



## Town of Aurora Council Public Planning Meeting Agenda

**Date:** Tuesday, September 15, 2020  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

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**Pages**

1. **Procedural Notes**
2. **Approval of the Agenda**
3. **Declarations of Pecuniary Interest and General Nature Thereof**
4. **Planning Applications**
  - 4.1 **PDS20-051 - Applications for Official Plan Amendment, Zoning By-law Amendment, 15516 Leslie Street GP Inc., 15516 Leslie St** 1

Part Lot 22, Concession 2 Whitchurch, File Numbers: OPA-2020-03 and ZBA-2020-03, Related File Number: SP-2020-02

    1. That Report No. PDS20-051 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.
  - 4.2 **PDS20-053 - Applications for Official Plan, Zoning By-law Amendment, RCG Aurora North GP Inc., 16005-16055 Bayview Ave** 31

Whitchurch Con 2 Pt Lot 26, RP65R32530 Part 1, File Numbers: OPA-2020-04 and ZBA-2020-04

    1. That Report No. PDS20-053 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.
5. **Confirming By-law**
  - 5.1 **XXXX-20Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on June 9, 2020** 53

That the confirming by-law be enacted.

## 6. Adjournment



100 John West Way  
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Town of Aurora

## Public Planning Report

No. PDS20-051

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**Subject:**                   **Applications for Official Plan Amendment and Zoning By-law Amendment**  
                                  **15516 Leslie Street GP Inc.**  
                                  **15516 Leslie Street**  
                                  **Part Lot 22, Concession 2 Whitchurch**  
                                  **File Numbers: OPA-2020-03 and ZBA-2020-03**  
                                  **Related File Number: SP-2020-02**

**Prepared by:**           Sean Lapenna, Planner

**Department:**          Planning and Development Services

**Date:**                    September 15, 2020

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### Recommendation

1. That Report No. PDS20-051 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 on proposed Official Plan Amendment & Zoning By-law Amendment applications for the property municipally known as 15516 Leslie Street (the subject lands). A seven (7) storey condominium apartment building with a total of 137 units, 201 underground parking spaces, private driveway and open space lands is proposed on the subject lands. A related Site Plan application has been submitted which is not the subject of the Statutory Public Planning Meeting. The following is a summary of the proposed Official Plan and Zoning By-law Amendment applications:

- An Official Plan Amendment has been proposed to introduce site specific policies to permit increased density and height;

- A Zoning By-law Amendment has been proposed to rezone the subject lands from “Rural (RU)” zone to “Second Density Apartment Residential Exception Zone (RA2-XX)” and “Environmental Protection Zone (EP)”; and,
- The Regional Municipality of York is the approval authority for the Official Plan Amendment;
- A preliminary review of the proposed applications have been undertaken by Town departments and external agencies. Staff will continue to work with the applicant to address comments and outstanding matters prior to bringing forward a final recommendation report to General Committee for consideration.

## **Background**

### **Application History**

A Pre-Consultation meeting took place between Town Staff and the applicant on January 31, 2019. Applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval were received on February 28, 2020 and deemed complete on March 25, 2020.

### **Location / Land Use**

The subject lands are municipally known as 15516 Leslie Street, and are located on the west side of Leslie Street, north of Holladay Drive, south of St. John’s Sideroad and west of Highway 404 (Figure 1). The subject lands have a total lot area of 12,834 m<sup>2</sup> (3.17 acres) and a lot frontage of 60.96 m (200 ft). The subject lands contain an existing man-made pond located at the rear of property. A single-detached dwelling also exists on the property.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Existing Residential and St. John’s Sideroad;  
South: Existing residential and Wellington Street East;  
East: Natural Heritage System and vacant employment lands;  
West: Existing residential and Natural Heritage System.

### **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.

#### York Region Official Plan (YROP)

The YROP designates the subject lands as “Urban Area” and “Regional Greenlands System”. The intent of the Urban Area is to strategically focus growth while conserving resources and to create sustainable, lively communities. A range of uses are permitted within the Urban Area, including residential.

Development and site alteration are prohibited within the Regional Greenlands System and development within 120 m requires an Environmental Impact Study be submitted to determine the impacts of a proposed development on the natural heritage system and its features.

#### Aurora 2C Secondary Plan (OPA 73)

The subject lands are designated as “Urban Residential 2” and “Environmental Protection Area” (Figure 2). The “Urban Residential 2” designation permits medium density housing forms that are well-designed and transit supportive in proximity to community recreational and convenience commercial facilities.

The “Environmental Protection Area” designation protects and enhances the natural heritage system. This designation contains hazard lands, natural heritage features, including their associated buffer areas, vegetated protection zones and/or setbacks.

Section 3.3.2 e) of OPA 73 states that the maximum height of any building within the UR2 designation shall be 6 storeys or 20.0 metres whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider, through the implementing zoning by-law, buildings that exceed

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20.0 metres in height, as long as the building is not greater than 6 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue.

Section 3.3.2 f) of OPA 73 states that density within the Urban Residential 2 Designation shall range from between 35 and 50 units per net residential hectare.

#### Town of Aurora Official Plan

The Town of Aurora Official Plan Section 6.3 requires that a minimum of 25% of all new residential development meet the definition of affordable housing.

It is a goal of the Official Plan to work with the Region, the private sector, and other stakeholders, and consider tools or mechanisms to encourage and support the development and maintenance of affordable housing, such as height and/or density bonusing under Section 37 of the *Planning Act*.

The Owner is seeking an increase in building height and density over and above existing planning permissions. The request for an increased building height is not a result of grading challenges onsite.

The Town's Guidelines for the Implementation of Height and Density Bonusing (endorsed by Council in November 2016) will be applied to the subject lands to secure community benefits.

#### Comprehensive Zoning By-law 6000-17, as amended

The subject lands are zoned "Rural (RU)" under Zoning By-law 6000-17, as amended (Figure 3). Uses permitted in the Rural Zone include Agricultural uses, Detached Dwelling, Second Suites, Greenhouses, Home Occupations and Places of Worship.

#### Reports and Studies

In support of complete application submissions for the subject Official Plan and Zoning By-law Amendment applications, the applicant has submitted the materials as outlined in Appendix 'A'.

### **Proposed Applications**

Official Plan & Zoning By-law Amendment applications have been submitted to facilitate the development of a seven (7) storey residential building with a total of 137 condominium units, underground parking, private driveway and open space lands (see

Figure 6). The apartment building would have a total Gross Floor Area of 10,715.2 m<sup>2</sup> (115,337 ft<sup>2</sup>). The building will include twenty-six one bedroom units, seventy-one bedroom + den units, fourteen two bedroom units and twenty-seven two bedroom + den units.

A total of 201 underground parking spaces will be provided including 161 spaces for residents, 38 visitor spaces and 2 barrier free spaces. The applicant is seeking to reduce the parking standards of the parent RA2 zone.

A total indoor amenity area of 472.2 m<sup>2</sup> (5,083 ft<sup>2</sup>) and outdoor amenity area of 3,621 m<sup>2</sup> (38,976 ft<sup>2</sup>) is also proposed.

**An Official Plan Amendment has been proposed to introduce site specific policies to permit increased density and height**

The Owner is seeking an Official Plan Amendment to add the following site specific policies for the “Urban Residential 2” designation:

- A maximum density of 260 units per net hectare where net hectare is measured by only excluding the natural feature limit and includes environmental buffers; and,
- A maximum height of 7 storeys or 26.0 metres, measured from the average grade at the front property line and excluding the mechanical penthouse.

A table comparing the existing OPA policies with the proposed amendments can be found in Appendix ‘B’.

**A Zoning By-law Amendment has been proposed to rezone the subject lands from “Rural (RU)” zone to “Second Density Apartment Residential Exception Zone (RA2-XX)” and “Environmental Protection Zone (EP)”**

As shown in Figure 5, the Owner proposes to rezone the subject lands from “Rural (RU)” to “Second Density Apartment Residential (RA2-XX) Exception Zone” and “Environmental Protection (EP)”. A table comparing the existing RA2 zone to the proposed RA2-XX Exception zone can be found in Appendix ‘C’. In summary, this exception zone will permit the following:

- A reduced minimum lot area of 3000 m<sup>2</sup>, whereas the parent RA2 zone requires a minimum lot area of 95 m<sup>2</sup> per dwelling unit;
- A reduced rear yard setback of 2.0 m, whereas a minimum of 9.0 m is required;

- An increased maximum lot coverage of 48%, whereas the maximum permitted is 35%;
- Reduced parking rate of 1.4 spaces per dwelling unit of which 0.25 spaces are to be set aside for visitors, whereas 1.5 spaces per dwelling unit with a minimum of 20% of spaces being provided for visitor parking is required;
- Amenity area for each dwelling unit to be provided through a combination of shared indoor and outdoor building amenity areas and private balconies, whereas a minimum of 18 m<sup>2</sup> is required per dwelling unit; and
- An alternative definition of Building Height.

### **The Regional Municipality of York is the approval authority for the Official Plan Amendment**

York Region is in receipt of a request for exemption from Regional approval from the applicant and the Town of Aurora for the proposed Official Plan Amendment. The Region has confirmed that a significant portion of the site is designated Regional Greenland System with a significant woodlot, wetland and watercourse on site and therefore cannot be exempt from Regional approval. The Region will need to ensure that the proposed development is located outside of the 10 m woodland buffer, the 15 m wetland buffer and 30 m watercourse buffer.

## **Analysis**

### **Department / Agency Comments**

**A preliminary review of the proposed applications have been undertaken by Town departments and external agencies. Staff will continue to work with the applicant to address comments and outstanding matters prior to bringing forward a final recommendation report to General Committee for consideration.**

Staff have identified the following matters to be addressed in greater detail:

#### **Planning**

Staff will work with the applicant to finalize the draft Official Plan and Zoning By-law Amendments to ensure there are no conflicts between the two planning documents and to ensure comments have been addressed as appropriate. Given that the applicant is proposing an increase in height and density above existing land use permissions, the Town's Guidelines for the implementation of Height and Density Bonusing will apply to



secure community benefits. A future staff report to Council will outline the proposed community benefits.

#### Development Engineering

The engineering related studies and reports listed in Appendix 'A' of this report have been reviewed and comments have been provided to the applicant and key highlights are summarized below:

- Additional information has been requested in order to completely assess potential impacts to the wetland, forest edge and watershed;
- A complete sanitary sewer analysis has also been requested; and,
- Regional approval of the submitted traffic study will be required.

#### Traffic/Transportation

An adequate justification must be provided in order to support the proposed parking deficiency. To support the parking supply for the proposed development, parking demand surveys undertaken at a comparable proxy site must be submitted.

#### Urban Design

The development proposal was reviewed by the Town's Design Review Panel in June 2020. Comments from the Design Review Panel included the following which focused on the site plan application. Comments were made on providing better pedestrian access and striving to accomplish a better balance between traditional and contemporary elevations of the building façade.

