



**Council
Public Planning
Meeting Agenda**

**Wednesday, June 26, 2019
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
Council Public Planning
Meeting Agenda**

Wednesday, June 26, 2019
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. PDS19-060 – Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Shining Hill Estate Collections Inc.
306, 370, 434 and 488 St. John's Sideroad West
File Number: OPA-2018-01, ZBA-2018-02 and SUB-2018-02**

Recommended:

1. That Report No. PDS19-060 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

- 2. PDS19-062 – Application for Zoning By-law Amendment**
L&B Aurora Inc.
Northeast Quadrant of Wellington Street East and John
West Way
Part Lot 81, Concession 1
File Number: ZBA-2019-01

Recommended:

1. That Report No. PDS19-062 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

4. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

XXXX-19 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on June 26, 2019.

5. Adjournment



Town of Aurora
Public Planning Report

No. PDS19-060

Subject: Application for an Official Plan Amendment, a Zoning By-law Amendment and Draft Plan of Subdivision
Shining Hill Estate Collections Inc.
306, 370, 434 & 488 St. John's Sideroad West
File Number: OPA-2018-01, ZBA-2018-02 & SUB-2018-02

Prepared by: Sean Lapenna, Planner

Department: Planning and Development Services

Date: June 26, 2019

Recommendations

- 1. That Report No. PDS19-060 be received; and**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.**

Executive Summary

The purpose of this report is to provide Council with background information related to the proposed Official Plan amendment, Zoning By-law amendment and Draft Plan of Subdivision applications at 306, 370, 434 & 488 St. John's Sideroad West (the subject lands) (Figure 1). Malone Given Parsons (the applicant) have submitted the above noted applications to permit the development of a future residential development block consisting of 92 single-family dwelling lots fronting a private condominium road (7.95 ha.), two landscaped buffers (combined for 0.18 ha), a road widening (0.40 ha), an open space block (0.69 ha), a stormwater management pond (0.28 ha) as well as a natural heritage system (13.40 ha) (See Figure 4). An application summary is as follows:

- Staff are in receipt of submitted Official Plan amendment, Zoning By-law amendment and Draft Plan of Subdivision applications for 306, 370, 434 & 488 St. John's Sideroad West (the subject lands) (See Figure 1);
- The applicant has applied to amend the Official Plan designations that apply to the subject properties of OPA 37 from the "Suburban Residential (SR)", "Suburban Residential (SR-1)", "Core Area Open Space" and "Supporting Area Open Space"

designations to “Suburban Residential (SR-2)” and “Core Area Open Space” (See Figure 6);

- The applicant has also applied to rezone the property from Oak Ridges Moraine Rural General (RU-ORM) to Detached Third Density Residential Exception Zone, Oak Ridges Moraine Environmental Protection (EP-ORM) and Public Open Space (O1) (See Figure 7);
- A future Draft Plan of Condominium application will be required to establish the newly proposed private condominium road and shared common elements.

Background

Application History

The subject applications were submitted on April 24, 2018. The Town declared the subject applications complete on June 4, 2018. The applications were initially circulated and reviewed in 2018 by Town of Aurora internal departments and external agencies such as York Region as well as the Lake Simcoe Region Conservation Authority.

The applicant is currently in the process of preparing a resubmission in response to comments provided from the first circulation. Once the resubmission has been received, a second circulation and review will commence. The applicant requested earlier this year that the required statutory Public Planning Meeting be scheduled for June 26, 2019.

Location / Land Use

The subject lands are comprised of four separate parcels and are municipally recognized as 306, 370, 434 & 488 St. John’s Sideroad West. The properties are located at the northwest corner of Yonge Street and St. John’s Sideroad West (See Figure 1). The subject lands have a combined lot area of 31.30 hectares (77.34 acres) with a combined lot frontage of 185m and average lot depth of 402m.

A natural heritage system comprises the majority of the northern portions of 488 & 434 St. John’s Sideroad, with a smaller natural heritage corridor traversing the middle of 370 St. John’s Sideroad and the southern portion of 306 St. John’s Sideroad. Two single detached residences are located on 370 & 488 St. John’s Sideroad. A barn also exists at 488 St. John’s Sideroad while the remainder of the lands are vacant.

Surrounding Land Uses

The surrounding uses adjacent to the subject lands generally consist of single detached homes, vacant lands and a natural heritage system. The following summarizes the surrounding uses:

North: Vacant Land;

South: St. John's Sideroad West and existing estate residential homes;

East: Open space, environmentally protected lands & GO Transit rail corridor;

West: Existing Single-Detached residential subdivision.

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policy. 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 guides decisions on how land will be planned, designated, zoned and designed.

The Oak Ridges Moraine Conservation Plan provides the necessary land use policies for the protection of the Oak Ridges Moraine's ecological and hydrological features and functions. The Subject Lands are designated 'Settlement Area' in the ORMCP. These lands are intended for urban growth thereby mitigating the impact of development on the natural ecological functions and hydrological features and promote the efficient use of land resources through intensification and redevelopment of underutilized lands within urban areas. The Lake Simcoe Protection Plan (LSPP) sets out 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 (YROP)

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, liveable communities. Under 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.

Town of Aurora Official Plan (OP)

An Official Plan Amendment is required to permit the proposed development

The applicant has applied to amend the Official Plan designations that apply to the subject properties under OPA 37 from the "Suburban Residential (SR)", "Suburban Residential (SR-1)", "Core Area Open Space" and "Supporting Area Open Space" designations to "Suburban Residential (SR-2)" and Core Area Open Space" (See Figure 6).

The "Suburban Residential (SR)" designation of OPA 37 prescribes that the subject lands are to be comprised of fully serviced residential lots of approximately 0.2 hectares in size. Development on lands designated Suburban Residential shall be compatible with the existing estate and suburban residences on the south side of St. John's Sideroad.

The "Suburban Residential - (SR-1)" designation of OPA 37 prescribes that the subject lands are to be comprised of fully serviced single detached residential lots with frontages generally greater than 24m, and areas generally greater than 800m². Neighbourhood oriented support services such as schools and parks are also be permitted.

The intent of the "Core Area Open Space" designation of OPA 37 is that these lands are to be comprised of open space, approved stormwater management outlets, and approved road and municipal service crossings. Other than the above permitted services, these lands are intended to remain in their natural state with only passive recreation uses being permitted. Development in proximity to these Core Area Open Space lands shall protect and respect the existing natural edges, provide slope stabilization, and if desirable and necessary, provide trails and open space management programs. Lands designated Core Area Open Space are comprised of two interrelated ecological elements - the riparian corridor and the highest quality vegetation communities.

Lands designated "Supporting Area Open Space" of OPA 37 are to be comprised of open space, approved stormwater management facilities, approved road and municipal service crossings, trails and passive use parks. Tot lot play areas may be permitted subject to detailed review as part of the subdivision approval process. Boundaries and natural edges shall be defined, in detail, through the subdivision approval process. Lands designated

“Supporting Area Open Space” are comprised of two interrelated ecological elements - the supporting vegetation communities and the valley land forms.

“Suburban Residential – (SR-2)” is intended to be comprised of fully serviced single detached residential lots with frontages generally greater than 15 metres, and areas generally greater than 500 square metres. This designation would still be subject to the applicable policies of OPA 37. Accessory uses and home occupations which are accessory and subsidiary to the residential use and compatible with the residential environment may also be permitted.

Town of Aurora Zoning By-law #6000-17

An amendment to the Zoning By-law is required to permit the proposed development

The subject lands are zoned “Oak Ridges Moraine Rural General (RU-ORM)” (See Figure 3).

The provisions that apply to the RU-ORM Zone states that no person shall use these lands, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, or a use for which a building permit has already been legally issued in accordance with Section 1.9.1 of By-law 6000-17, without an amendment to the By-law or relief from the by-law in accordance with the policies of the Official Plan and the Planning Act.

The applicant has applied to rezone the subject lands from Oak Ridges Moraine Rural General (RU-ORM) to Detached Third Density Residential Exception Zone, Oak Ridges Moraine Environmental Protection (EP-ORM) and Public Open Space (O1) (See Figure 7).

Detached Third Density Residential (R3) zoning primarily allows for Detached Dwellings, Second Suites and Home Occupations with a minimum lot area of 460m² per single-detached dwelling lot. A site specific zoning has been proposed with site specific standards. A portion of the site is proposed to be rezoned to Detached Third Density Residential Exception Zone to accommodate the residential component of the development proposal (92 Single-Detached Dwelling Units).

The provisions that apply to the Oak Ridges Moraine Environmental Protection (EP-ORM) zone states that no person shall use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Uses legally existing as of November 15, 2001;
- Fish, wildlife and forest management;
- Conservation projects including flood and erosion control projects;
- Non-motorized trails;
- Transportation, infrastructure and utilities uses in accordance with Section 14.6.3 of By-law #6000-17 and the applicable policies of the Official Plan; and
- Natural heritage appreciation.

No development is permitted on any portion of the lands zoned Environmental Protection (EP-ORM).

