# Town of Aurora
# Council Public Planning Meeting Agenda

**Date:** September 14, 2021
**Time:** 7 p.m.
**Location:** Council Chambers, Aurora Town Hall

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**Pages**

## 1. Procedural Notes

Due to the COVID-19 pandemic, meetings will be available to the public via live stream only on the Town's YouTube Channel. To participate electronically please visit aurora.ca/participation.

## 2. Approval of the Agenda

## 3. Declarations of Pecuniary Interest and General Nature Thereof

## 4. Planning Applications

**4.1. PDS21-099 - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Shining Hill Collections Inc., 162, 306, 370, 434 & 488 St. Johns Sideroad West** 1

File Number: OPA-2021-02, ZBA-2021-02 & SUB 2021-01

1. That Report No. PDS21-099 be received; and
2. That the comments provided at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

## 5. Confirming By-law

**5.1. By-law No. XXXX-21 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on September 14, 2021** 42

## 6. Adjournment

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Town of Aurora

# Public Planning Report

No. PDS21-099

| | |
|---|---|
| **Subject:** | **Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision**<br>**Shining Hill Collections Inc.**<br>**162, 306, 370, 434 & 488 St. Johns Sideroad West**<br>**File Number: OPA-2021-02, ZBA-2021-02 & SUB 2021-01** |
| **Prepared by:** | Rosanna Punit, Planner |
| **Department:** | Planning and Development Services |
| **Date:** | September 14, 2021 |

## Recommendation

1. **That Report No. PDS21-099 be received; and,**
2. **That the comments provided at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.**

## Executive Summary

The purpose of this report is to update Council on a revised application submissions addressing comments and questions raised at the June 8, 2021 statutory Public Planning Meeting for proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications at 162, 306, 370, 434 and 488 St. John's Sideroad West (the 'subject lands'). The following is a summary of the applications:

- The Official Plan Amendment proposes is to re-designate the subject lands from "Existing Major Institutional", "Supporting Area Open Space" and "Core Area Open Space" designations to "Suburban Residential (SR-1)", "Stable Residential", "Environmental Protection", "Public Parkland", "Core Area Open Space" and "Supporting Area Open Space" designations;
- The Official Plan Amendment also proposes a site-specific policy to permit single detached dwellings and street townhouse dwellings up to a maximum height of three (3) storeys or eleven (11) metres;

- The Zoning By-law Amendment proposes to rezone the subject lands from “Oak Ridges Moraine - Rural (RU-ORM)”, “Rural (RU)” and “Institutional (I)” to “Detached Third Density Exception X” (R3-X), “Detached Fourth Density Exception X” (R4-X), Townhouse Dwelling Residential Exception Zone (R8-X), “Institutional Exception X” (I-X), “Oak Ridges Moraine Environmental Protection Zone” (EP-ORM) “Environmental Protection” (EP), “Public Open Space” (O1) and Private Open Space Zone (O2);
- The draft plan of subdivision consists of 87 single detached dwelling lots, five townhouse blocks with a total of 21 units, a neighbourhood park block, a school block, a natural heritage system block, a private park block and public and private roads;
- The Applicant has responded to comments and concerns raised at the June 8, 2021 Public Planning Meeting, by revising the Draft Plan of Subdivision and Draft Official Plan and Zoning By-law Amendment Documents;
- The first submission review of the applications by Town Departments and external agencies is complete. All comments received to date, as well as any new comments based on the resubmission of the revised proposal, will be addressed in a report to a future General Committee meeting.

## Application History

- Two Pre-consultation meetings were held on February 13, 2020, and February 16, 2021.
- The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted on March 19, 2021.
- The Town deemed the applications complete on March 26, 2021 and they were circulated to commence the first submission review by Town of Aurora internal departments and external agencies.
- A statutory Public Planning Meeting was held on June 8, 2021 where Council decided to require a second Public Planning Meeting to address the comments and concerns raised.
- On August 20, 2021, the applicant submitted a revised draft plan of subdivision, revised draft Official Plan and Zoning By-law amendment documents and a response letter to address comments and concerns raised at the June 8, 2021, Public Planning Meeting.

Other Applications on the Subject Lands

In June 2020, Council draft approved a plan of subdivision on the south portion of the subject lands to permit the development of 90 single detached units (referred to as

Phase 2). These lands are also owned by Shining Hill Estates Collections Inc. The applicant is working on clearing the draft plan conditions imposed for the subdivision. The applicant has also submitted a Site Plan application for these lands, which will be presented to a future Council meeting.

## Location/Land Use

The draft plan of subdivision and the associated amendments are proposed for the north side of St. John's Sideroad, west of Yonge Street and east of Bathurst Street (see Figure 1).

The subject lands are comprised of five separate parcels and are known municipally as 162, 306, 370, 434 & 488 St. John's Sideroad West. The subject lands are vacant with the exception of 306 and 162 St. John's Sideroad West, which contains an estate dwelling and accessory buildings. The estate dwelling is planned to be the future home of the St. Anne's All-Girls Private School. The subject lands are irregular in shape with an approximate area of 31.79 ha (2.47 ac).

A significant natural heritage system is located on a majority of 488, 434 and 370 St. John's Sideroad West. The natural heritage system continues on the southern portion of 306 St. John's Sideroad West and southwestern portion of 162 St. John's Sideroad.

## Surrounding Land Uses

The surrounding land uses are as follows:

North: Lands to the north of the subject lands are within the Town of Newmarket and comprise undeveloped vacant lands, Natural Heritage Lands;

South: St. Johns Sideroad, the draft approved Phase 2 Shining Hill Estate Collection subdivision.;

East: Vacant Land, Natural Heritage Lands and Yonge Street;

West: Natural Heritage Lands and low density residential subdivisions.

## Policy Context

Provincial Policies

All planning applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed.

The Oak Ridges Moraine Conservation Plan provides the necessary land use policies for the protection of the Oak Ridges Moraine's ecological and hydrological features and functions. A portion of the Subject Lands are designated 'Settlement Area' in the ORMCP. These lands are intended for urban uses thereby mitigating the impact of development on the natural ecological functions and hydrological features and to promote the efficient use of land resources through intensification and redevelopment of underutilized lands within urban areas.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

The subject site is partially regulated within an area governed by Ontario Regulation 179/06 under the Conservation Authorities Act. A permit from the Lake Simcoe Region Conservation Authority will be required prior to any development taking place.

York Region Official Plan (YROP)

The subject lands are designated 'Urban Area', 'Rural', and 'Regional Greenlands System'. The westerly portion of the subject lands are located within the ''Urban Area' and 'Regional Greenlands System' of the York Region Official Plan. The easterly portion is designated 'Whitebelt' and further designated as 'Rural Area'. However, the lands subject to the Whitebelt designation are located within the urban boundary of the Aurora Official Plan.

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 that an Environmental Impact Study be submitted to determine the impacts of a proposed development on the natural heritage system and its features.

The Rural Area designation intent is to protect agricultural, rural and Holland Marsh Speciality crop areas and support the agricultural industry as essential components of the regional fabric.

Town of Aurora Official Plan

The east portion of the subject lands are designated Site Specific Policy Area 14 as shown on Official Plan Schedule 'H' (see Figure 2). SSPA 14 permits a comprehensive retirement complex, including 350 apartments units, 90 medical care units, medical clinics, related administrative office space and a conference centre.

Town of Aurora Official Plan – OPA 37

The remainder of the subject lands are designated 'Suburban Residential (SR)', 'Suburban Residential (SR-1)', 'Core Area Open Space' and 'Supporting Area Open Space' under OPA 37 (See Figure 3).

The intent of the 'Suburban Residential (SR)' designation within OPA 37 is that these lands are to be developed for fully serviced residential lots of approximately 0.2 hectares is size. Development on lands designated Suburban Residential is to be compatible with the existing estate and suburban residences on the south side of St. John's SR.

The intent of the 'Suburban Residential - (SR-1)' designation within OPA 37 is that these lands be developed as fully serviced single-detached residential lots with frontages generally greater than 24 metres, and areas generally greater than 800 square metres. Neighbourhood oriented community services such as schools and parks are also permitted.

The intent of the 'Core Area Open Space' designation within the OPA 37 is that these lands shall be comprised of open space, approved stormwater management outlets, and approved road and municipal service crossings. Other than the above permitted services these lands are intended to remain in its natural state with only passive recreation uses being permitted.

Development in proximity to these Core Area Open Space lands is intended to protect and respect the existing natural edges, provide slope stabilization, and if desirable and necessary, provide trails and open space management programs. Lands designated Core Area Open Space are comprised of two interrelated ecological elements -the riparian corridor and the highest quality vegetation communities.

Lands designated ‘Supporting Area Open Space’ within OPA 37 are intended to generally be comprised of open space, approved stormwater management facilities, approved road and municipal service crossings, trails and passive use parks. Boundaries and natural edges will be defined, through the subdivision approval process. Lands designated “Supporting Area Open Space” are comprised of two interrelated ecological elements - the supporting vegetation communities and the valley land forms.

Zoning By-law 6000-17, as amended

The subject lands are currently zoned ‘Oak Ridges Moraine Rural General (RU-ORM)’, ‘Rural (RU)’ and ‘Institutional (I)’ (See Figure 4).

Within the Oak Ridges Moraine Rural General zone, the Zoning By-law provisions state that no person shall use these lands, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, or a use for which a building permit has already been legally issued in accordance with Section 1.9.1 of By-law 6000-17, as amended, without an amendment to the Zoning By-law or relief from this by-law in accordance with the policies of the Official Plan and the Planning Act.

Uses permitted in the Rural Zone include Agricultural uses, Detached Dwelling, Second Suites, Greenhouses, Home Occupations and Places of Worship.

Permitted uses in the Institutional Zone include, Athletic Fields, Cemetery, Day Care Centres, Hospitals, Public Library, Long Term Care Facility, Museum Place of Worship, Recreation Centre, Retirement Home, Post-Secondary School, Private School, Public School.