#### Lake Simcoe Region Conservation Authority

The proposed development limits are outside of the floodplain and hazard lands. An Environmental Impact Study has been reviewed as it relates to natural heritage features on the subject property (i.e. woodlands, and hydrological feature (unevaluated wetland)). Technical comments related to Stormwater Management and Natural Heritage have been provided to the applicant to address with the next submission.

## **Public Comments**

Planning Staff have not received any comments from the public at the time of writing this report. Should comments be received after the writing of this report, Planning Staff will communicate this to Council at the Public Planning Meeting.

## **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(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, 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 Minister) may appeal the application to the LPAT.

If a decision is not made by October 20, 2020, the applications may be subject to appeal.

## **Financial Implications**

There are no financial implications.

## **Communications Considerations**

On July 2, 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 August 27, 2020, notices were given by mail to all addressed property Owners within a minimum of 120 m (393 ft) of the subject lands. Additional properties beyond the 120 m (393 ft) radius (along Starkweather Street) were also notified. In addition to

this, signage on the subject lands was updated with information regarding particulars of the Public Meeting.

On August 27, 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 73)
- Figure 3 - Existing Zoning
- Figure 4 - Proposed Official Plan Designation
- Figure 5 - Proposed Zoning
- Figure 6 - Proposed Site Plan
- Figure 7 - Proposed Building Elevation (North)
- Figure 8 - Proposed Building Elevation (West & East)
- Figure 9 - Proposed Building Elevation (South)
- Figure 10 - Colour Rendering (North)
- Figure 11 - Colour Rendering (West)
- Figure 12 - Colour Rendering (East)

Figure 13 - Colour Rendering (South)

Appendix A – Submitted Studies and Reports in support of the applications

Appendix B - Proposed Official Plan Amendments

Appendix C – Proposed RA2 (RA2-XX) Exception Zone Comparison to Parent RA2 Zone

## **Previous Reports**

None.

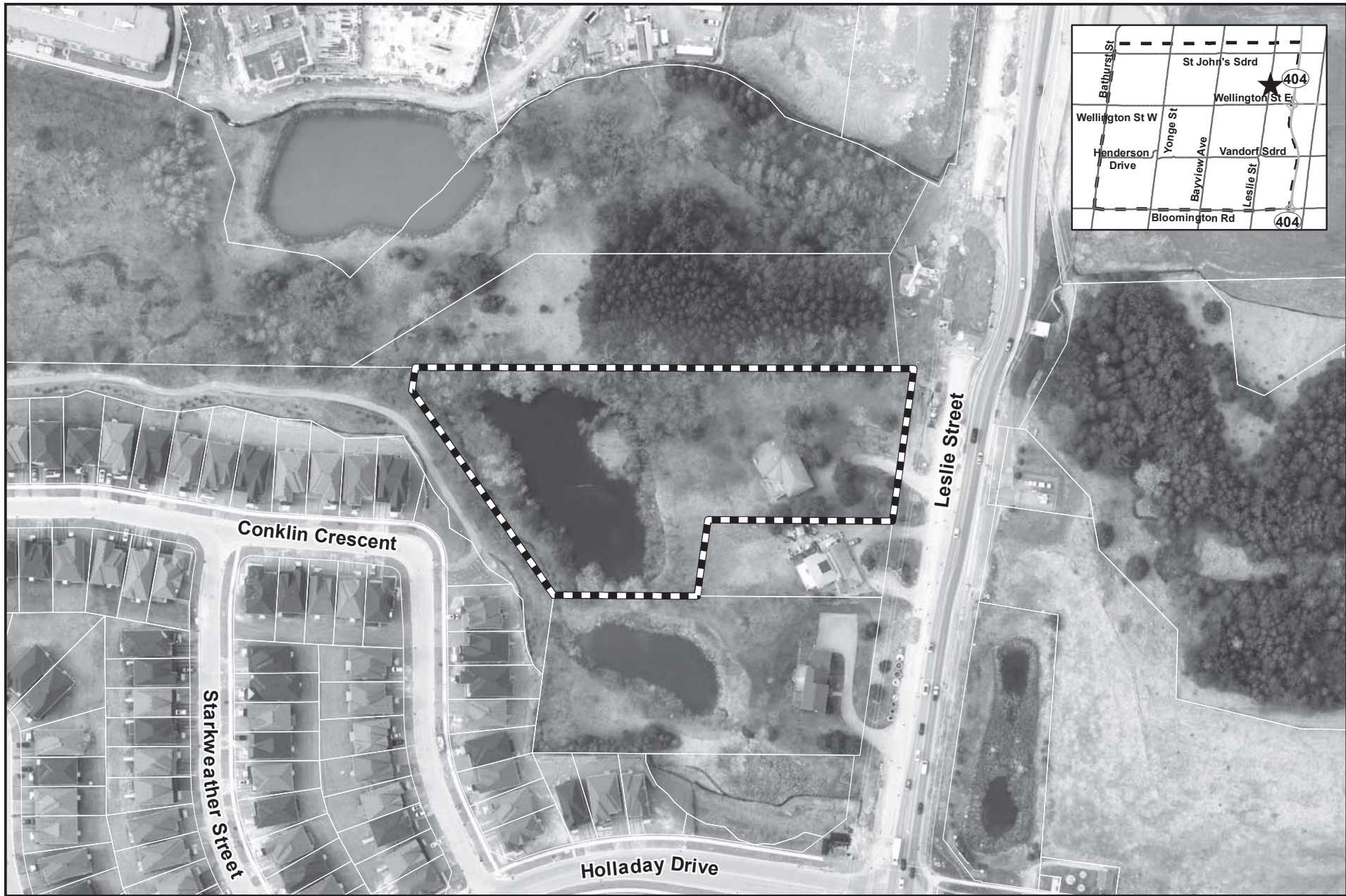
## **Pre-submission Review**

Agenda Management Team review on September 3, 2020

## **Approvals**

**Approved by David Waters, Director, Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**

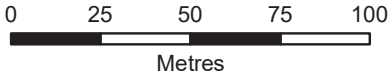


**LOCATION MAP**

APPLICANT: 15516 Leslie Street GP Inc  
FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02



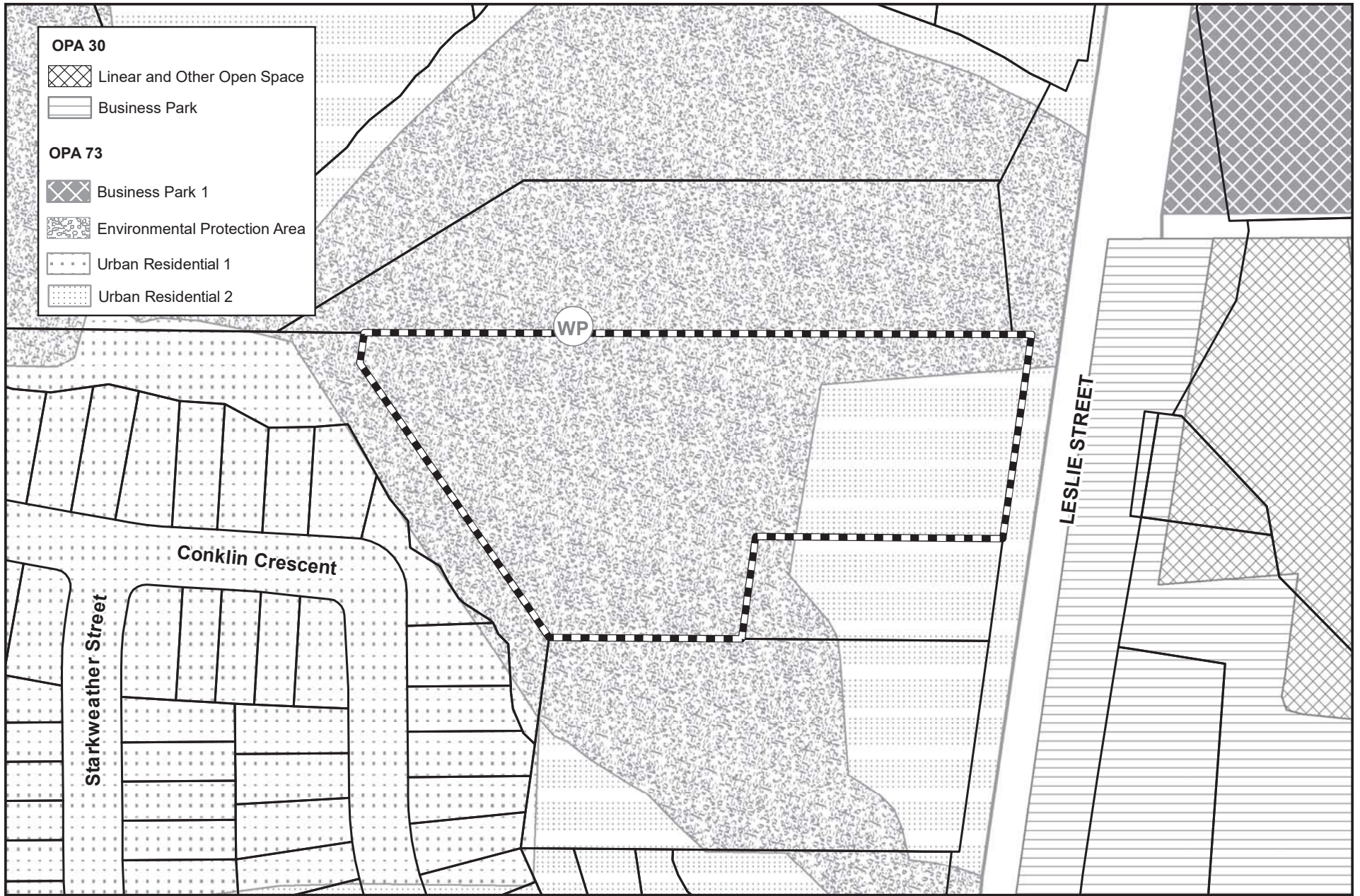
**SUBJECT LANDS**



**FIGURE 1**

Map created by the Town of Aurora Planning & Building Services Department, August 19, 2020. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2019, © First Base Solutions Inc., 2019 Orthophotography.

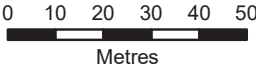


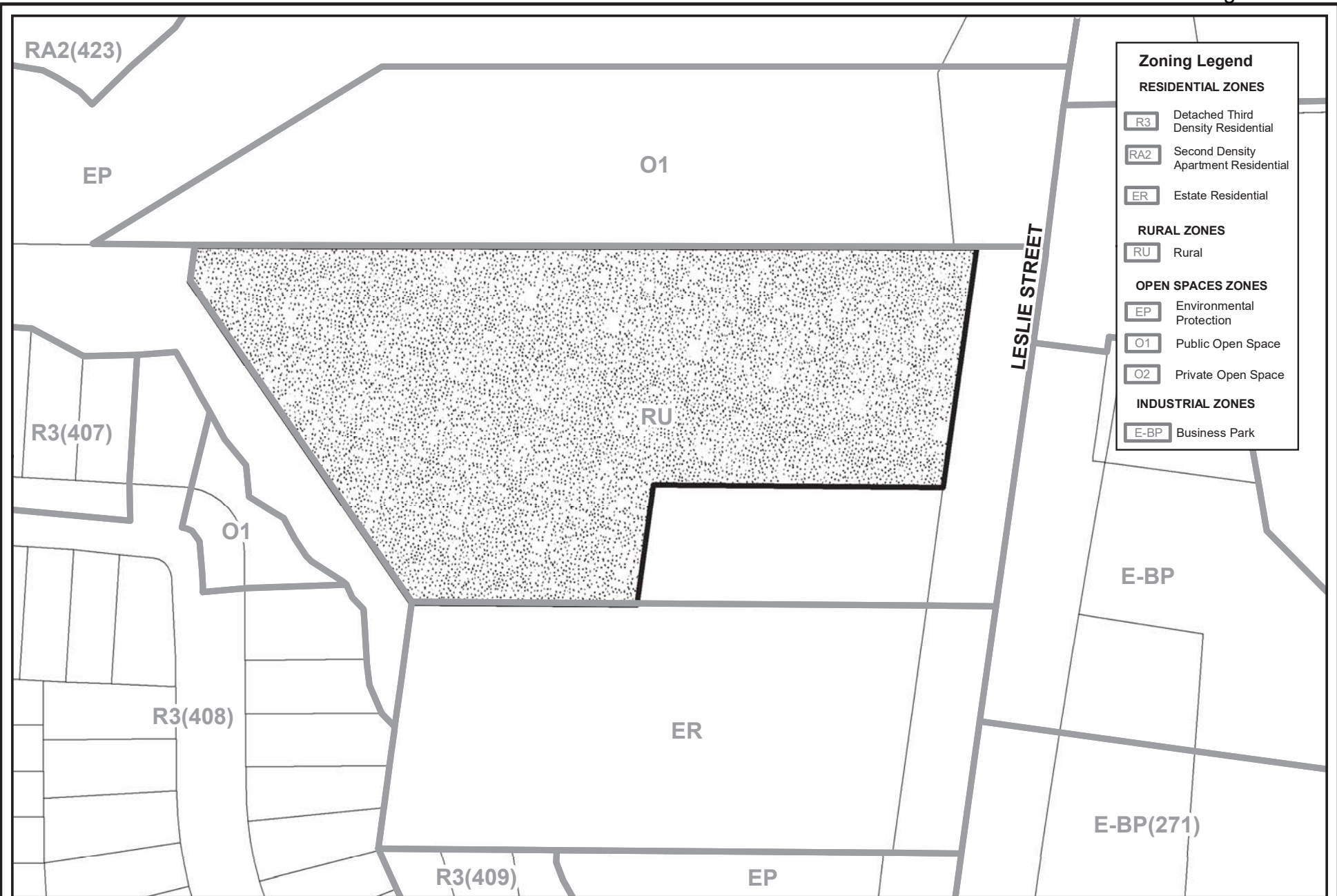


# EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 15516 Leslie Street GP Inc  
FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
FIGURE 2

 SUBJECT LANDS

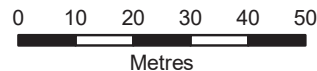




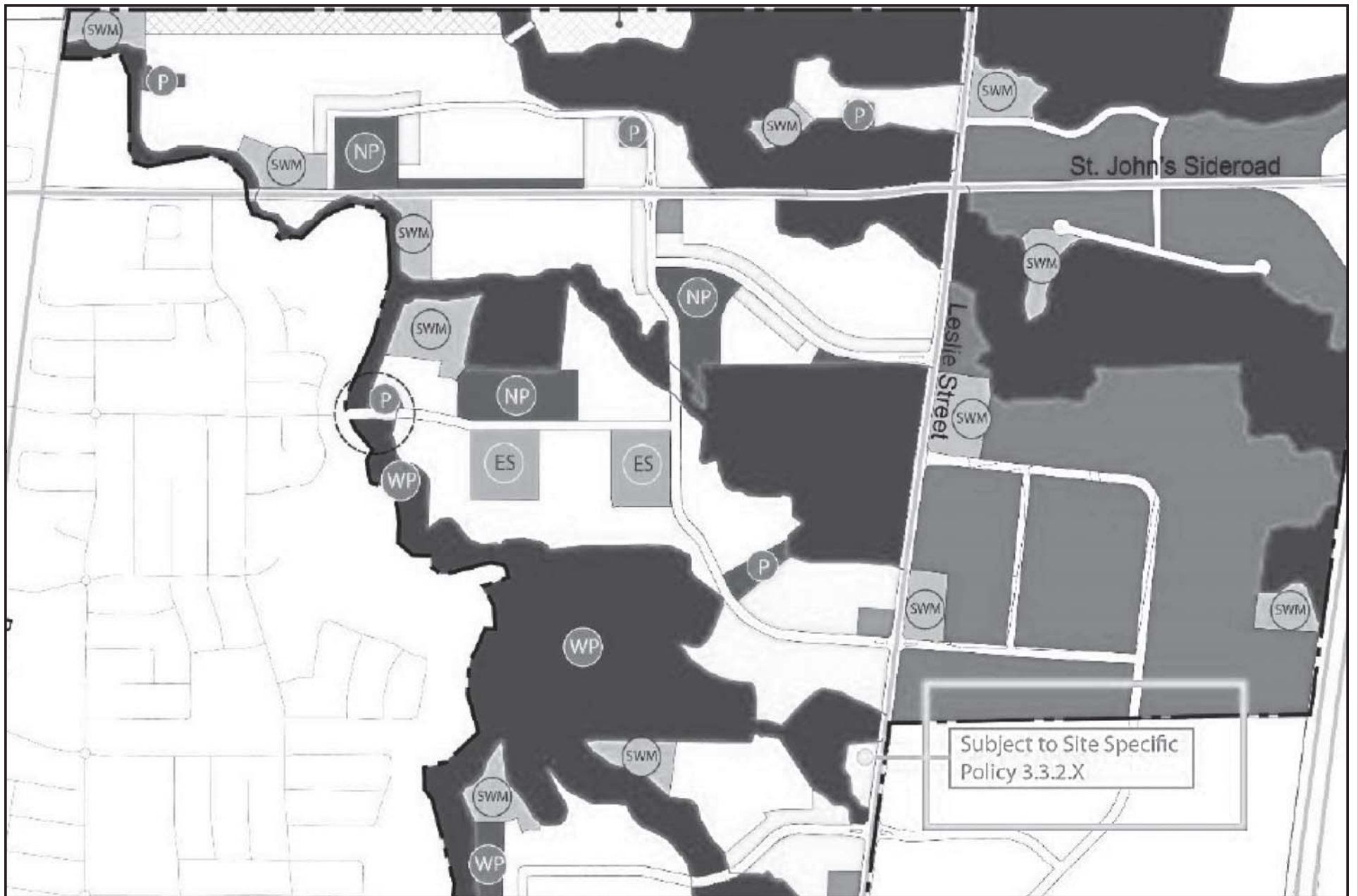
## EXISTING ZONING

APPLICANT: 15516 Leslie Street GP Inc  
FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
FIGURE 3

 **SUBJECT LANDS**





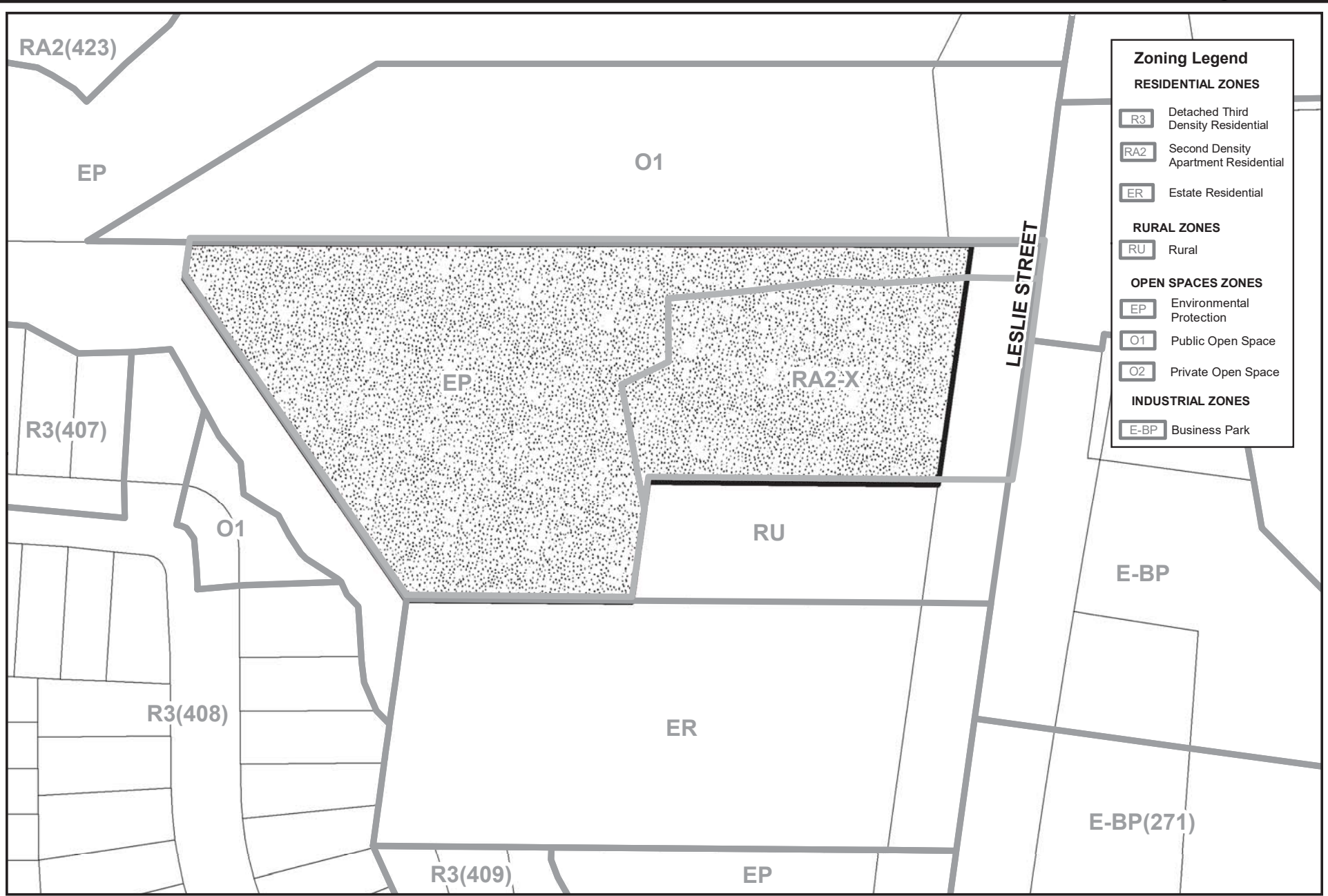


## PROPOSED OFFICIAL PLAN DESIGNATION

APPLICANT: 15516 Leslie Street GP Inc  
 FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
 FIGURE 4



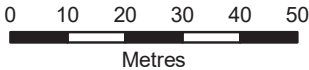




# PROPOSED ZONING

APPLICANT: 15516 Leslie Street GP Inc  
FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
FIGURE 5