Uses permitted through the Public Open Space (O1) zone allows for athletic fields, cemeteries, agricultural uses, conservation uses, public parks, stormwater management ponds, woodlands and recreation centres.

Reports and Studies

The applicant submitted the following documents as part of a complete application to the proposed applications:

Table 1: Reports and Studies

Report Name	Report Author
Planning Opinion	Malone Given Parsons Ltd.
Draft Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
Development Concept Plan	Malone Given Parsons Ltd.
Conceptual Draft Plan of Subdivision	Malone Given Parsons Ltd.
Plan of Survey	Lloyd & Purcell Ltd.
Phase One Environmental Site Assessment	Soil Engineers Ltd.
Geotechnical Assessment	Soil Engineers Ltd.
Hydrogeological Study	Soil Engineers Ltd.
Functional Servicing Report	Schaeffers Consulting Engineers
Construction Management Plan	Schaeffers Consulting Engineers

Report Name	Report Author
Environmental Impact Study	GeoProcess Research Associates
Transportation Mobility Plan	Dillon Consulting Ltd.
Noise Impact Study	HGC Engineering Ltd.
Cultural Heritage Assessment	Wayne Morgan (Heritage Planner)

Proposed Applications

Official Plan Amendment

The applicant has proposed to amend the Official Plan designations that apply to the subject properties of OPA 37 from the “Suburban Residential (SR)”, “Suburban Residential (SR-1)”, “Core Area Open Space” and “Supporting Area Open Space” designations to “Core Area Open Space” and “Suburban Residential (SR-2)” (See Figure 6). The applicant has submitted a draft Official Plan Amendment (OPA) which is currently under review by staff. The proposed OPA would amend policies related to land use, lot area, lot frontages and built form and is intended to accommodate the development proposed identified on Figure 4.

Zoning By-law Amendment

As shown in Figure 7, the applicant proposes to rezone the subject lands from Oak Ridges Moraine Rural General (RU-ORM) to Detached Third Density Residential Exception Zone, Oak Ridges Moraine Environmental Protection (EP-ORM) and Public Open Space (O1). The proposed ZBA would amend provisions related to land use, lot area, lot frontages and built form and is intended to accommodate the development proposed identified on Figure 4.

Draft Plan of Subdivision

A Draft Plan of Subdivision has also been submitted in order to define the limits of the lands for development, the future lands for development, and the extent of the natural heritage system. The applicant has proposed to subdivide the properties (See Figure 4) into seven separate blocks in order to facilitate the following:

- Block 1: A future residential development consisting 92 single-family dwellings along a private condominium road (7.95 ha.);
- Block 2: A Landscape Buffer (0.18 ha);

- Block 3: A Landscape Buffer (0.25 ha);
- Block 4: Road Widening (0.40 ha);
- Block 5: Open Space (0.69 ha);
- Block 6: Stormwater Management pond (0.28 ha); and
- Block 7: Natural Heritage System (13.40 ha).

Draft Plan of Condominium

A Draft Plan of Condominium application is required and will be submitted at a future date.

Analysis

Department / Agency Comments

A preliminary review of the applications has been undertaken by internal departments and external agencies. Staff have identified the following matters to be addressed in greater detail before a final report is prepared for Council's consideration:

- Overall suitability and appropriateness of proposed development;
- Conformity to Official Plan policies;
- Zoning Provisions;
- Conformity to the Lake Simcoe Protection Plan (LSPP);
- Conformity to the Oak Ridges Moraine Conservation Plan;
- Compatibility in comparison to character of existing area;
- Considerations with respect to any existing environmental features;
- Potential impacts and mitigation strategies where necessary;
- Urban Design;
- Site servicing and grading;
- Tree protection;
- Parking;
- Proposed Density and amenity space;
- Snow Storage; and
- Cash in lieu of parkland.

Public Comments

As of June 13, 2019, one written submission was received by Planning Staff providing comments on the proposal. The following is a summary of discussion points that were provided:

- My main issue with the concept plan is the entrance. As currently shown on the plan, the entrance is on a steep grade portion of St John's;
- As long time residents, we have seen many close calls along with some accidents on this section of St John's; and
- We also have had numerous people in the ditch on the south side of the road, one in particular took out our Hydro pole. The majority of the incidents involved cars traveling east towards Yonge St coming over the crest of the hill and not able to stop or slow down in time.

These concerns will be reviewed and addressed in the subsequent General Committee report.

Advisory Committee Review

No communication required.

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the application or fails to make a decision on it within 150 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT). This application was received in 2018 and therefore, the applicant may appeal to the LPAT at any time.

Financial Implications

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

Communications Considerations

On June 6, 2019, a Notice of Complete Application and Public Planning Meeting was published in the Aurora Banner and Auroran newspapers and given by mail to all

addressed property owners within a minimum of 120 metres of the subject lands. On June 4, 2019 three Notice of Public Planning Meeting signs were also posted on the subject lands fronting St. John's Sideroad West. Public notification has been provided in accordance with the *Planning Act*.

Link to Strategic Plan

Planning staff will review the proposed applications in accordance with the Strategic Plan and it's goals of supporting an exceptional quality of life for all.

Conclusions

This report provides an overview of the submitted Official Plan and Zoning By-law Amendment applications as well as the Draft Plan of Subdivision application to permit the development of 92 single-detached residential lots along a private condominium road, two landscape buffers, an open space block, a stormwater management pond and a natural heritage system.

The applications will be reviewed in accordance with Provincial, Regional and municipal Official Plan, Zoning and development standards. The above matters will be considered in the technical review of the application, together with comments received from the public and Council expressed at the Public Planning Meeting or in writing. A report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designations
- Figure 3 – Existing Zoning
- Figure 4 – Conceptual Draft Plan of Subdivision
- Figure 5 – Proposed Development Concept
- Figure 6 – Proposed Official Plan Designation
- Figure 7 – Proposed Zoning

Previous Reports

None.

June 26, 2019

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Report No. PDS19-060

Pre-submission Review

Agenda Management Team Meeting review on June 18, 2019.

Departmental Approval



**David Waters, MCIP, RPP, PLE
Director
Planning & Development Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

TOWN OF NEWMARKET



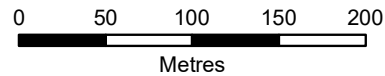
LOCATION MAP

APPLICANT: Shining Hill Application
FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02

FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, June 3, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

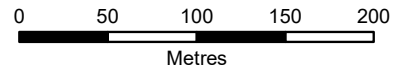
TOWN OF NEWMARKET

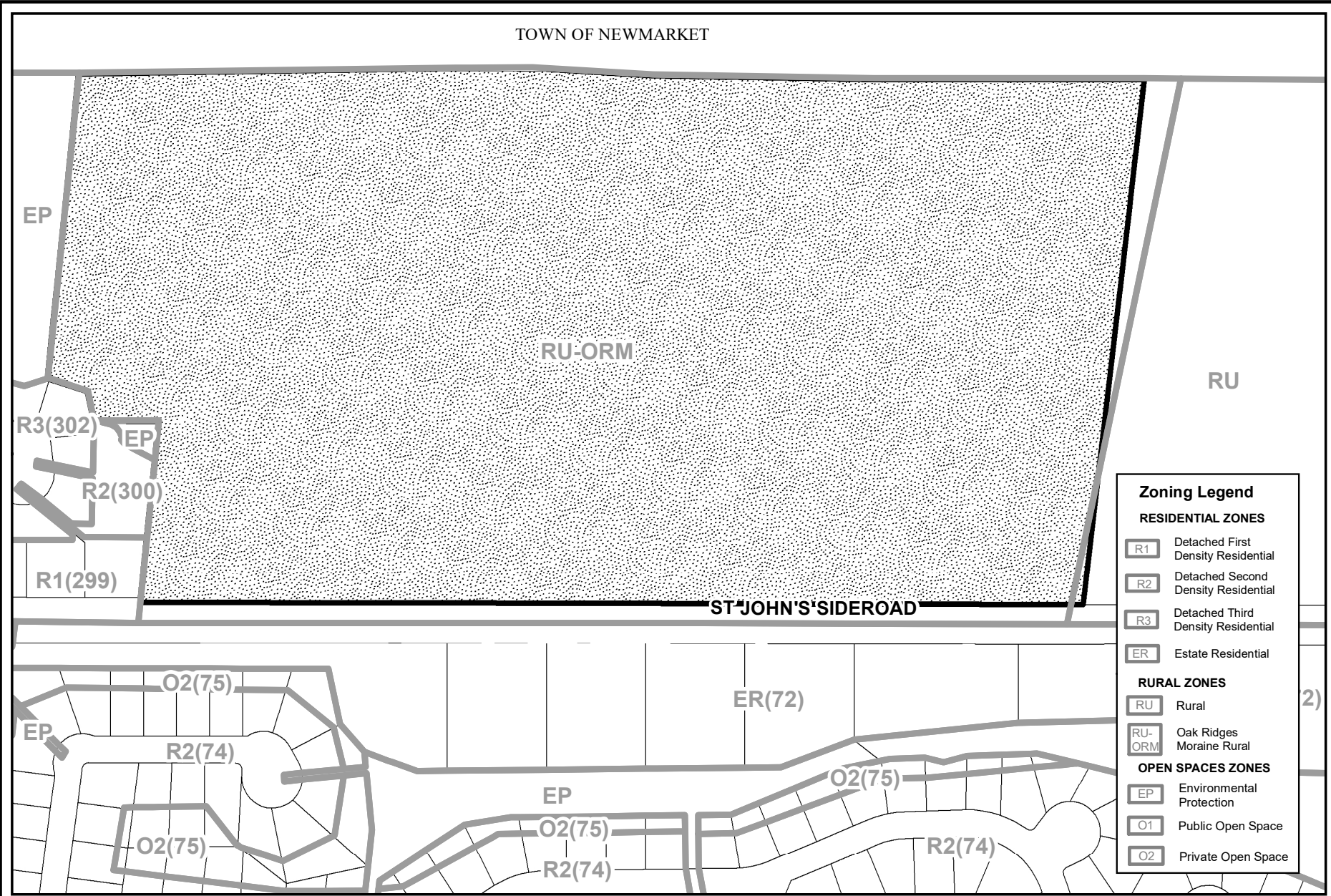


EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Shining Hill Application
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02
 FIGURE 2

 **SUBJECT LANDS**

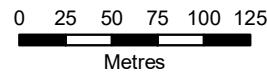




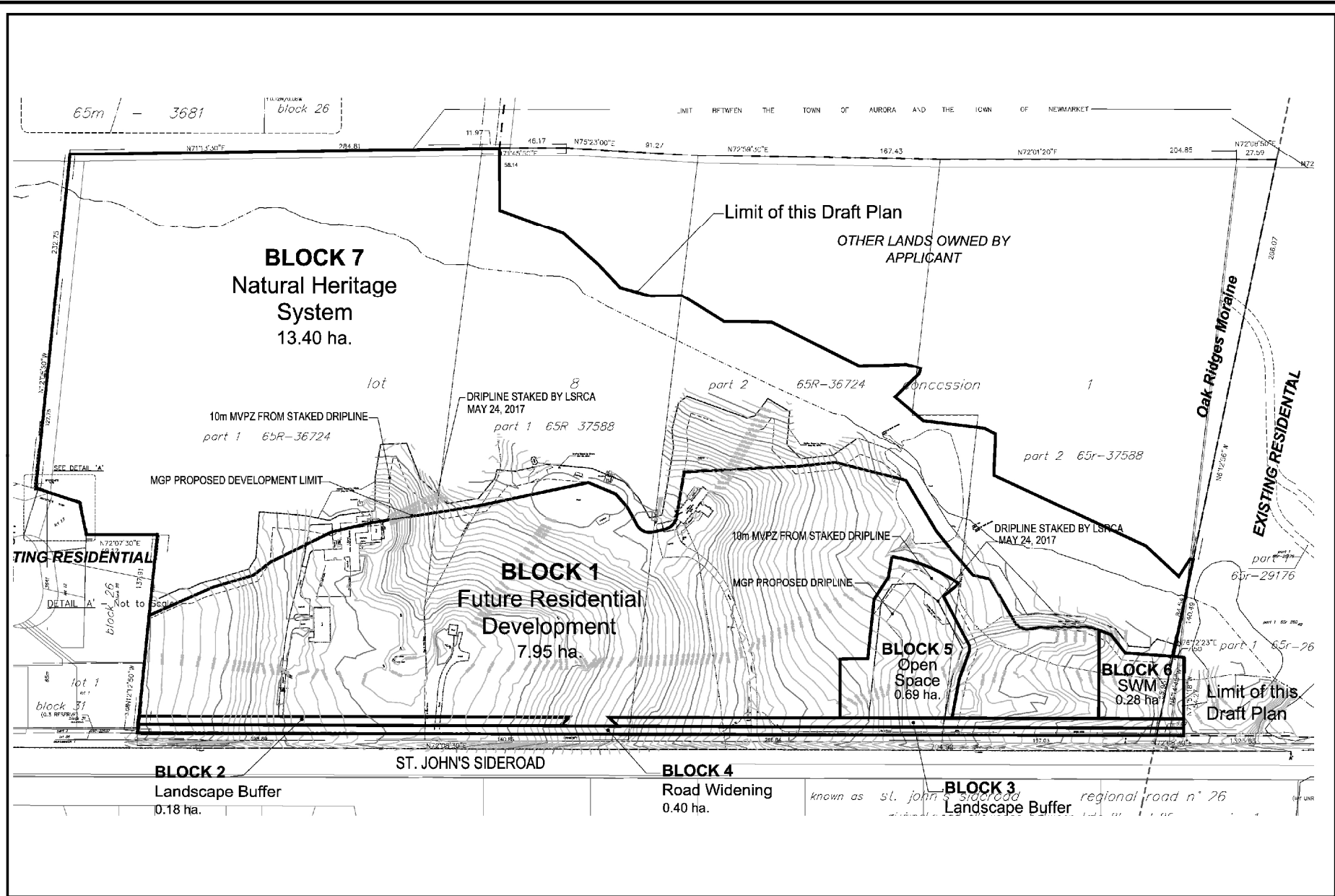
EXISTING ZONING

APPLICANT: Shining Hill Application
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02
 FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, June 3, 2019. Base data provided by York Region and Aurora - GIS.

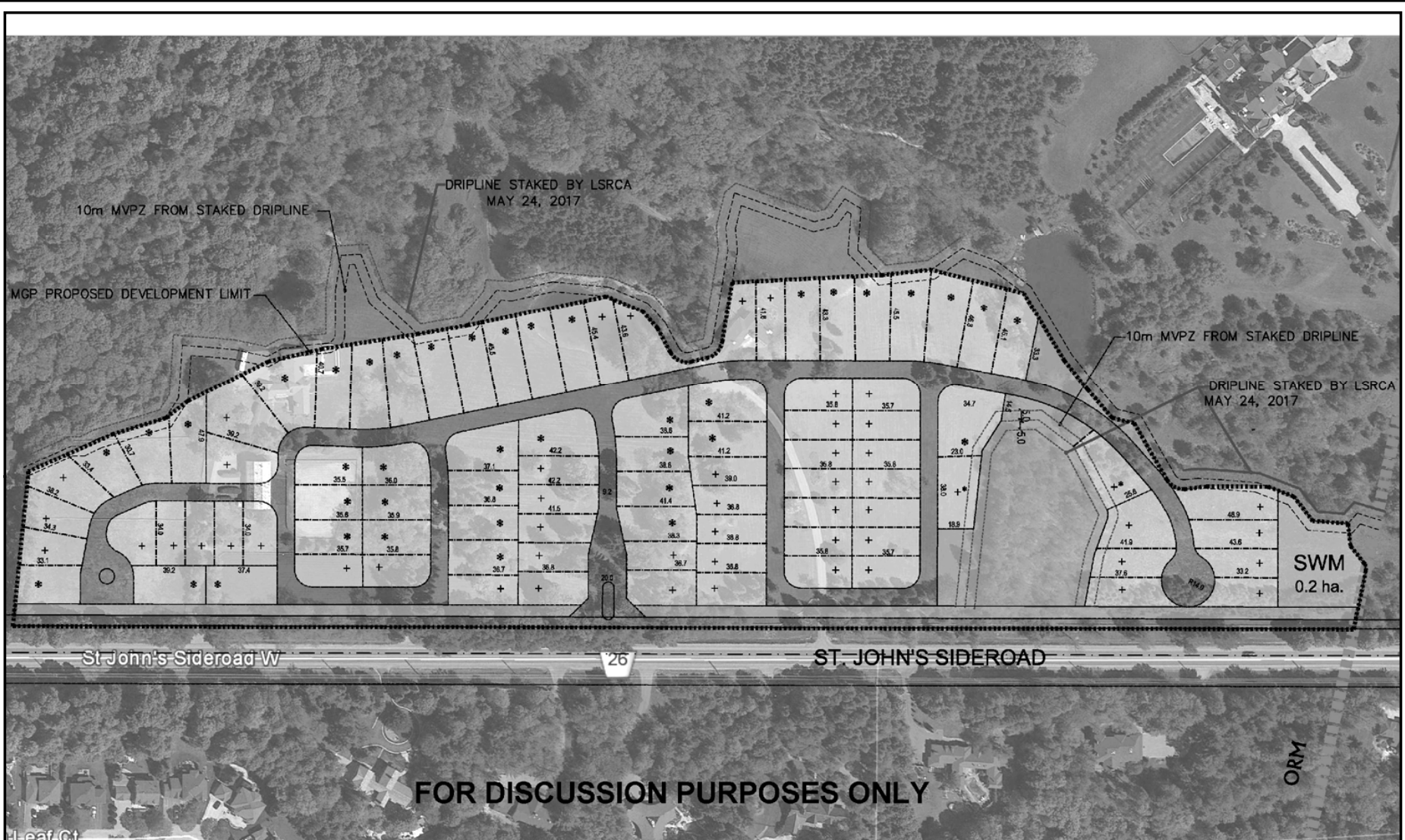


CONCEPTUAL DRAFT PLAN OF SUBDIVISION

APPLICANT: Shining Hill Application
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02
 FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, June 5, 2019. Base data provided by Malone Given Parsons



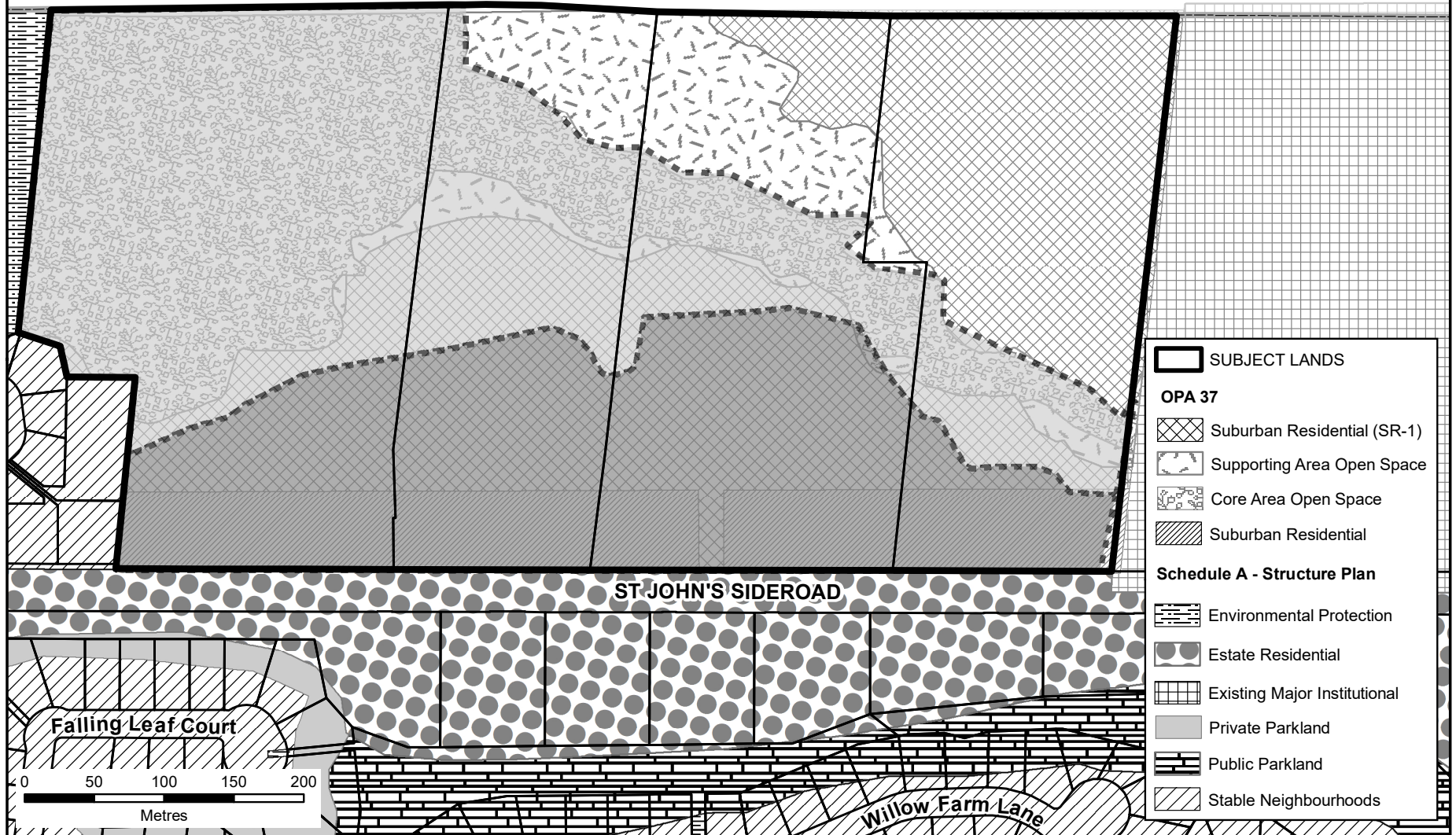
PROPOSED DEVELOPMENT CONCEPT

APPLICANT: Shining Hill Application
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02
 FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, June 5, 2019. Base data provided by Malone Given Parsons

TOWN OF NEWMARKET



- SUBJECT LANDS
- OPA 37**
- Suburban Residential (SR-1)
- Supporting Area Open Space
- Core Area Open Space
- Suburban Residential
- Schedule A - Structure Plan**
- Environmental Protection
- Estate Residential
- Existing Major Institutional
- Private Parkland
- Public Parkland
- Stable Neighbourhoods

PROPOSED OFFICIAL PLAN DESIGNATION

APPLICANT: Shining Hill Application
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02
 FIGURE 6

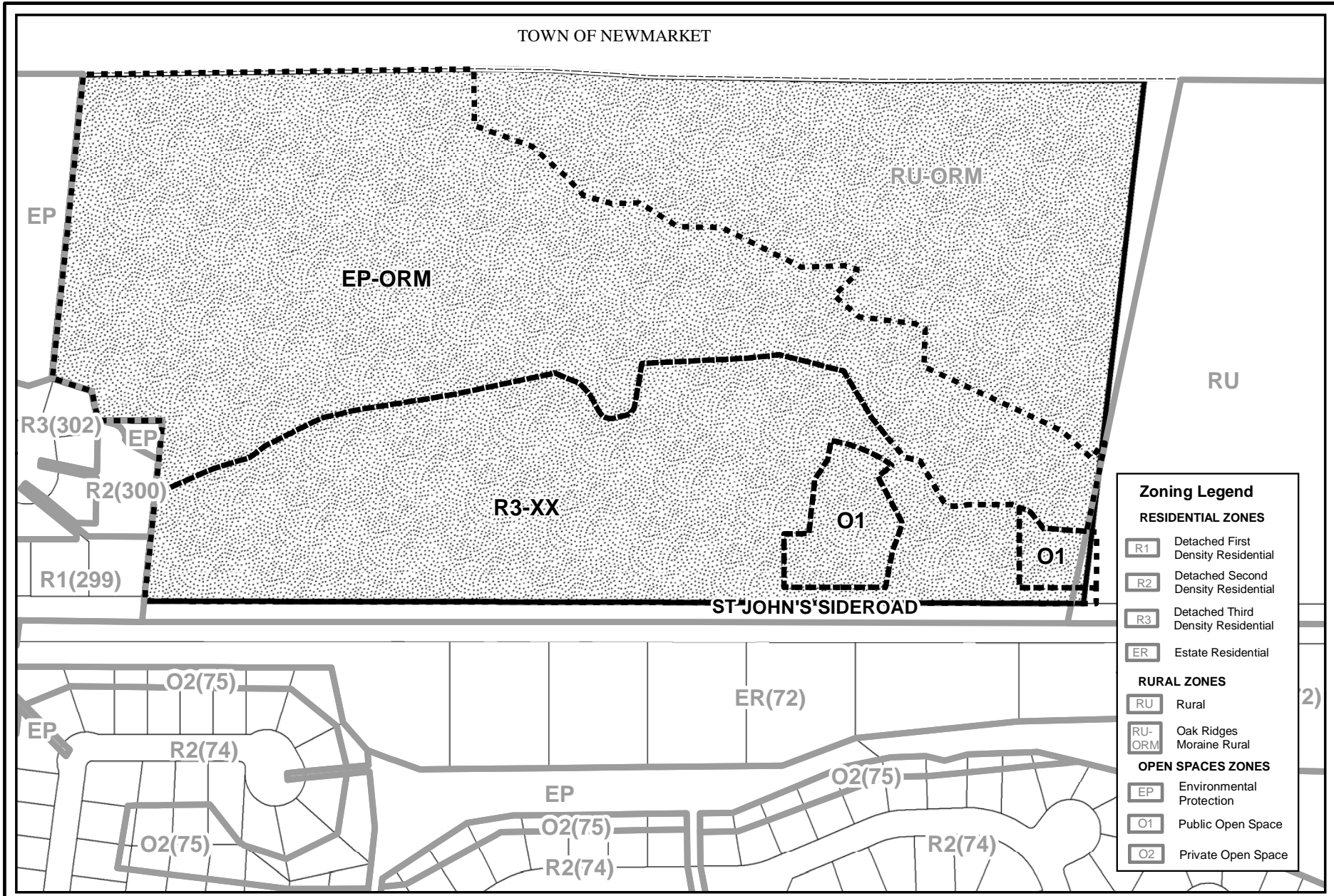


Lands to be designated to
 Suburban Residential (SR-2)



Lands to be designated to
 Core Area Open Space



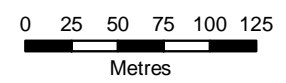


Zoning Legend	
RESIDENTIAL ZONES	
R1	Detached First Density Residential
R2	Detached Second Density Residential
R3	Detached Third Density Residential
ER	Estate Residential
RURAL ZONES	
RU	Rural
RU-ORM	Oak Ridges Moraine Rural
OPEN SPACES ZONES	
EP	Environmental Protection
O1	Public Open Space
O2	Private Open Space

PROPOSED ZONING

APPLICANT: Shining Hill Application
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02
 FIGURE 7

SUBJECT LANDS
 Proposed Zones



Map created by the Town of Aurora Planning & Development Services Department, June 5, 2019. Base data provided by York Region and Aurora - GIS.