Reports and Studies

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

## Proposed Applications

**The Official Plan Amendment proposes to re-designate the subject lands from “Existing Major Institutional”, “Supporting Area Open Space” and “Core Area Open Space” designations to “Suburban Residential (SR-1)”, “Stable Residential”, “Environmental**

**Protection", "Public Parkland", "Core Area Open Space" and "Supporting Area Open Space" designations**

As illustrated in Figure 5, the Official Plan Amendment proposes to re-designate the subject lands from "Existing Major Institutional", "Supporting Area Open Space" and "Core Area Open Space" designations to "Suburban Residential (SR-1)", "Stable Residential", "Environmental Protection", "Public Parkland", "Core Area Open Space" and "Supporting Area Open Space" designations. This requires an amendment to Schedule 'A-A" of OPA 37 and to Schedule 'H' of the Town of Aurora Official Plan to delete the subject lands from Site Specific Policy #14.

The current SR-1 designation within OPA 37 allows for neighbourhood orientated support services such as schools and parks. The applicant is not seeking a change to the designation for this portion of the subject lands. There is a small portion of this area that proposed to be re-designated from "Supporting Area Open Space" to "Suburban Residential" (SR-1) (see Figure 5).

**The Official Plan Amendment also proposes a site-specific policy to permit single detached dwellings and street townhouse dwellings up to a maximum height of three (3) storeys or eleven (11) metres**

The draft Official Plan Amendment requests a site specific policy to permit maximum height building heights of 11 metres or 3 storeys (whichever is less). Currently, the Official Plan does not include a height requirement for the subject lands.

The Region of York has not delegated approval of the Official Plan Amendment to the Town of Aurora. Consequently, the Region is the approval authority for the private OPA.

**The Zoning By-law Amendment proposes to rezone the subject lands from "Oak Ridges Moraine - Rural (RU-ORM)", "Rural (RU)" and "Institutional (I)" to "Detached Third Density Exception X" (R3-X), "Detached Fourth Density Exception X" (R4-X), Townhouse Dwelling Residential Exception Zone (R8-X), "Institutional Exception X" (I-X), "Oak Ridges Moraine Environmental Protection Zone" (EP-ORM) "Environmental Protection" (EP), "Public Open Space" (O1) and Private Open Space Zone (O2);**

As shown in Figure 6, the applicant proposes to rezone the subject lands from "Oak Ridges Moraine - Rural (RU-ORM)", "Rural (RU)" and "Institutional (I)" to "Detached Third Density Exception X" (R3-X), "Detached Fourth Density Exception X" (R4-X), Townhouse Dwelling Residential Exception Zone (R8-X), "Institutional Exception X" (I-X), "Oak Ridges Moraine Environmental Protection Zone" (EP-ORM) "Environmental Protection" (EP), "Public Open Space" (O1) and Private Open Space Zone (O2).

The applicant has submitted a draft Zoning By-law Amendment which is currently under review by staff. A Zoning By-law comparison is provided in Appendix B.

**The draft plan of subdivision consists of 87 single detached dwelling lots, five townhouse blocks for a total of 21 townhouse units, a neighbourhood park block, a school block, a natural heritage system block, a private park block and public and private roads**

As illustrated in Figure 7 the draft plan of subdivision contemplates 87 single detached dwelling lots, five townhouse blocks with 21 units, a neighbourhood park block, a school block, a natural heritage system block, a private park block and public and private roads. A conceptual plan of the overall concept, including Town of Newmarket lands is provided in Figure 8.

The detailed breakdown of the plan of subdivision is provided in Appendix 'C'.

**The Applicant has responded to comments and concerns raised at the June 8, 2021 Public Planning Meeting, by revising the Draft Plan of Subdivision and Draft Official Plan and Zoning By-law Amendments**

The proposed draft plan of subdivision described above reflects the current proposal which was submitted on August 20, 2021, to address comments and concerns raised by the public and members of Council at the June 8, 2021, Public Planning Meeting. The Comments and concerns raised are summarized below.

- Mid/high density block does not fit, design is too modern;
- Mid/high density block – hill located here, more info on mineral meadow;
- Traffic on St. John's Sideroad;
- Increased traffic into and out of the subdivision to the school site (St. Annes School;
- Can a road connect to Bathurst or Yonge from the proposed subdivision to access the site instead of St. John's Sideroad;
- Sidewalk locations on St. Johns Sideroad;
- Extensive Tree Removals;
- Effect on the existing wildlife;
- What are the natural heritage buffers so thin;
- Lack of amenity area within walking distance;
- Barn Swallow nest removal;
- Servicing allocation;
- Lake Simcoe Region Conservation Authority Water Source Protection Area Plan – What are the details?

- Provide stormwater cell design; and
- Slope Stability Report does not co-relate to the Plan of Subdivision.

The applicant's response to these comments is attached hereto as Attachment D to this report. With respect to revisions to the Draft Plan of Subdivision, the most significant change has been removal of the proposed the 200 unit multi-storey residential apartment block and replacing it with the five townhouse blocks for a total of 21 townhouse units. Consequently, the proposed number of units has been revised from 88 detached dwellings and 200 apartment units to 87 detached units and 21 townhouse units, and the proposed site density has been reduced from 20.4 units per ha to 7.7 units per ha.

The draft Official Plan and Zoning By-law Amendment documents are revised to reflect these changes to the draft plan of subdivision. The draft planning amendments are under review by staff and will be discussed in a future recommendation report.

## Analysis

## Department/Agency Comments

The first submission review of the applications by Town Departments and external agencies has been completed. All comments received to date, as well as any new comments based on the resubmission of the revised proposal, are to be addressed before a final report is prepared for Council's consideration Below is a summary of key comments received to date from Town staff and external agencies on the first submission review of the applications. The revised submission has been circulated and is currently under review

Planning

Analysis of the potential road connection between the Town of Aurora and Town of Newmarket requires further review and comment. Staff will further review the proposed density and review the compatibility of the applications to the applicable Provincial Plans.

Engineering

Lane 'A' on the Draft Plan of Subdivision (see Figure 7) is proposed to be dedicated to the Town as a public lane. Engineering has identified a concern with the configuration of this lane which terminates as a dead-end, resulting in not meeting operational standards for snow removal, garbage pickup and maintenance. There is also a potential safety concern with the dead-end which does not allow for vehicles to turn around, particularly as the lane is proposed to terminate at a trail head. Further analysis is required to assess the appropriateness and function of this trail head connection at a public lane.

A sidewalk along St. John's Sideroad is required to connect the proposed Phase 2 sidewalk to Yonge Street and will require the Region to expand the width of the two bridges on St. John's SR crossing Tannery Creek. A boundary water meter will be required at the Newmarket/Aurora boundary.

The noise report identifies the need for attenuation on flankage lots along St. John's SR which will need to be of sufficient width.

Town of Newmarket

The Draft Plan of Subdivision includes a public road which terminates at the municipal boundary between the Town of Aurora and Newmarket. This could provide a future connection into Newmarket through the subject lands.

While an OPA application has been received by the Town of Newmarket, proposing to redesignate the abutting lands for urban designations, Newmarket has not approved any urban uses on the adjacent lands to date. The timing for any policy approvals or future development applications to permit urban development on the abutting lands in Newmarket is unknown. Consequently, the proposed subject development within the Town of Aurora will be required to function independently of any future potential development with respect to site servicing (water, sanitary, and storm), grading, transportation, road connection, trail connection, future parks, open space, etc.

Lake Simcoe Conservation Authority (LSRCA)

Ontario Regulation 179/06 applies to the subject site. A permit from the Lake Simcoe Conservation Authority is required prior to any development taking place. The applications have not demonstrated consistency with Section 3.1 of the Provincial Policy Statement. The subject site is located within an area that is subject to the policies contained in the Source Protection Plan.

A summary of LSRCA technical comments is presented below:

- A preliminary dewatering assessment has been undertaken; however, it is recommended that this assessment be updated once spring groundwater levels have been obtained and site plan elevations have been finalized.
- Although the site is surrounded by these natural features, no impact assessment on how the development may change groundwater/surface water inputs to these features was provided within the report.
- Mapping shows the wells are located at the eastern development boundary, however water well records are known to have inaccurate coordinates therefore they may be outside the proposed development boundary. Every effort should be made to locate and decommission existing wells in accordance with O.Reg. 903.
- Given the specific site plans have not been provided within the for St. Anne's School, a post-development water balance assessment cannot be accurately undertaken and therefore these blocks should be removed entirely from the water balance assessment which will be required under subsequent planning applications.
- The water balance does not provide an assessment of tributaries, wetland and woodland features on and/or adjacent to the site. It remains unclear which catchment(s) support the features on or near the site and if the drainage volumes to these features will be maintained post development.
- Additional information relating the location/elevation of each test to the elevation and soils in which the infiltration LID will be situated.
- Provide location figure of all proposed infiltration facilities and correlating infiltration test locations.
- Rear Yard Infiltration Trenches should be within a municipal easement and accessible for inspection and maintenance.
- Provide rationale why the southern lot located at the end of Lane A cannot accommodate the significant woodland buffer as it is identified as the Natural Heritage System in the Overall Conceptual Plan dated March 8, 2021.
- The outfall and associated 'Construction Disturbance Area' proposed in Encroachment Area B needs to be relocated outside of the dripline of the significant woodland.
- The development limit/ 'Construction Disturbance Area' shown in Figure 4 needs to be relocated outside of the wetland buffer in the area west of Encroachment Area C, where it straddles the ORM Boundary line. An average 10 m woodland buffer and average 15 m wetland buffer should be provided in this area to accommodate the pinch point area in Encroachment Area C.
- The encroachment into Newmarket lands for the outfall proposed in Encroachment Area D is not supported as this area was not assessed in the

provided NHE (Beacon Environmental Limited, March 2021). Please ensure this outfall is located outside of natural heritage features (e.g., significant woodland, wetland, significant valleyland, etc.)

- Ensure all Endangered Species Act requirements are in conformity with Ministry of Environment, Conservation and Parks policy as it relates to the confirmed barn swallow habitat (active nest) that was removed during the breeding bird season and the removal of potential SAR bat habitat for the proposed stormwater infrastructure in Encroachment Area.
- Provide the call codes for the green frog, American toad and gray treefrog observed during the amphibian surveys to determine whether significant wildlife habitat in the form of amphibian breeding habitat (wetland) is present on the property
- Provide appropriate mitigation measures (e.g. transplantation) for the rare and uncommon species located outside of the protected feature limit that may be impacted by the proposed development (i.e. early goldenrod, smooth aster, arrow-leaved aster, Virginia stickseed, black walnut, wild bergamot, and common evening primrose).
- Revise the Arborist Report to exclude the trees in the FOM and CUP3 communities from the Town's compensation requirements as these trees needs to be offset as per the LSRCA's Ecological Offsetting Policy.

Operation Services – Parks Division

Vegetation management initiatives will be required to address proposed tree removals, tree protection and preservation measures, and compensation plantings in accordance with the Town's Urban Forest Management Plan, specifically Policy C – Tree Removals and Compensation (sections 6.8 & 7.0), and Policy D – Tree Protection/Preservation (sections 5.0 & 6.0). Any proposed tree removals prior to execution of the development agreement will require a Vegetation Management Agreement with the Town.

The Town of Aurora Trails Master Plan identifies a neighbourhood trail within the natural heritage system extending east and west beyond the draft plan lands. In order to facilitate future construction of this trail by the Town, the block will need to be conveyed to the Town at no cost and free of all encumbrances.

Landscape plans will be required through the development agreement process to address our minimum landscape standards in accordance with the Town's Landscape Design Guidelines.

Operations Services – Roads Division

Low Impact Development (LID) drainage components are proposed for the private lots, the park block and road right of ways. LIDS require a major investment in ongoing routine maintenance, which is currently not part of the Town's Service level standards. Conditions of Draft Plan of Subdivision approval will require the developer to provide water infiltration design standards, and that these standards will be subject to on-site testing and verification throughout the period of construction and development of the site.

The Town will require a full value financial contribution for the ongoing maintenance liabilities that these features add to the Town's operation. The Town requires further rational for implementing LIDs on private property and how these will be maintained.

The water main connection to Newmarket will need further input from Operational Services with regards to water metering, flow to and from Newmarket and the responsibility for billing and maintenance.

York Region

A portion of lands subject to the proposed OPA are located within an area currently identified as "Rural Area" on Map 8 the YROP. York Region's pre-consultation comments indicated that bringing these lands into the "Urban Area" can only occur after completion of the Regional Municipal Comprehensive Review (MCR). York Region also indicated that receiving an application prior to the completion of the MCR process would be considered premature and not in conformity with the current Regional Official Plan (ROP).

York Region is actively addressing this matter as part of the ongoing MCR process. Given these applications includes lands currently identified as "Rural Area", the Region maintains that these applications are premature, do not conform to the current York Region Official Plan (YROP), and that any formal decision on these applications should be held in abeyance and not occur until completion of the MCR and approval of the new ROP, where conformity with the new Regional Official Plan (ROP) will be determined at that time.

In light of the above, York Region suggests the option of splitting consideration of the applications so that the lands currently within the Urban Area of the YROP can be considered now by the Town and York Region, with consideration of the lands outside of the Urban Area waiting until after approval of new ROP.

## Advisory Committee Review

Not Applicable.

## 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 Ontario Land Tribunal (OLT).

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 OLT.

Subsection 51(34) of the Planning Act states that if Council refuses the Draft Plan of Subdivision 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 OLT.

The applications were received on March 19, 2021 and deemed complete on March 26, 2021, therefore, the applicant may appeal at any time.

## Financial Implications

There are no direct financial implications arising from this report.

## Communications Considerations

On April 1, 2021, a Notice of Complete Application respecting the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications was published in the Auroran and Aurora Banner newspapers.

On May 14, 2021, Public Meeting Notices were issued by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands, and all Interested Parties to the applications. Signage on the property was also posted with information regarding the Public Meeting. On May 20, 2021, Notice of Public Planning

Meeting was published in the Auroran and Aurora Banner newspapers. Notification has been provided in accordance with the *Planning Act*.

On August 19, 2021, Public Meeting Notices were issued by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands, and all Interested Parties to the applications.

Signage on the property was also posted with information regarding the 2nd Public Meeting. On August 26, 2021, Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers.

## 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 – Official Plan Schedule ‘H’
Figure 3 – Existing Official Plan Designation
Figure 4 – Existing Zoning By-Law
Figure 5 – Proposed Official Plan Amendment Designations
Figure 6 – Proposed Zoning By-law Zones
Figure 7 – Proposed Draft Plan of Subdivision
Figure 8 – Conceptual Overall Plan

Appendix ‘A’ – Documents Submitted in Support of a Complete Application
Appendix ‘B’ – Zoning By-law Comparison
Appendix ‘C’ – Draft Plan of Subdivision Chart
Appendix ‘D’ – Applicant’s responses to June 8, 2021 Public Meeting Comments

## Previous Reports

Public Planning Report No. PDS21-073, dated June 8, 2021.

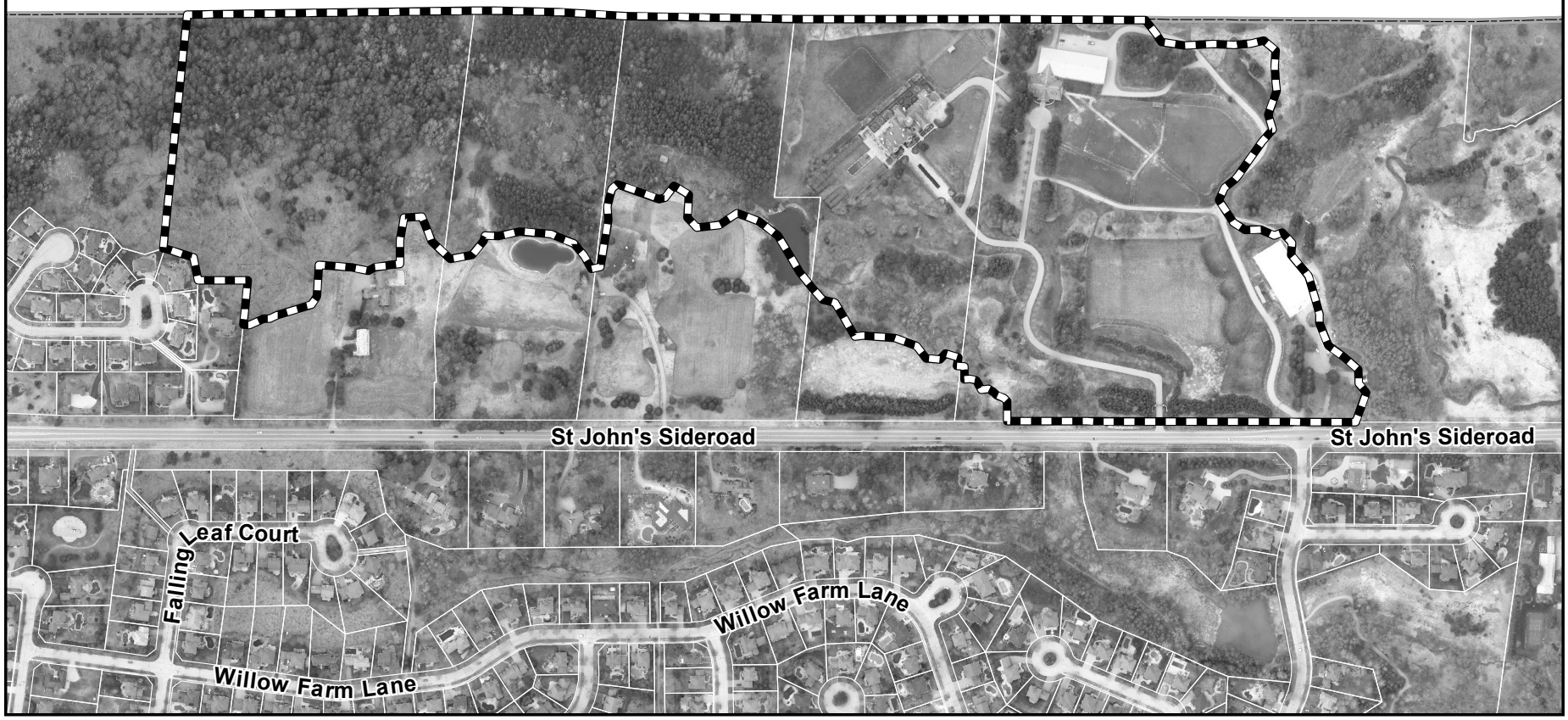
## Pre-submission Review

Agenda Management Team review on September 2, 2021.

## Approvals

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

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




# LOCATION MAP

**Applicant: Shining Hill Estates Collection Inc.**
**Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01**

**FIGURE 1**

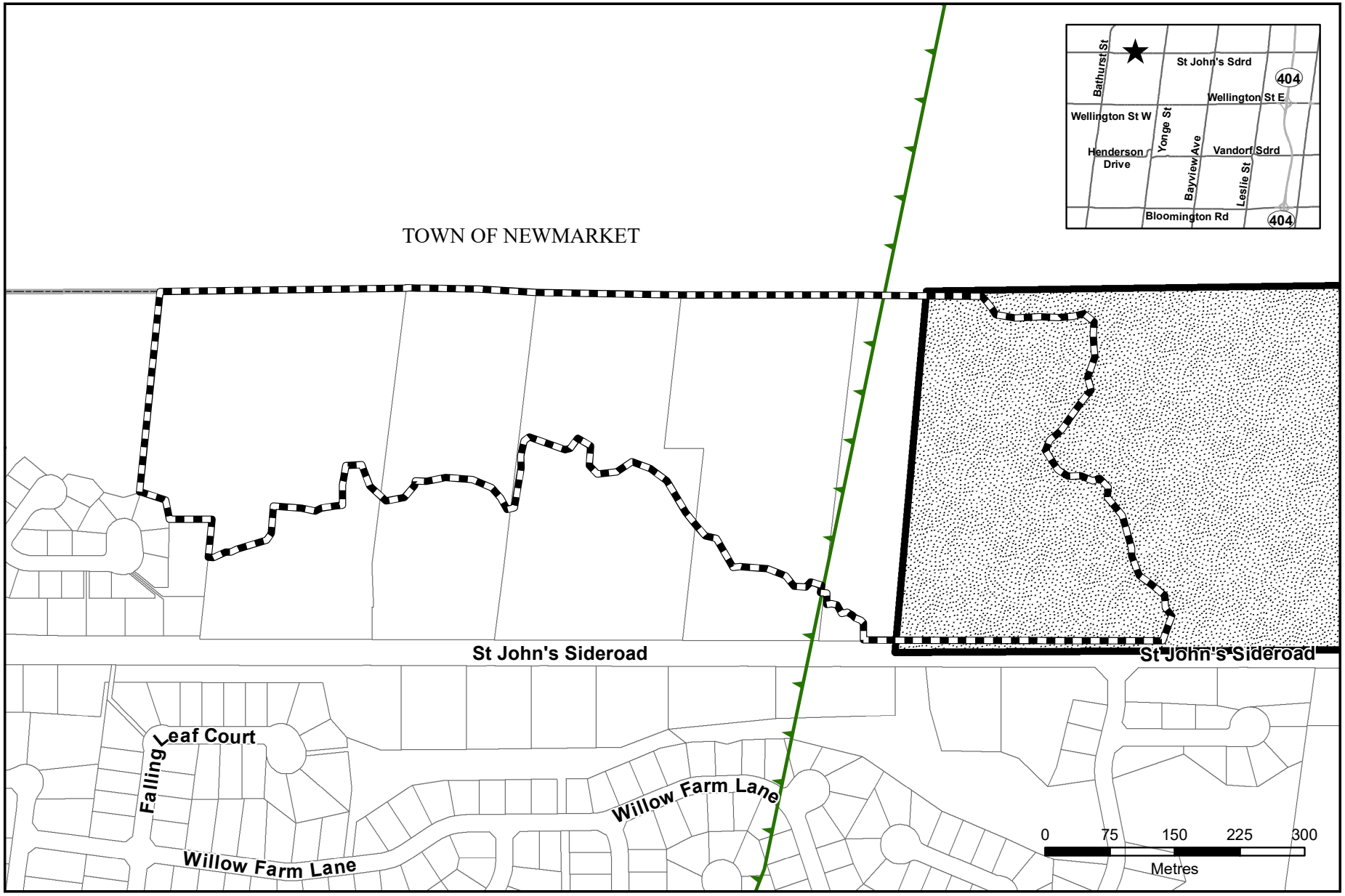
**SUBJECT LANDS**

0 75 150 225 300
Metres

N

AURORA
You're in Good Company

*Map created by the Town of Aurora Planning & Building Services Department, April 13, 2021. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2020, © First Base Solutions Inc., 2020 Orthophotography.*




# OFFICIAL PLAN SCHEDULE H (SITE SPECIFIC POLICY AREA #14)

**Applicant: Shining Hill Estates Collection Inc.**
**Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01**

**FIGURE 2**

**SUBJECT LANDS**

**SITE SPECIFIC POLICY AREA #14**

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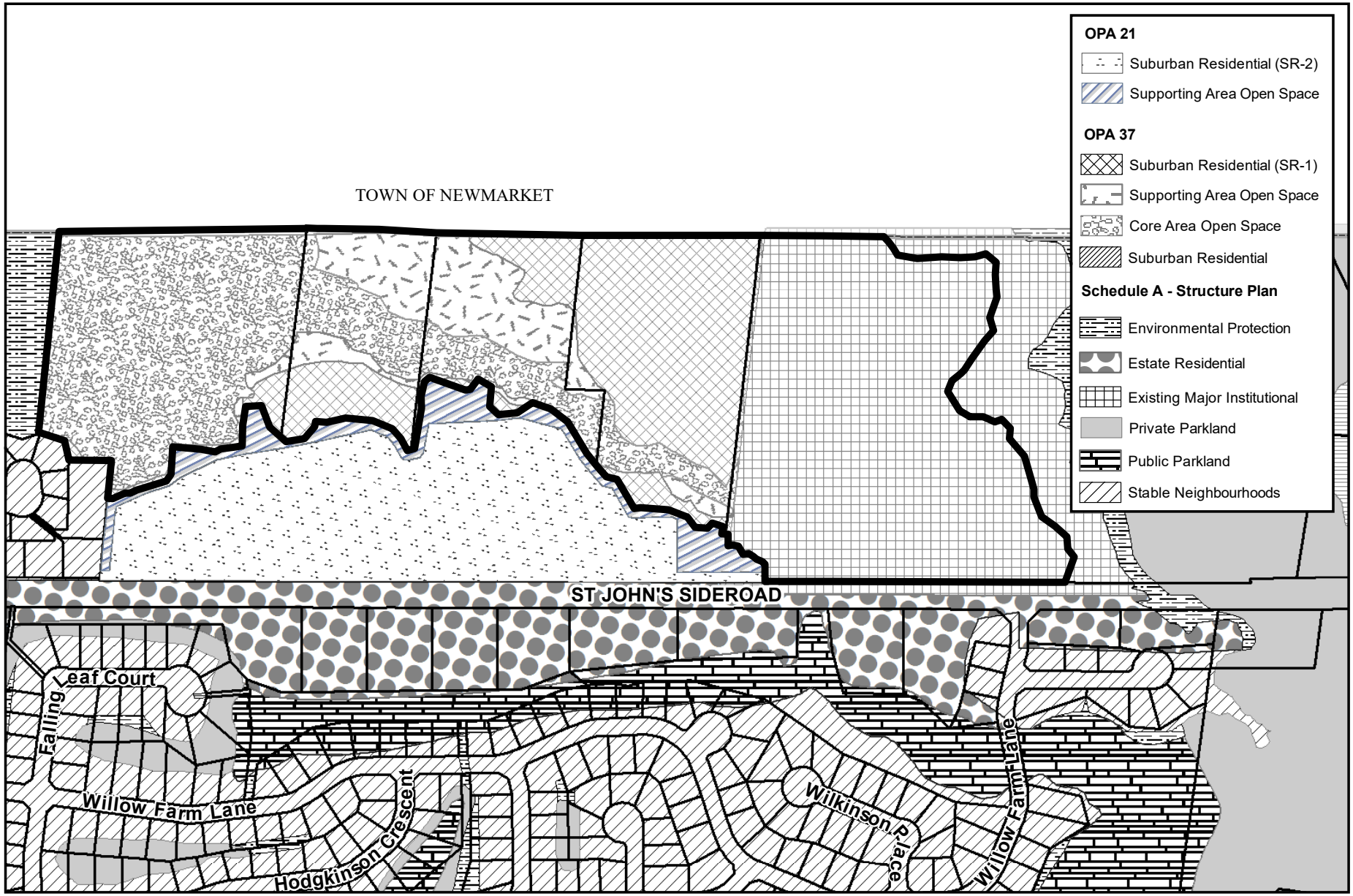
*Map created by the Town of Aurora Planning & Building Services Department, May 17, 2021. Base data provided by York Region & the Town of Aurora.*




# EXISTING OFFICIAL PLAN DESIGNATION

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

**SUBJECT LANDS**

0 75 150 225 300
Metres

N

AURORA
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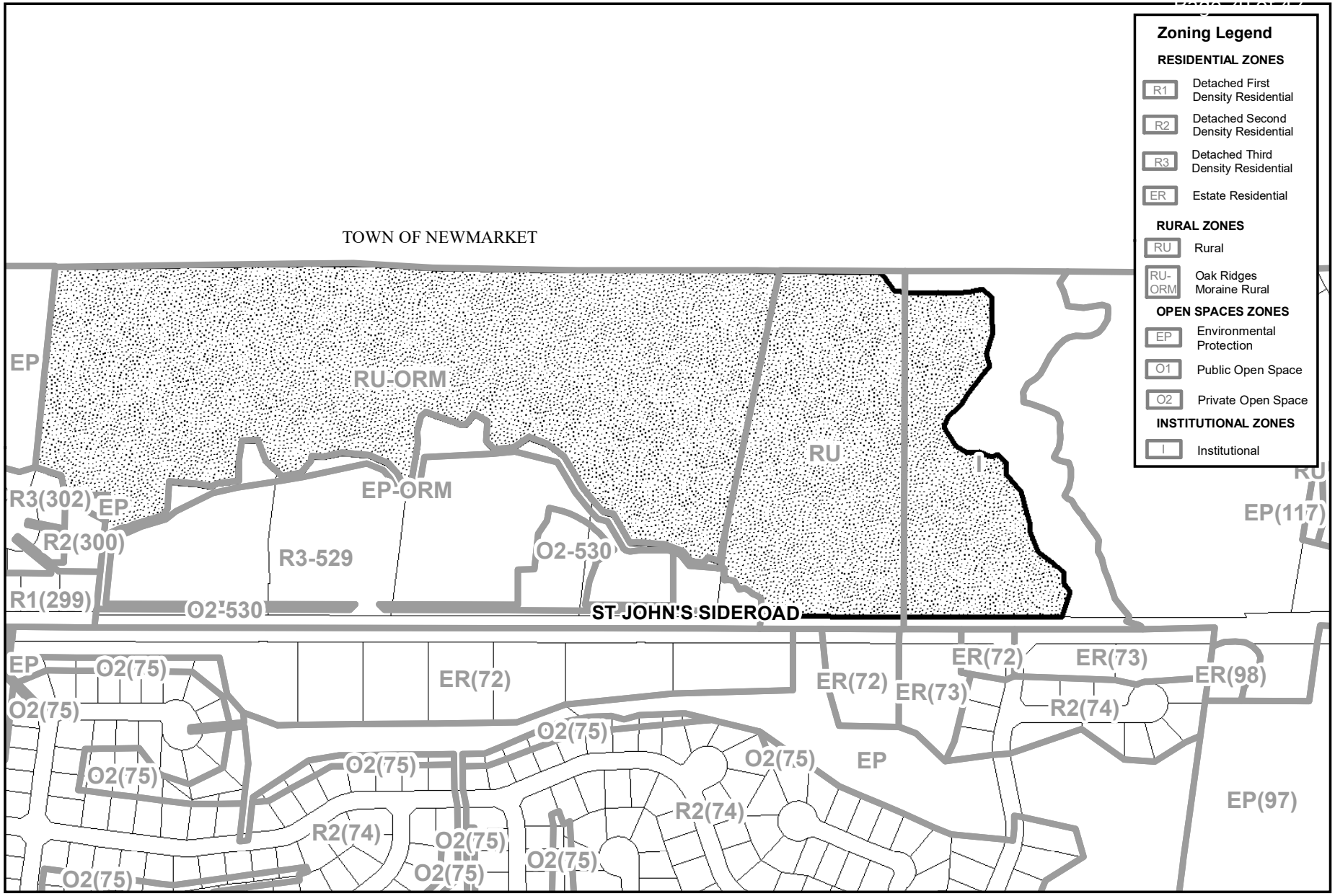
*Map created by the Town of Aurora Planning & Development Services Department, May 26, 2021. Base data provided by York Region & the Town of Aurora.*




# EXISTING ZONING BY-LAW DESIGNATION

**Applicant: Shining Hill Estates Collection Inc.**
**Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01**
**FIGURE 4**

**SUBJECT LANDS**

0 75 150 225 300
Metres

N

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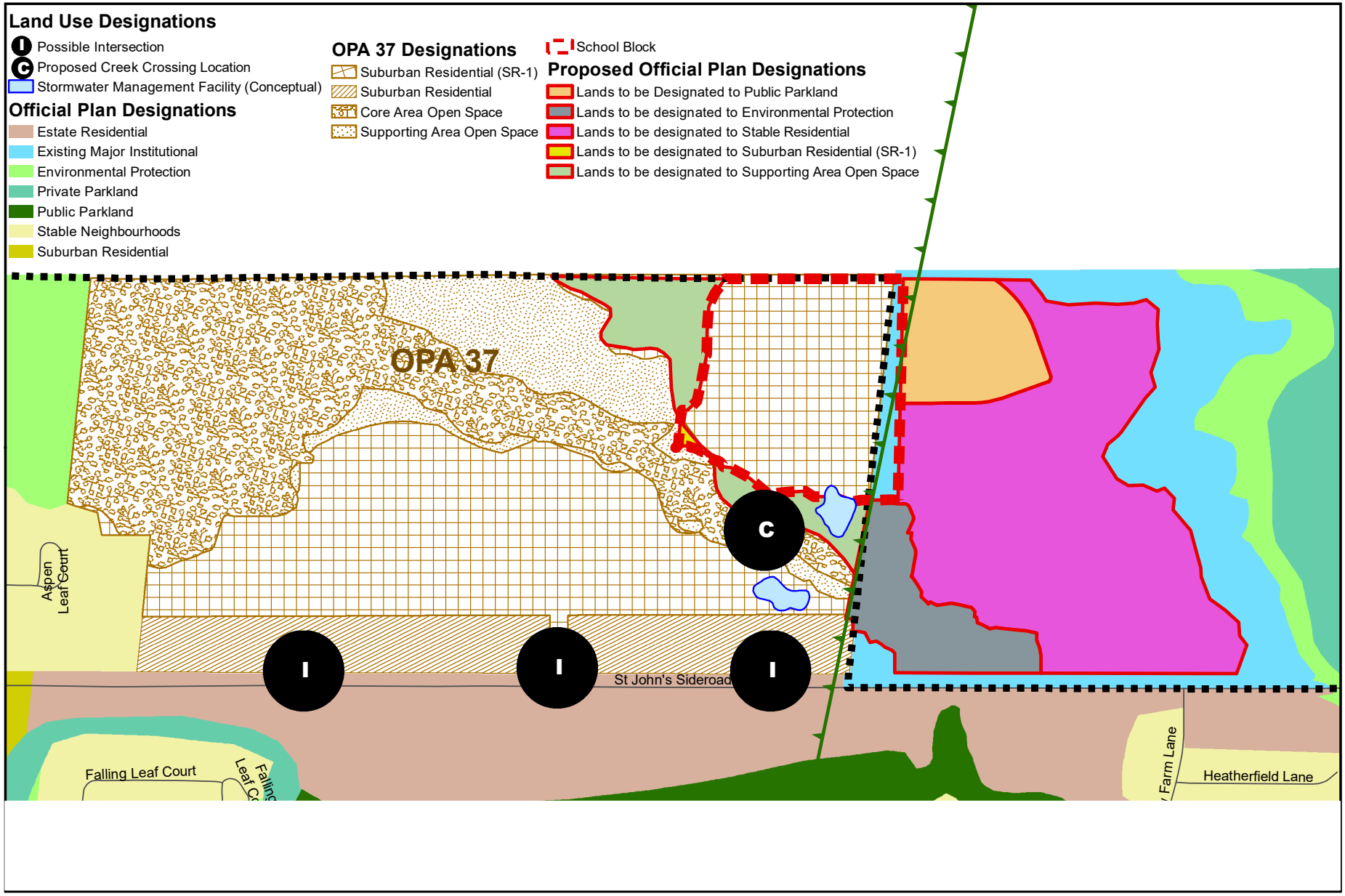
*Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Base data provided by York Region and Aurora - GIS.*




# PROPOSED OFFICIAL PLAN DESIGNATION

**Applicant: Shining Hill Estates Collection Inc.**
**Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01**

**FIGURE 5**

N

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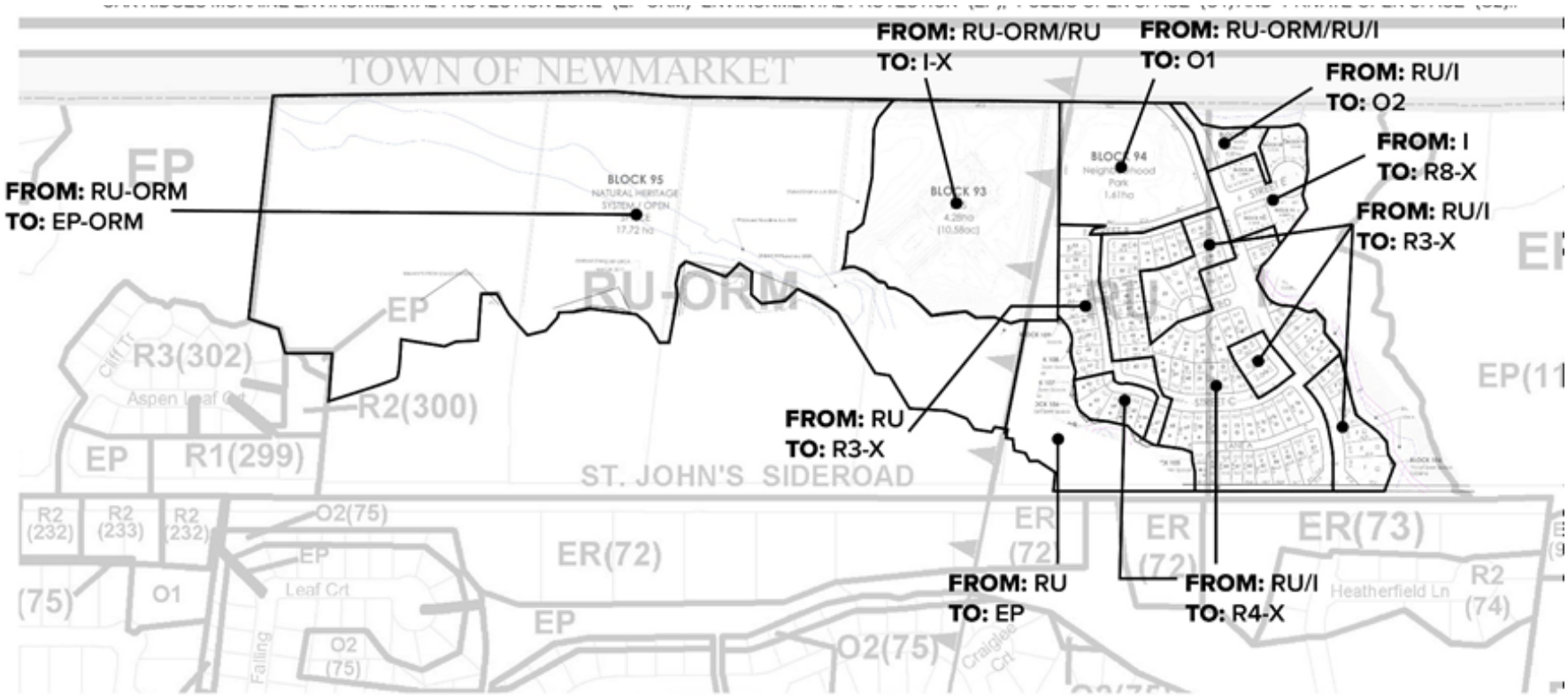
*Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Base data provided by Malone Given Parsons*




# PROPOSED ZONING BY-LAW AMENDMENT

**Applicant: Shining Hill Estates Collection Inc.**
**Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01**
**FIGURE 6**

AURORA
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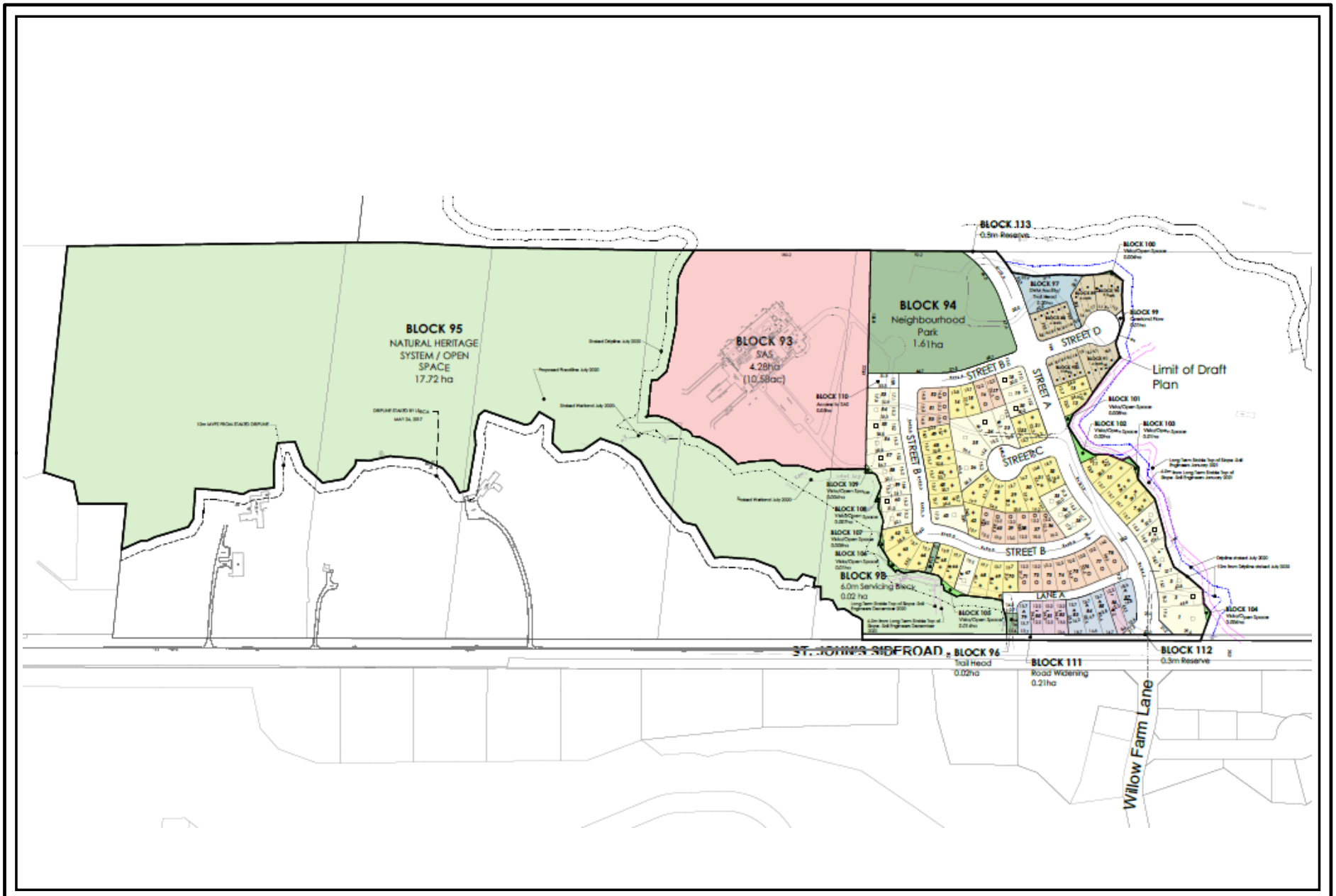
*Map created by the Town of Aurora Planning & Development Services Department, August 23, 2021. Base data provided by Malone Given Parsons*

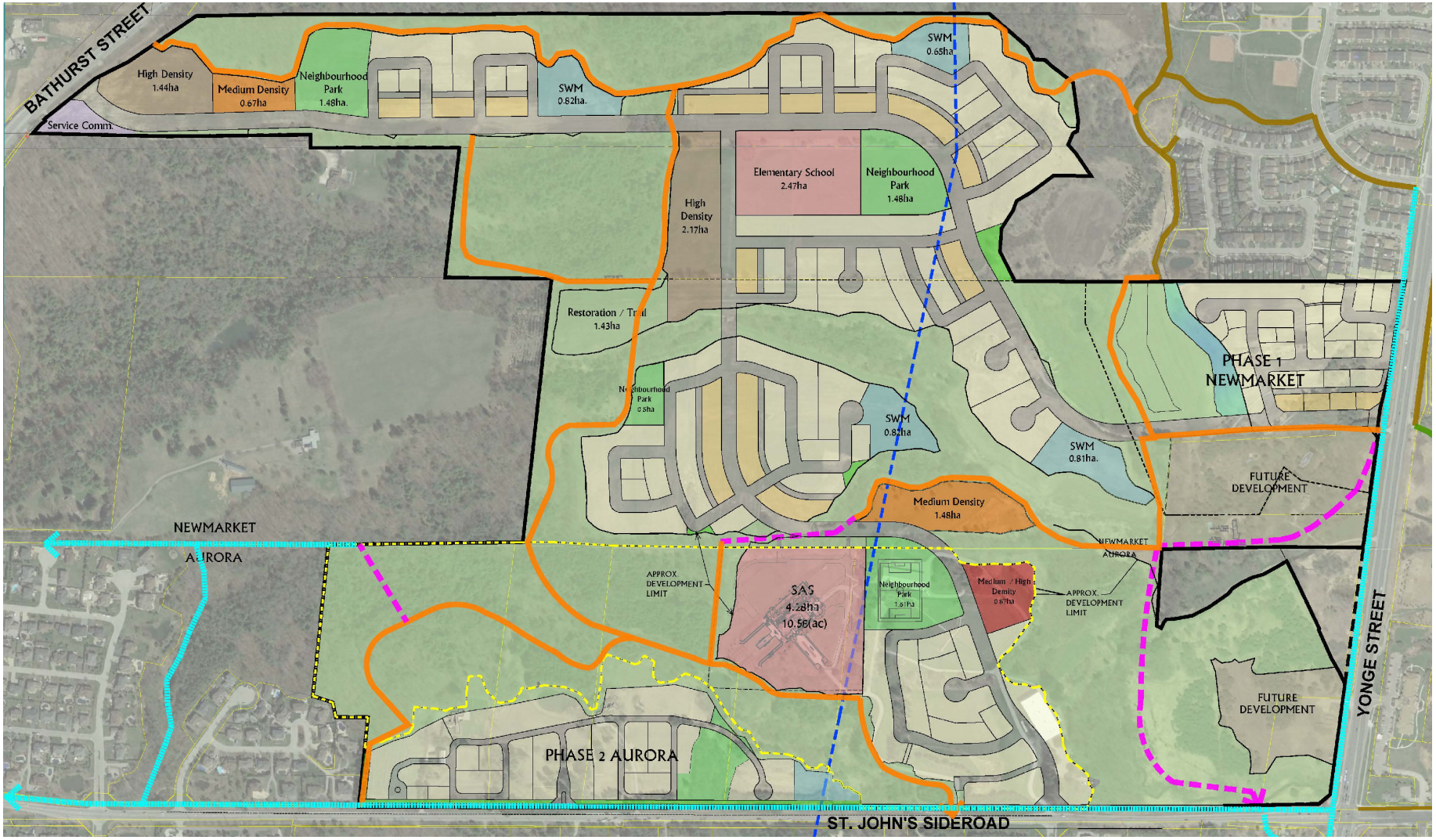



# DRAFT PLAN OF SUBDIVISION

**Applicant: Shining Hill Estates Collection Inc.**
**Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01**
**FIGURE 7**

AURORA
*You're in Good Company*

*Map created by the Town of Aurora Planning & Development Services Department, August 23, 2021. Base data provided by Malone Given Parsons*




# CONCEPTUAL OVERALL PLAN

**Applicant: Shining Hill Estates Collection Inc.**
**Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01**

**FIGURE 8**

AURORA
*You're in Good Company*

*Map created by the Town of Aurora Planning & Development Services Department, May 17, 2021. Base data provided by Malone Given Parsons*

## Appendix A – Reports Submitted in Support of Complete Applications

| Document | Consultant |
|---|---|
| Planning Opinion Report | Malone Given Parsons Ltd. |
| Draft Official Plan Amendment | Malone Given Parsons Ltd. |
| Draft Zoning By-law Amendment | Malone Given Parsons Ltd. |
| Conceptual Plan | Malone Given Parsons Ltd. |
| Neighbourhood Plan | Malone Given Parsons Ltd. |
| Urban Design Brief | Malone Given Parsons Ltd. |
| Priority Lot Plan | Malone Given Parsons Ltd. |
| Slope Stability Study | Soil Engineers Ltd. |
| Geotechnical Investigation | Soil Engineers Ltd. |
| Hydrogeological Investigation | Golder Associates Ltd. |
| Natural Heritage Evaluation | Beacon Environmental |
| Phase 1 Environmental Site Assessment | Soil Engineers Ltd. |
| Arborist Report | Beacon Environmental |
| Lake Simcoe Protection Conformity Report | Malone Given Parsons Ltd./ Beacon Environmental |
| Functional Servicing Brief and Stormwater Management Report | SCS Consulting Group Ltd. |
| Engineering Drawing Package | SCS Consulting Group Ltd. |
| Transportation Mobility Plan | Dillion |
| Noise Study | HGC Engineers |
| Stage 1-2-3 Archaeological Assessment | This Land Arch |

## Appendix B – Zoning By-law Comparison

| | **R3- Detached Third Density Residential** | **R3(XX) - Detached Third Density Residential Exception Zone** |
|---|---|---|
| Permitted Uses | • Dwelling, Detached<br>• Dwelling, Second Suite<br>• Home occupation | • Dwelling, Detached<br>• Dwelling, Second Suite<br>• Home occupation |
| Lot Area (minimum) | $460m^2$ | $460m^2$ |
| Lot Frontage | 15m | 15m |
| Front Yard (minimum) | 6m | 4.5m to Main Building*<br>6.0m to Garage Face* |
| Rear Yard (minimum) | 7.5m | 7.5m |
| Minimum Exterior Side Yard | 6m | 3m* |
| Minimum Interior Side Yard | 1.2m for one storey buildings<br>1.5m for buildings greater than one storey | 1.2m (one side)*<br>0.6m (other side)* |
| Maximum Building Height | 10m | 11m* |
| Coverage | 35% | N/A* |

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk "*". Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment presented to Council for enactment.

| | **R4 - Detached Fourth Density Residential** | **R4(XX) - Detached Fouth Density Residential Exception Zone** |
|---|---|---|
| Permitted Uses | • Dwelling, Detached<br>• Dwelling, Second Suite<br>• Home occupation | • Dwelling, Detached<br>• Dwelling, Second Suite<br>• Home occupation |
| Lot Area (minimum) | $370m^2$ | $370m^2$ |
| Lot Frontage | 11m | 11m |
| Front Yard (minimum) | 3.0m to Main Building<br>5.5m to the garage | 3.0m to Main Building*<br>6.0m to Garage Face* |
| Rear Yard (minimum) | 7.5m | 7.5m |
| Minimum Exterior Side Yard | 3.0m to Main Building<br>5.0m to the garage | 3.0m* |
| Minimum Interior Side Yard | 1.2m one side<br>0.6m other side | 1.2m (one side)<br>0.6m (other side) |
| Maximum Building Height | 11m | 11m |
| Coverage | 50% | N/A* |

| **Parent Zone Requirement – Yard Encroachments** | | | **Proposed Encroachments** | |
|---|---|---|---|---|
| **Structure or Feature** | **Applicable Yard** | **Max encroachment into a Minimum Yard** | | |
| Open porches, uncovered terraces and decks (3.2m in height or less) | Front and Exterior Side Yards | 2.5m<br><br>In no case shall it be 4.5m from the Front Lot line, 3.0m from the Exterior Side Yard Lot line | Maximum projection for open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3.0m above grade with or without foundation and steps* | 3.0m (into any required yard)* |
| | Rear Yards | 3.7m<br>In no case shall be closer than 3.8m from the rear Lot line. | | |
| Window Bays, with or without foundation up to 3.0m in width | Front, Rear & Exterior Side Yards | 1.0m | Bay, bow or box window maximum width* | 4.5m* |
| | Interior Side Yards | 0.33m | | |
| Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, or canopies | Any yard | 0.7m | Bay, bow or box window or fireplace maximum projection* | 0.6m (required, front, exterior and rear yards)* |

| | **R8 Townhouse Dwelling Residential** | **R8 (XX) Townhouse Dwelling Residential Exception Zone** |
|---|---|---|
| Permitted Use | • Dwelling, Townhouse<br>• Dwelling, Second Suite<br>• Home Occupation<br>• Back-to-back, Townhouse<br>• Stacked Townhouse<br>• Dwelling, Quadriplex<br>• Dwelling, Link | • Dwelling, Townhouse<br>• Dwelling, Second Suite<br>• Home Occupation<br>• Back-to-back, Townhouse<br>• Stacked Townhouse<br>• Dwelling, Quadriplex<br>• Dwelling, Link |
| Lot Area (minimum) | 180m$^2$ | 160m$^2$* |
| Lot Frontage | 6m | 6m |
| Front Yard | 7.5m | 3.0m (Main building)*<br>6.0m (Garage face)* |
| Rear Yard (minimum) | 7.5m | 7.0m* |
| Minimum Exterior Side Yard | 6m | 2.4m* |
| Minimum Interior Side Yard | 0.0m (along common lot line)<br>1.5m (end unit) | 0.0m (along common lot line)<br>1.5m (end unit) |
| Maximum Building Height | 10m | 13.0m* |
| Coverage | 50% | N/A* |

| | **I - Institutional Zone** | **I(XX)- Institutional Exception Zone** |
|---|---|---|
| Permitted Uses | • Athletic Fields<br>• Cemetery<br>• Crematoriums<br>• Day Care Centres<br>• Hospitals<br>• Library, Public<br>• Long Term Care Facility<br>• Museum<br>• Place of Worship<br>• Recreation Centre<br>• Retirement Home<br>• School, Post Secondary<br>• School, Private<br>• School, Public | • Athletic Fields<br>• Day Care Centres<br>• Museum*<br>• Place of Worship (1)<br>• Recreation Centre<br>• School, Private (1)(2)<br>• Place of Entertainment* |
| Lot Area (minimum) | 460m$^2$ | No exception has been requested to this standard of the zoning By-law. |
| Lot Frontage | 30m | 15m* |
| Front Yard (minimum) | 10m | No exception has been requested to this standard of the zoning By-law. |
| Rear Yard (minimum) | 15m | No exception has been requested to this standard of the zoning By-law. |
| Minimum Exterior Side Yard | 10m | No exception has been requested to this standard of the zoning By-law. |
| Minimum Interior Side Yard | ½ the height of the building and no less than 4.5m | 4.5m* |
| Maximum Building Height | 15m | 25m* |
| Coverage | 35% | 35% |
| Minimum Accessory Structure setback | Not specifically addressed. | 1m |

(1) A Dwelling unit may be permitted as an accessory use and shall be in accordance with Section 7.2m with respect to height and yard requirements for the R3 zone.

(2) Dormitories may be permitted as an accessory use

## Appendix C – Draft Plan of Subdivision Breakdown

| Proposed Land Use | Lot and Block # | # of Units | Area (ha) |
|---|---|---|---|
| Single Detached (min 15.24m) | 1-78 | 27 | 1.69 |
| Single Detached (min 13.7m) | 1-78 | 32 | 1.69 |
| Single Detached (Min 12.2m) | 1-78 | 19 | 0.83 |
| Lane Access Single Detached (Min 13.7m) | 79-87 | 5 | 0.30 |
| Lane Access Single Detached (Min 12.2m) | 79-87 | 4 | 0.19 |
| Townhouse Min. 6.1m | 88-92 | 21 | 0.54 |
| St. Anne's School | 93 | | 4.28 |
| Access to St. Anne's School | 110 | | 0.05 |
| Neighbourhood Park | 94 | | 1.61 |
| Natural Heritage/Open Space | 95 | | 17.72 |
| Servicing Block | 98 | | 0.02 |
| Overland Flow | 99 | | 0.01 |
| Vista's/Open Space | 100-109 | | 0.09 |
| SWM/Trail Head | 96-97 | | 0.23 |
| Road Widening | 111 | | 0.21 |
| 0.3 Reserves | 112-113 | | 0.01 |
| 23.0m Right of Way | Street A | | 1.02 |
| 18.0m Right of Way | Street C-E | | 0.97 |
| 15.0m Right of Way | Street B | | 0.19 |
| 9.2m Laneway (Right of Way 141m) | Lane A | | 0.14 |
| **Totals** | | 108 | 31.79 |

**Appendix 'D' – Applicant's responses to June 8, 2021 Public Meeting Comments**

| Public Comments | Applicant Response |
|---|---|
| 1. High Density Building does not fit here (height and density concerns)<br>• Prefer a lower density to maintain the natural environment<br>• Design of the high rise does not fit here (too modern)<br>• Needs to be compatible to the area | - The draft plan has been revised to eliminate the apartment condominium building and instead use this block for 21 grade related townhomes and a trailhead/ stormwater management facility. |
| 2. There is a hill where mid/high density proposed:<br>• a mineral meadow is located here – more information on this<br>• is it being removed?<br>• is it significant?<br>• What is the origin?<br>• Is this man made?<br>• Wildlife would be here | – All features have been identified and studied through the Natural Heritage Evaluation (NHE) prepared by Beacon Environmental (March 2021) and submitted in support of the application.<br>– Natural features of importance are proposed to be retained and protected with buffers through the blocks identified as Natural Heritage System in the Draft Plan of Subdivision.<br>– This hill is constructed and not an important feature. |
| 3. Traffic on St. John's Sideroad<br>• how will traffic be dealt with<br>• Only 2 Lanes right now on St. Johns<br>• traffic from Newmarket into Aurora<br>• Traffic Study – confirmation of Date and time conducted<br>• Reduction in speed limit on St. Johns Sideroad? | – Traffic surveys were undertaken on July 31, 2019 (7-9 AM and 4-6 PM) and were correlated with prior surveys undertaken in December 2015 and May / June 2017.<br>– York Region's Transportation Master Plan has planned for the eventual widening of St. John's to four lanes between Bathurst Street and Yonge Street, but a timeline has not yet been identified for construction.<br>– As an interim measure to mitigate development traffic, the Region has requested that the eastbound lanes be widened near Yonge Street to provide increased storage and capacity.<br>– At the site access to St. John's Sideroad opposite Willow Farm Lane, a traffic |

| | |
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| | signal has been recommended along with an eastbound left turn lane and a westbound right turn lane.<br>York Region determines the speed limit onto St. John's Sideroad. |
| 4. Increased traffic into and out of the subdivision to the School site (St. Annes School) | – In its opening year (2023), the school is expected to generate 90 inbound / 75 outbound trips during the AM peak hour, and 20 inbound and 25 outbound trips during the PM peak hour.<br>– With increased enrolment up to 2028, the school trips are expected to increase to 340 inbound / 275 outbound trips during the AM peak hour, and 70 inbound / 85 outbound trips during the PM peak hour.<br>– The net effect of school traffic is expected to be less because some families will already be dropping off children at St. Andrew's College and will therefore already be traveling in the area. Measures have been recommended to reduce the amount of traffic generated by the school (maximize use of busing service; encourage enrolment of multiple siblings from same household; scheduling extracurriculars to spread out pick-up and drop-off activity). |
| 5. Can a road connect to Bathurst or Yonge from the proposed Subdivision to access this site instead of St. John's Sideroad. | – Roads connecting directly east or west from the site would result in further loss of trees and significant encroachment into natural heritage system<br>– In the longer term as part of future development phases, Street "A" is proposed to be extended north to a westerly extension of Bennington Road, which will provide alternate access routes to Bathurst Street and Yonge Street. However, this would be in addition to the access to St. John's Sideroad rather than a replacement. |

| | |
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| 6. Sidewalk locations on St. Johns Side Road (Location?)<br>• No safe way to get to Bathurst or Yonge for pedestrians<br>• How many trees be removed to accommodate this? | – The Region Official Plan identifies a planned future right-of-way for St. John's Sideroad up to 36 metres.<br>– The applicant has committed to constructing a multiuse path on north side of St. John's Sideroad within the Region's roadway to the extent practical. As an alternative, the applicant is exploring the possibility of a parallel off-street multi-use path north of St. John's Sideroad.<br>– When St. John's is reconstructed, tree removal will be necessary to accommodate grading and additional lanes.<br>– At this time we do not know how many trees will be impacted to accommodate the widening of St. John's and the reconstruction of the road to accommodate four lanes and the multiuse path as it would be subject to an environmental assessment. |
| 7. Extensive Tree removals<br>– What is the carbon loss of trees being removed?<br>– How many are of 5cm DBH or less?<br>– Request to preserve more trees<br>– What is actually being proposed to be removed – can we make more areas of protection?<br>– Where are the trees being removed? Intuitional site or residential area proposed?<br>– Units within Lane A are proposed to be removed – look into this further. | – As part of the development application, an Arborist Report / Tree Inventory and Preservation Plan was prepared by Beacon Environment (March 2021) in accordance with the Town of Aurora's Tree Protection/Preservation Policy (2015), Tree Removal/Pruning and Compensation Policy (2015) and Tree Planting and Approved Plant List Policy (2015), and York Region's Street Tree and Forest Preservation Guidelines (2016).<br>– This study inventoried all trees in and adjacent to the development area and how many are planned for removal, by location, size condition and by ownership.<br>– 2,080 trees were recorded and assessed over 5cm DBH.<br>– Due to grading requirements few trees will be retained within the development |

| | |
|---|---|
| | area although many trees will be planted.<br>– 1,321 trees are proposed for removal .<br>– 171 of trees are recommended for removal due to poor condition<br>– 588 trees will be retained.<br>– 2,333 trees will be replanted as part of the compensation plan.<br>– As part of the next submission, additional opportunities for preservation will be investigated and a detailed compensation plan will be prepared to illustrate where the replacement plantings can occur within the site to enhance the existing tree cover.<br>– The Official Plan currently permits up to 260 residential units, 350 apartment units, conference centre, hotel, and institutional uses on these lands.<br>– We are proposing to conserve more lands for tree preservation than was original approved and contemplated for in OPA 37 and the approved Official Plan.<br>– The proposal includes 56% of the land area for environmental protection. |
| 8. Effects on the existing wildlife<br>• What is being done to protect the ecosystems<br>• The development will be a huge stress on existing wildlife (loss of wildlife)<br>• Is there another report on endangered species? | – All features of importance have been identified and studied through the Natural Heritage Evaluation (NHE) prepared by Beacon Environmental (March 2021) submitted in support of the application.<br>– Natural features of importance are proposed to be retained and protected with buffers through the blocks identified as Natural Heritage System in the Draft Plan of Subdivision.<br>– 17.72 hectare of land has been identified for environmental protection (56% of the total land area).<br>– The lands identified as NHS will be conveyed to the public for long term preservation and public use, including an extensive trail system. |

| | |
|---|---|
| | – In addition, valley lands to the east of the application will be conveyed to the Town for public use and access through further approvals.<br>– The NHE was prepared in accordance with the Endangered Species Act. There is no separate report for regulated species, nor is one required.<br>– Potential impacts have been identified in the NHE as well as mitigation measures.<br>– The NHE notes that some common species will be lost from the agricultural lands and “parkland” associated with the house that will be converted to urban.<br>– At the landscape scale, urbanization does reduce the value of remaining lands to wildlife, this is an inevitable process that operates at a very broad scale. |
| 9. Why are the natural heritage buffers so thin? | – Buffers are not meant to habitat additions, they are mitigative measures to protect the adjacent feature. A typical woodland buffer in settlement areas is10 metres and this is what is proposed.<br>– The ORMCP allows buffers to be designed in accordance with needs in settlement areas and therefore with supporting study can be approved at something less than the otherwise prescribed 30 metres.<br>– We consider both the receiver (how sensitive is the feature) and the stressor (what is going adjacent) and policy documents that provide guidance or direction on buffer widths.<br>– There is nothing unusual about the buffer widths proposed for the development. |
| 10. Lack of amenity area (coffee shops, retail, etc) within walking distance. | – Not required.<br>– The proposal contemplates use of open valleyland area for recreation amenities for the public. |

| | |
|---|---|
| 11. Why the Barn swallow nest was removed when the NHE was clear on requirements to be followed.<br>• Ensure the process was followed properly.<br>• Why was this demolished with the Barn swallow?<br>• Why was the building not taken to the Heritage Advisory Committee prior to removal?<br>• When did owner obtain lands from Dunin owners?<br>• Timelines requested of demo permit issuance and detailed process. | – The NHE by Beacon identified a Barn Swallow nest in one of three wooden three-sided horse shelters during field surveys.<br>– This structure was removed by the demolition company<br>– At the time of demolition, it is unclear whether a Barn Swallow nest was still present in the structure.<br>– When the second bird survey was completed, the shelter was gone.<br>– The applicant has offered to construct a new Barn Swallow structure in the valleylands. |
| 12. Servicing Allocation<br>• Growth Management Discussion paper (page 27)<br>• Is there allocation available for this development? | - Town has assured that they have allocation available for the grade-related housing and the school use does not require allocation as it is institutional. |
| 13. Lake Simcoe Region Conservation Authority (LSRCA) Water Source Protection Area Plan<br>– what are the details and protection of water<br>– what is our role as a Town on this? | – York Region have confirmed that a Section 59 Notice will not be required for this development.<br>– A source water protection permit – Section 59 Notice under the Clean Water Act identifies whether a proposed land development application complies with Source Water Protection requirements.<br>– Residential uses presence the least amount of risk to ground water sources. |
| 14. Why can't we see the design of the stormwater cell? | – Details regarding the stormwater management facility will be designed once the location has been settled.<br>– Exemplary images follow. |
| 15. Slope Stability Report does not co-relate to the Plan of Subdivision | - The Slope Stability Report will be reviewed and confirmed during the next detailed submission stage. The draft plan of subdivision will be modified if |

| | |
|---|---|
| | necessary at that time to ensure consistency. |

Examples of underground stormwater management facilities:

**Thornhill Village Green - Thornhill**

**Subsurface Stormwater Storage Facility**

**Thornhill Village Green - Thornhill**

# 1. 75-WORD SUMMARY

Qualico required a stormwater storage system to accommodate runoff for a 56-hectare catchment. McElhanney's non-traditional solution is one of the largest underground stormwater storage systems in North America and the system's ability to overcome typical project complexities impressed the client. Combining the facilities and placing the system underground allowed McElhanney to deliver Qualico added project benefits such as using less land, providing reduced long-term maintenance costs, benefits to the environment, and increased safety for residents.

**Figure 1: Before and after.** Upon completion, this is now one of the largest underground stormwater detention systems in North America.

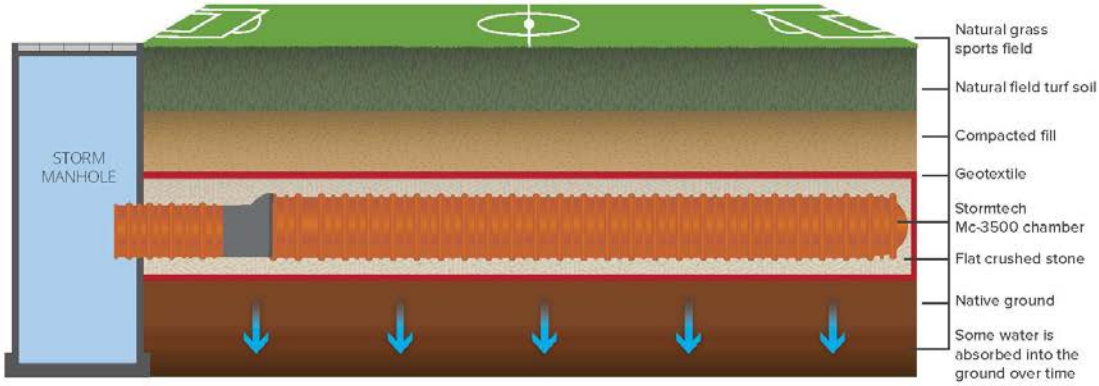
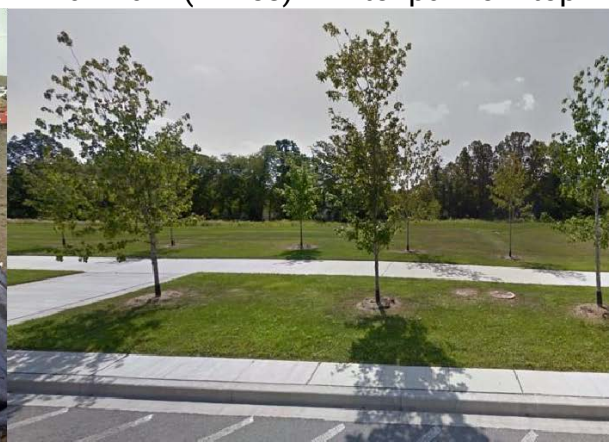



**Figure 2: Cross-section of the underground storage facility.** A variety of materials were used to make the underground storage tanks viable beneath the natural grass sports fields.

Underground concrete tank construction in Markham (Times) – After park on top



**The Corporation of The Town of Aurora**

**By-law Number XXXX-21**

**Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on September 14, 2021.**

**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 14, 2021, 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 14th day of September, 2021.**

**Tom Mrakas, Mayor**

**Michael de Rond, Town Clerk**