 **SUBJECT LANDS**





## PROPOSED SITE PLAN

APPLICANT: 15516 Leslie Street GP Inc  
 FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
 FIGURE 6





## PROPOSED BUILDING ELEVATION (NORTH)

APPLICANT: 15516 Leslie Street GP Inc  
 FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
 FIGURE 7





## PROPOSED BUILDING ELEVATIONS (WEST AND EAST)

APPLICANT: 15516 Leslie Street GP Inc  
 FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
 FIGURE 8







## PROPOSED BUILDING ELEVATION (SOUTH)

APPLICANT: 15516 Leslie Street GP Inc  
 FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
 FIGURE 9





## COLOUR RENDERING (NORTH)

APPLICANT: 15516 Leslie Street GP Inc  
FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
FIGURE 10







## COLOUR RENDERING (WEST)

APPLICANT: 15516 Leslie Street GP Inc  
FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
FIGURE 11





## COLOUR RENDERING (EAST)

APPLICANT: 15516 Leslie Street GP Inc  
FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
FIGURE 12







## COLOUR RENDERING (SOUTH)

APPLICANT: 15516 Leslie Street GP Inc  
 FILES: OPA-2020-03, ZBA-2020-03 & SP-2020-02  
 FIGURE 13



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Appendices Page 1 of 7

Public Planning  
Report No. PDS20-051**Appendix A – Submitted Studies and Reports in support of the applications**

<b>Type</b>	<b>Consultant</b>
Planning Opinion Report	Malone Given Parsons Ltd.
Draft Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
Phase 1 Environmental Site Assessment	Monarch Environmental Consulting
Scoped Environmental Impact Statement	Geoprocess Research Associates
Geotechnical Report	Sirati & Partners Consultants Ltd.
Hydrogeological Study	Sirati & Partners Consultants Ltd.
Tree Inventory and Preservation Plan	RJ Burnside & Associates Ltd.
Environmental Noise Feasibility Study	GHD
Functional Servicing Brief and Stormwater Management Report	Masongsong Associates Engineering Ltd.
Transportation Impact Study	WSP
Urban Design Brief	MHBC
Landscape Plan	MHBC
Stage 1 & 2 Archaeological Assessment	ASI
Shadow Study	Richmond Architects Ltd.
Market Study	N. Barry Lyon Consultants Limited

**Appendix B – Proposed Official Plan Amendments**

<b>Existing OPA 73 Policies for Urban Residential 2 (UR2) Designation</b>	<b>Proposed Amendments</b>
<p>Policy 3.3.2 (e)</p> <p>The maximum height of any building within the UR2 designation shall be 6 storeys or 20.0 metres whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider, through the implementing zoning by-law, buildings that exceed 20.0 metres in height, as long as the building is not greater than 6 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue.</p>	<p>A maximum height of 7 storeys or 26.0 metres is permitted measured from the average grade at the front property line (excluding the mechanical penthouse).</p>
<p>Section 3.3.2 (f)</p> <p>Density within the Urban Residential 2 Designation shall range from between 35 and 50 units per net residential hectare. Where proposed, small scale/low-rise apartment developments and/or stacked or back-to-back townhouses shall have a maximum density of 125 units per net residential hectare.</p>	<p>A maximum density of 260 units per net hectare is permitted where net hectare is measured by only excluding the natural feature limit and includes the environmental buffers.</p>

**Appendix C – Proposed Second Density Apartment Residential (RA2-XX)  
Exception Zone Comparison to Parent Second Density Apartment Residential  
(RA2) Zone**

	<b>Second Density Apartment Residential (RA2) Zone</b>	<b>Proposed RA2(XX) Exception Zone</b>
Permitted Uses	No more than One Apartment Building per Lot	One Apartment Building
Lot Area (minimum)	95.0 m <sup>2</sup> per dwelling unit	0.3 ha (3000 m <sup>2</sup> )
Lot Frontage (minimum)	30.0 m	30.0 m
Front Yard (minimum)	½ the height of the Main Building and in no case less than 9 m from the street line.	11.0 m
Rear Yard (minimum)	9.0 m	2.0 m
Interior Side Yard (minimum)	½ the height of the Main Building and in no case less than 6 m.	North – 4.0 m South – 5.0 m
Lot Coverage (maximum)	35%	48%
Building Height (maximum)	26.0 m	26.0 m

**Proposed changes to additional Zoning By-law Standards**

<b>Zoning By-law Provision</b>	<b>Existing</b>	<b>Proposed</b>
Landscaping Strip (Section 4.8)	Any Lot on lands zoned Commercial, Employment, Institutional or Multiple Residential (more than four dwelling units per Lot) that is adjacent to any Residential Zone shall require a Landscaping Strip in accordance with the following provisions:  4.8.1 Location:	Notwithstanding the provisions of Section 4.8, a Landscaping Strip is not required.

	<p>The Landscaping Strip be located adjacent to the entire length of any property line which abuts a Residential Zone, which is either:</p> <p>a) 3 metres in width containing an earth berm having a maximum slope of 3:1 where upon there is a 1.5 metre wide planting strip consisting of suitable trees and shrubs;</p> <p>Or</p> <p>b) A Landscaping Strip 1.5 metres in width containing an opaque fence with a minimum height of 1.5 metres</p> <p>c) Access ramps or Driveways shall be permitted to cross such Landscaping Strips</p>	
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<b>Zoning By-law Provision</b>	<b>Existing</b>	<b>Proposed</b>
Parking (Section 5.4)	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking.	1.4 spaces per dwelling unit of which 0.25 spaces per unit shall be set aside for visitors.

Off-street parking in yards (Section 5.5.3)	No part of any Parking Area other than a (Driveway) is permitted in any Front Yard in any Residential Zone. No off street parking other than visitors parking shall be permitted in any Front Yard in any Restricted Employment (E1) Zone. In all other zones where parking is permitted in the Front Yard, the Parking Area shall be separated from any adjacent Street Line by a Strip of land not less than one decimal five (1.5) metres in width, which shall be reserved for Landscaping purposes and such Strip shall be bordered by a Curb or similar barrier except for entrances and exits	A visitor parking area is permitted in the front yard.
Barrier-Free Parking (Section 5.8.2 (b))	Where the minimum number of barrier-free Parking Spaces required is an odd number, the additional barrier-free Parking Space remaining shall be a Type B barrier-free Parking Space.	The minimum required barrier free parking spaces shall be inclusive of the required parking spaces.

<b>Zoning By-law Provision</b>	<b>Existing</b>	<b>Proposed</b>
Amenity Area (Section 7.5.2)	7.5.2.1  Any Townhouse Residential Zone, shall provide a minimum Amenity Area of Eighteen	Notwithstanding the provisions of Section 7.5.2, a minimum of Eighteen (18) square metres of amenity area shall be provided per dwelling

	<p>(18) square metres per dwelling unit.</p> <p>7.5.2.2</p> <p>Any Apartment Residential Zone, Commercial Zone or Promenade Zone, which contains Apartment Dwelling Units, or any Multi-Unit Development shall provide a minimum Amenity Area of Eighteen (18) square metres per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space.</p> <p>7.5.2.3</p> <p>All Amenity Areas shall not include any minimum required landscaping area or strip</p>	<p>through a combination of shared indoor and outdoor building amenities and private balconies. The required amenity area shall be permitted above grade level.</p>
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<b>Zoning By-law Definition</b>	<b>Existing</b>	<b>Proposed</b>
Structure	Means a detached building or structure which is naturally and normally incidental, subordinate and exclusively devoted to a Principal Use or building which is located on the same lot.	Notwithstanding the definition of structure, transformers and utility boxes shall be excluded from being considered a structure.
Building Height	Means the vertical distance measured	Building Height shall mean the vertical distance measured

	<p>between the Average Finished Grade and:</p> <p>(1) on a flat roof or a structure with no roof, the highest point of the structure, roof surface or the parapet, whichever is the greater;</p> <p>(2) on any sloped roof, the mean distance between the eaves and ridge of a roof.</p> <p>In calculating the height of a Building, any construction used as an ornament or for the mechanical operation of the Building such as a chimney, tower, cupola or steeple shall not be included.</p>	<p>from the average grade at the front property line to the main building and the highest point of the roof surface, excluding the mechanical penthouse.</p>
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## Public Planning Report

No. PDS20-053

**Subject:**                   **Applications for Official Plan and Zoning By-law Amendment  
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16005-16055 Bayview Avenue  
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File Numbers: OPA-2020-04 and ZBA-2020-04**

**Prepared by:**           Matthew Peverini, Planner

**Department:**          Planning and Development Services

**Date:**                    September 15, 2020

## Recommendation

- 1. That Report No. PDS20-053 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 on the proposed Official Plan and Zoning By-law Amendment applications for the property municipally known as 16005-16055 Bayview Avenue (the 'subject property'). The proposed development and associated amendments are contemplated on the southeast portion of the subject property only (the 'subject lands').

A six-storey residential apartment building (purpose-built rental) with 79 units and 119 parking spaces is proposed on the subject lands. The following is a summary of the proposed Official Plan and Zoning By-law Amendment applications:

- The applicant is proposing an Official Plan Amendment to re-designate the subject lands to "Medium-High Density Residential", and introduce site-specific policies to permit a new use, and increased height and density;

- The applicant is proposing to rezone the subject lands from Community Commercial Exception Zone C4(463) to a site specific RA2 Second Density Apartment Residential Exception Zone;
- The Town of Aurora is the approval authority for the proposed Official Plan Amendment; and,
- A preliminary review of the proposed applications have been undertaken by Town departments and external agencies. Staff A number of issues have been identified the following matters that need to be addressed in greater detail prior to the preparation of a final recommendation report for Council's consideration.

## **Background**

### **Application History**

A Pre-consultation meeting for the applications was held on July 18, 2019. The applications for Official Plan and Zoning By-law Amendment were received on June 19, 2020 and deemed complete on July 2, 2020.

### **Location / Land Use**

The subject property is municipally known as 16005-16055 Bayview Avenue, and is located at the northeast corner of Bayview Avenue and St. John's Sideroad East (Figure 1). The subject property is irregular in shape with an approximate lot area of 2.44 hectares (6.04 acres), and an approximate lot frontage of 143 metres (469 feet) on St. John's Sideroad East. The subject property, being a corner lot, also has frontage on Bayview Avenue.

The subject property contains four commercial/retail buildings with associated at grade parking. Existing commercial/retail uses consist of a grocery store (including the T&T Supermarket), restaurants and service commercial. A fifth multi-tenant commercial building is currently under construction at the northwest corner of the property.

Only the southeast portion of the subject property, as delineated on Figure 1 (the 'subject lands') is subject to the proposed applications. The subject lands are irregular in shape and currently vacant, with an area of 0.31 hectares (0.77 acres), and frontage onto St. John's Sideroad.

The topography of the subject property is characterized by downward slopes from Bayview Avenue along the west and south property lines, where an embankment

provides grade separation from St. John's Sideroad. The subject property has vehicular access at the northwest corner along Bayview Avenue (signalized intersection), and at the south along St. John's Sideroad (a right-in-right-out driveway).

### **Surrounding Land Uses**

The surrounding land uses are as follows:

- North: Natural Heritage System, stormwater management pond, and Art Ferguson Park;
- South: St. John's Sideroad East, Bayview and St. John's Centre commercial plaza, and low and medium density residential;
- East: Natural Heritage System, and low-density residential; and,
- West: Bayview Avenue, and low and medium density residential.

### **Policy Context**

#### **Provincial Policies**

All development applications shall have regard for the Provincial Policy Statement, 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.

A Place to Grow: 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.

#### **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 located within 120 metres of the Regional Greenlands System, and are located within Wellhead Protection Area (WHPA) Q, and partially WHPA D.

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Bayview Avenue and St. John's Sideroad are identified as Regional Roads with planned right-of-way widths of 36 metres.

#### Bayview Northeast Area 2B Secondary Plan (OPA 30)

The subject lands (and subject property) are designated "Community Commercial" by OPA 30 (see Figure 2). The Community Commercial designation provides opportunities for low-rise multi-tenant buildings to accommodate local shopping and service needs of residents and businesses in the community. This designation does not permit the proposed residential apartment building, and therefore an Official Plan Amendment application is required.

As such, the applicant is proposing to re-designate the subject lands to "Medium-High Density Residential". Lands with this designation under OPA 30 are typically located adjacent to parts of Bayview Avenue, St. John's Sideroad, and Wellington Street East, where commercial, recreational, community services and transit are most accessible.

Section 3.2.2(a) states that the proposed land-use designation permits a range of predominantly above-grade housing forms such as stacked rowhouses, terrace houses, maisonettes, and garden apartments; and may include street/block row houses. A residential apartment building is currently not permitted within the proposed designation.

Section 3.2.2(b)(iii) states that the maximum net residential density for a lot or block designated Medium-High Density Residential shall generally not exceed 99 units per hectare (40 units per acre), and that building heights shall not generally exceed four storeys.

#### Town of Aurora Official Plan

Section 6.3 of the Town of Aurora Official Plan requires that a minimum of 25% of all new residential development meet the definition of affordable housing.

It is a goal of the Official Plan to work with the Region, the private sector, and other stakeholders, and consider tools or mechanisms to encourage and support the development and maintenance of affordable housing, such as height and/or density bonusing under Section 37 of the *Planning Act*.

The applicant is seeking an increase in building height and density over and above the existing planning permissions. As such, the Town's 2016 Guidelines for the Implementation of Height and Density Bonusing will be applied to the proposed development to secure community benefits. At this time, we do not have any

information as to the proposed number of affordable housing units that would be generated by the application of Section 37.

Zoning By-law 6000-17, as amended

The subject property is zoned “Community Commercial Exception Zone C4(463)” by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 3). The proposed apartment building is not permitted, therefore a Zoning By-law Amendment application is required.

### Reports and Studies

As part of a complete application submission for the subject applications, the applicant has submitted the materials as outlined in Appendix ‘A’.

## Proposed Applications

The applicant is proposing to develop the subject lands with a six-storey residential building with a total gross floor area (GFA) of 8,012 m<sup>2</sup> (86,240 ft<sup>2</sup>) and 79 residential dwelling units. The proposed building will provide fifteen one-bedroom units with a den, and sixty-four two-bedroom units. Amenity space is proposed both indoors on the ground floor (229.4 m<sup>2</sup> / 2469.2 ft<sup>2</sup>) and outdoors near the southeast side of the building (94 m<sup>2</sup> / 1011.8 ft<sup>2</sup>).

A total of 119 parking spaces are proposed to support the development, including ten at-grade visitor parking spaces and 109 parking spaces across two levels of below-grade parking for residents. Additionally, twenty bicycle parking spaces are to be provided. The proposal meets the overall minimum number of parking spaces required as per the standards of the RA2 zone.

Vehicular access to the subject lands is proposed by way of a private drive aisle stemming eastward off the St. John’s Sideroad driveway access to the subject property (Figure 7). This private drive aisle will separate the residential from commercial traffic, and provide access to loading, underground parking, and the main lobby to the building.

The building is proposed as a purpose built rental building. The applicant’s Planning Justification Report states that there will be the accommodation for affordable units based on market affordability for smaller units, in addition to market units based on market demand.

The applicant has submitted a Traffic Impact Study prepared by Mark Engineering in support of the proposed applications. The Study provides that the development is expected to generate a total of 31, 40, and 44 two-way trips during the morning, afternoon and Saturday peak hours, respectively. The Study recommends a number of transportation demand management (TDM) measures to be implemented (pre-loaded Presto cards, information packages, outreach programs, pedestrian and cycling connections, bicycle parking, etc.). It concludes that the proposed land use will not significantly impact the Bayview intersection, and that a parking study is not required.

A conceptual site plan and renderings of the proposed building are attached as Figures 7 and 8, respectively.

**The applicant is proposing an Official Plan Amendment to re-designate the subject lands to “Medium-High Density Residential”, and introduce site-specific policies to permit a new use, and increased height and density**

The applicant is seeking an Official Plan Amendment to re-designate the subject lands from “Community Commercial” to “Medium-High Density Residential”. This will require an amendment to schedule ‘AA’ of OPA 30 (Figure 4), and Schedule ‘H’ of the Town of Aurora Official Plan (Figure 5).

As the Medium-High Density Residential designation does not currently permit the proposed use as of right per Section 3(b)(i) of OPA 30, the applicant is proposing a site-specific policy that would permit a residential apartment building as a permitted use.

The applicant is also proposing site-specific policies that would amend Section 3.2(b)(iii) of OPA 30. These proposed amendments include:

- To allow a six-storey building, whereas the policy provides that building heights shall generally not exceed four storeys; and,
- To permit a net residential density of approximately 255 units per hectare (102 units per acre) on the subject lands, whereas a net residential density of 99 units per hectare (40 units per acre) shall generally not be exceeded.

**The applicant is proposing to rezone the subject lands from Community Commercial Exception Zone C4(463) to a site specific RA2 Second Density Apartment Residential Exception Zone**

As shown in Figure 6, the applicant proposes to re-zone the subject lands from “C4(463)” to “Second Density Apartment Residential Exception Zone RA2(XX)”. The

applicant has submitted a draft Zoning By-law Amendment which is currently under review by staff.

A Table comparing the existing C4(463) zone, the parent RA2 zone, and the proposed RA2(XX) zone are attached as Appendix B. It is important to note that the boundary of the proposed RA2(XX) zone are to act as “lot lines” for purposes of the zoning by-law only, but the subject lands will remain a part of the subject property as one whole lot. In summary, the applicant is proposing the following:

- To recognize the area of the subject lands and an Apartment Building as a permitted use;
- A minimum front yard of 3.0 m and interior side yard of 1.5 m;
- A maximum lot coverage of 47%;
- A maximum height of six-storeys (18.5 m);
- A minimum amenity area of 2.9 m<sup>2</sup> per unit; and,
- A reduced visitor’s parking rate from 20% of the total spaces required to 8%

### **The Town of Aurora is the approval authority for the proposed Official Plan Amendment**

The Regional Municipality of York has reviewed and granted the applicant’s request for exemption from Regional approval of the Official Plan Amendment pursuant to Section 8.3.8 of the YROP. Therefore, the Town of Aurora is the approval authority for the proposed Official Plan Amendment application, as the application is considered to be a local matter, and is exempted from approval by Regional Planning Committee and Council.

## **Analysis**

### **Department / Agency Comments**

**A preliminary review of the proposed applications have been undertaken by Town departments and external agencies. A number of issues have been identified that need to be addressed prior to the preparation of a final recommendation report for Council’s consideration**

Staff have identified the following matters to be addressed in greater detail:

Planning

Staff will work with the applicant to finalize the draft Official Plan and Zoning By-law Amendments to address comments and concerns and to ensure there are no conflicts between the documents. As the applicant is proposing an increase in height and density above the existing land use permissions, The Town's Guidelines for the Implementation of Height & Density Bonusing will apply to secure community benefits. A future staff report to Council will describe the proposed community benefits.

#### Development Engineering

The applications are currently under review. At this time, Engineering has not identified any significant concerns with the proposed applications. A future Site Plan Application will be required to address the need for a sanitary sewer to service the subject lands from St. John's Sideroad, and the Lake Simcoe and Region Conservation Authority's sign off on the Stormwater Management Report will be required as it relates to water balance and phosphorus offsetting levels.

#### Urban Design

To ensure a high quality of development, the Town will work with the applicant to consider, and implement as appropriate, current Urban Design best practices, and the Bayview Northeast Neighbourhoods Urban Design Guidelines. Urban Design matters will be assessed in greater detail upon submission of a future Site Plan application.

#### Lake Simcoe Region Conservation Authority (LSRCA)

The applications are currently under review. Additional information is required for Engineering and Hydrogeologic review prior to the release of comments. No scoped Natural Heritage Evaluation is required for these applications, as the LSRCA recently reviewed and approved previous applications on the property and established buffers to the abutting environmental features.

#### The Regional Municipality of York

Regional Council approved a new interest free Development Charge Deferral for Affordable, Purpose-Built Rental Buildings policy to support development of rental housing affordable to mid-range income households. The applicant is encouraged to pursue affordable rental housing in coordination with the Town and Region.



York Region's Transportation Planning and Development Engineering Division have reviewed the submitted Traffic Impact Study prepared by Mark Engineering, and provided that detailed technical comments and conditions will be provided at the subsequent stages of the proposed development as appropriate.

## Public Comments

Planning Staff have received comments from the public on the proposed planning application. Below is a summary of the comments received at the time of writing this report.

- The development of a low-cost housing apartment will disrupt the surrounding neighbourhood and existing plaza. It will also decrease property values;
- The proposed building is too tall and does not fit in with the area. The setbacks will result in unappealing views from the streetscape and nearby homes;
- The location of the proposed building may affect the views to the Enos Lundy House from St John's Sideroad;
- Questioning whether there be units reserved for low income;
- The proposed development will increase traffic flow and congestion to the area and plaza. Pedestrian safety is a concern;
- The proposed lot coverage and landscaping values do not support the Town's Strategic Plan goal of "supporting environmental stewardship and sustainability". Increased coverage may result in greater runoff to the adjacent stormwater management ponds. An environmental study should be done to ensure increased runoff can be managed, and that groundwater, base flow characteristics, and water quality are preserved;
- Potential impacts to local wildlife and floodplains as a result of proposed overlap between the building and the environmental buffer to the wetlands; and,
- Amenity area significantly deviates from what the Zoning By-law requires.

## 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(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, 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 Minister) may appeal the application to the LPAT.

If a decision is not made by September 29, 2020, the applications may be subject to appeals.

## **Financial Implications**

There are no financial implications.

## **Communications Considerations**

On July 9, 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 August 27, 2020, notices were issued by mail to all addressed property Owners within a minimum of 240 metres (788 ft) (an expanded circulation area) of the subject property, and all Interested Parties to the applications. Signage on the property was updated with information regarding the Public Meeting. On August 27, 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 agency circulation, and the feedback received from the public and Council at the Public Planning Meeting. A final report with recommendations will be presented to Council for consideration at a future General Committee Meeting.

## **Attachments**

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation (OPA 30)

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Official Plan Amendment (OPA 30)

Figure 5 – Proposed Town of Aurora Official Plan Schedule 'H'

Figure 6 – Proposed Zoning By-law

Figure 7 – Conceptual Site Plan

Figure 8 – Conceptual Rendering

## **Previous Reports**

None.

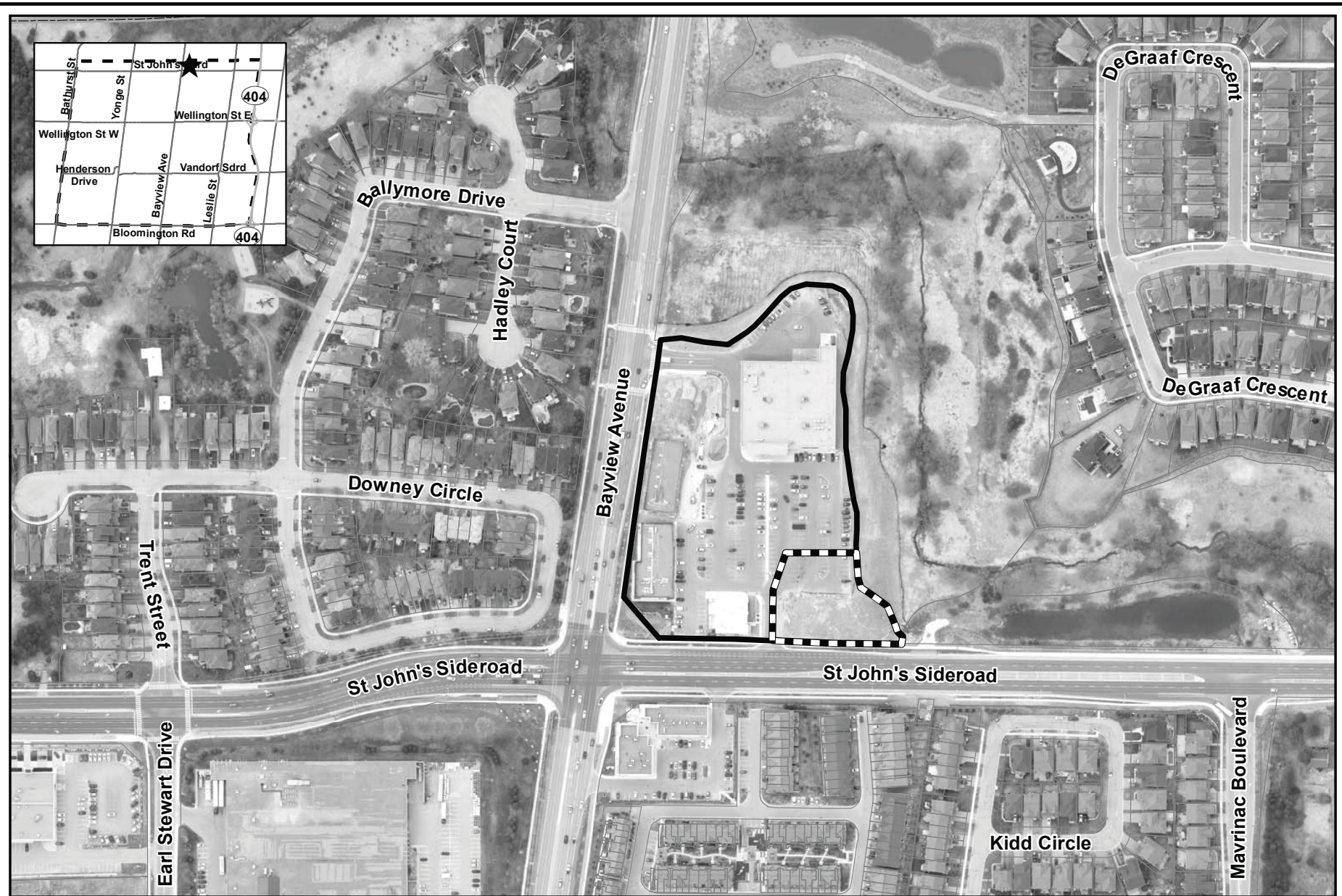
## **Pre-submission Review**

Agenda Management Team review on September 3, 2020

## **Approvals**

**Approved by David Waters, Director, Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**



## LOCATION MAP

APPLICANT: RCG Aurora North GP. Inc.

FILE: OPA-2020-04 and ZBA-2020-04

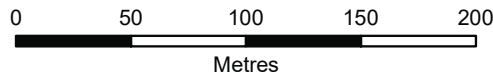
FIGURE 1



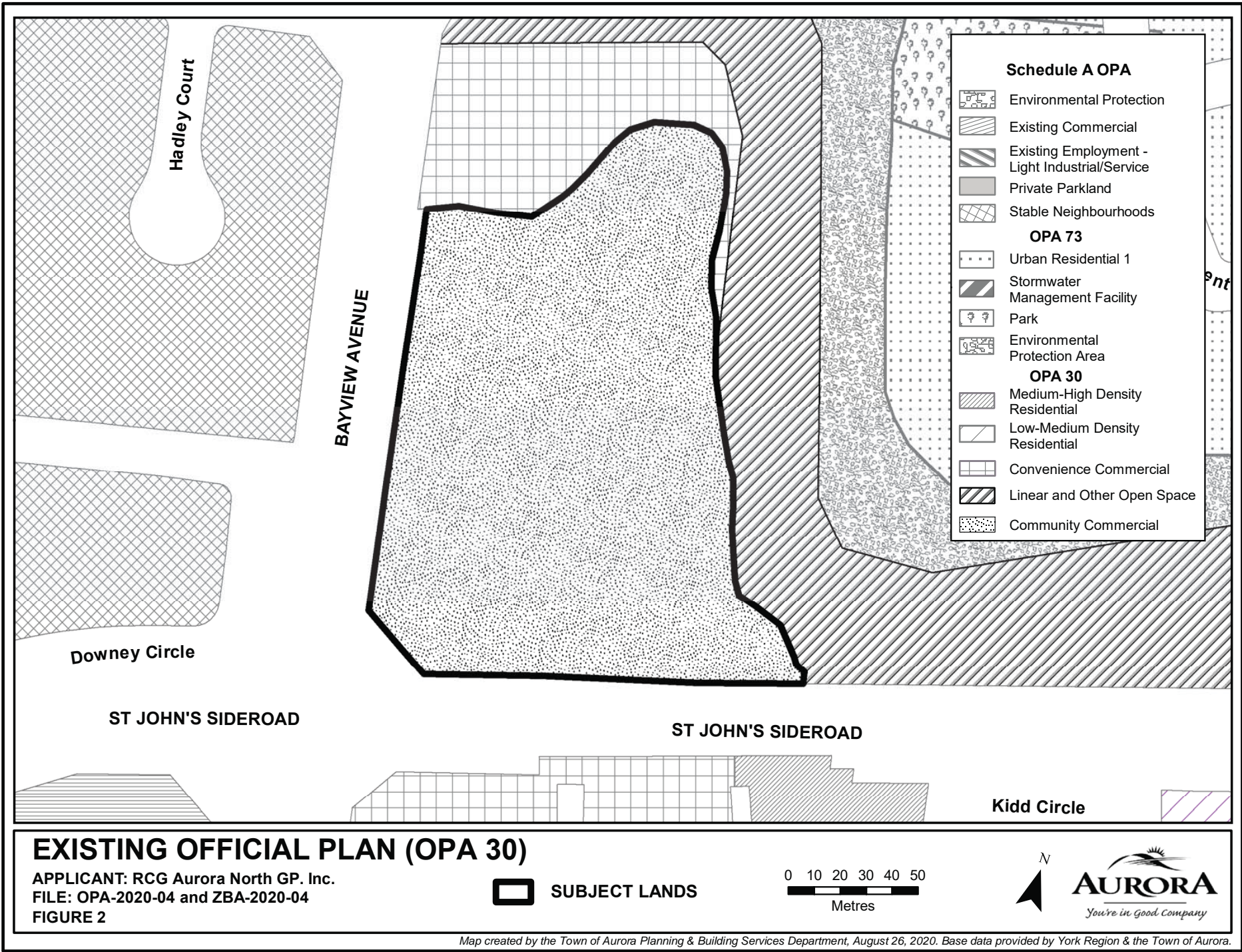
SUBJECT LANDS

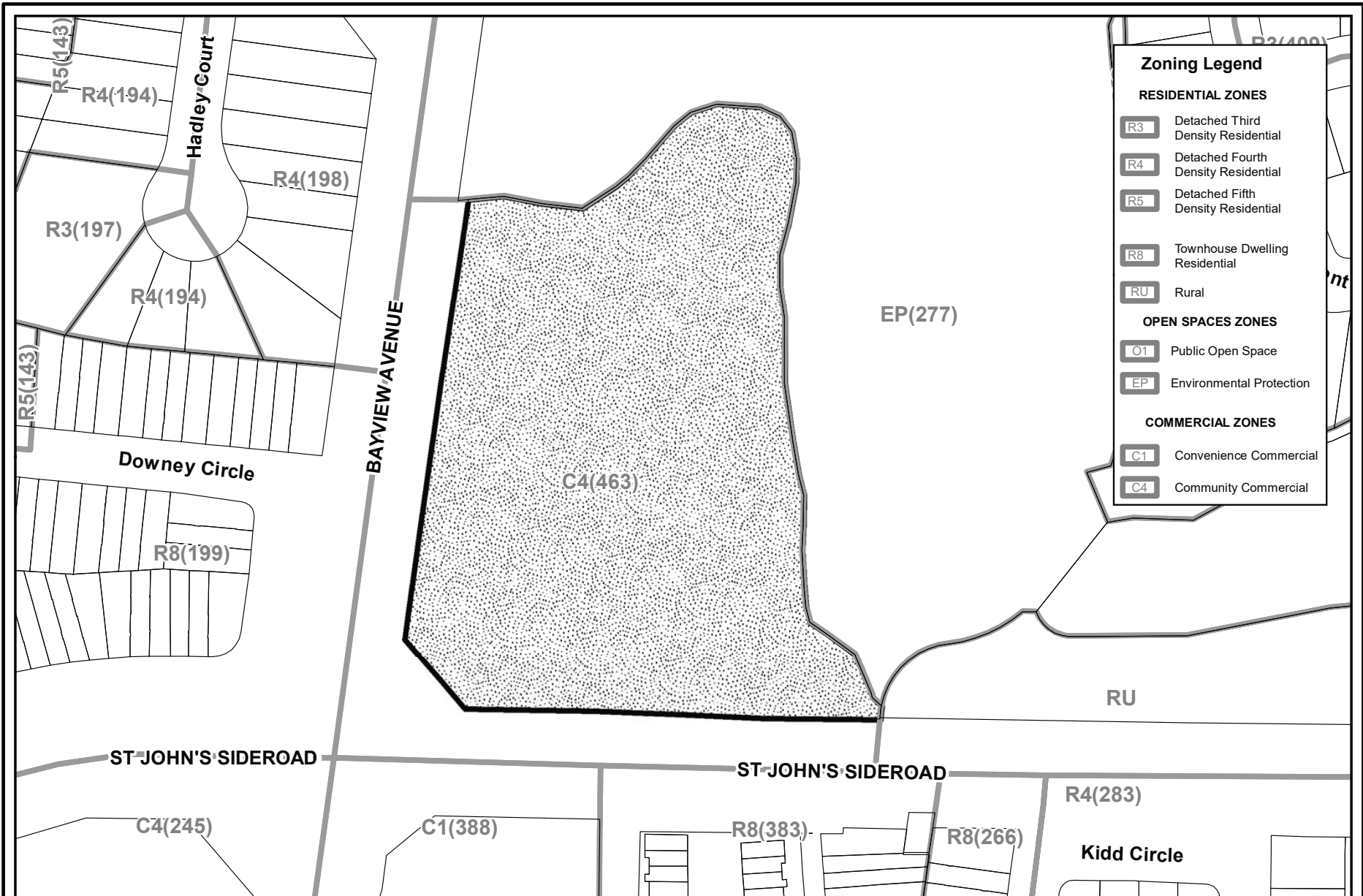


SUBJECT PROPERTY









## EXISTING ZONING BY-LAW

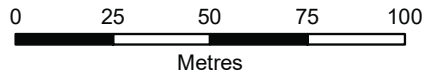
APPLICANT: RCG Aurora North GP. Inc.

FILE: OPA-2020-04 and ZBA-2020-04

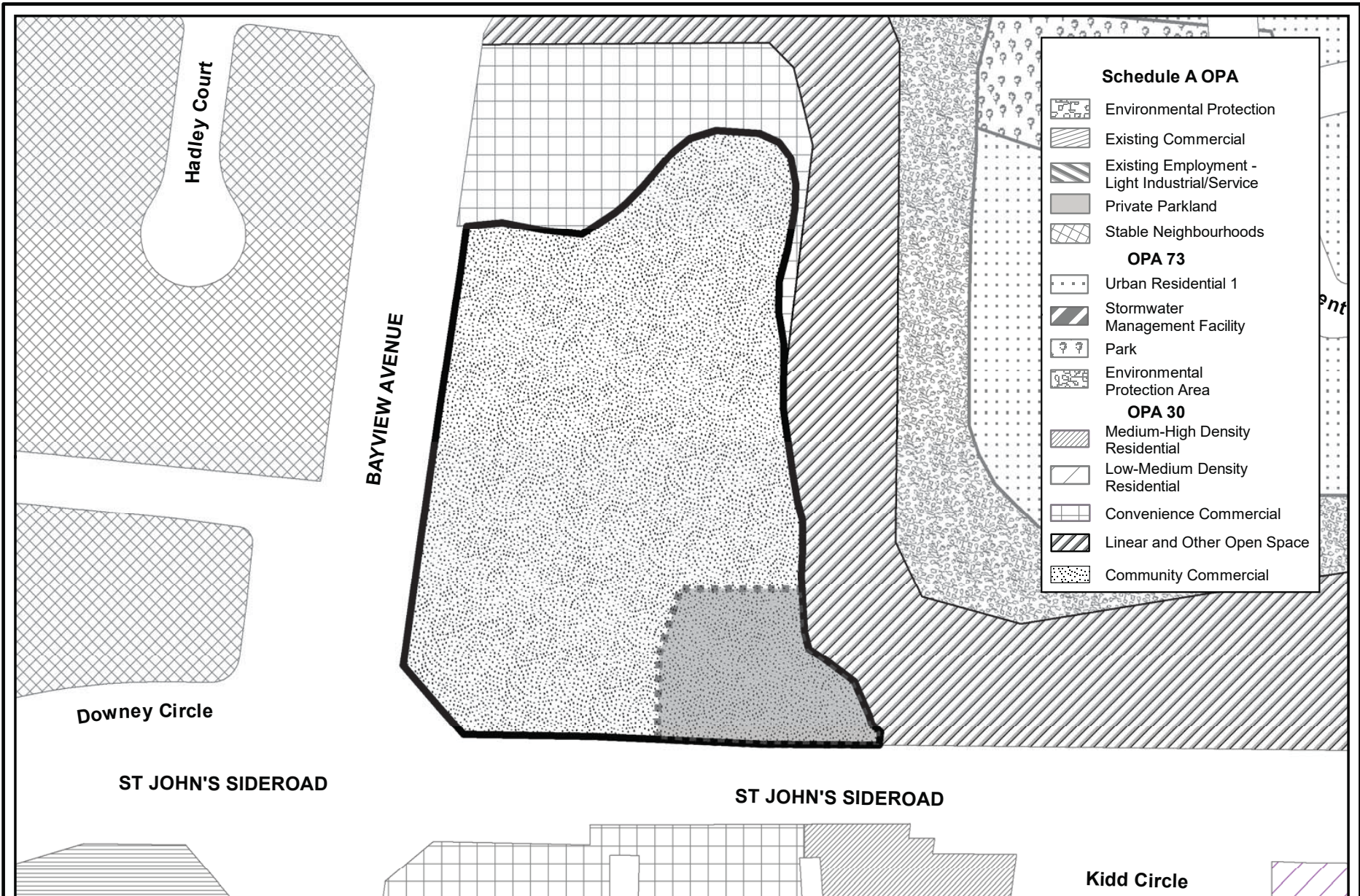
FIGURE 3



**SUBJECT LANDS**







# PROPOSED OFFICIAL PLAN AMENDMENT (OPA 30)

APPLICANT: RCG Aurora North GP. Inc.  
FILE: OPA-2020-04 and ZBA-2020-04  
FIGURE 4



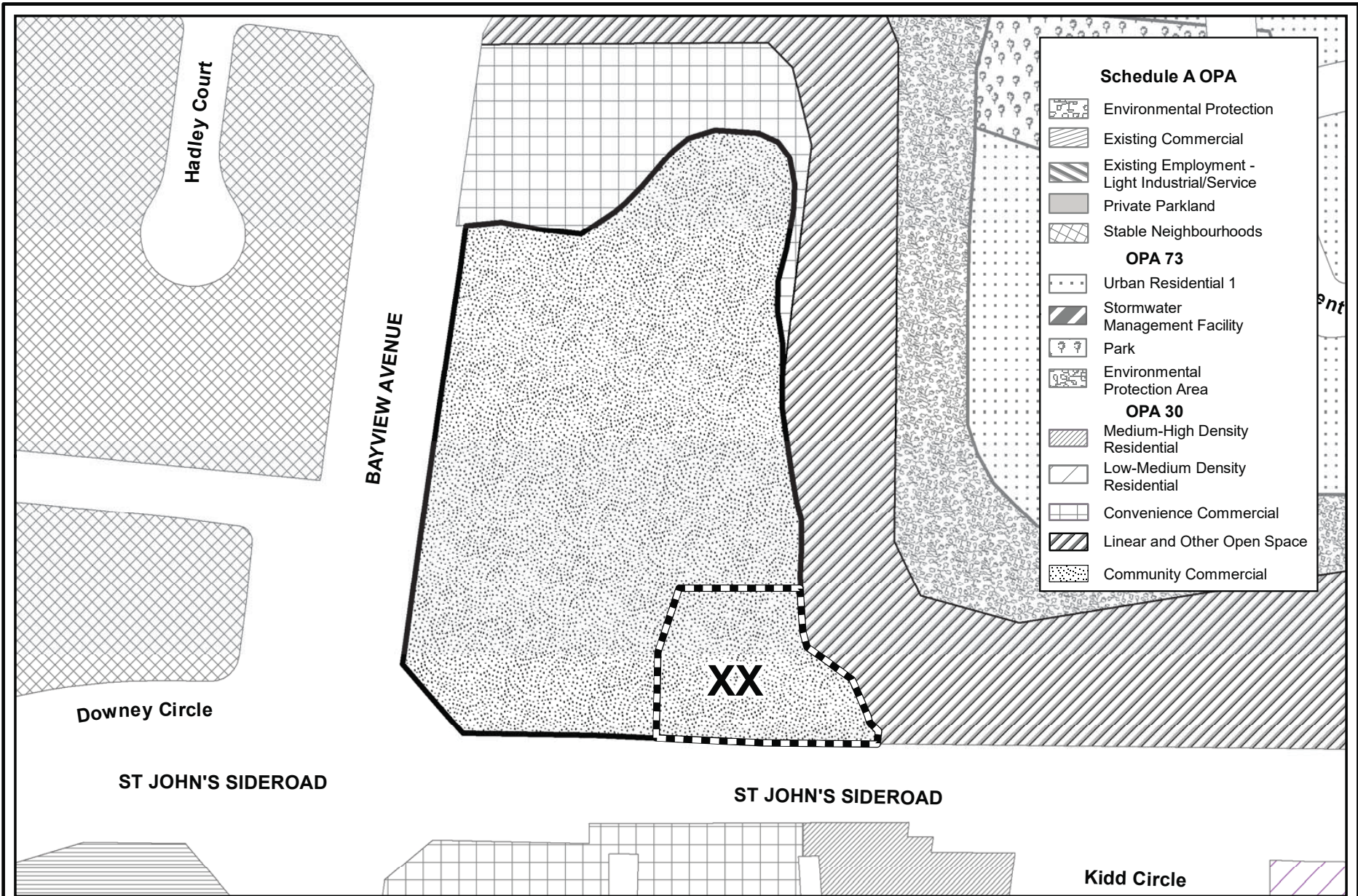
SUBJECT LANDS



Area From "Community Commercial"  
to "Medium-High Density Residential"







# PROPOSED OFFICIAL PLAN (SCHEDULE 'H')

APPLICANT: RCG Aurora North GP. Inc.  
FILE: OPA-2020-04 and ZBA-2020-04  
FIGURE 5



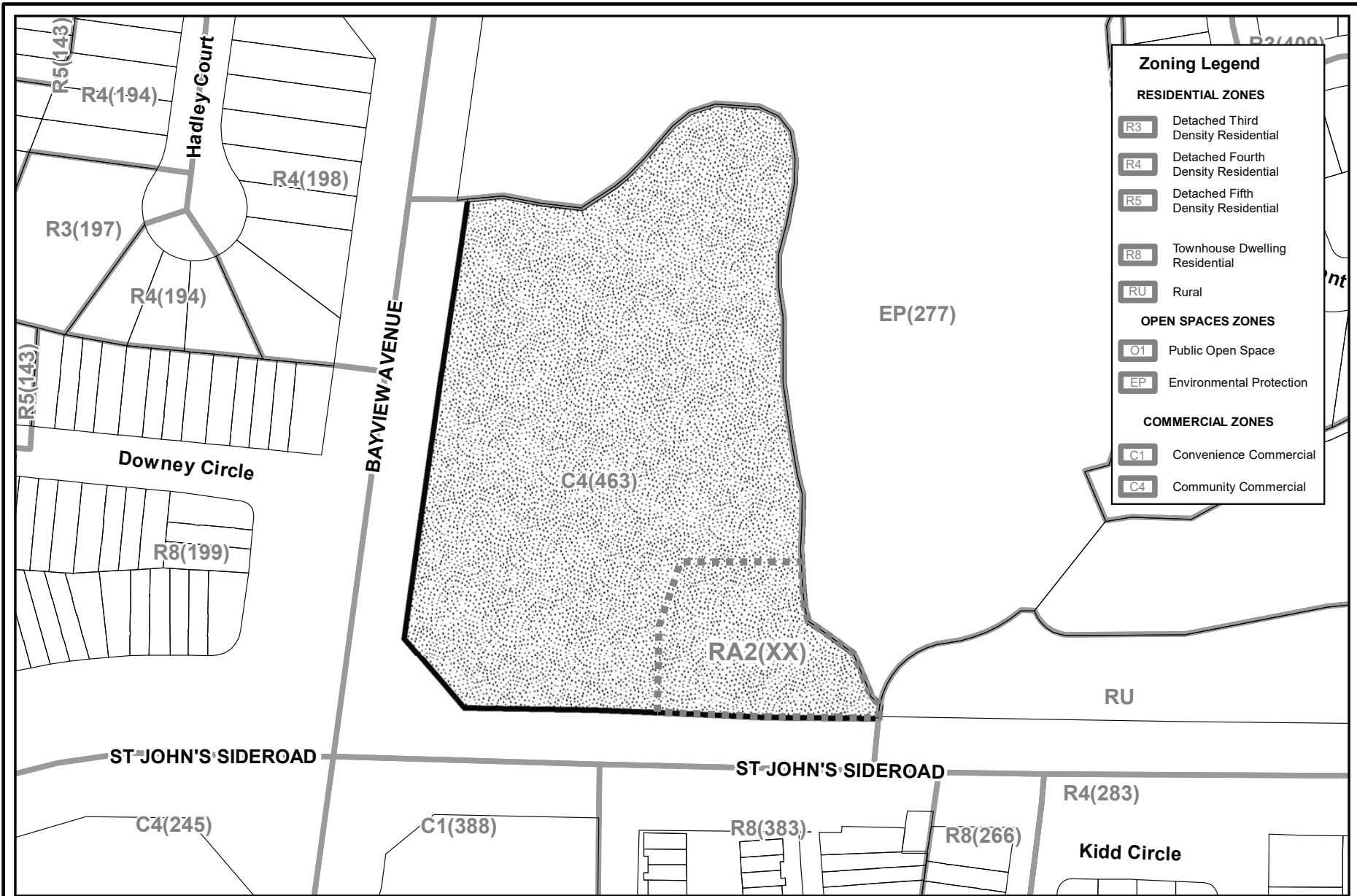
SUBJECT LANDS



New Site Specific Policy Area







## PROPOSED ZONING BY-LAW

APPLICANT: RCG Aurora North GP. Inc.

FILE: OPA-2020-04 and ZBA-2020-04

FIGURE 6

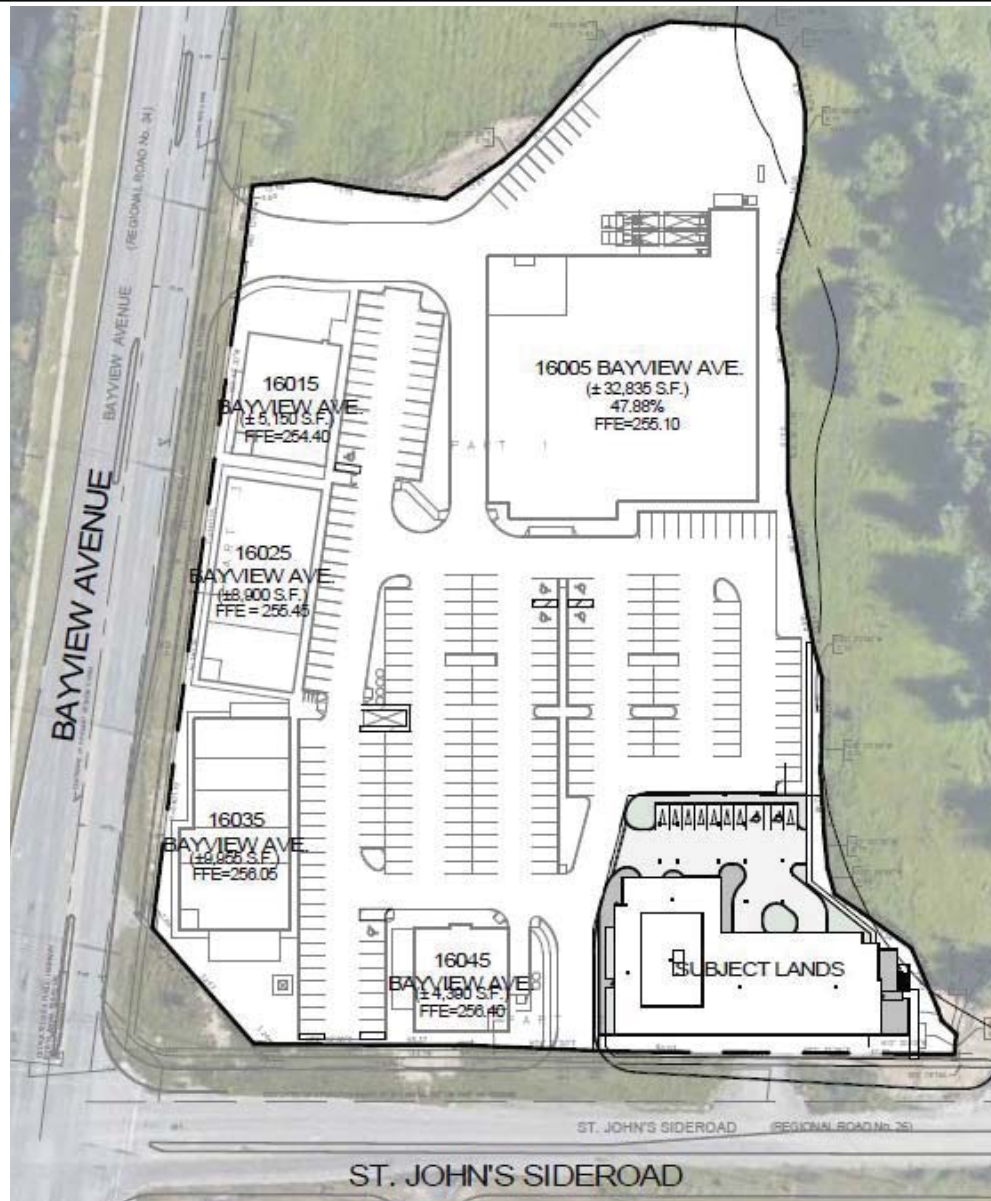


**SUBJECT LANDS**



**Area from C4(463) to RA2(XX)**





## CONCEPTUAL SITE PLAN

APPLICANT: RCG Aurora North GP. Inc.

FILE: OPA-2020-04 and ZBA-2020-04

FIGURE 7





## CONCEPTUAL RENDERING

APPLICANT: RCG Aurora North GP. Inc.

FILE: OPA-2020-04 and ZBA-2020-04

FIGURE 8



*Map created by the Town of Aurora Planning & Development Services Department, August 27, 2020. Base data provided by Turner Fleischer Architects Inc.*

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Public Planning  
Report No. PDS20-053**Appendix A – Reports Submitted in Support of Complete Applications**

<b>Document</b>	<b>Consultant</b>
Draft Official Plan Amendment	Weston Consulting
Draft Zoning By-law Amendment	Weston Consulting
Boundary Survey	Rady-Pentek & Edward Surveying Ltd.
Planning Justification Report	Weston Consulting
Architecture Set (Stats and Building Code Matrix, Site Plan, Floor Plans, Elevations, Building Sections)	Turner Fleischer Associates
Landscape Plan	Schollen and Company Inc.
Hydrogeological Study (including Water Balance)	Toronto Inspection Geo-Environmental Consultants
Geotechnical / Soils Report	Toronto Inspection Geo-Environmental Consultants
Functional Servicing and Stormwater Management Report (including Phosphorus Budget)	Urban Works Engineering Corporation
Functional Servicing Plan	Urban Works Engineering Corporation
Grading Plan	Urban Works Engineering Corporation
Erosion and Sediment Control Plan	Urban Works Engineering Corporation
Traffic Impact Study	Mark Engineering

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Public Planning  
Report No. PDS20-053**Appendix B – Zoning By-law Comparison**

	<b>Existing C4(463) Zone</b>	<b>Parent RA2 Zone</b>	<b>Proposed RA2(XX) Zone</b>
Permitted Uses	<ul style="list-style-type: none"> <li>• Animal Hospital</li> <li>• Clinics</li> <li>• Clubs</li> <li>• Commercial School</li> <li>• Drive-through facility</li> <li>• Dry-cleaning establishment, distribution station or depot</li> <li>• Financial Institution</li> <li>• Fitness Centre</li> <li>• Laundromat</li> <li>• Offices</li> <li>• Places of Entertainment</li> <li>• Public Authority</li> <li>• Personal Service Shops</li> <li>• Restaurants</li> <li>• Retail Stores</li> <li>• Supermarket</li> </ul>	No more than One Apartment Building per Lot	No more than One Apartment Building per Lot *
Lot Area	5,000 m <sup>2</sup>	95 m <sup>2</sup> per unit	3,100 m *
Lot Frontage	30 m	30 m	30 m
Front Yard	3 m	½ the height of the Main Building and in no case less than 9 m from the Street Line	3 m *
Rear Yard	3 m	9 m	9 m *
Interior Side Yard (minimum)	3 m	½ the height of the Main Building and in no case less than 6 m	1.5 m *
Exterior Side Yard (minimum)	3 m	½ the height of the Main Building and in no case less than 9 m	N/A *
Lot Coverage (maximum)	35%	35%	47% *
Building Height (maximum)	10 m	26 m	6-storeys (18.5 m) *
Amenity Area (minimum)	N/A	18 m <sup>2</sup> per dwelling unit, provided a minimum of 50% of the required Amenity	2.9 m <sup>2</sup> per dwelling unit *

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Report No. PDS20-053

		Area is provided as interior amenity space	
Parking	<p>Shopping Centre – GFA less than 28,000 m<sup>2</sup> – 4.5 spaces per 100 m<sup>2</sup> of GFA</p> <p>Shopping Centre – GFA exceeds 28,000 m<sup>2</sup> – 5.4 spaces per 100 m<sup>2</sup> of GFA</p>	<p>1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking</p> <p>4% of the total number of Parking Spaces provided in the Visitor Parking Area</p>	<p>1.5 spaces per dwelling unit, minimum 8% of spaces provided shall be set aside for visitor parking</p> <p>1 barrier free spot inclusive</p>

- Note that (\*) denotes the proposed amendments to the Zoning By-law.

**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 September 15, 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 September 15, 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 15<sup>th</sup> day of September, 2020.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**