Town of Aurora
Public Planning Report

No. PDS19-062

Subject: Application for Zoning By-law Amendment
L&B Aurora Inc.
North East Quadrant of Wellington Street East and John West Way
Part Lot 81, Concession 1
File Number: ZBA-2019-01

Prepared by: Katherine Bibby, Planner

Department: Planning and Development Services

Date: June 26, 2019

Recommendations

- 1. That Report No. PDS19-062 be received; and,**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.**

Executive Summary

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law Amendment Application at the North East Quadrant of Wellington Street East and John West Way (the subject lands). L&B Aurora Inc (the Owner) proposes to amend the Zoning By-law to permit a six (6) storey apartment building, with a total of 134 units. The application proposes the following:

- Proposed Zoning By-law Amendment: “Community Commercial Exception 427 (C4(427))” and “Environmental Protection (EP) Zone” to “Second Density Apartment Residential Exception Zone” and “Environmental Protection (EP)”;
- To allow for The Aurora Promenade 5 storeys plus one bonus storey provisions of the Official Plan to be implemented;
- To allow a six storey apartment building for a total of 134 units with surface parking and one level of underground parking;
- One full moves vehicular access off John West Way;
- An Urban Square at the corner of Wellington Street and John West Way; and

- An area on the east side of the valley is proposed to be altered to address the addition of fill required to accommodate the subject application. This area was proposed previously as part of a cut-fill balance in 1990 and requires approval from departments and agencies.

Background

Application History

In 2013, an Official Plan Amendment and Zoning By-law Amendment was approved by Town Council for the purpose of a one storey multi-unit retail plaza. The Official Plan Amendment (Site Specific Policy #40) changed the designation from “Promenade General” to “Promenade General Special”, and exempted the subject lands from certain Aurora Promenade Official Plan policies. The Zoning By-law Amendment changed the zoning from “Office Commercial (C6)” to “Shopping Centre Commercial (C4)”. Site Plan Approval was not secured by the previous Owner. The current Owner submitted the subject Zoning By-law Amendment Application on April 23, 2019.

Location / Land Use

The subject lands are located at the northeast corner of the intersection of Wellington Street East and John West Way (see Figure 1). The subject lands are approximately 0.80 hectares (2.0 acres) in area, with a frontage of 102.8 m on Wellington Street East, and 95.1 m on John West Way. The lands are currently vacant. The Town of Aurora’s signage and rock engraved with “Holland River Valley Trail” is located at the corner.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Holland River East Branch and Valleylands, Tim Jones Trail (Nokiidaa Trail), John West Way, Town Hall and Seniors Centre and Residential (rowhouse and semi-detached).
- South: Wellington Street East, Hyundai Dealership, and other commercial and employment uses.
- East: Holland River East Branch and Valleylands, Residential communities (rowhouse).
- West: John West Way and a Commercial Plaza.

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 (YROP)

The subject lands are designated “Urban Area” and “Regional Greenlands System” by the YROP. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources to create sustainable lively communities. Under the YROP, a regional urbanization goal is to enhance the urban structure through city building, intensification, and compact, complete communities. York Region’s vision for the Regional Greenlands System is to identify, protect and enhance the Greenlands System. Wellington Street East is a Regional Road, and a Transit corridor. The subject lands are located within Wellhead Protection Area D. The subject lands are not located within the Oak Ridges Moraine Conservation Plan area.

Town of Aurora Official Plan (OP)

The subject lands are located within the Aurora Promenade, which includes the Yonge Street and Wellington Street Corridors and the GO Rail Station, all of which have been designated as strategic areas planned to accommodate new growth through intensification.

The subject lands are designated as “Promenade General Special” by the Town’s OP (see Figure 2). Residential uses (including apartment buildings) are permitted within the Promenade General Special land use designation. The intent of the Promenade General designation is to promote transformation into a vibrant, pedestrian-oriented

mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods. While new development will be mostly residential in use, convenience retail as well as restaurants, entertainment and cultural venues will continue to be provided. The “Special” provisions specify that due to site constraints, the policies of Section 11.6.2 (Promenade General Development Policies) do not apply, and that the development standards will be contained in the Zoning By-law and the Town’s Aurora Promenade Concept Plan.

Zoning By-law 6000-17, as amended (ZBL)

The subject lands are zoned “Community Commercial Exception Zone 427 (C4(427))” by the Town’s ZBL (see Figure 3). The C4(427) zone permits a commercial plaza on the subject lands. The proposed apartment building is currently not a permitted use, and requires an application to amend the ZBL to permit the development.

Reports and Studies

The Owner submitted the following documents as part of a complete application for the proposed Zoning By-law Amendment application. The application was deemed complete on May 6, 2019.

Table 1. List of Reports and Studies Submitted by the Applicant

Report Name	Report Author
Arborist Report	Beacon Environmental
Architectural Plans	Keith Loffler McAlpine Architects
Draft Zoning By-law	Evans Planning
Elevations Plans	Keith Loffler McAlpine Architects
Environmental Impact Study	Beacon Environmental
Functional Servicing and Stormwater Management Report, including: <ul style="list-style-type: none">• Engineering Plans (Erosion and Sediment Control Plan, Grading Plan, Sanitary Drainage)• Flood Plain Analysis	Stantec Consulting Ltd.
Geotechnical Investigation	Stantec Consulting Ltd.
Ground Improvement Memo	Menard Canada Inc.
Landscape Concept Plan	Schollen & Company Inc.
Noise Feasibility Study	HGC Engineering
Phase 1 Environmental Site Assessment	Pinchin Ltd.

Report Name	Report Author
Planning and Justification Report	Evans Planning
Retail Opportunity Assessment	Tate Economic Research Inc.
Survey	JD Barnes Limited
Stage 2 Archaeological Assessment	ASI
Site Plan	Keith Loffler McAlpine Architects
Source Water Impact Assessment and Mitigation Plan	Stantec Consulting Ltd.
Transportation Study	Trans-Plan Transportation Inc.
Urban Design Brief	IBI Group

Proposed Applications

Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Community Commercial Exception Zone 427 (C4(427))” to “Second Density Apartment Residential (RA2) Exception Zone”. The exception zone is required to permit the development of an apartment building with site-specific permissions. The Owner has submitted a draft Zoning By-law (see Figures 5, 6 and 7) which is currently under review by Town staff. Table 2 below compares the difference between the parent RA2 Zone with the proposed RA2 Exception Zone.

Table 2. Comparison of Second Density Apartment Residential (RA2) Zone and Proposed RA2 Exception Zone

	Parent RA2 Zone Requirement for Row Housing	Proposed RA2 Exception Zone
Permitted Uses	Apartment Building	Apartment Building
Lot Area (minimum per unit)	95 m ²	65 m ²
Lot Frontage (minimum)	30 m	30 m
Front Yard (minimum)	½ the height of the Main Building and in no cases less than 9 m from the Street Line	3.6 m
Rear Yard (minimum)	9 m	7 m

	Parent RA2 Zone Requirement for Row Housing	Proposed RA2 Exception Zone
Interior Side Yard (minimum)	½ the height of the Main Building and in no cases less than 6 m	16 m
Exterior Side Yard (minimum)	½ the height of the Main Building and in no cases less than 9 m	3.3 m
Lot Coverage (maximum)	35%	35%
Height (main building) (maximum)	26 m	26 m
Amenity Area	18 square metres per <i>dwelling unit</i> , provided a minimum of 50% of the required <i>Amenity Area</i> is provided as interior amenity space.	18 square metres per dwelling unit (minimum), interior and exterior to the building.
Parking Standards	1.5 spaces per dwelling unit, with a minimum of 20% of spaces for visitor parking.	1.3 spaces per dwelling unit, with a minimum of 20% of spaces for visitor parking.

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being presented to Council for enactment.

A site plan application is required to implement the proposed apartment building which has not been submitted by the applicant.

Analysis

Department / Agency Comments

A preliminary review of the proposed Zoning By-law Amendment application has been undertaken by Town departments and external agencies. Staff has identified the following matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment;

- To determine bonusing provisions for the additional height (1 storey) under Section 37 of the Planning Act or the new Community Benefit Charges framework;
- A revised analysis and calculation of the available servicing capacity for the proposed development is required;
- A revised Transportation Study to address Town and Region of York comments;
- A peer review of the applicant's urban design brief and submission;
- Discussion related to the amount of amenity space provided;
- Review of the cut and fill balance proposal to address the addition of fill into the floodplain of the East Holland River valleylands (Figure 7);
- A detailed Vegetation Management Plan will be required through the site plan approval process to address all tree removal and preservation issues. Compensation planting will be required for all removed vegetation based on the Town's tree Removal/Pruning and Compensation Policy;
- The LSRCA's review of the technical studies to address the policies of the Lake Simcoe Protection Plan and Watershed Guidelines;
- Relocation of the existing trail rock and Town signage at the corner of Wellington Street East and John West Way; and,
- Review of the Tim Jones Trail (Nokiidaa Trail) and any improvements required.

Public Comments

Planning Staff have received comments from the public notification. At the time of writing this report, residents provided written comments expressing their concerns and questions regarding the following issues:

- Environmental impacts; and
- Traffic impacts.

Alternatives to the Recommendation

None

Advisory Committee Review

No Communication Required

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the application or fails to make a decision on it within 150 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT). The application was received by Staff on April 23, 2019 and was deemed complete on May 6, 2019. Therefore, the applicant may appeal to the LPAT after October 2, 2019.

Financial Implications

There are no financial implications.

Communications Considerations

On June 6, 2019 a Notice of Complete Application and Public Planning Meeting was published in the Auroran and Aurora Banner newspapers and mailed to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of Complete Application and Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

Link to Strategic Plan

The proposed Zoning By-law Amendment will be reviewed in accordance with the Strategic Plan and its goal of “supporting an exceptional quality of life for all” and the objective of “strengthening the fabric of our community”.

Next Steps

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from agencies and Town Departments, and the public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Attachments

- Figure 1: Location Map
- Figure 2: Existing Official Plan Designations
- Figure 3: Existing Zoning By-law
- Figure 4: Proposed Zoning By-law
- Figure 5: Proposed Site Plan
- Figure 6: Elevations
- Figure 7: Area of Proposed Cut

Previous Reports

None

Pre-submission Review

Agenda Management Team Meeting review on June 18, 2019

Departmental Approval

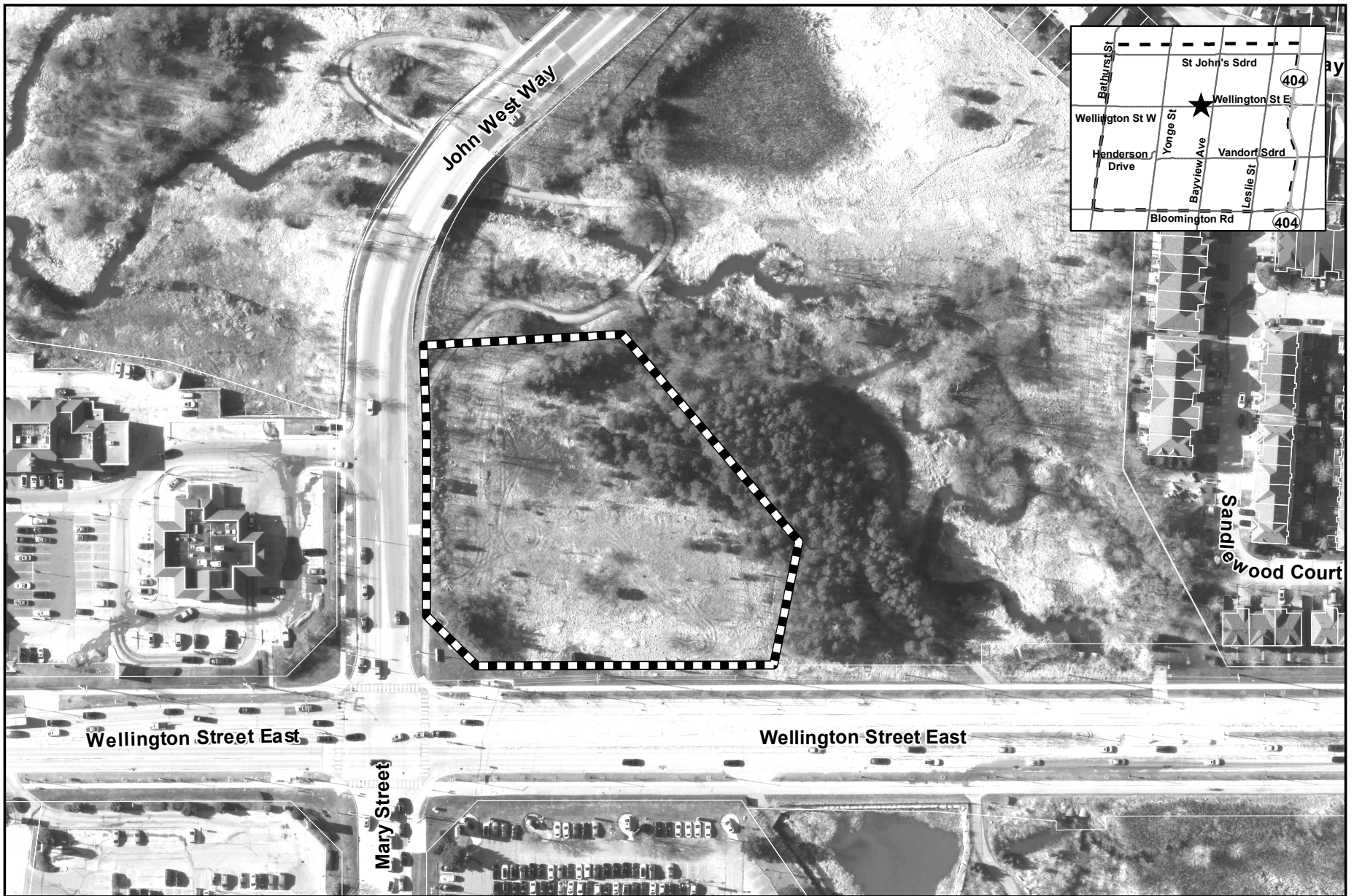


**David Waters, MCIP, RPP, PLE
Director
Planning and Development Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

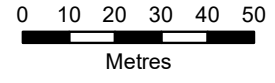


LOCATION MAP

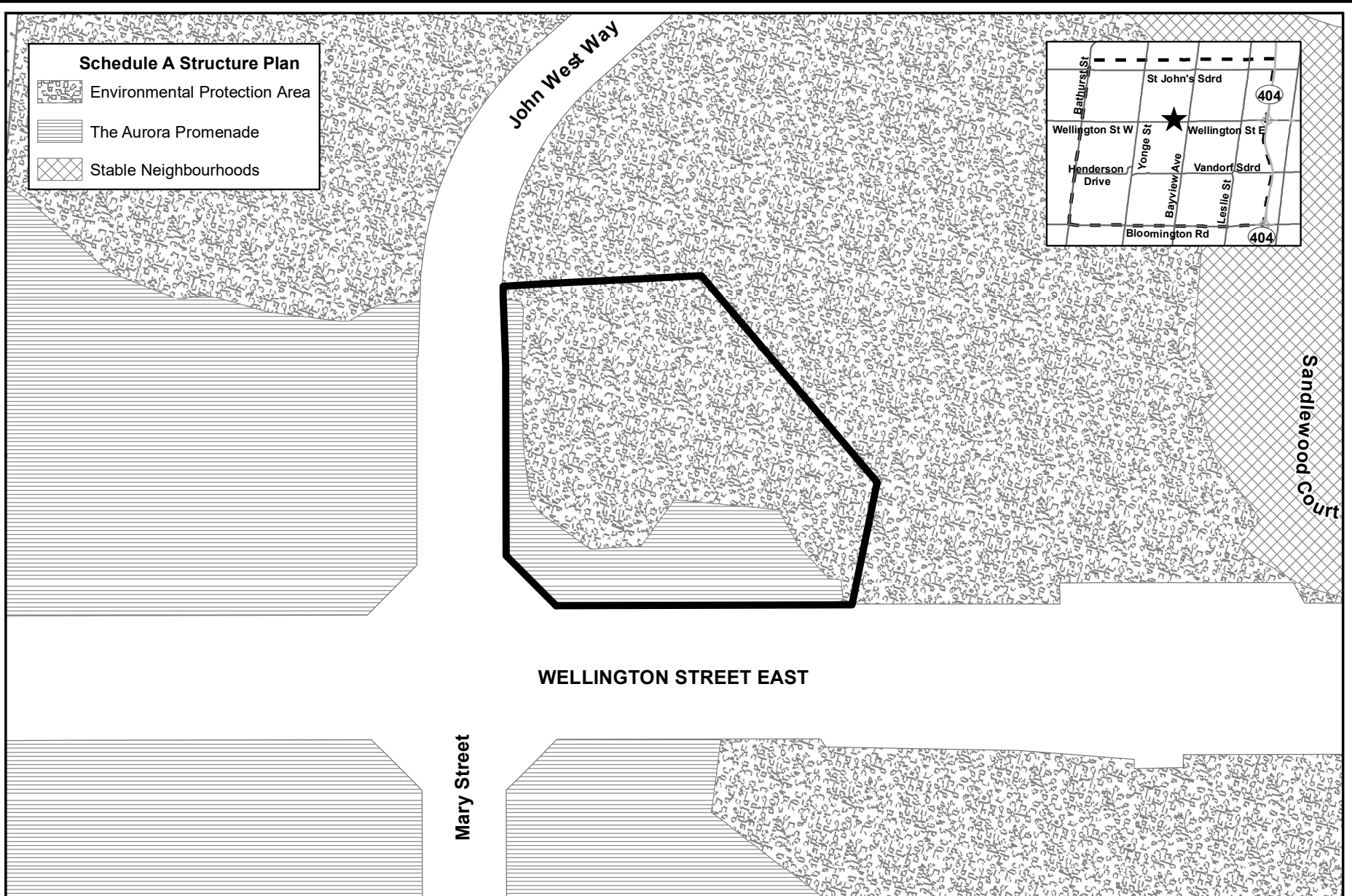
APPLICANT: L&B Aurora Inc.
FILE: ZBA-2019-01

FIGURE 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, June 5, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATIONS

APPLICANT: L&B Aurora Inc.
FILE: ZBA-2019-01

 **SUBJECT LANDS**

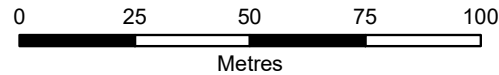
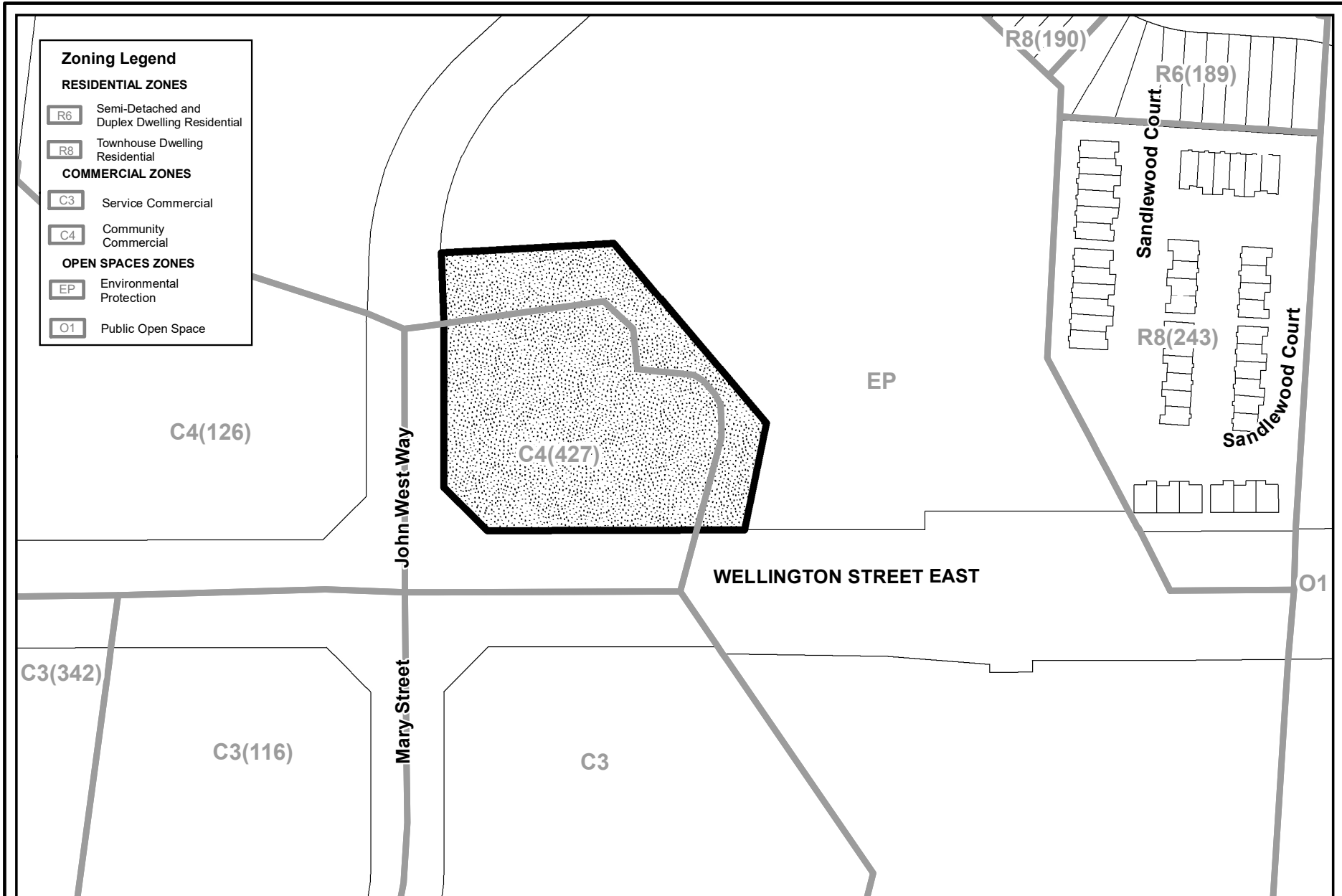


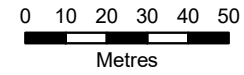
FIGURE 2

Map created by the Town of Aurora Planning and Building Services Department, June 7, 2019. Base data provided by York Region & the Town of Aurora.

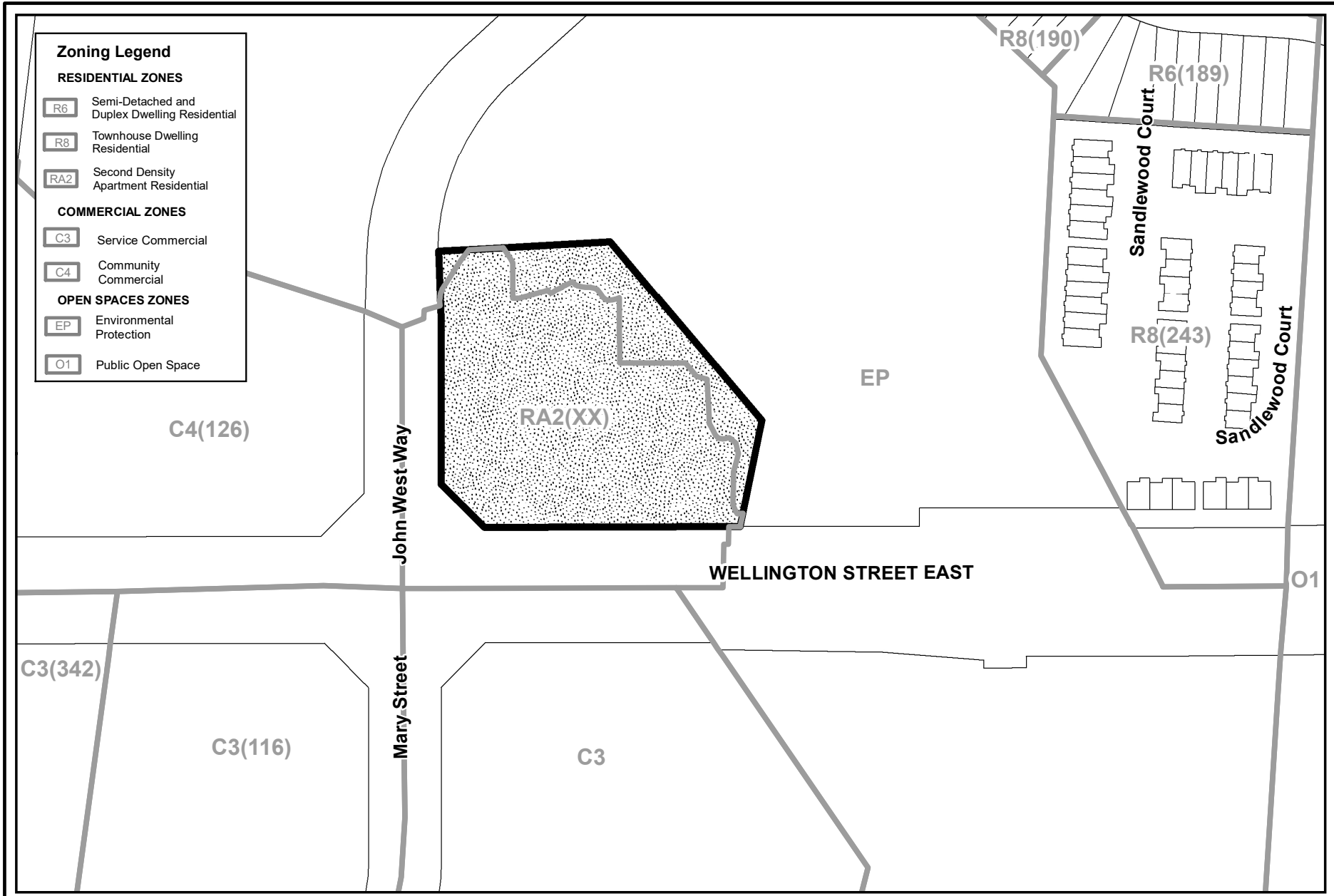


EXISTING ZONING
 APPLICANT: L&B Aurora Inc.
 FILE: ZBA-2019-01
 FIGURE 3

 SUBJECT LANDS

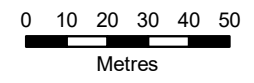


Map created by the Town of Aurora Planning & Development Services Department, June 5, 2019. Base data provided by York Region and Aurora - GIS.

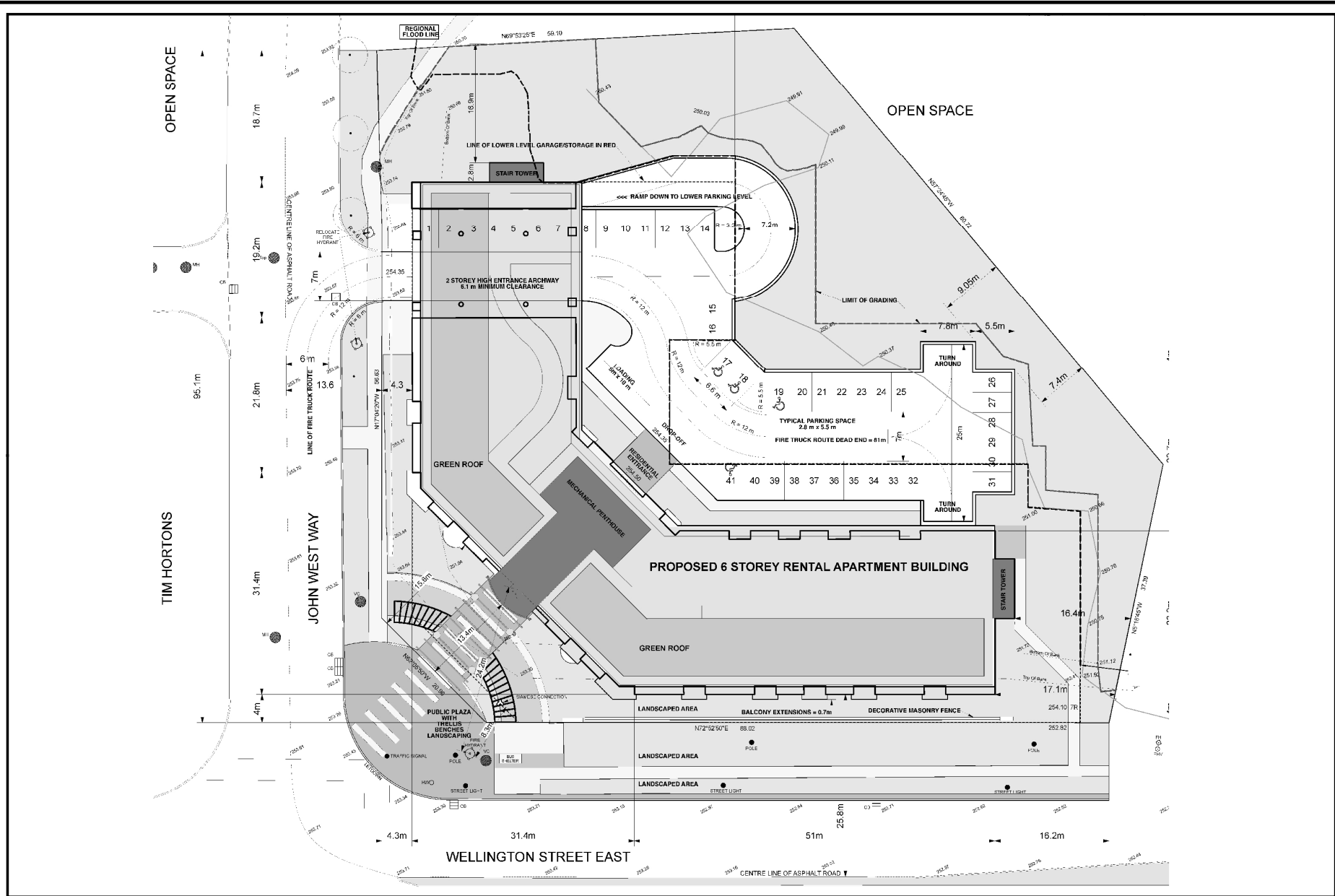


PROPOSED ZONING BYLAW
 APPLICANT: L&B Aurora Inc.
 FILE: ZBA-2019-01
 FIGURE 4

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, June 5, 2019. Base data provided by York Region and Aurora - GIS.

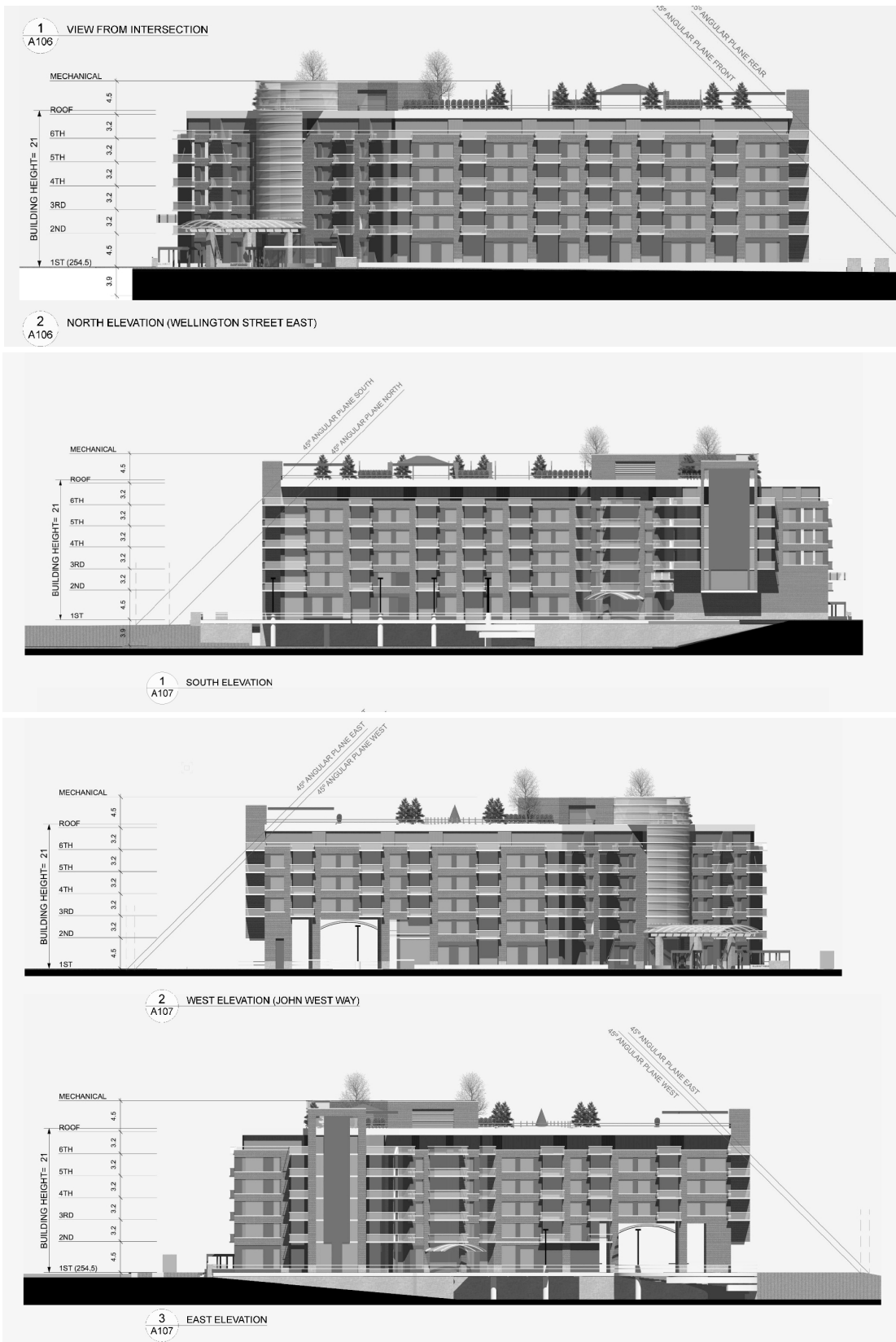


PROPOSED SITE PLAN

APPLICANT: L&B Aurora Inc.
 FILE: ZBA-2019-01
 FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, June 5, 2019. Base data provided by Keith Loffer McAlpine Architects



ELEVATIONS

APPLICANT: L&B Aurora Inc.
FILE: ZBA-2019-01
FIGURE 6





AREA OF PROPOSED CUT

APPLICANT: L&B Aurora Inc.

FILE: ZBA-2019-01

FIGURE 7



SUBJECT LANDS



CUT AREA

0 10 20 30 40 50

Metres



Map created by the Town of Aurora Planning & Building Services Department, June 11, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

The Corporation of The Town of Aurora

By-law Number XXXX-19

**Being a By-law to Confirm Actions by Council
Resulting from a Council Public Planning Meeting
on June 26, 2019.**

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 June 26, 2019, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is 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 June, 2019.

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk