



**Council
Public Planning
Meeting Agenda**

**Tuesday, June 9, 2020
7 p.m.**

Video Conference



Town of Aurora Council Public Planning Meeting Agenda

Tuesday, June 9, 2020
7 p.m., Video Conference

Note: This meeting will be held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Planning Applications**
 - 1. PDS20-040 – Application for Official Plan Amendment and Zoning By-law Amendment
1623 Wellington Street Developments Limited
1623 Wellington Street East
Concession 3, Part Lot 20
File Numbers: OPA-2020-02 and ZBA-2020-02
Related File Numbers: SP-2018-05 and C-2020-01**

Recommended:

1. That Report No. PDS20-040 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-20 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on June 9, 2020.

5. Adjournment



**Town of Aurora
Public Planning Report**

No. PDS20-040

Subject: Applications for Official Plan Amendment and Zoning By-law Amendment
1623 Wellington Street Developments Limited
1623 Wellington Street East
Concession 3, Part Lot 20
File Numbers: OPA-2020-02 and ZBA-2020-02
Related File Numbers: SP-2018-05 and C-2020-01

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: June 9, 2020

Recommendations

- 1. That Report No. PDS20-040 be received; and,**
- 2. That comments presented at the Public 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 and Zoning By-law Amendment applications on the property municipally known as 1623 Wellington Street East (the subject lands).

- The Owner is proposing to amend Schedule 'AA' to the Bayview Northeast Area 2B Secondary Plan (OPA 30), to re-designate the subject lands from "Business Park" and "Business Park – Special Policy Area 1" to "Business Park – Special Policy Area 1" in its entirety;
- The Owner is proposing to amend the Schedule 'H' to the Town of Aurora Official Plan to expand "Site Specific Policy Area 36" (SSPA 36) to the balance of the subject lands;
- The Owner is proposing to amend Section 3.5 of OPA 30 and Section 16.36 of the Town of Aurora Official Plan to add "Motor Vehicle Sales Establishment" and "Commercial Self-Storage Facility" as permitted uses on a portion of the subject

lands; and to remove the maximum gross floor area (GFA) for individual retail units previously established;

- The Owner seeks to amend the Zoning By-law and is proposing one comprehensive site-specific Business Park “E-BP(XX) Exception Zone” to effect the proposed amendments to the Official Plan;
- The applications will be reviewed for consistency and conformity with Provincial, Regional and Municipal Planning documents and legislation;
- The Regional Municipality of York has granted the Request for Exemption from Regional Approval for the Official Plan Amendment, subject to conditions; and,
- Staff have identified matters to be addressed in greater detail prior to preparing a final report for Council’s consideration.

Background

Application History

OPA 76 was approved by the Region in 2012. It amended the Bayview Northeast Area 2B Secondary Plan (OPA 30) the western portion of the subject lands and permits expanded and stand-alone commercial retail uses within the Business Park designation. In 2012, the Town also approved an application for Zoning By-law Amendment to rezone the subject lands from “Rural (RU) Zone” to “Business Park Holding (H)E-BP(398) Exception 398 Zone” and “Business Park (E-BP) Zone”, to implement the permissions of OPA 76.

In June 2018, Council approved Site Plan application SP-2018-05 in principle, to permit the development of four retail buildings on the lands west of the future Goulding Avenue extension. Council also lifted the Holding (H) Symbol applying to western portion of the lands subject to application SP-2018-05. Goulding Avenue will be secured through the site plan agreement for the retail development on the west side of Goulding Avenue.

In January 2020, the Town of Aurora Committee of Adjustment provisionally approved Consent application C-2020-01 to facilitate the creation of 2 lots fronting Wellington Street East. The Owner has not yet fulfilled the conditions of provisional Consent to date.

Location / Land Use

The subject lands are municipally known as 1623 Wellington Street East, and are located on the south side of Wellington Street East, west of Highway 404 (Figure 1). The subject lands are irregular in shape with an approximate area of 13.07 hectares (32.30 acres), and front Wellington Street East and the Highway 404. Access is provided by a curb-cut located at the signalized intersection of Wellington Street East and First Commerce Drive. The subject lands are currently vacant, with a relatively flat topography, and vegetation along the southern lot line.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Wellington Street East and Regional Commercial Uses;
South: Business Park;
East: Highway 404; and,
West: Gas Station and Vacant Lands.

Policy Context

Provincial Policies

All development applications shall have regard for the Provincial Policy Statement (PPS), which 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 (The Growth Plan) is a guiding document for growth management within the Greater Golden Horseshoe Area. The Growth Plan provides a framework which guides land-use planning.

The Lake Simcoe Protection Plan (LSPP) provides policies which address aquatic life, water quality and quantity, shorelines and natural heritage, other threats and activities (invasive species, climate change and recreational activities) and implementation.

The Oak Ridges Moraine Conservation Plan (ORMCP) provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions. Official Plan Amendment No. 48 (OPA 48) was adopted by Council in October, 2003 to bring the Town of Aurora Official Plan into

conformity with the ORMCP. A small portion at the southeast limits of the subject lands are located within the “Settlement Area” of the Oak Ridges Moraine.

York Region Official Plan (YROP)

The YROP designates the subject lands as “Urban Area”. The planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region’s urban structure through city building, intensification and compact, complete vibrant communities. The subject lands are not located within a Wellhead Protection Area.

Policy 8.3.8 of the YROP, provides that amendments to local Official Plans may be exempt from Regional approval where they are of local significance and no Regional interest is adversely affected. The Region has reviewed the submitted information in support of this proposal and has granted the Request for Exemption from Regional Approval for this Official Plan Amendment Application subject to conditions. Conditions are outlined in the “Departments/Agencies” section of this report.

Bayview Northeast Area 2B Secondary Plan (OPA 30)

The subject lands are designated as “Business Park” and “Business Park – Special Policy Area 1” by OPA 30, as amended by OPA 76 (Figure 2).

The “Business Park” designation is intended to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facilities geared generally to satisfying the needs of residents, businesses and employees in the Town and Region.

The “Business Park – Special Policy Area 1” designation allows for an expanded range of commercial retail uses as principal uses, in addition to Business Park uses. Site-specific policies for this designation are implemented through Section 3.5.3 of OPA 30 (and Section 16.36 of the Town’s Official Plan).

The Owner seeks to amend Schedule ‘AA’ to OPA 30 by removing the “Business Park” designation, and expanding the “Business Park – Special Policy Area 1” designation to apply to all of the subject lands. Additionally, the Owner seeks to expand the list of permitted uses; remove the site-specific policy relating to maximum GFA requirements for individual retail units; and to make technical amendments to the other existing site-specific policies. Therefore an Official Plan Amendment Application is required.

While the “Business Park” designation is proposed for removal, the potential for higher-order uses such as office development fronting the Highway 404 corridor will continue to be protected for the Business Park uses prescribed by the existing E-BP zone.

Town of Aurora Official Plan

Schedule ‘A’ – Structure Plan of the Town’s Official Plan, identifies that the subject lands are within the Bayview Northeast Area 2B Secondary Plan (OPA 30) area.

Schedule ‘H’ – Site Specific Policy Areas, identifies that a portion of the subject lands are subject to “Site Specific Policy Area 36” (SSPA 36) (Figure 3). SSPA 36 details the policies of the “Business Park – Special Policy Area 1” designation of OPA 30.

Schedule ‘K’ – Trail Network Concept identifies a Future Trail Route along the eastern boundary of the subject lands in accordance with the Town’s Trails Master Plan.

Section 10.3.1(f) of the Town’s Official Plan prescribes that new development in Employment Areas shall achieve an average minimum density of 40 jobs per hectare in the developable area. Business Park uses within OPA 30 contribute to the “Employment Areas” referenced in this section of the Official Plan.

As the Owner is proposing to amend the geographic area of SSPA 36 and its associated policies, an Official Plan Amendment Application is required.

Zoning By-law 6000-17, as amended

The subject lands are zoned “Business Park (E-BP) Zone”, “Business Park [E-BP(398)] Exception 398 Zone” and “Holding Provision Business Park [(H)E-BP(398)] Exception 398 Zone” by Zoning By-law 6000-17, as amended (Figure 4). Current land-use permissions do not permit the proposed uses and site-specific requirements (height, setbacks, parking, etc.). Therefore a Zoning By-law Amendment Application is required.

Reports and Studies

In support of complete planning applications, the Owner has submitted the following documents:

Table 1: Submitted Documents

Type	Consultant
Draft Official Plan Amendment	MHBC
Draft Zoning By-law Amendment	MHBC
Master Plan Concept	Sweeny & Co. Architects
Functional Servicing Plan	Hudson
Survey	Archibald, Gray & McKay Ltd.
Planning Justification Report	MHBC

Proposed Applications

The development concept for the subject lands consists of a campus-like setting that includes retail, motor vehicle sales establishment, commercial self-storage, and office uses (Figure 5). The subject lands are proposed for development in six phases.

Proposed Official Plan Amendments

The Owner is seeking an Official Plan Amendment to remove the existing “Business Park” designation, and expand the geographical area of the “Business Park – Special Policy Area 1” designation to the entirety of the subject lands. This will result in an amendment to Schedule ‘AA’ of OPA 30 (Figure 6), and to Schedule ‘H’ of the Town of Aurora Official Plan (Figure 7). The Owner is proposing an overlay to the proposed Official Plan Schedules by identifying four “Areas” (Areas ‘A’, ‘B’, ‘C’, and ‘D’) to further regulate land use permissions (Figure 8).

The Owner is also proposing to amend the site-specific policies of the “Business Park – Special Policy Area 1” designation, to add “Motor Vehicle Sales Establishment” and “Commercial Self-Storage Facility” as standalone permitted uses on certain areas of the subject lands. Motor Vehicle Sales Establishment use is proposed within Areas ‘A’ and ‘B’, while a Commercial Self-Storage Facility use is proposed within Area ‘C’ (Figure 8).

Additionally, the Owner is proposing to remove the site-specific policy which imposes a size restriction on maximum GFA for any individual commercial retail unit on the subject lands.

Site-specific policies relating to development caps for ancillary commercial and retail uses; and phasing are to remain largely untouched. The Owner proposes to amend the policy relating to development caps to apply solely to Area ‘A’; and phasing to apply across all Areas (Figure 8).

Regarding the proposed removal of the site-specific maximum GFA restrictions applicable to commercial retail uses, the Owner's Planning Justification Report has provided that the current GFA restrictions are overly restrictive, and additional flexibility should be allowed for a variety of retail uses, sizes and formats is required to adapt to changing retail environments and market conditions.

The Official Plan Amendment Application does not compromise the potential for higher order uses (such as offices) fronting the Highway 404 corridor. The Owner is proposing additional uses that are both high employment generators and complementary to the overall build out of the Business Park, while preserving the overarching Business Park policies of the Official Plan.

The Owner's Planning Justification Report provides that the proposed development will provide an employment density of 87.20 jobs per hectare for the office component. This exceeds the required 40 jobs per hectare by 47.2. Adding the additional employment from the automobile dealership and self-storage uses will increase this number to 102.44 – 106.10 jobs per hectare.

Amendments to the site-specific policies are outlined in Appendix A. It is important to note that SSPA 36 in the Town's Official Plan details the "Business Park – Special Policy Area 1" policies, and therefore the chart will outline the proposed amendments to OPA 30 (as amended by OPA 76).

Proposed Zoning By-law Amendment

As shown in Figure 8, the Owner proposes to rezone the subject lands from E-BP(398), (H)E-BP(398) and E-BP to a common "Business Park E-BP(XX) Exception Zone". A table comparing the Existing E-BP and E-BP(398) Zones to the proposed E-BP(XX) zone can be found in Appendix B. In summary, these exception zones will:

- Include a Figure overlay which establishes four different "Areas" that correspond with the proposed Official Plan Amendments;
- Allow standalone "Motor Vehicle Sales Establishment" and "Commercial Self-Storage Facility" as permitted uses on a portion of the subject lands;
- Remove the commercial retail GFA unit restrictions;
- Identify Wellington Street East as the front lot line, and Goulding Avenue as the side lot line;
- Permit a maximum height of 27 m;
- Permit one loading space for the Commercial Self-Storage use;

- Permit a parking ratio of 1 space per 1,567 m² of GFA for Commercial Self-Storage Facility; and,
- Add a notwithstanding clause allowing the site-specific amendment to continue applying to the entire lot, regardless of any future conveyances or land divisions.

Regarding the request for increased height on the subject lands, it is important to note that Section 3.5.1(e) of OPA 30 contemplates increased heights at key intersections along Wellington Street and on lands adjacent to Highway 404.

Regarding the request for a reduced parking ratio of 1 space per 1,567 m² of GFA for the Commercial Self Storage Facility, Section 5.4 of the Town's Zoning By-law requires parking at a rate of 1 space per 100 m² of GFA. A preliminary concept plan indicates an approximate GFA of 12,529 m² for this use, therefore requiring 125 parking spaces. The Owner is proposing a total of 8 parking spaces, inclusive of 2 barrier-free spots.

Additionally, Commercial Self Storage Facility is not a permitted use within the E-BP zone, and therefore there are no By-law requirements for loading spaces for this use in this zone. The Owner will be required to submit a Parking Study justifying the proposed parking ratio and loading space requirements for the implementing Zoning By-law.

Analysis

Department / Agency Comments

A preliminary review of the proposed applications have been undertaken by Town departments and external agencies. Staff have identified the following matters to be addressed in greater detail prior to the preparation of a final recommendation report for Council's consideration:

Development Planning

Staff will work with the Owner to determine the final form of the draft Official Plan and Zoning By-law Amendments to ensure there are no conflicts between the two documents. The Town's objective is to preserve and protect Business Park lands for higher-order uses, and ensure that the employment density targets provided for in the Official Plan are met. The Town's Official Plan and the Trails Master Plan identifies a future trail along the eastern boundary of the subject lands. Inclusion of an Open Space Zone in the amending Zoning By-law will be discussed.

Traffic/ Parking/ Access

A Parking Study must be submitted to address deviations from the Zoning By-law requirements. A Transportation Study must be submitted and acceptable mitigation measures must be identified where required.

Parks

Cash-in-lieu of parkland may be required in accordance with Town policy and By-law 4291-01.F. Superior landscaping will be required, with emphasis on pedestrian movement and accessibility at the many entrance and egress points of the site. Additional comments regarding street trees, topsoil requirements and other landscape standards will be provided as this plan evolves to the development stage.

The Trails Master Plan has identified the requirement of a 12 metre wide trail corridor along the eastern boundary, culminating in a pedestrian underpass under Wellington Street adjacent to the on-ramp to the 404. This can be secured through a future Site Plan Agreement on the subject lands.

Urban Design

The subject lands are to be planned, designed and developed in an integrated, campus-like setting to create a striking built presence on Highway 404 and Wellington Street East. Building and landscape design shall facilitate the establishment of distinctive, landmark buildings. To ensure a high quality of development, the Town and the applicant will consider current Urban Design best practices, and the Wellington Street East Corridor (Area 2B) Urban Design Guidelines. Urban Design matters will be assessed in greater detail upon submission of future Site Plan applications

Heritage

In September, 2011, Council granted consent for the demolition of Issac Petch Farm House that historically existed on the subject lands, subject to conditions. The Owner is required to fulfil the following conditions as part of a future application:

- Commemorate the Lyon/Petch Farm and its occupants, in a form, wording and location acceptable to the Town by installing interpretive plaques, street naming and the provision of a public gathering place on site, for future development on the east side of the future extension of Goulding Avenue; and,

- Salvage the brick of the Isaac Petch Farm House and incorporate it into future development on the east side of the future extension of Goulding Avenue. The Owner acknowledges and agrees that should the above conditions not be satisfied, the Owner will obtain Council's approval, in consultation with the Heritage Advisory Committee.

Lake Simcoe Region Conservation Authority

No natural hazards are identified for this site. The subject lands are located within an area that is subject to the policies contained in the Source Protection Plan. From a watershed perspective, the LSRCA are satisfied and have no objections to the proposed applications to permit additional uses on the subject land.

The Regional Municipality of York

This application is considered to be a local matter and is exempted from approval by Regional Planning Committee and Council subject to the conditions listed in their May 19, 2020 letter attached as Appendix C.

Ministry of Transportation

The subject lands are located within an area subject to Ministry Permit Control, therefore a Ministry permit is required.

Public Comments

Planning Staff have not received any comments from the public circulation at the time of writing this report.

Advisory Committee Review

No communication is required.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days

after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

Subsection 34(11) of the *Planning Act* states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to LPAT.

As a result of the Covid-19 pandemic, the Province filed Ontario Regulation 149/20 under the *Planning Act* which states that the time period during the state of emergency shall not be included for the purposes of counting the periods of time mentioned above.

Financial Implications

There are no financial implications.

Communications Considerations

On February 27, 2020, a Notice of Complete Application respecting the Official Plan Amendment and Zoning By-law Amendment Applications was published in the *Auroran* and *Aurora Banner* newspapers. Additionally a sign giving notice of a complete application was posted on the subject lands.

On May 20, 2020, notices were given by mail to all addressed property Owners within a minimum of 120 m (393 ft) of the subject lands, and signage on the subject lands was updated with information regarding particulars of the Public Meeting. On May 28, 2020, Notice of Public Planning Meeting was published in the *Auroran* and *Aurora Banner* newspapers. Notification has been provided in accordance with the *Planning Act*.

Link to Strategic Plan

The applications will be reviewed in accordance with the Strategic Plan and its goal of enabling a Diverse, Creative and Resilient Economy through promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Staff continue to review the subject applications having consideration for the above noted matters, the comments received from the circulation, and the feedback received from the public and Council at the Public Planning Meeting. A comprehensive report with recommendations will be presented to Council for consideration and direction at a future General Committee Meeting.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation (OPA 30)
- Figure 3 – Town of Aurora Official Plan Schedule 'H'
- Figure 4 – Existing Zoning By-Law
- Figure 5 – Conceptual Master Plan
- Figure 6 – Proposed Official Plan (OPA 30)
- Figure 7 – Proposed Town of Aurora Official Plan Schedule 'H'
- Figure 8 – Proposed Official Plan Amendment Overlay Schedule
- Figure 9 – Proposed Zoning By-law

- Appendix A – Proposed Official Plan Amendments
- Appendix B – Proposed E-BP, E-BP(398) and E-BP(XX) Zone Comparison
- Appendix C – Region of York May 19, 2020 Correspondence

Pre-submission Review

Agenda Management Team Meeting review on May 28, 2020.

June 9, 2020

Page 13 of 13

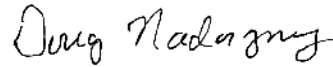
Report No. PDS20-040

Departmental Approval

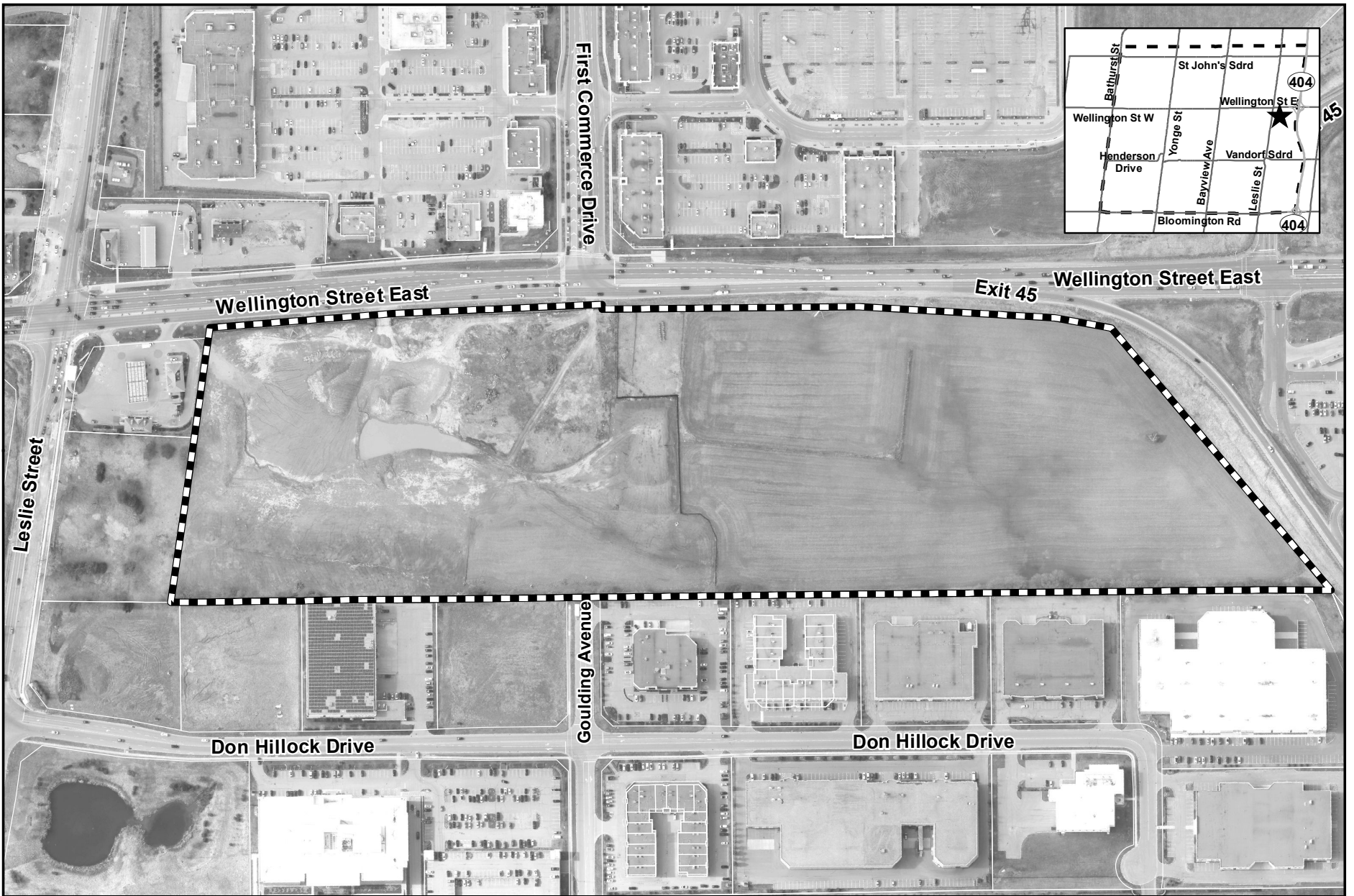


David Waters, MCIP, RPP, PLE
Director
Planning and Development Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer

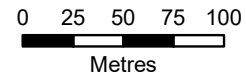


LOCATION MAP

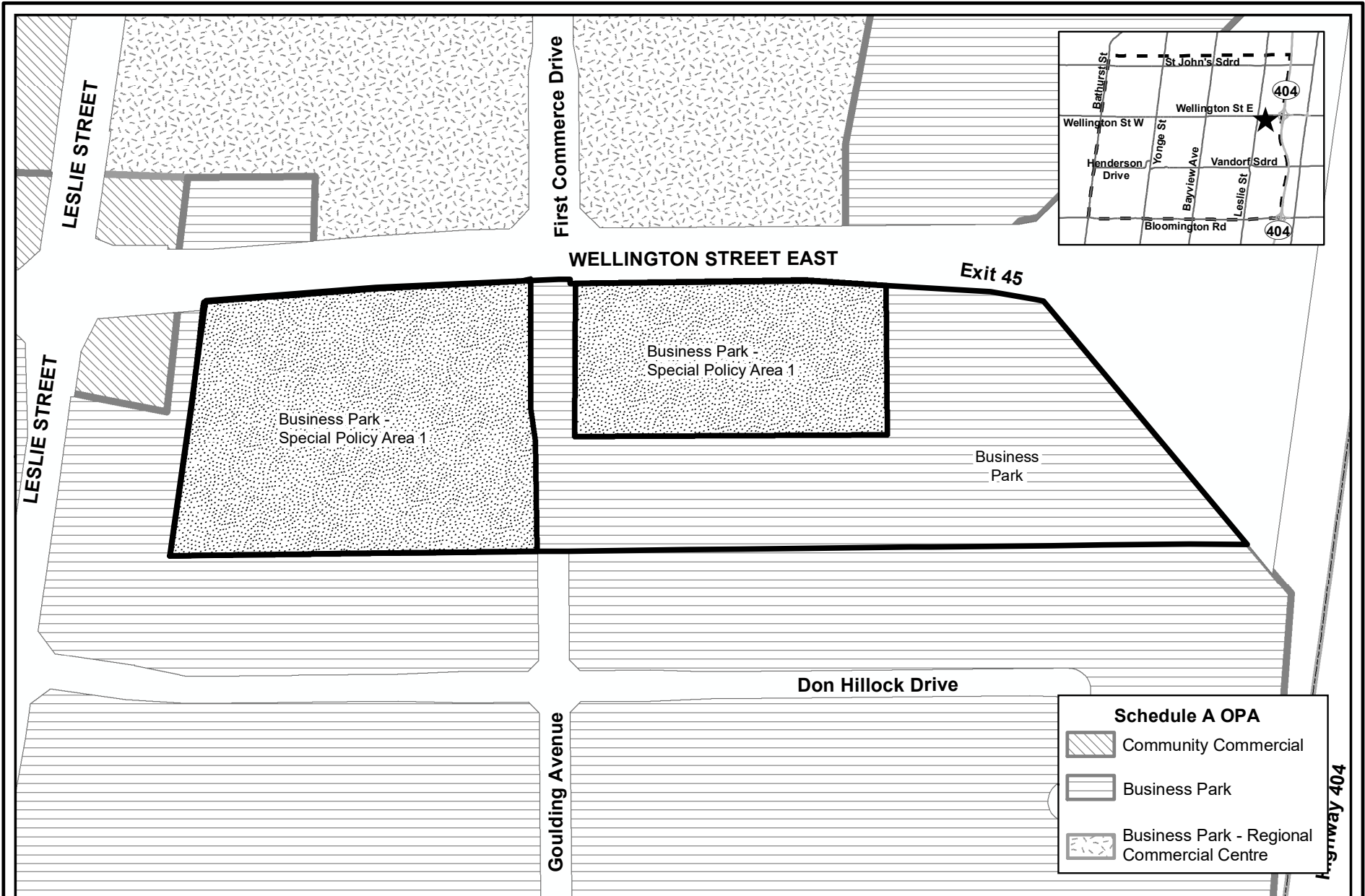
APPLICANT: 1623 Wellington Street Developments
 Limited FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 1



SUBJECT LANDS



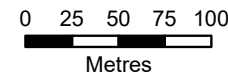
Map created by the Town of Aurora Planning & Building Services Department, May 11, 2020. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2019. © First Base Solutions Inc., 2019 Orthophotography.



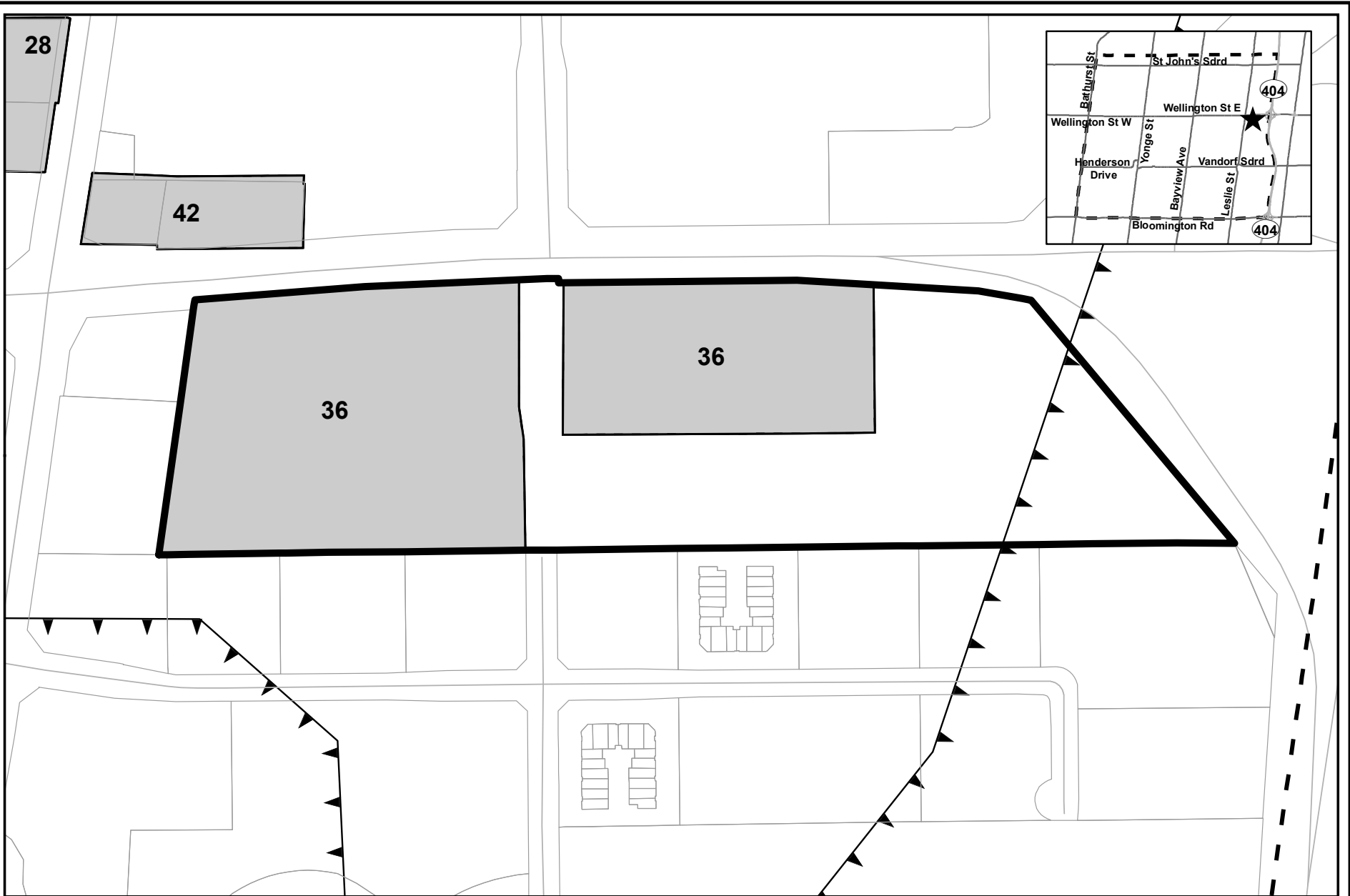
EXISTING OFFICIAL PLAN DESIGNATION (OPA 30)

APPLICANT: 1623 Wellington Street Developments Limited
 FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 2

 SUBJECT LANDS



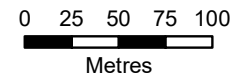
Map created by the Town of Aurora Planning & Building Services Department, May 14, 2020. Base data provided by York Region & the Town of Aurora.



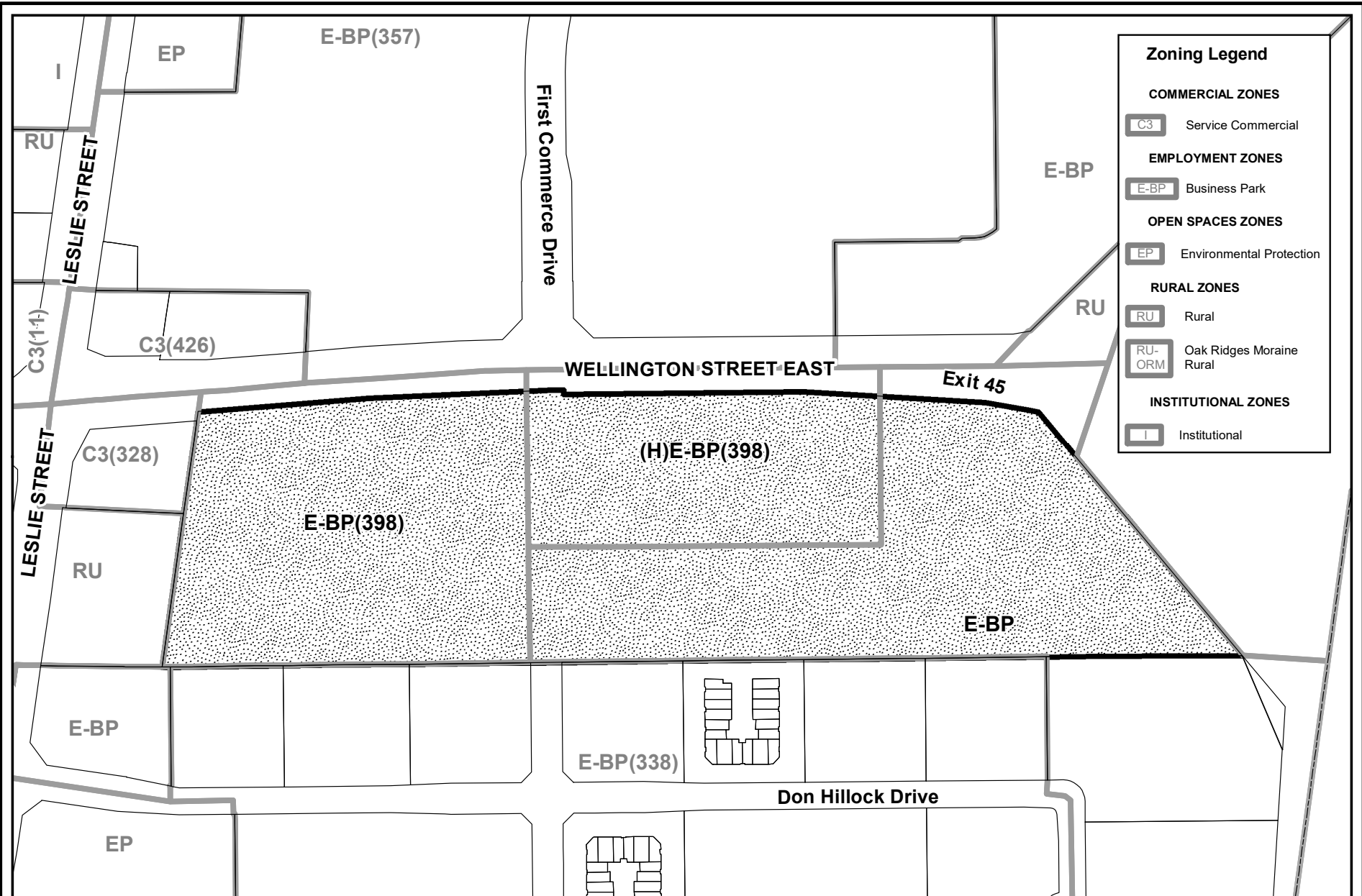
TOWN OF AURORA OFFICIAL PLAN SCHEDULE 'H'

APPLICANT: 1623 Wellington Street Developments Limited
 FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 3

-  Subject Lands
-  Site Specific Policy Area



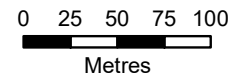
Map created by the Town of Aurora Planning & Building Services Department, May 29, 2020. Base data provided by York Region & the Town of Aurora.

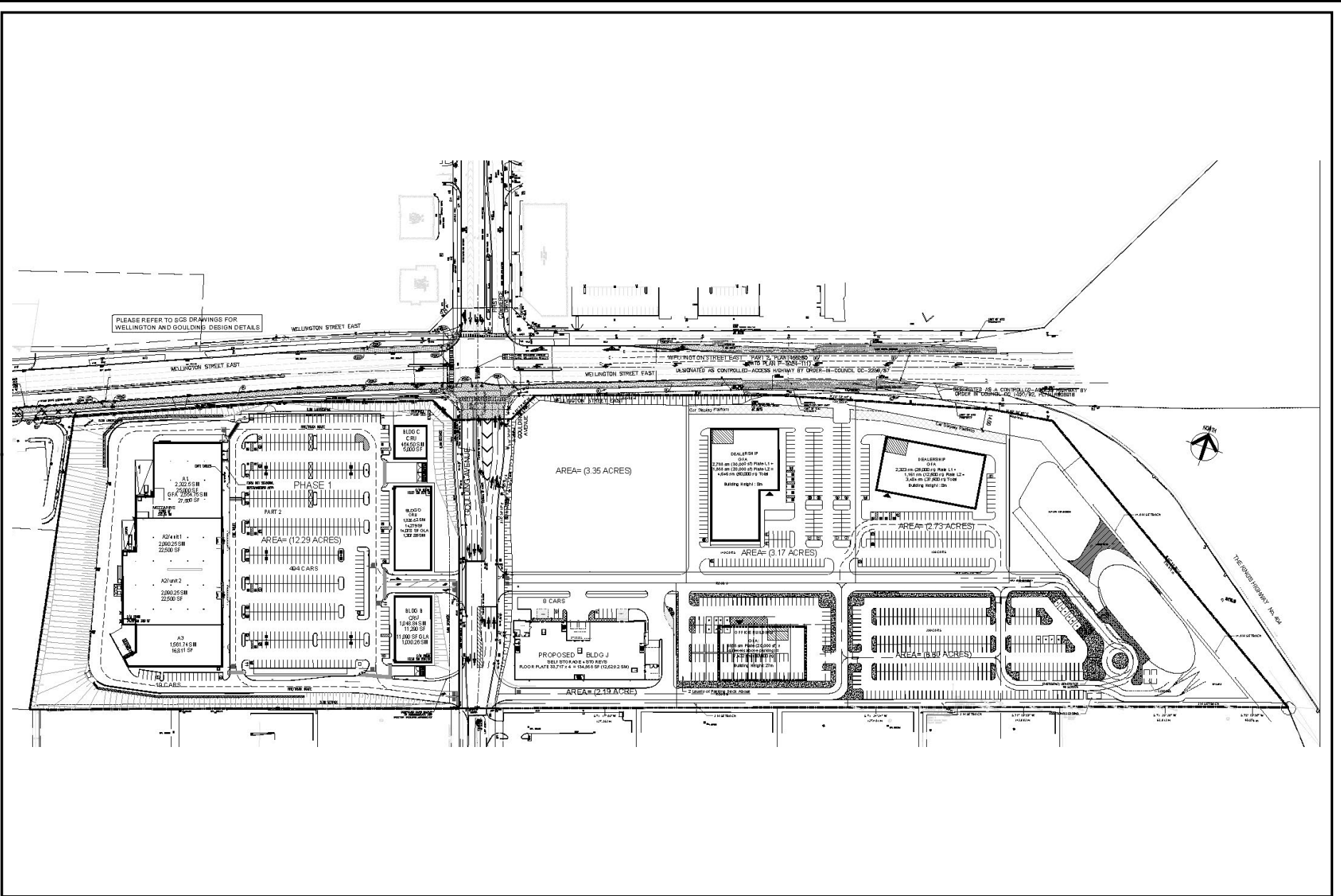


EXISTING ZONING BY-LAW

APPLICANT: 1623 Wellington Street Developments
 Limited FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 4

 **SUBJECT LANDS**

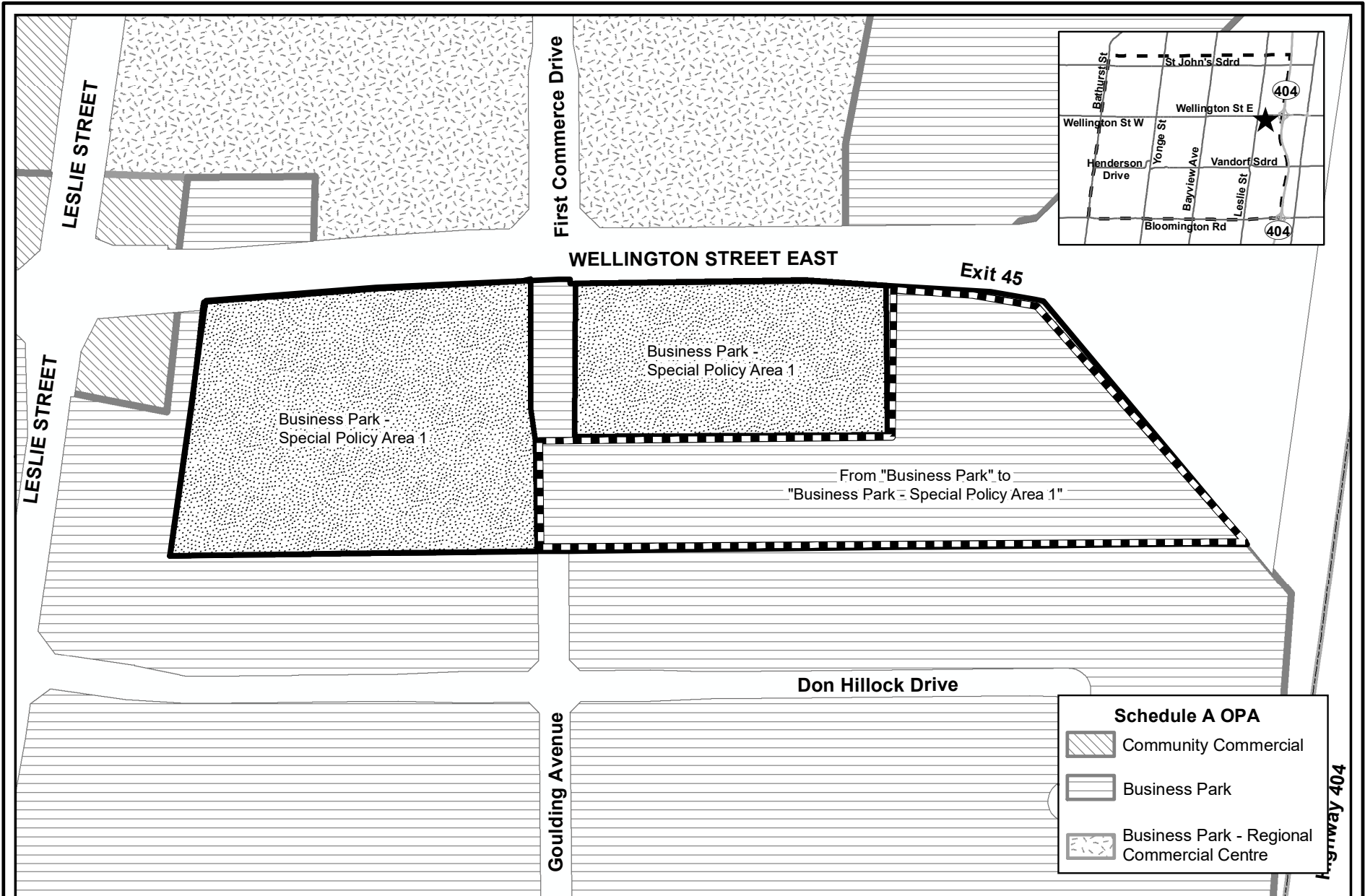




CONCEPTUAL MASTER PLAN



APPLICANT: 1623 Wellington Street Developments Limited
 FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 5

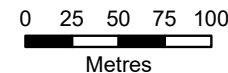




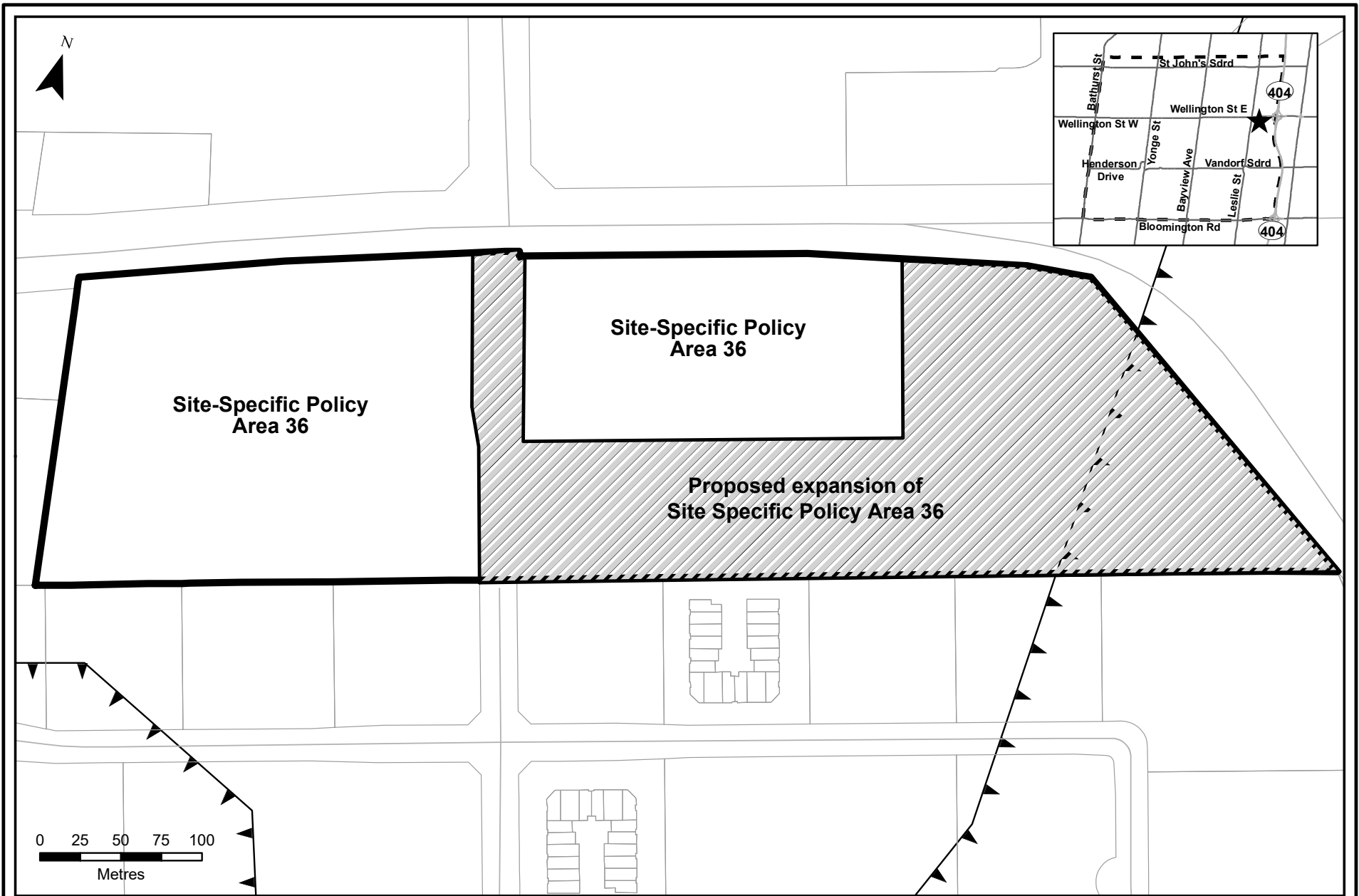
PROPOSED OFFICIAL PLAN (OPA 30)

APPLICANT: 1623 Wellington Street Developments Limited
 FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 6

-  SUBJECT LANDS
-  Proposed Change



Map created by the Town of Aurora Planning & Building Services Department, May 29, 2020. Base data provided by York Region & the Town of Aurora.



PROPOSED TOWN OF AURORA OFFICIAL PLAN SCHEDULE 'H'

APPLICANT: 1623 Wellington Street Developments Limited
 FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 7

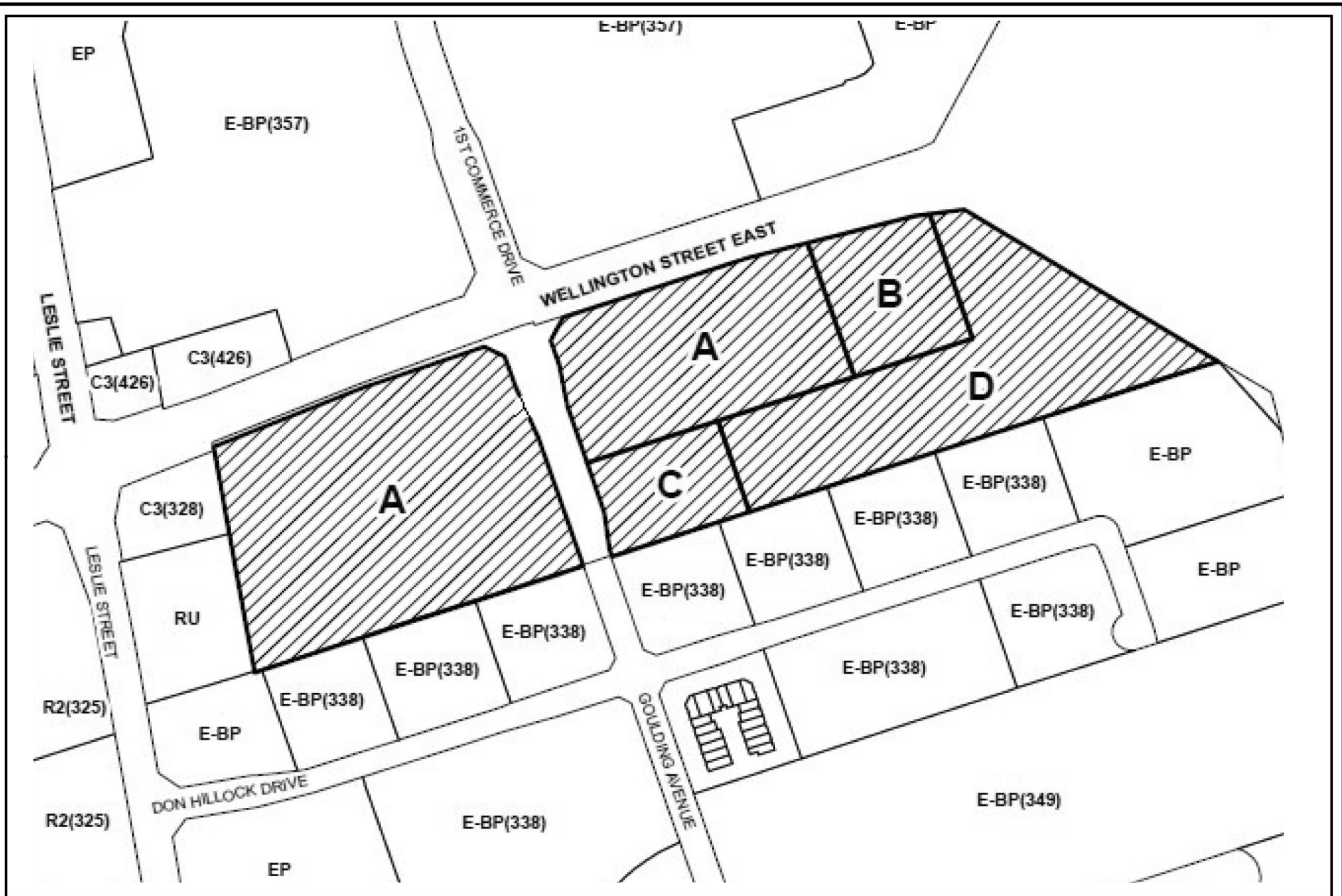


Lands proposed to be designated
 Site-Specific Policy Area 36



Subject Lands

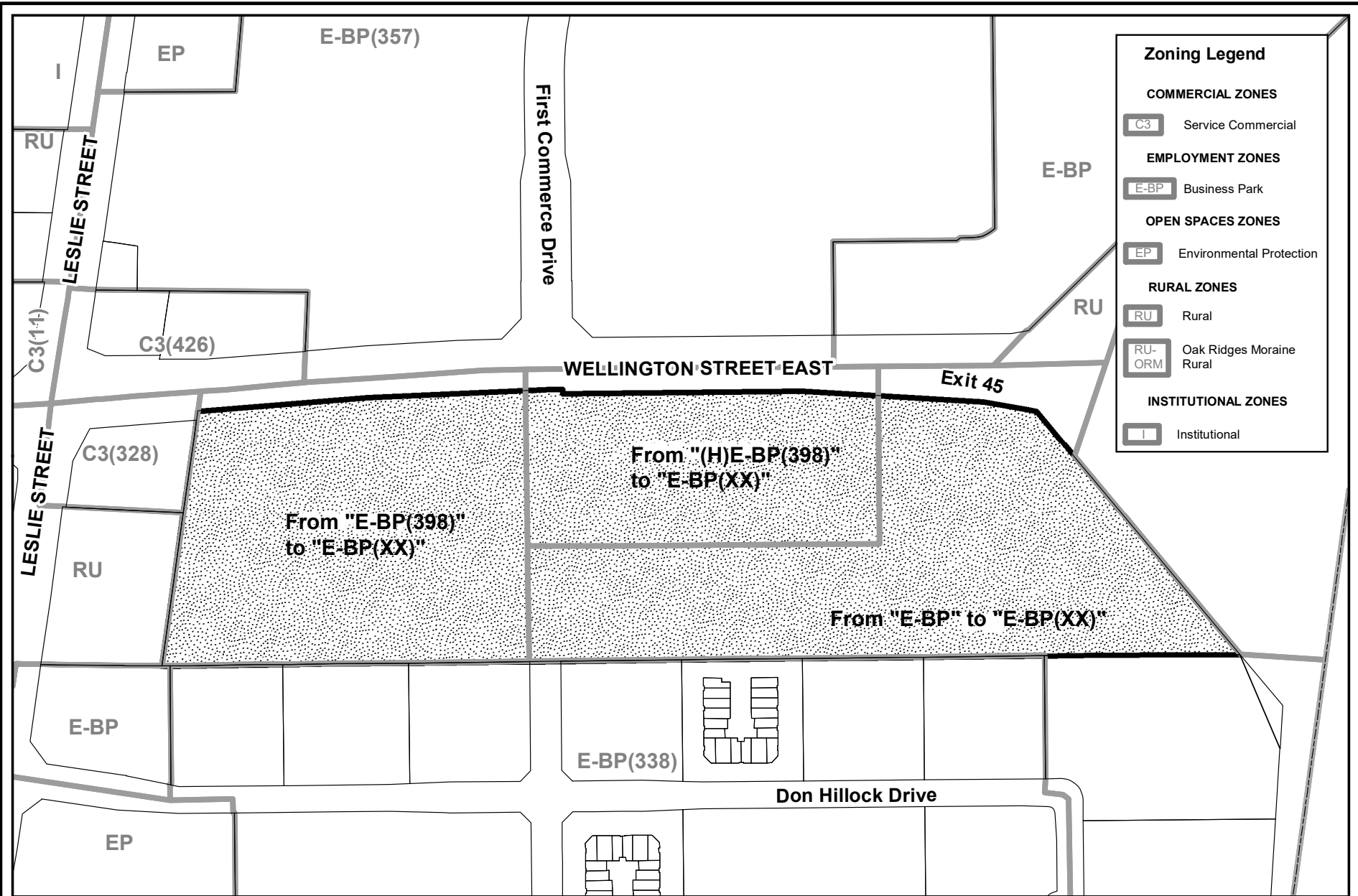




PROPOSED OFFICIAL PLAN OVERLAY SCHEDULE

APPLICANT: 1623 Wellington Street Developments Limited
FILES: OPA-2020-02 & ZBA-2020-02
FIGURE 8





Zoning Legend

COMMERCIAL ZONES

- C3 Service Commercial

EMPLOYMENT ZONES

- E-BP Business Park

OPEN SPACES ZONES

- EP Environmental Protection

RURAL ZONES

- RU Rural
- RU-ORM Oak Ridges Moraine Rural

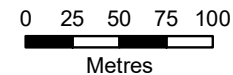
INSTITUTIONAL ZONES

- I Institutional

PROPOSED ZONING BY-LAW

APPLICANT: 1623 Wellington Street Developments Limited
 FILES: OPA-2020-02 & ZBA-2020-02
 FIGURE 9

 **SUBJECT LANDS**



June 9, 2020

Appendices Page 1 of 9

Public Planning
Report No. PDS20-040

Appendix A – Proposed Official Plan Amendments

Existing OPA 30 Policies (as amended by OPA 76)	Proposed Amendments
<p>Section 3.5.3 (a)</p> <p>A maximum of 18,120 m2 of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section 3.5 of OPA 30 only within the areas of the subject lands that this site specific amendment applies to. The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.</p>	<p>A maximum of 18,120 m2 of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) only within the Area “A”. The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.</p>
<p>Section 3.5.3 (b)</p> <p>The development of these commercial retail areas shall be phased. A maximum of 11,100 m2 of commercial retail space shall be permitted in accordance with site specific by-law requirements. Additional commercial retail uses beyond 11,100 m2 to a maximum of 7,020 m2 shall only be permitted at a ratio of 1 m2 of GFA of commercial space for every 1.5 m2 GFA of business park uses developed on the remainder of the site.</p>	<p>The development of these commercial retail areas shall be phased. A maximum of 11,100m2 of commercial retail space shall be permitted in accordance with site specific by-law requirements. Any additional commercial retail uses beyond 11,100m2 to a maximum of 7,020 m2 shall only be permitted at a ratio of 1 m2 of gross floor area of commercial retail space for every 1.5 m2 gross floor area of business park uses developed within Areas “A”, “B”, “C” or “D”.</p>
<p>Section 3.5.3 (c)</p> <p>The commercial retail uses on the subject lands shall also be subject to the following restriction: the maximum GFA of any individual commercial retail unit shall not exceed 2,000 m2 except that a maximum of four retail stores shall be permitted to have a maximum GFA of 2,500 m2.</p>	<p>Removal of this policy.</p>

June 9, 2020

Appendices Page 2 of 9

Public Planning
Report No. PDS20-040

<p>Section 3.5.2</p> <p>The following uses shall be prohibited in the Business Park Designation:</p> <ul style="list-style-type: none"> • Commercial “self-storage” warehouses; • Outdoor storage; • Auto commercial uses; • Automobile service stations; • Car washes; • Automobile repair uses; • Autobody paint and repair; and. • Retail uses involving accessory outdoor storage and/or display of merchandise 	<p>New Policy 3.5.3 (c):</p> <p>In addition to the retail commercial uses and floor areas permitted above within Area “A”, automobile dealership uses shall also be permitted.</p> <hr/> <p>New Policy 3.5.3 (d):</p> <p>Within Area “B” automobile dealership uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of OPA 30.</p> <hr/> <p>New Policy 3.5.3 (e):</p> <p>Within Area “C” commercial self-storage uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of OPA 30.</p>
<p>Section 3.5.3 (d)</p> <p>The policies contained herein shall be implemented by way of a site specific zoning by-law.</p>	<p>No change proposed. Renumber policy to 3.5.3 (f)</p>
<p>Section 3.5.3 (e)</p> <p>A Holding (H) prefix shall be placed on the lands. The purpose of the holding symbol is to ensure that site plan approval has been obtained, that the appropriate phasing occurs and that all outstanding matters to the satisfaction of the Town have been addressed.</p>	<p>No change proposed. Renumber policy to 3.5.3 (g)</p>
<p>Section 3.5.3 (f)</p> <p>All other provisions of OPA 30 shall continue to apply (OPA 76).</p>	<p>No change proposed. Renumber policy to 3.5.3 (h)</p>

- Note that **bold lettering** details the proposed amendments to Section 3.5.3 of OPA 30.

Appendix B – E-BP, E-BP(398) and E-BP(XX) Exception Zone Comparison

	E-BP Zone	E-BP(398) Exception Zone	Proposed E-BP(XX) Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Convention centre • Day care centre ** • Day Centre, Adult; Day Centre, Intergenerational ** • Dry Cleaning Distribution Station and Depot ** • Fitness Centre • Food Processing Establishment • Hotel/Motel • Industrial uses ** • Medical Marijuana Production Use ** • Motor Vehicle Rental Establishment ** • Offices • Private Park • Personal Service Shop ** • Printing, media and communications establishment • Club ** • Research and Training Facility • Restaurant ** • Retail, Accessory ** • Theatre ** • Warehouses ** 	<p>All uses within the E-BP zone including the following retail and commercial uses as principal uses:</p> <ul style="list-style-type: none"> • Club • Dry-cleaning distribution depot • Financial institution • Drive through facility • Personal service shop • Pet services • Restaurants • Retail stores • Service shop 	<p>With regards to the Figure below:</p> <ul style="list-style-type: none"> • Motor Vehicle Sales Establishment shall be permitted within Areas 'A' and 'B' in addition to all uses currently permitted in the E-BP(398) Zone. * • Commercial Self Storage Facility shall be permitted within Area 'C' in addition to all uses currently permitted in the E-BP(398) Zone. * • Permitted Uses within Area 'D' shall be in accordance with the E-BP Zone Requirements of Section 10.1 of the Zoning By-law. *
Figure *	Not applicable	Not applicable	

June 9, 2020

Appendices Page 4 of 9

Public Planning
 Report No. PDS20-040

<p>Gross Leasable Floor Area (maximum)</p>	<p>Not applicable</p>	<p>The maximum gross leaseable floor area for all retail and commercial uses permitted on the lands shall not exceed 18,120 m², subject to the following provisions: a) Any retail and commercial gross leaseable floor area beyond 11,100 m² shall only be permitted as follows: For each 1.5 m² of “Developed Business Park” uses built, one (1) square metre of gross leaseable floor area of retail and commercial uses shall be permitted</p>	
<p>Gross Leasable Floor Area – Specific Uses (maximum)</p>	<p>Not applicable</p>	<p>The following restrictions shall also apply to the uses permitted on the lands: a) Four (4) retail units shall be permitted to have a maximum gross leaseable floor area of 2,500 m². For all other individual retail units, the maximum gross leaseable floor area shall not exceed 2,000 m²</p>	<p>Not applicable *</p>
<p>Height (maximum)</p>	<p>13.5 metres</p>	<p>13.5 metres</p>	<p>27 metres *</p>

June 9, 2020

Appendices Page 5 of 9

Public Planning
Report No. PDS20-040

Lot Lines	See "Lot Line" definition in Section 3 of the Town's Zoning By-law. It is dependent on frontages onto a street, corner lots, through lots.	<ul style="list-style-type: none">• Wellington Street East as the Front Lot Line *• Goulding Avenue as the Side Lot Line *
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- Note that (*) denotes the proposed amendments to the Zoning By-law.
- Note that (**) denotes permitted uses that are subject to fulfilling other provisions of the Zoning By-law.



**Appendix C - Region of York May 19, 2020
Correspondence**

File No.: OPA-2020-02
Related File No.: ZBA-2020-02
Refer To: Sara Brockman

May 19, 2020

Mr. David Waters
Director of Planning and Development Services
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, ON L4G 6J1

Attention: Matthew Peverini, Planner

**Re: Request for Exemption from Regional Approval for Local Official Plan Amendment
(OPA-2020-02)
(1623 Wellington Street Development Inc.)
1623 Wellington Street East
Town of Aurora
York Region File No. LOPA.20.A.0014**

This letter is further to our correspondence dated May 14, 2020 regarding the above noted Official Plan Amendment (OPA) and related Zoning By-law Amendment (ZBA) applications. York Region received a request from Leslie-Wellington Developments Inc. for an exemption from Regional approval for this OPA. We understand a public meeting to consider this application is proposed to be scheduled for June 9, 2020. The subject site is municipally known as 1289 Wellington Street East and is located on the south side of Wellington Street East, between the Goulding Avenue Extension and Highway 404, in the Town of Aurora, and is approximately 7.02 hectares (17.35 acres) in size. The site is also the subject of related ZBA and consent applications (Town File Nos.: C-2020-01).

The subject lands (the portion east of the Goulding Avenue extension) are currently designated "Business Park" and "Business Park – Special Policy Area 1" in the Town of Aurora Bayview North East Area Secondary Plan (OPA 30) and Town of Aurora Official Plan.

Request for Exemption from Regional Approval
Proposed Official Plan Amendment (OP-2020-02)

Page 2

Since our previous correspondence an updated draft OPA (dated May 15, 2020) and revised concept plan (dwg. SD-164, prepared by Petroff, dated May 15, 2020) was provided.

Based on the updated concept plan (attached), the purpose of this OPA application now is to amend the Town of Aurora Official Plan by:

- 1) Re-designating the portion of the subject lands currently designated “Business Park” to “Business Park – Special Policy Area 1” on Schedule A and extend “Special Policy Area 36” on Schedule H accordingly;
- 2) Amending Sections 16.36 of the Town of Aurora Official Plan and 3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) to:
 - a) Facilitate the proposed development outlined on the attached concept plan;
 - b) Allow for the continuation of previously approved commercial and retail uses and permissions, including phasing, and add “Automobile Dealership Uses” as a permitted use in Area A;
 - c) Remove the maximum gross floor area individual retail units previously established;
 - d) Add “Automobile Dealership Uses” as a permitted use in Area B;
 - e) Add “Self-Storage Uses” as a permitted use in Area C; and,
 - f) Maintain the remainder of the existing policies of Section 16.36.

As per policy 8.3.8 of the York Regional Official Plan, amendments to local official plans may be exempt from Regional approval where they are of local significance and no Regional interest is adversely affected. In reviewing the revised information recently provided, and based on further discussion with the Town and further correspondence from the applicant dated March 19, 2020, York Region Planning staff are of the opinion this OPA is in keeping with the policy intent of YROP-2010, appears to be a routine matter of local significance, and will not adversely affect Regional planning policies or interests conditional on meeting the requirements outlined below. Therefore, pursuant to Council authorization specified in By-law A-0265-1999-017, this application is considered to be a local matter and is hereby exempted from approval by Regional Planning Committee and Council, conditional on the following:

1. The draft OPA facilitates the proposal as shown on the attached updated Concept Plan.
2. The final OPA and Schedule be revised to reflect the following, to the satisfaction of York Region, prior to final approval by the Town:
 - a. 16.36 e. A new policy d) is added which reads: “Within Area “B” automobile dealership uses shall ~~also~~ be permitted **in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment 30.**”
 - b. 16.36 f. A new policy e) is added which reads “Within Area “C” self-storage uses shall ~~also~~ be permitted **in addition to the permitted uses**

Request for Exemption from Regional Approval
Proposed Official Plan Amendment (OP-2020-02)

Page 3

outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment 30.”

- c. The wording changes outlined in a. & b. also be made accordingly in Section 3.5.3.
 - d. An updated OPA Schedule and/or Figure that accompanies the OPA that shows the Areas (A,B,C, & D) in accordance with the revised concept.
3. Applicable comments of our May 14, 2020 letter be addressed prior to final approval from the Town.

This allows the amendment to come into effect following its adoption by the Town of Aurora and the expiration of the required appeal period.

Summary

York Region has reviewed the revised information recently provided in support of this proposal. York Region has granted the Request for Exemption from Regional Approval for this Official Plan Amendment subject to conditions. Please note the comments provided our previous letter remain applicable. We await submission of the requested information to continue our review. York Region staff is available to provide assistance throughout this application process should it be required.

We respectfully request the Town’s Notice of Decision be forwarded to our office.

Should you have any questions or require further information, please contact Sara Brockman, Planner, at extension 75750, or by e-mail at sara.brockman@york.ca.

Sincerely,



Karen Whitney, MCIP, RPP
Director, Community Planning and Development Services

SB/

Attachment (1): Concept Plan – Aurora South, dwg no. SD-164, prepared by Petroff, May 15, 2020

The Corporation of The Town of Aurora

By-law Number XXXX-20

**Being a By-law to confirm actions by Council
resulting from a Council Public Planning meeting
on June 9, 2020.**

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 9, 2020, 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 9th day of June, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk