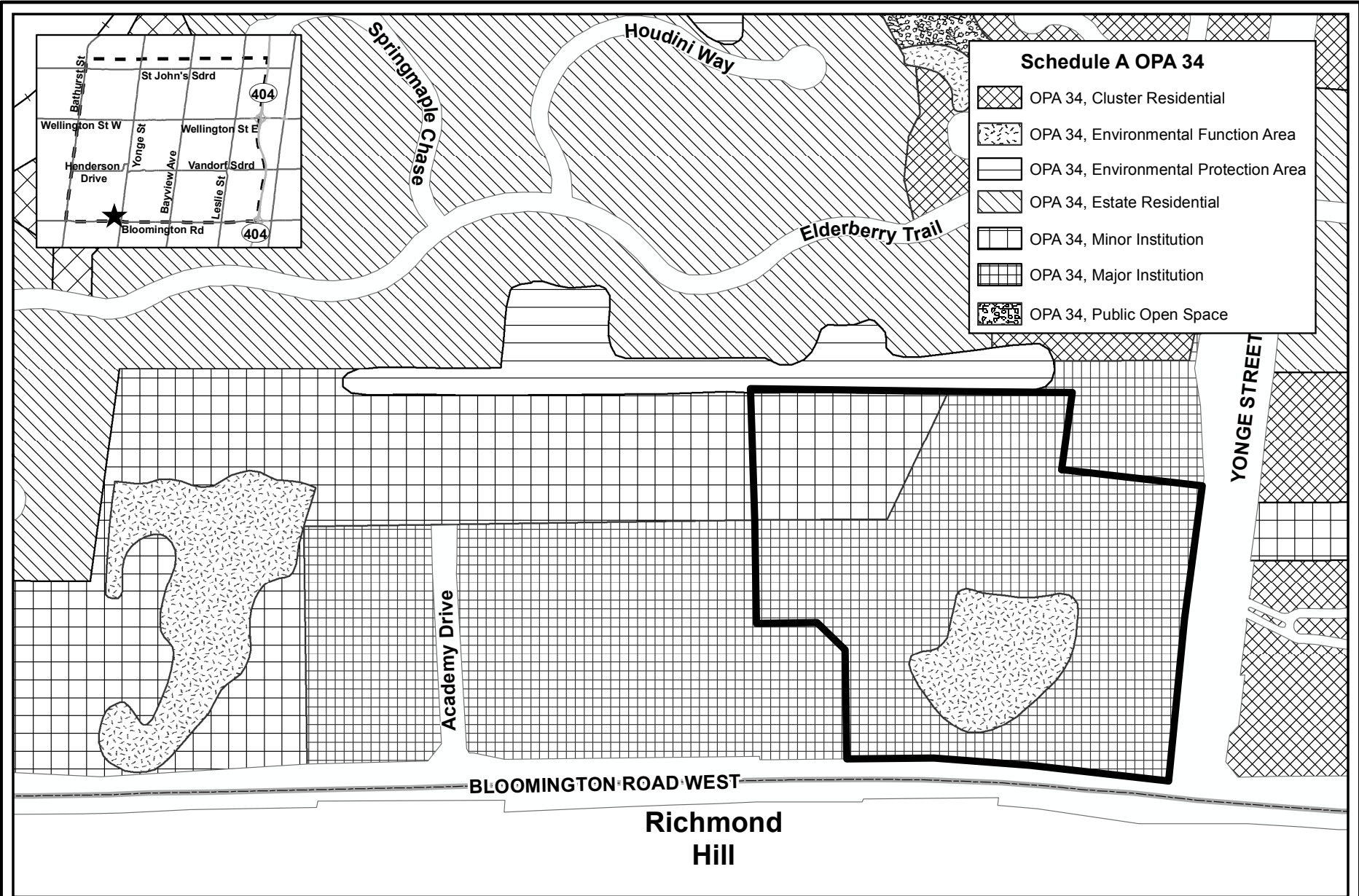
SUBJECT LANDS



ONTARIO GOVERNMENT BUILDING (DE LA SALLE COLLEGE)



Map created by the Town of Aurora Planning & Building Services Department, April 10, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



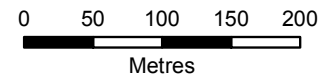
EXISTING OFFICIAL PLAN DESIGNATION

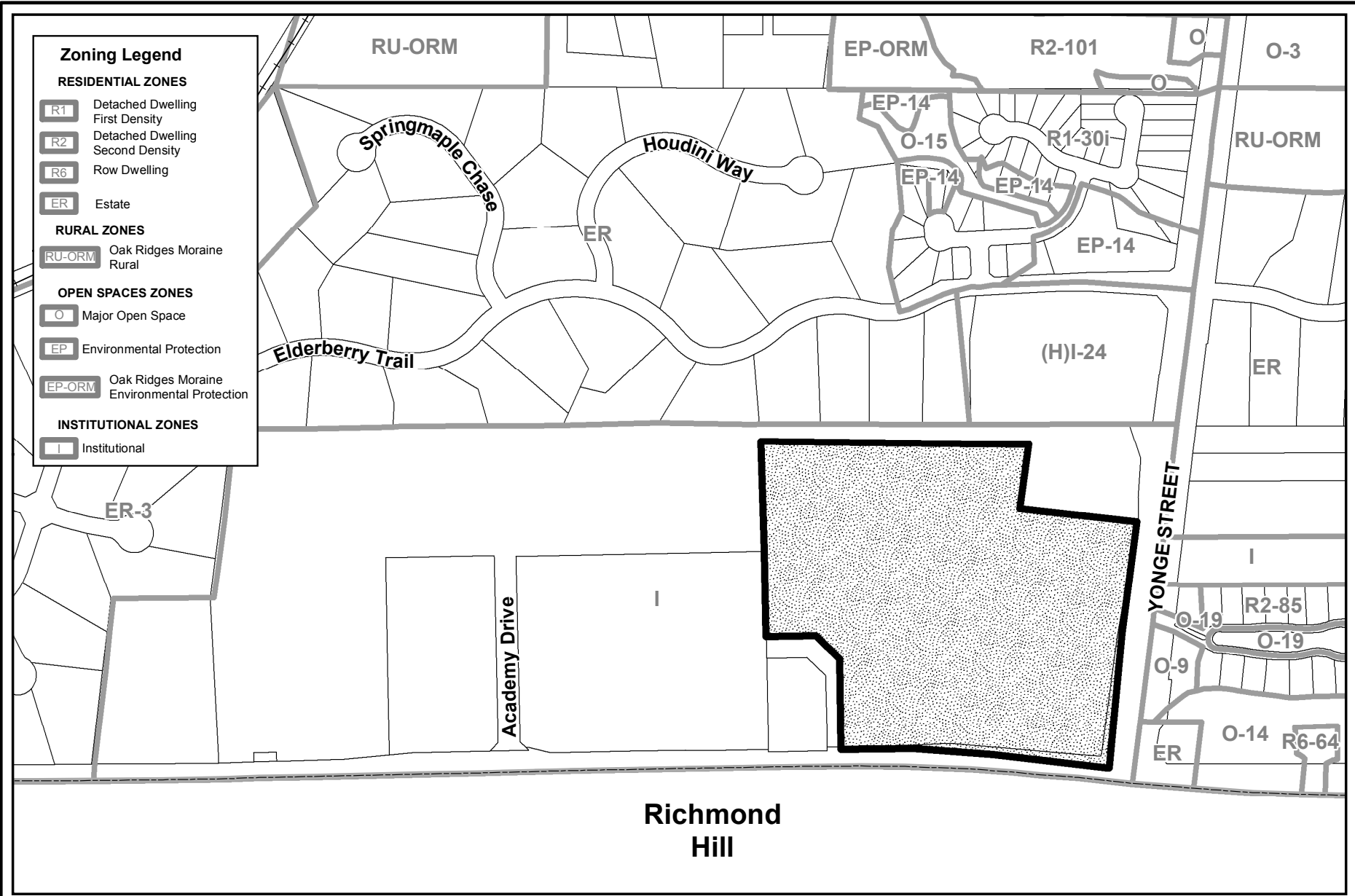
APPLICANT: Infrastructure Ontario

FILES: OPA-2016-06

FIGURE 2

 **SUBJECT LANDS**



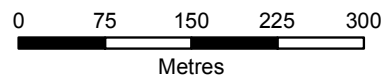


EXISTING ZONING

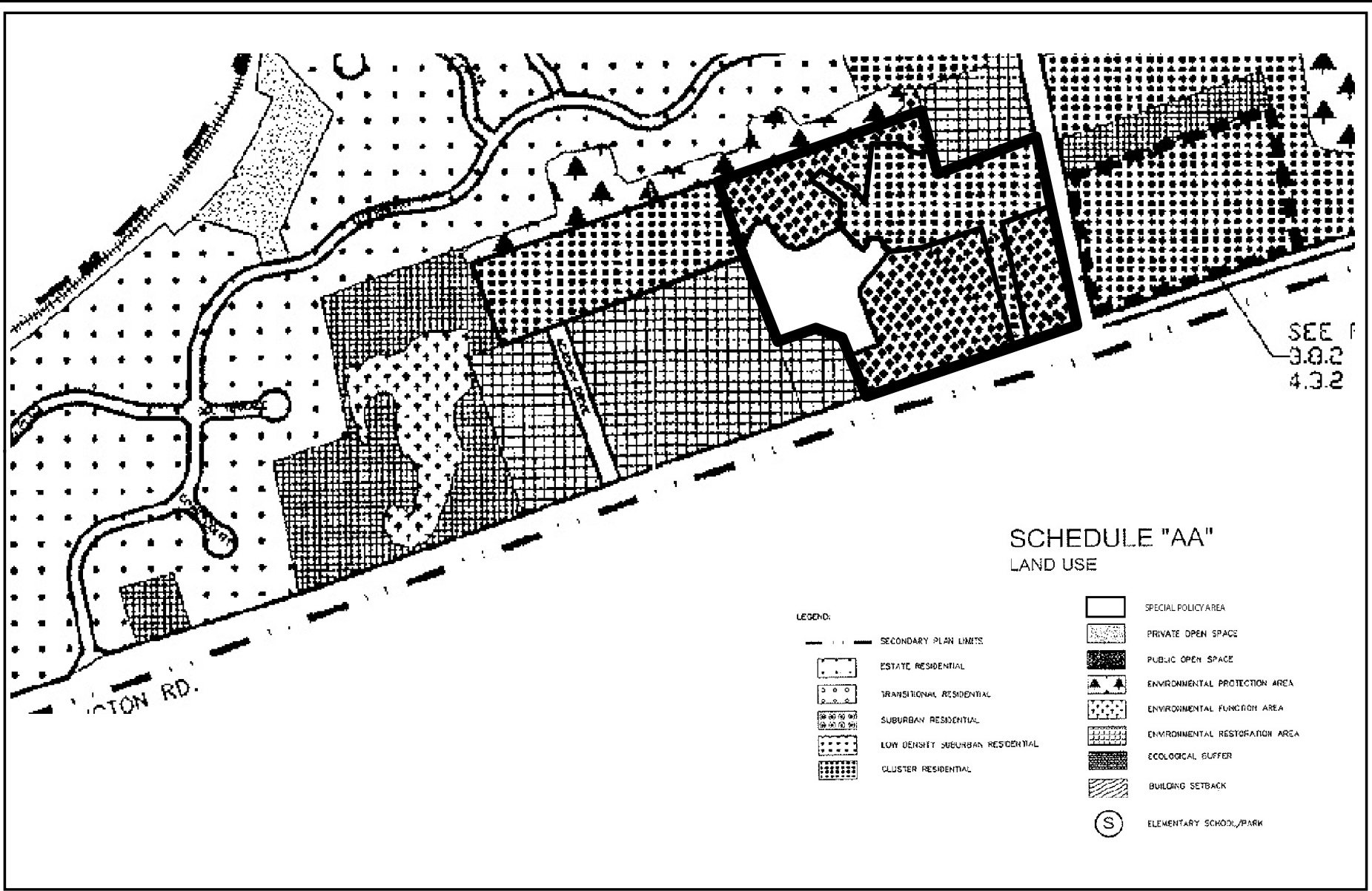
APPLICANT: INFRASTRUCTURE ONTARIO
 FILES: OPA-2016-06

FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, April 10, 2017. Base data provided by York Region & the Town of Aurora.



SCHEDULE "AA"
 LAND USE

- LEGEND:
- — — — — SECONDARY PLAN LIMITS
 - [Pattern: Large Spacing] ESTATE RESIDENTIAL
 - [Pattern: Medium Spacing] TRANSITIONAL RESIDENTIAL
 - [Pattern: Small Spacing] SUBURBAN RESIDENTIAL
 - [Pattern: Dotted] LOW DENSITY SUBURBAN RESIDENTIAL
 - [Pattern: Grid] CLUSTER RESIDENTIAL
 - [Pattern: Horizontal Lines] SPECIAL POLICY AREA
 - [Pattern: Diagonal Lines] PRIVATE OPEN SPACE
 - [Pattern: Vertical Lines] PUBLIC OPEN SPACE
 - [Pattern: Trees] ENVIRONMENTAL PROTECTION AREA
 - [Pattern: Dotted with Trees] ENVIRONMENTAL FUNCTION AREA
 - [Pattern: Grid with Trees] ENVIRONMENTAL RESTORATION AREA
 - [Pattern: Diagonal Lines with Trees] ECOLOGICAL BUFFER
 - [Pattern: Dashed] BUILDING SETBACK
 - [Symbol: Circle with S] ELEMENTARY SCHOOL/PARK

PROPOSED OFFICIAL PLAN REDESIGNATION, SCHEDULE AA

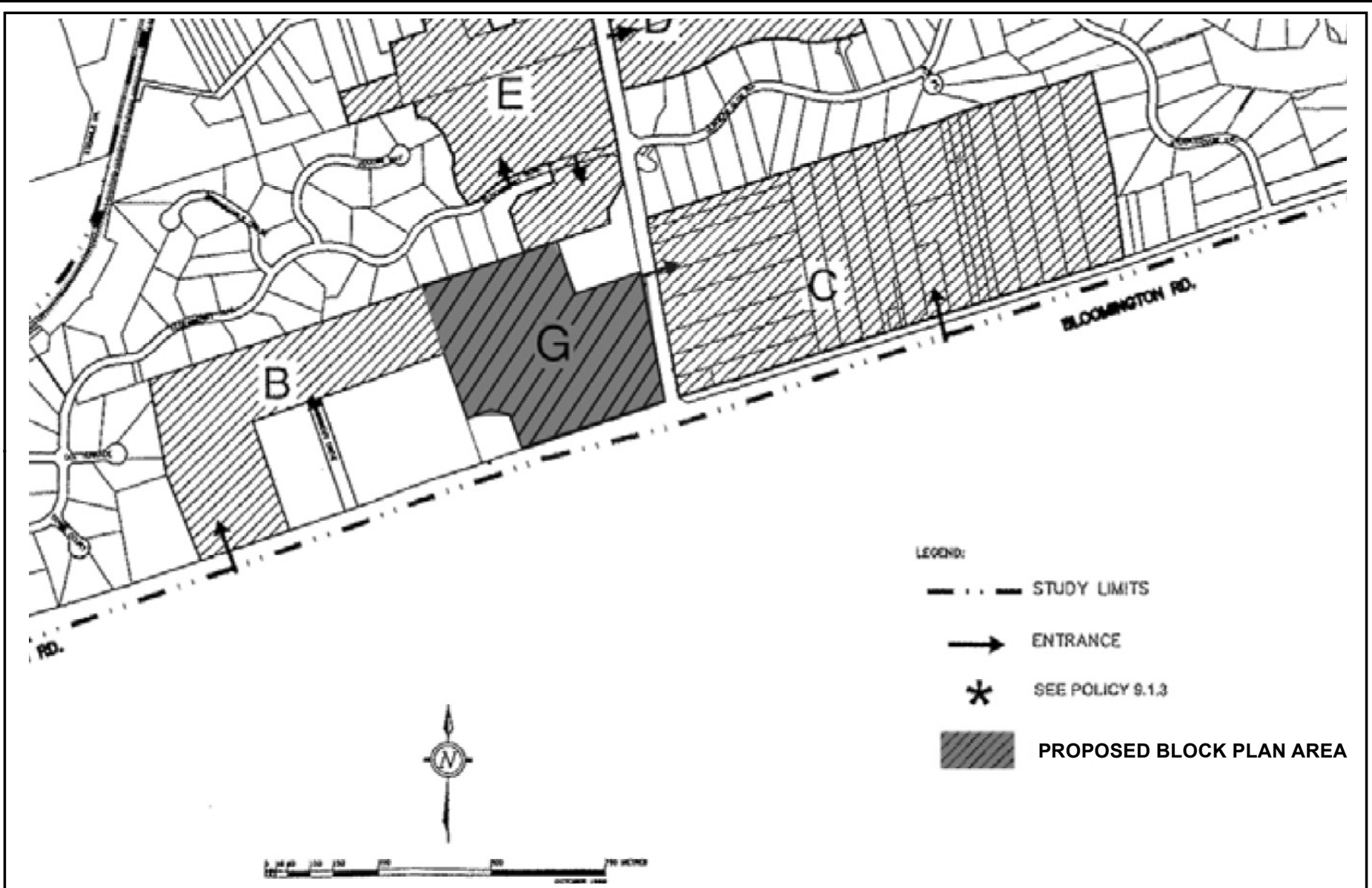
APPLICANT: Infrastructure Ontario
 FILES: OPA-2016-06

Subject Lands



FIGURE 4A

Map created by the Town of Aurora Planning & Building Services Department, April 10, 2017. Drawing provided by IBI Consultants.



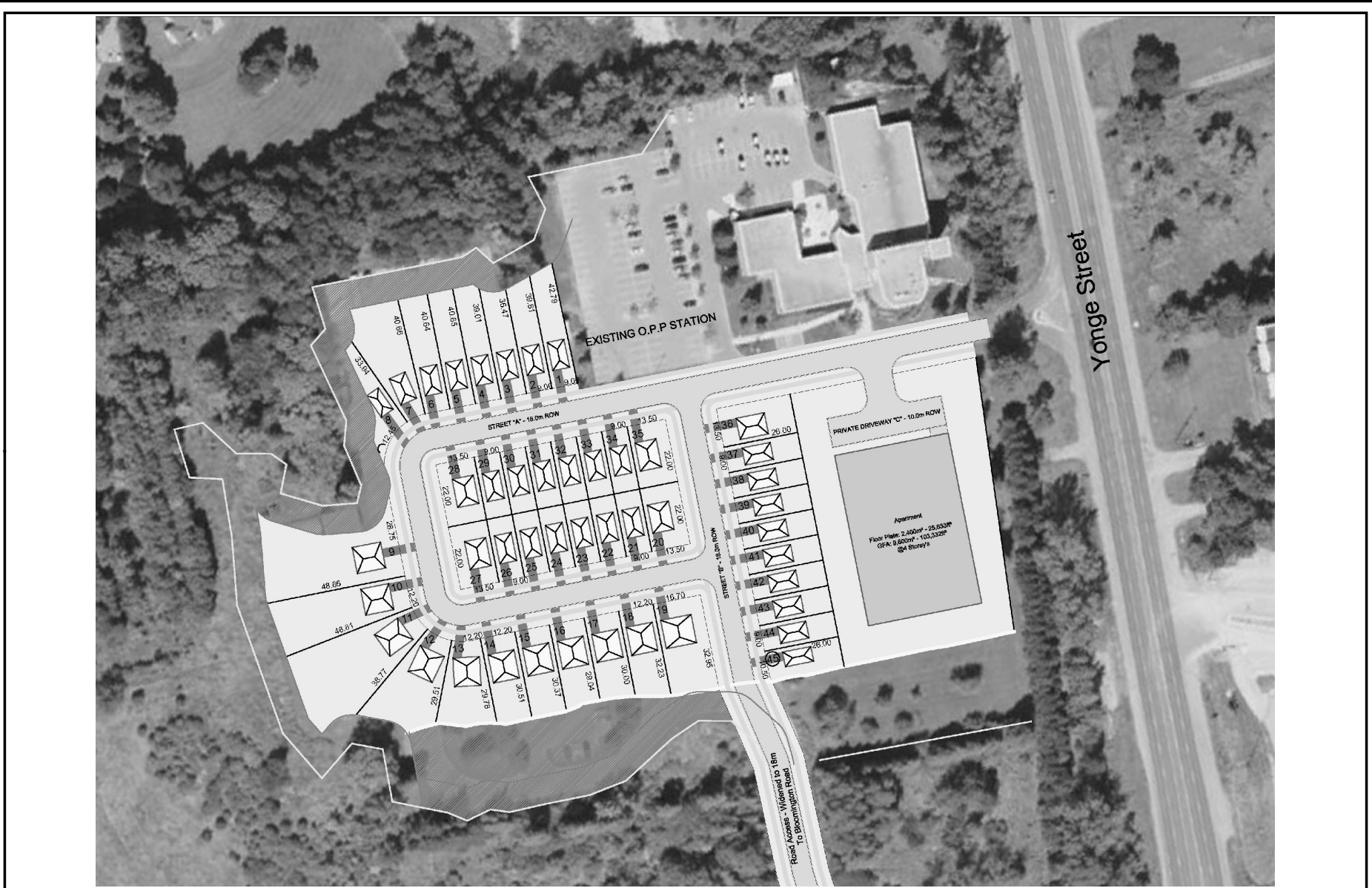
PROPOSED OFFICIAL PLAN, SCHEDULE CC

APPLICANT: Infrastructure Ontario
FILES: OPA-2016-06

FIGURE 4B



Map created by the Town of Aurora Planning & Building Services Department, April 5, 2017. Drawing provided by IBI Consultants.

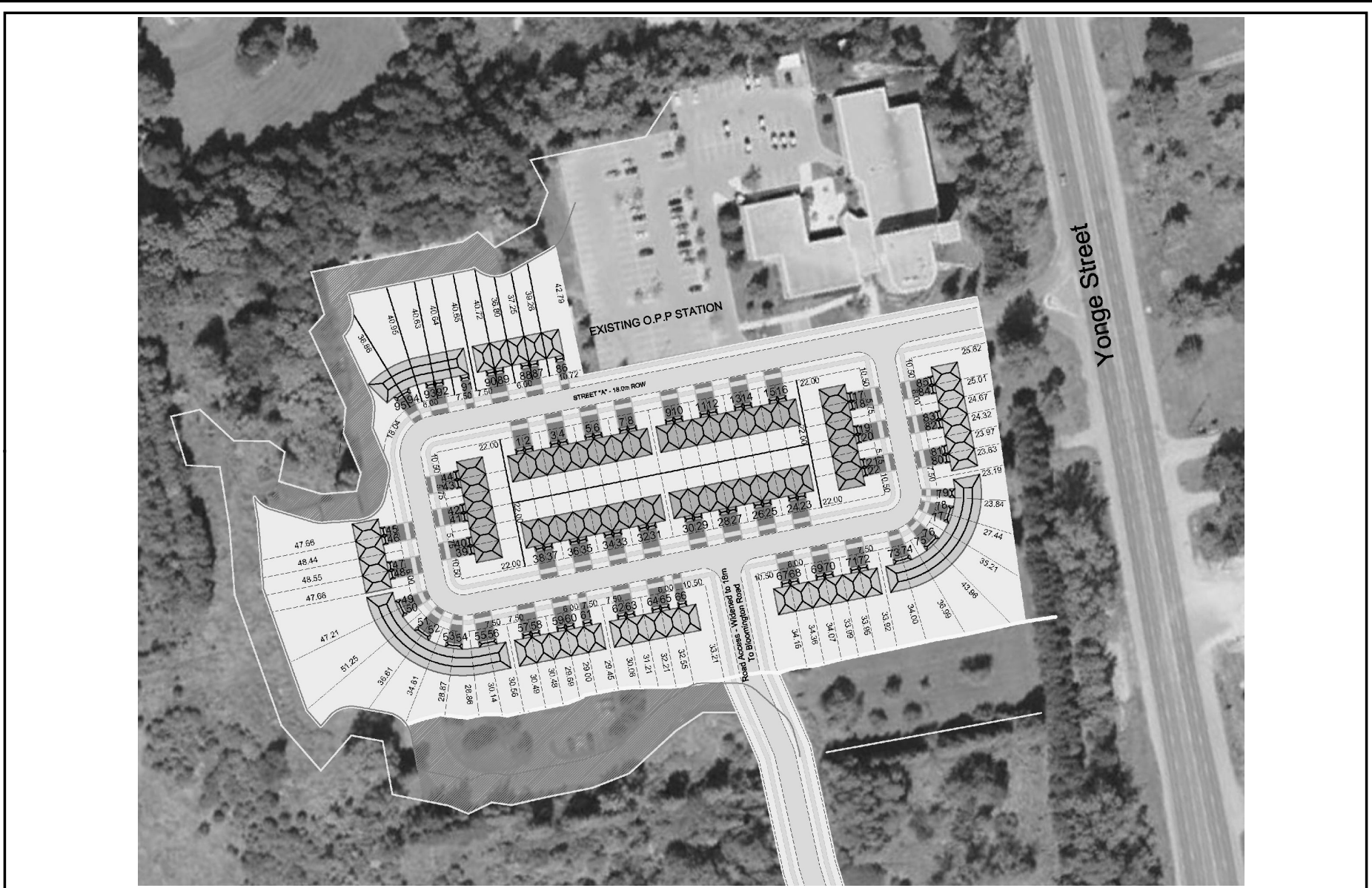


CONCEPTUAL DEVELOPMENT PLAN A

APPLICANT: Infrastructure Ontario
 FILES: OPA-2016-06

FIGURE 5A





CONCEPTUAL DEVELOPMENT PLAN C

APPLICANT: Infrastructure Ontario
 FILES: OPA-2016-06

FIGURE 5C





Town of Aurora
Public Planning Report No. PBS17-033

Subject: Applications for Official Plan Amendment and Zoning By-law Amendment
1754260 Ontario Limited (Polo Club)
15286 and 15306 Leslie Street
Part of Lot 21, Concession 2
File Numbers: OPA-2016-03 and ZBA-2016-07

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: April 26, 2017

Recommendations

- 1. That Report No. PBS17-033 be received; and**
- 2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

Executive Summary

This report provides Council with an update on the proposed vehicular access off Leslie Street to service the proposed residential condominium development on 15286 and 15306 Leslie Street.

Background

On September 28, 2016, a statutory Public Planning Meeting was held and report no. PBS16-075 was received for information. At the Public Planning Meeting, the proposed right-in/ right out vehicular access off Leslie Street was an area of discussion. Council and members of the Public expressed concerns with regards to the proposed vehicular access. As such, Council requested the Owner to seek an alternative design to help minimize the traffic impact and increase the traffic efficiencies for this area.

Proposed Condominium Development

In summary, the proposed development consist of 2, six storeys apartment buildings with a total of 300 residential apartment units (Figure 1). The proposed development is

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proposing a right-in/ right out access onto Leslie Street (Region of York jurisdiction). There is a total of 8 parking spaces provided at grade, majority of the parking spaces (375 parking spaces) are provided within the two levels of underground parking. As shown in figure 1, both buildings are L-shaped with various articulation along the frontage and provides a street presence on Leslie Street. Additional details of the proposed development are discussed in Report No. PBS16-075.

Proposed Access Alternatives

The Owner retained BA Consulting Group Ltd. (BA Group) to provide transportation advisory services in response to Council's direction to consider alternative vehicular access for this development. Understanding that the existing site constraint will prevent northbound travellers to directly turn left into the site from Leslie Street, BA Group presents the following access alternatives:

Alternative #1: Connection through property to the south (1452 Wellington Street) see Figure 2;

Alternative #2: Connection through property to the north (Northridge Community Church; 15338 Leslie Street); see Figure 3;

Alternative #3: Roundabout to the north (at Leslie Street and State Farm Way), see Figure 4;

Alternative #4: Introduction of a northbound turn lane at Northridge Church driveway, see Figure 5.

Analysis

On January 27, 2017 a joint meeting was held to discuss the above noted alternatives with York Region, Town of Aurora, adjacent property owners and representatives of the Owner of the subject property.

Alternative #1 and #2

Alternative #1 and #2 were presented to the adjacent landowners at the January 27, 2017 joint meeting. The land owners to the south and north were not in favor of a joint access through their properties. The property to the south obtained site plan approval for a commercial development with access off Wellington Street East. The internal layout of the commercial development was not designed to accommodate for a primary or secondary vehicular access for the residential development to the north. Similarly, the property to the north obtained site plan approval for an institutional building (Northridge Community Church), which also did not accommodate for the increase residential traffic. As a result, both Owners declined the proposed joint access as the proposed residential development will introduce additional unaccommodated traffic to their site without any clear commensurate benefits.

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Alternative #3

Alternative #3 proposed a roundabout at the intersection of State Farm way and Leslie Street. The roundabout would allow northbound traffic on Leslie Street to safely turn around and go southbound towards the proposed condominium development. However, the land owner (Shimvest Investments Ltd.) located west of Leslie Street are not in favor of a roundabout. The proposed roundabout will require additional property and may affect the future mixed use development in this area.

Alternative #4

Alternative #4 proposes to extend and widen the exiting median on Leslie Street. The proposed median will allow northbound traffic to make a left turn into the church site or make a U-turn and travel southbound on Leslie Street to enter into the proposed condominium development on the subject lands.

The existing median starts at the Wellington Street East and tapers to the middle of the subject property (15306 Leslie Street). The proposed median will be extended to the driveway of the Northridge Community Church. The Church's full moves entrance would be maintained. The proposed median will also be widened to accommodate for stacking lanes.

Comments

BA Consulting Group Ltd.

Based on the reviews of the above noted alternatives and given that the adjacent properties have confirmed that a joint access was not in their interest, the BA Group is requesting the Town and Region to consider Alternative #4.

The BA Group supports Alternative #4 for the following reasons:

- York Region has already undertaken the design to widen Leslie in the site area;
- The proposed median widening will allow the Region to implement an additional southbound left turn lanes at the Leslie Street/Wellington Street (currently only one southbound left turn lane);
- The proposed median extension will improve the safety for the existing traffic turning left into the Northridge Community Church.

York Region

As mention previously, Leslie Street is under the jurisdiction of York Region. As such, Alternative #4 was circulated to York Region for consideration. The Region have since reviewed and approved alternative #4 in principle. Further details will need to be evaluated by the York Region's Transportation Staff.

April 26, 2017

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Advisory Committee Review

Not Applicable.

Financial Implications

There are no financial implications.

Communications Considerations

All interested parties were notified that the proposed applications would be heard at the April 26, 2017 Public Planning Meeting.

Notice of Complete Application and Notice of Public Planning Meeting for the subject applications were outlined in Planning Staff report no. PBS16-075.

Alternatives to the Recommendation

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.

Conclusions

Planning and Building Services will continue to work with the applicant and the surrounding stakeholders to determine the appropriateness of the proposed development. 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- Proposed Development

Figure 2- Alternative #1 – Connection through 1452 Wellington Street

Figure 3- Alternative #2 – Connection through 15338 Leslie Street

Figure 4- Alternative #3 – Roundabout at Leslie Street and State Farm Way

Figure 5- Alternative #4 – Northbound turning lane on Leslie Street

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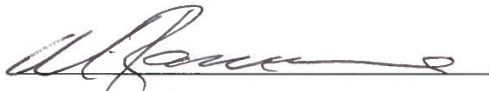
Previous Reports

Public Planning Report No. PDS16-075, dated September 28, 2016.

Pre-submission Review


Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval

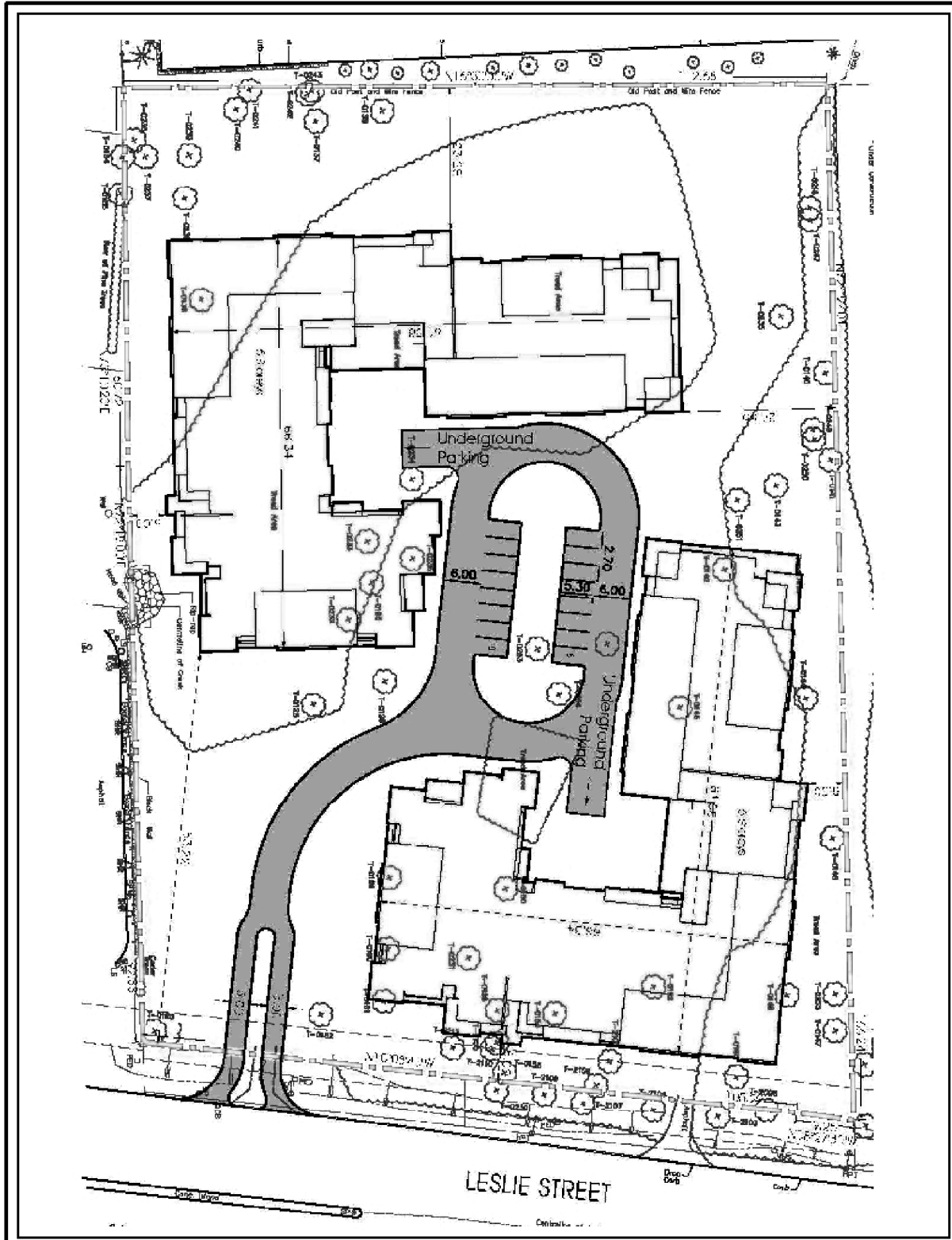


**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**

Approved for Agenda



**For Doug Nadorozny
Chief Administrative Officer**



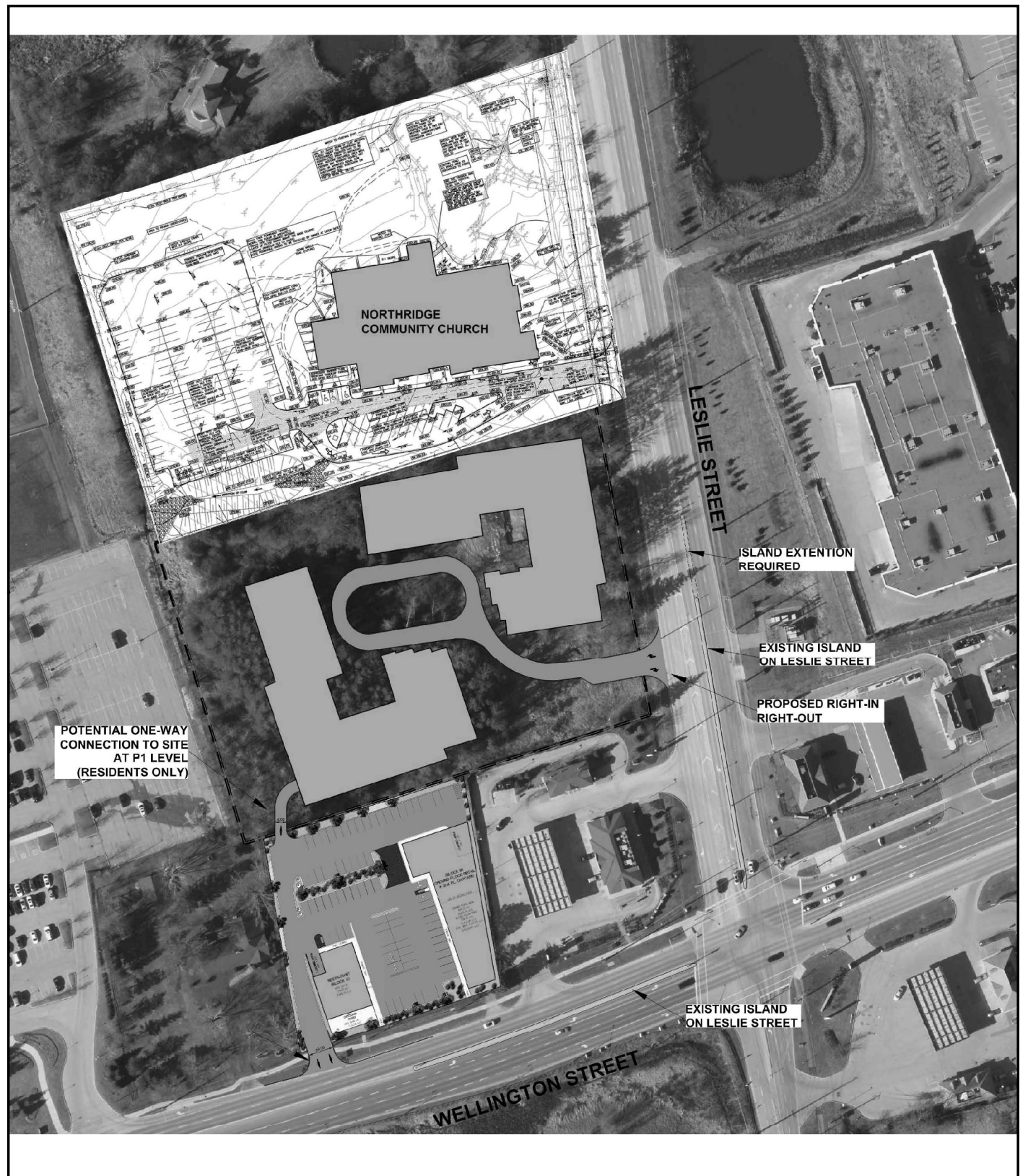
PROPOSED DEVELOPMENT

APPLICANT: 1754260 Ontario Limited (Polo Club)

FILE: OPA-2016-03 & ZBA-2016-07

FIGURE 1





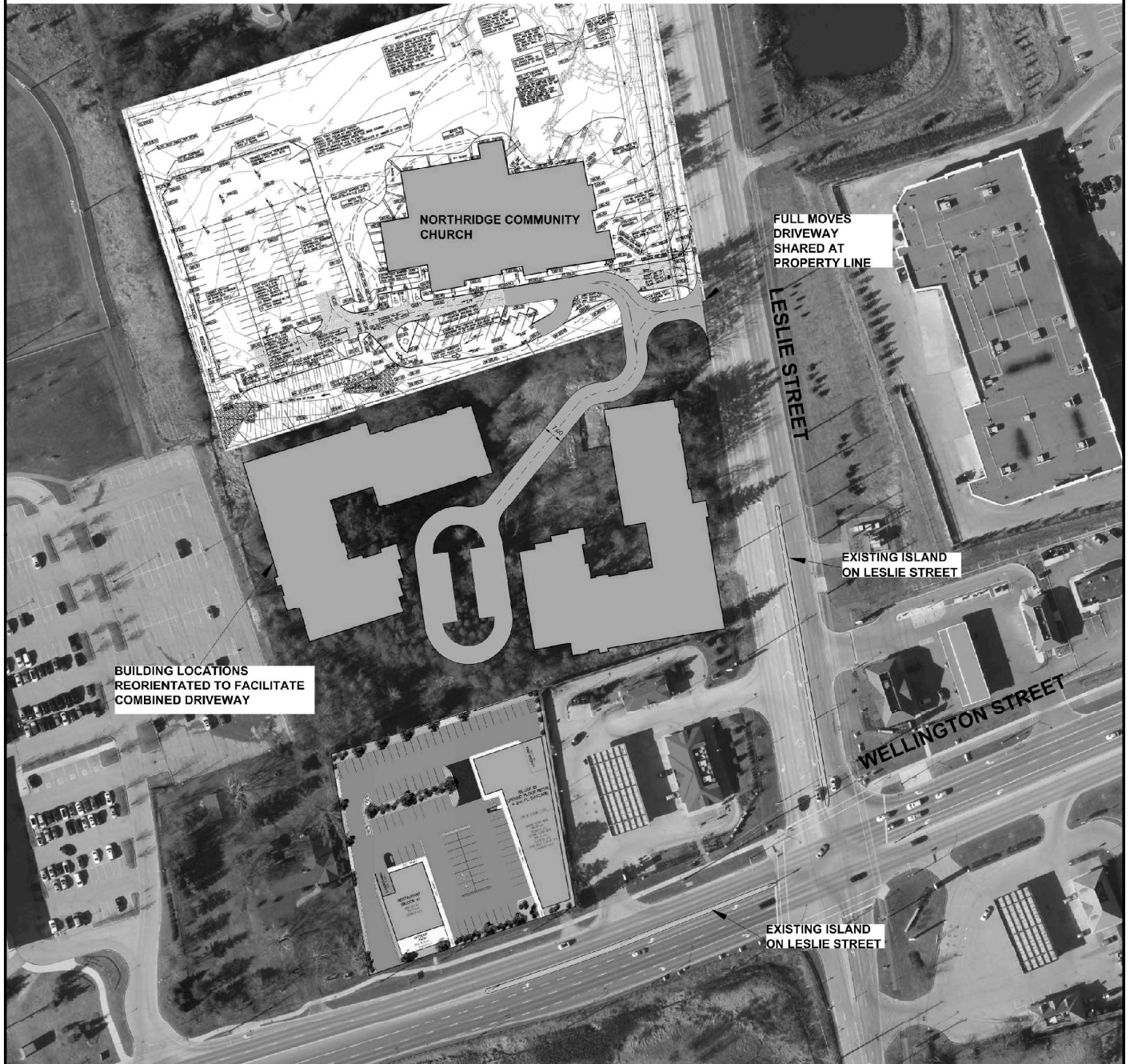
ALTERNATIVE 1 – CONNECTION THROUGH 1452 WELLINGTON STREET

APPLICANT: 1754260 Ontario Limited (Polo Club)

FILE: OPA-2016-03 & ZBA-2016-07

FIGURE 2



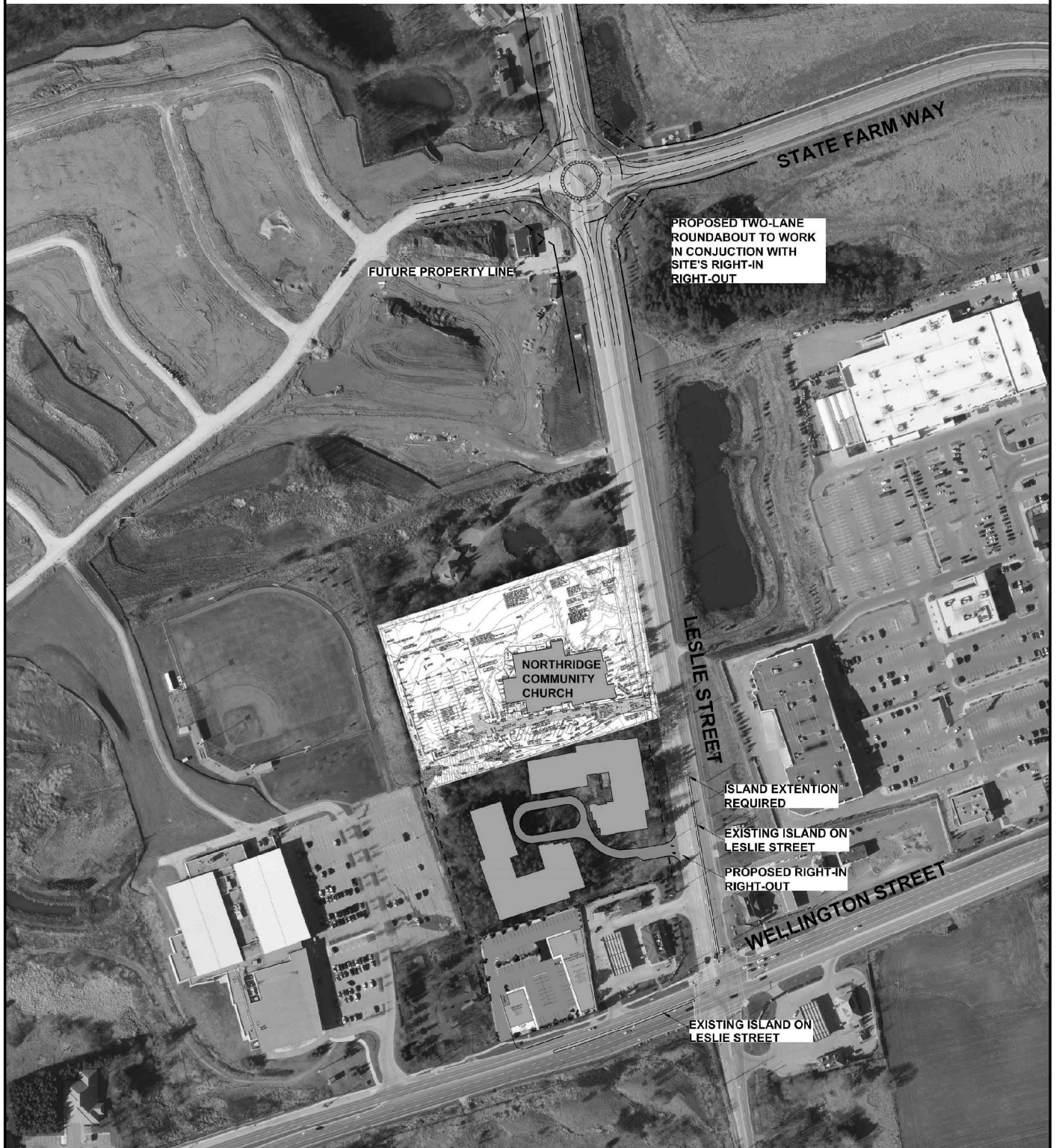


ALTERNATIVE 2 – CONNECTION THROUGH 15338 LESLIE STREET

APPLICANT: 1754260 Ontario Limited (Polo Club)
FILE: OPA-2016-03 & ZBA-2016-07

FIGURE 3





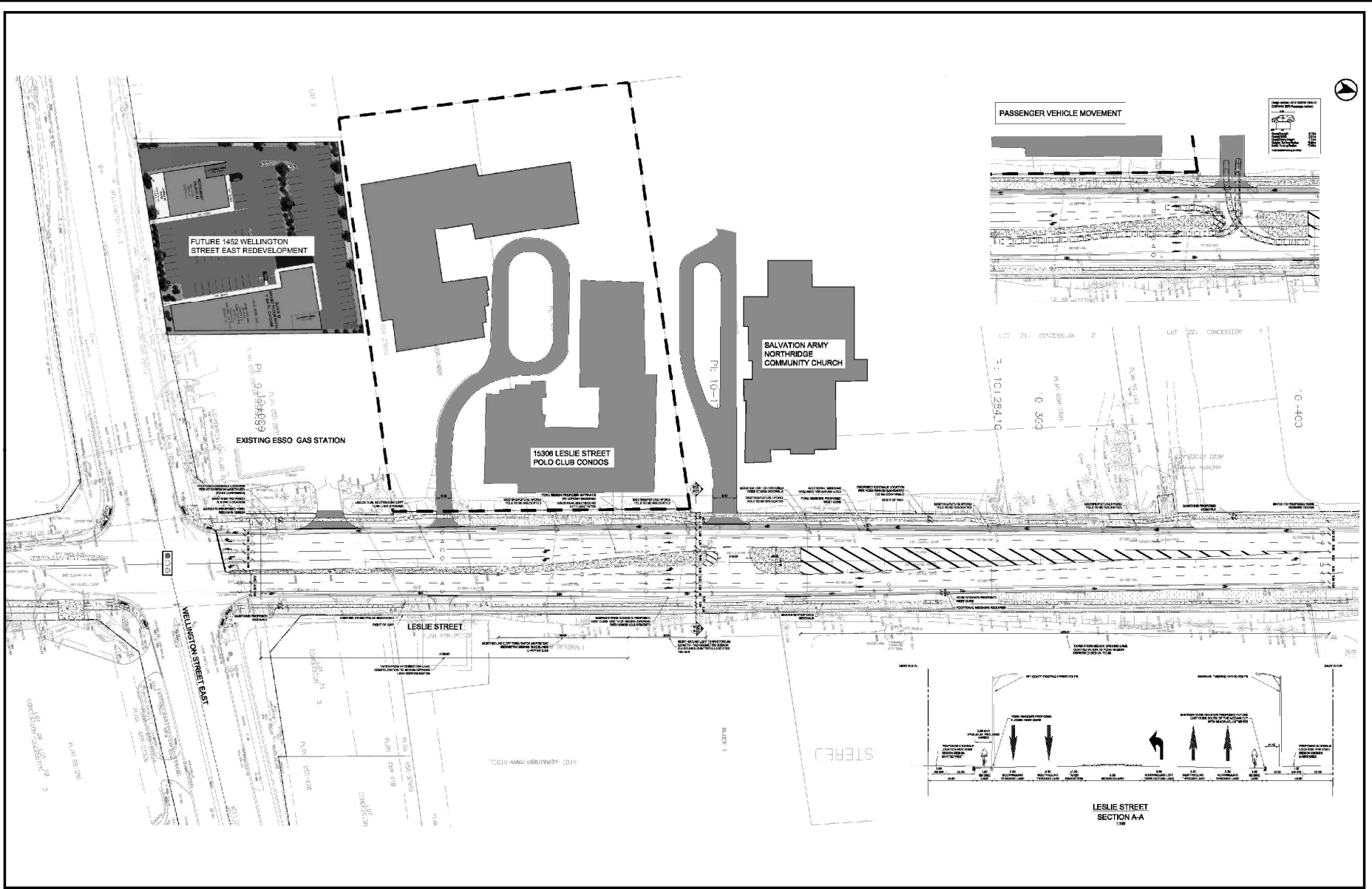
ALTERNATIVE 3 – ROUNDABOUT AT LESLIE STREET AND STATE FARM WAY

APPLICANT: 1754260 Ontario Limited (Polo Club)

FILE: OPA-2016-03 & ZBA-2016-07

FIGURE 4





ALTERNATIVE 4 – NORTHBOUND TURNING LANE ON LESLIE STREET

APPLICANT: 1754260 Ontario Limited (Polo Club)
 FILE: OPA-2016-03 & ZBA-2016-07

FIGURE 5



The Corporation of The Town of Aurora

By-law Number 59XX-17

**Being a By-law to Confirm Actions by Council
Resulting from a Council Public Planning Meeting
on April 26, 2017.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Council Public Planning meeting held on April 26, 2017, 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.

Enacted by Town of Aurora Council this 26th day of April, 2017.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk