Town of Aurora
Council Public Planning Meeting Agenda

Date: Tuesday, October 13, 2020
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Pages

1. **Procedural Notes**

2. **Approval of the Agenda**

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

4. **Planning Applications**

4.1. **PDS20-057 - Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, TFP Aurora Developments Ltd., 20 and 25 Mavrinac Boulevard** 1

Blocks 1 and 2, Plan 65M-3852, File Numbers: OPA-2017-01, ZBA-2017-03 and SUB-2017-02

1. That Report No. PDS20-057 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. **PDS20-058 - Applications for Official Plan and Zoning By-law Amendment, Weslie Creek Developments Inc., 1675 St. John's Sideroad** 29

Whitchurch Con 3 PT LOT 25 RP 65R36+629 PARTS 1 TO 3, File Numbers: OPA-2020-05 & ZBA-2020-05, Related File Numbers: SP-2020-04

1. That Report No. PDS20-058 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-20 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on October 13, 2020** 53

6. Adjournment

100 John West Way
Aurora, Ontario
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Town of Aurora

Public Planning Report

No. PDS20-057

Subject: **Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision**
TFP Aurora Developments Ltd.
20 & 25 Mavrinac Boulevard
Blocks 1 and 2, Plan 65M-3852
File Numbers: OPA-2017-01, ZBA-2017-03 and SUB-2017-02

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: October 13, 2020

Recommendation

1. **That Report No. PDS20-057 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, and Draft Plan of Subdivision applications for the properties municipally known as 20 and 25 Mavrinac Boulevard (the 'subject lands'). The following is a summary of the planning applications:

- The proposed development proposal consists of a six storey seniors' apartment building, 40 single detached dwellings, and 209 townhouse units;

- An Official Plan Amendment is proposed to re-designate the subject lands from Business Park to "Low-Medium Density Residential" and "Medium-High Density Residential";

- A Zoning By-law Amendment is proposed to rezone the subject lands to Residential and Open Space zones;

- A Draft Plan of Subdivision is proposed to facilitate the creation of residential lots and blocks for the proposed development;

- The Regional Municipality of York is the approval authority for the proposed Official Plan Amendment application; and,

- A preliminary review of the proposed applications has 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

Background

Application History

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were submitted to the Town of Aurora in April 2017 for low and medium density residential uses on the subject lands, and included a request to convert the subject lands from employment to residential in Aurora's Official Plan. The application for employment conversion was forwarded to the Region for consideration as part of their Municipal Comprehensive Review (MCR). At the time, the planning applications and were put on hold, as the employment conversion request was deemed to be premature by the Town given the status of the Region's MCR.

The prospect of converting the subject lands for residential uses was initially presented to Council in March 2016 in report PDS16-009. In December 2019, report PDS19-069 presented the staff recommendations for each employment conversion in Aurora that were evaluated as part of Region's MCR. The staff recommendation was to support the conversion of the subject lands.

A March 2020 report to York Region's Committee of the Whole recommended that the subject lands not be designated as employment lands in the revised York Region Official Plan, and that designation should be at the discretion of the area municipality.

Regional staff recommendations on employment conversion requests are anticipated to be considered by Regional Council in the Fall 2020 following a public meeting that was held on September 16, 2020 to receive public input on the employment conversions proposed across the Region. It is expected that the Region's initial recommendation to support the conversion of the subject lands will not change in the follow up report to Regional Council.

In light of the Region's support in principle for the conversion, the Town recently advised the applicant that the planning applications could be recirculated provided that a new Pre-Consultation Meeting was needed to determine if any additional documents are required for a complete application submission. A Pre-consultation checklist was provided to the applicant on May 7, 2020. The subject applications were updated in accordance with the new Pre-Consultation Checklist and received on May 28, 2020. The updated applications were deemed complete on June 26, 2020.

Location / Land Use

The subject lands are municipally known as 20 and 25 Mavrinac Boulevard (see Figure 1) and are located at Wellington Street East and Mavrinac Boulevard (north of Wellington and east and west of Mavrinac Boulevard). The subject lands are comprised of two undeveloped blocks (east and west of Mavrinac) in a previously approved subdivision (65M-3852) which was registered in September 2005.

The west block (20 Mavrinac Boulevard) has an area of approximately 3.66 hectares (9.04 acres) and approximately 190 metres (623.4 feet) of frontage on Wellington Street East and Mavrinac Boulevard. The west block also has frontage on Halldorson Avenue to the north and Weslock Crescent to the west). This block is currently vacant.

The east block (25 Mavrinac Boulevard) has an area of approximately 3.25 hectares (8.03 acres) and approximately 190 metres (623.4 feet) of frontage on Wellington Street East and Mavrinac Boulevard. The block also has frontage on Kane Crescent to the north and the eastern boundary of the block abuts an Environmental Protection Area associated with a tributary of Marsh Creek. The buffer between the proposed development and the Creek was determined and conveyed to public ownership when the Subdivision Plan 65M-2852 was registered. This block contains of vacant sales offices and a related parking lot, which will eventually be demolished. The limits of development have already been determined as part of previous planning applications.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Low-density residential, Halldorson Avenue, and Kane Crescent;
South: Wellington Street East, open playing fields, and Magna Headquarters;
East: Natural Heritage System, and low-medium density residential; and,
West: Weslock Crescent, and low and medium density residential.

Policy Context

Provincial Policies

All planning 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.

A wetland and watercourse (Key Hydrologic Features) are located within 120 metres east of the subject lands as identified on Map 4 of the YROP. Wellington Street is identified as a Regional Road with planned road width of up to 36 metres. The subject lands are partially within a Wellhead Protection Area D (WHPA-D), and a Recharge Management Area (WHPA-Q).

Policy 4.3.8 of the YROP prohibits the conversion of employment lands to non-employment land uses, and conversions may only be considered at the time of a Municipal Comprehensive Review (MCR) in accordance with applicable policies. Residential, major retail, and other retail and commercial non ancillary uses are not permitted on employment lands.

Bayview Northeast Area 2B Secondary Plan (OPA 30)

The subject lands are designated as “Business Park” by OPA 30 (Figure 2). This designation intends to provide opportunities for a mix of high-quality employment uses and a variety of supporting commercial and community facilities geared generally to satisfying the needs of residents, businesses and employees in the Town and Region.

The Business Park designation does not permit residential uses, and therefore an Official Plan Amendment is required to re-designate the subject lands to “Low-Medium Density Residential” and “Medium-High Density Residential”. As previously mentioned, an employment conversion request through the Region’s MCR process has been recommended for approval by Regional Staff and is anticipated to be considered by Regional Council this Fall.

Zoning By-law 6000-17, as amended

The subject lands are zoned “Holding Provision Business Park Exception 313 (H)E-BP(313) Zone” and “Business Park Exception 313 (E-BP(313) Zone” by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 3). The proposed uses are not permitted, and 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 studies and materials as outlined in Appendix ‘A’.

Proposed Applications

The development proposal consists of a six storey seniors’ apartment building, 40 single detached dwellings, and 209 townhouse units

The seniors’ apartment building is proposed within a .78 hectare (1.93 acre) block at the northeast corner of Mavrinac Boulevard and Wellington Street East. The building is proposed to consist of 206 units targeted to seniors. Vehicular access is proposed from Mavrinac Boulevard, with a secondary access from Halldorson Avenue to the north. A total of 145 parking spaces (58 surface parking and 87 below-grade on one level) are proposed to service the parking demand for the apartment building.

Of the proposed 40 single detached lots, 39 front onto existing local roads (Weslock Crescent, Halldorson Avenue, and Kane Crescent), and have minimum lot frontages of 11.6 metres (38 feet). One single detached lot will front onto a private road.

A total of 209 townhouse units proposed consisting of three different built-forms: rear-lane townhouse units, two-storey traditional (street) townhouse units and three-story back to back townhouse units. A total of 36 three-storey Rear-Lane Townhouse Units are proposed fronting onto Mavrinac Boulevard and Wellington Street East; a total of 85 two-storey street (Street) Townhouse Units are proposed primarily backing onto the single detached lots and the valley; and a total of 88 three-storey Back-to-Back Townhouse Units are located central to the development blocks. A conceptual site plan is attached as Figure 4.

The majority of the proposed development is contemplated as a common elements condominium, where one single detached dwelling and all the proposed townhouse units (totaling 210 dwelling units) will be freehold and tied to common elements on either side of Mavrinac Boulevard. Access is proposed along Mavrinac Boulevard, with each block (east and west of Mavrinac) having a secondary access point onto the existing local roads (Halldorson Avenue and Kane Crescent). Two parkettes are proposed on the subject lands, with one for each block.

A future Draft Plan of Condominium application will be required to establish the proposed common elements such as the internal private roads, parking area, parkettes, etc.

The proposed development will be connected to municipal services. The proposed single detached dwellings will connect to existing sanitary sewers on adjacent roads. The west block townhouses will connect to the existing sewer on Mavrinac Boulevard, while the townhouses on the east block will connect to the existing trunk sewer on the north side of Wellington Street East. For water supply, the development is proposed to be serviced with three connections to the existing watermain along Mavrinac Boulevard.

Stormwater drainage for the majority of the development will be directed to the southeast corner of each parcel and conveyed via an easement to a proposed controlled outlet to the wetland within Marsh Creek east of the subject lands. The existing headwall at this location will be replaced with additional erosion protection. Other measures proposed for managing the quantity and quality of storm water runoff include the use of existing catchbasins and several new Low Impact Development (LIDs) measures.

An Official Plan Amendment is proposed to re-designate the subject lands to from Business Park to "Low-Medium Density Residential" and "Medium-High Density Residential"

The applicant is seeking an Official Plan Amendment to re-designate the subject lands from "Business Park" to "Low-Medium Density Residential" and "Medium-High Density Residential". This will require an amendment to schedule 'AA' of OPA 30 (see Figure 6), and Schedule 'H' of the Town of Aurora Official Plan to create a new site-specific policy area. A site-specific policy to permit an increased height from four storeys to six storeys in the Medium-High Density Residential designation is required for the seniors' apartment building.

Low-Medium Density Residential Designation

The applicant is proposing to re-designate the north and west limits of the subject lands to Low-Medium Density Residential. This designation permits the proposed single detached built-form. The maximum density for any individual residential lot and/or block on lands with this designation shall be 44 units per net residential hectare (18 units per net residential acre). Building heights shall not exceed three storeys.

This portion of the subject lands has an area of 1.40 hectares (3.46 acres) and will consist of the single detached dwellings. This yields a density of approximately 28.6 units per hectare (11.33 units per acre), which aligns with the density provisions of OPA 30 for this designation.

Medium-High Density Residential Designation

The remainder of the subject lands (5.51 hectares or 13.62 acres) are proposed to be re-designated as Medium-High Density Residential. The Medium-High Density Residential designation permits the proposed townhouse built-forms, and all forms of supportive housing including nursing homes, retirement home accommodation, senior citizens' homes, etc. within residential designations. The maximum net residential density for a lot or block designated Medium-High Density Residential is not to exceed 99 units per hectare (40 units per acre), and heights are generally not to exceed four storeys with exceptions up to seven storeys at certain locations along Wellington Street East as set out in the Urban Design Guidelines.

With a total of 209 townhouse units and 206 units in the proposed seniors' apartment building, the proposed development yields a density of 75.31 units per hectare (30.48 units per acre), the proposed density is compliant with the density provisions for the Medium-High Density Residential designation as prescribed in OPA 30.

The proposed townhouse built-forms are a maximum of three storeys and comply with the height requirements of the proposed designation. The seniors' apartment building is proposed to be six storeys in height, and therefore a site-specific policy is required as additional height above four storeys is only contemplated along Wellington Street East at Bayview Avenue, Leslie Street and Highway 404 by the Urban Design Guidelines.

The applicant is proposing to rezone the subject lands to Residential and Open Space zones

As shown in Figure 7, the applicant is proposing to rezone the subject lands from "Holding Provision Business Park Exception 313 (H)E-BP(313) Zone" and "Business Park Exception 313 (E-BP(313) Zone" to:

- "Detached Fourth Density Residential Exception Zone – R4(XX)";
- "Detached Fourth Density Residential Exception Zone – R4(YY)";
- "Townhouse Dwelling Residential Exception Zone – R8(AA)";
- "Townhouse Dwelling Residential Exception Zone – R8(BB)";
- "Townhouse Dwelling Residential Exception Zone – R8(CC)";
- "Townhouse Dwelling Residential Exception Zone – R8(DD)";
- "Second Density Apartment Residential Exception Zone – RA2(XX)";
- "Private Open Space Exception Zone – O2(XX)"; and,
- "Private Open Space Exception Zone – O2(YY)".

Charts comparing the proposed zone categories to the parent zone categories are included in this report as Appendix 'B'. Exceptions to the site-specific zones will introduce provisions for permitted uses, lot and siting specifications, yard exemptions and setback encroachments, building specifications, parking requirements, and the removal of the existing Holding (H) Symbol. New Holding provisions for each residential zone is proposed to be added, until servicing allocation has been granted.

A Draft Plan of Subdivision application to facilitate the creation of residential lots and blocks for the proposed development

As shown in Figure 8, the applicant has submitted a Draft Plan of Subdivision application to create 39 residential lots along the north and west boundaries of the subject lands, and three residential blocks. One block will be created for the seniors' apartment building, while the other two will be reserved for the common element condominium development on either side of Mavrinac Boulevard which includes the

townhouses, parkettes, private roads, and visitor parking. The following is a breakdown of the proposed Draft Plan of Subdivision:

Proposed Land Use	Lot and Block #	# of Units	Area (ha)
Single Detached Residential	Lots 1-39	• 39 single detached	1.40
Future Residential Common Element Condominium – (west block)	Block 1	• 1 single detached dwelling; • 35 traditional townhouse; • 27 rear lane townhouse; • 66 back-to-back townhouse	2.70
Future Residential Common Element Condominium – (east block)	Block 2	• 50 traditional townhouse; • 9 rear lane townhouse; • 22 back-to-back townhouse	2.09
Seniors' Apartment Building	Block 3	• 86 apartment units; • 120 seniors' care units	0.78
Totals		**455**	**6.91**

The Regional Municipality of York is the approval authority for the proposed Official Plan Amendment application

The applicant has not applied to the Regional Municipality of York for exempting the subject Official Plan Amendment application from Regional approval since their MCR is still ongoing. The Region has confirmed they will continue to be the approval authority for the Official Plan Amendment application.

Analysis

Department / Agency Comments

A preliminary review of the proposed applications has 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, Zoning By-law and Draft Plan of Subdivision instruments to address comments and concerns and to ensure there are no conflicts. As the applicant is proposing an increase in height above the existing land use permissions for the apartment building, the Section 37 policies for the Implementation of Height & Density Bonusing to secure community benefits may apply.

Development Engineering

All reports and studies submitted in support of the applications have been reviewed and items such as noise mitigation, potential impact to the adjacent corridor, water balance and phosphorus levels will be addressed with draft plan conditions and reviewed in greater at the detailed design stage of the overall development.

Traffic / Parking / Access

Sidewalks within the proposed development should be designed to encourage active transportation. Transportation Demand Management measures should be included in the submitted plans, and several technical matters are to be revised and addressed within the Transportation Impact Study. The proposed parking deficiencies for the seniors' building must be supported by parking demand surveys of comparable sites to the satisfaction of the Engineering Division.

Landscaping and Trails

Staff encourage pedestrian sidewalk connections from the internal streets out to the Wellington Street sidewalks and multi-use pathway, and request that these connections be shown on the draft plan. The Town is interested in acquiring a trail connection through the future servicing block at the southeast corner of the proposed development from the wetland buffer area up to Wellington Street.

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 together with the Bayview Northeast Neighbourhoods Urban Design Guidelines. Urban Design matters will be assessed through additional technical submissions and future Site Plan applications.

Lake Simcoe Region Conservation Authority (LSRCA)

The Hydrogeological Assessment and Water Balance, Functional Servicing and Stormwater Management Report, and Geotechnical Investigation will be addressed through draft plan conditions and will continue to be reviewed through the detailed design process.

The Regional Municipality of York

Regional Development Planning staff are awaiting Regional Council's direction/decision on the employment land conversion request as part of the Region's MCR process. Staff recommendations on the conversion requests will be considered by Regional Committee and Council in the Fall. Further to this meeting, additional comments will be provided.

Residential development within the Town requires servicing capacity allocation prior to final approval. It is the Region's understanding that the applicant is interested in participating in the Region's Developer Funded Inflow and Infiltration Reduction Program to gain servicing capacity for the proposed development.

Public Comments

Planning Staff have received general inquiries and comments from the public on the proposed planning applications. Comments referenced the location of sidewalk infrastructure along the existing road network, and the transition from the existing residential to the proposed development.

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.

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 Local Planning Appeal Tribunal (LPAT).

The applications were received on May 28, 2020, and therefore the applicant may appeal them to the LPAT as of October 20, 2020.

Financial Implications

There are no financial implications.

Communications Considerations

On June 30, 2020, 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. Additionally, a sign giving notice of a complete application was posted on the subject lands.

On September 24, 2020, 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 updated with information regarding the Public Meeting. On September 24, 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 – Conceptual Site Plan
Figure 5 – Conceptual Common Elements Plan
Figure 6 – Proposed Official Plan Amendment (OPA 30)
Figure 7 – Proposed Zoning By-law
Figure 8 – Proposed Draft Plan of Subdivision

Appendix A – Reports Submitted in Support of Complete Applications
Appendix B – Zoning By-law Comparison

Previous Reports

There are no previous reports to note for the subject applications.

Pre-submission Review

Agenda Management Team review on October 1, 2020

Approvals

Approved by David Waters, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

LOCATION MAP

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 1

SUBJECT LANDS

0 50 100 150 200
Metres

N

AURORA
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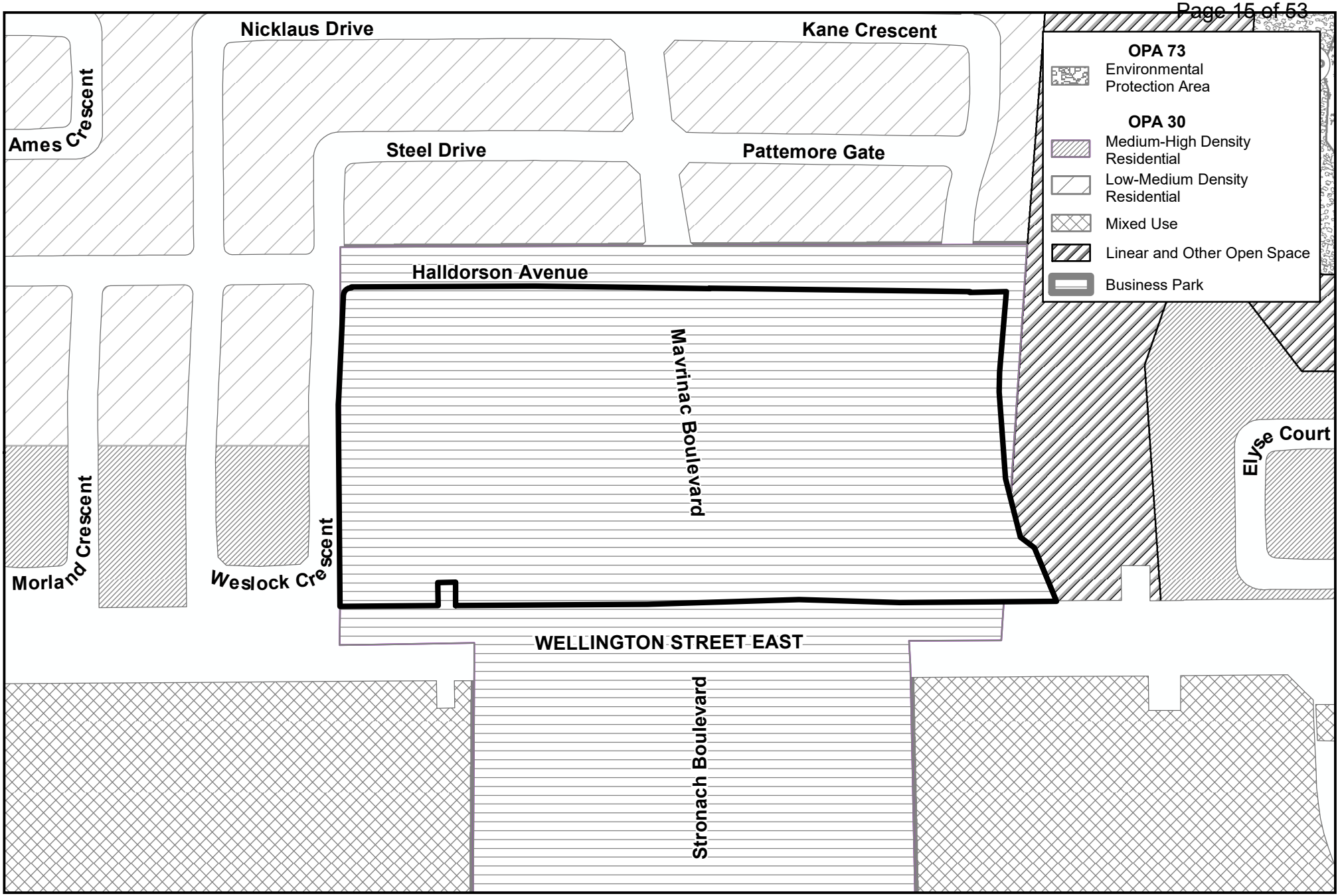
Map created by the Town of Aurora Planning and Building Services Department, Septembr 28, 2020. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2019, © First Base Solutions Inc., 2019 Orthophotography.



EXISTING OFFICIAL PLAN (OPA 30)

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 2

SUBJECT LANDS

0 20 40 60 80 100
Metres

N

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

EXISTING ZONING BY-LAW

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 3

SUBJECT LANDS

0 30 60 90 120
Metres

N

AURORA
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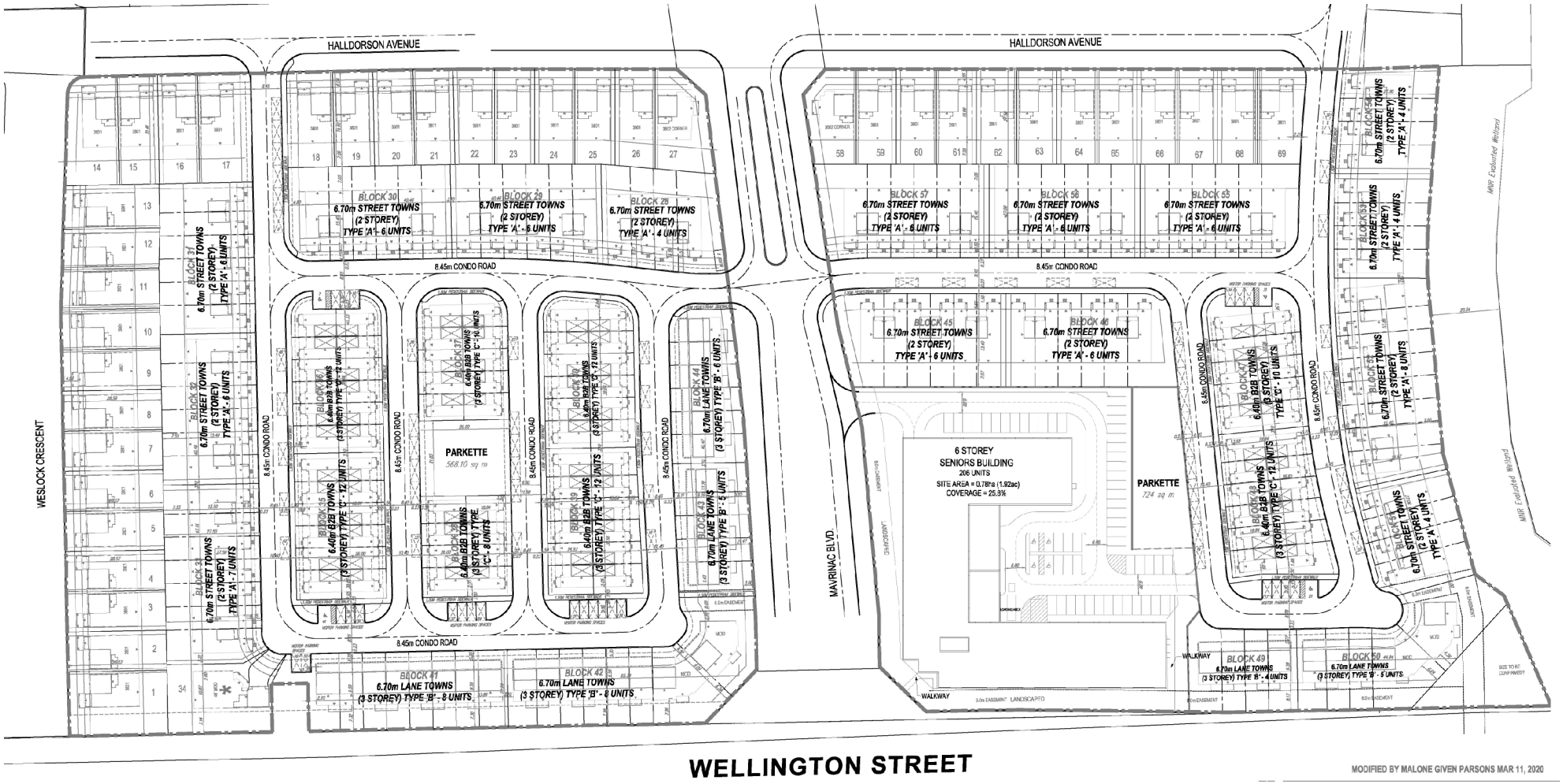
Map created by the Town of Aurora Planning & Building Services Department, September 28, 2020. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 4

AURORA
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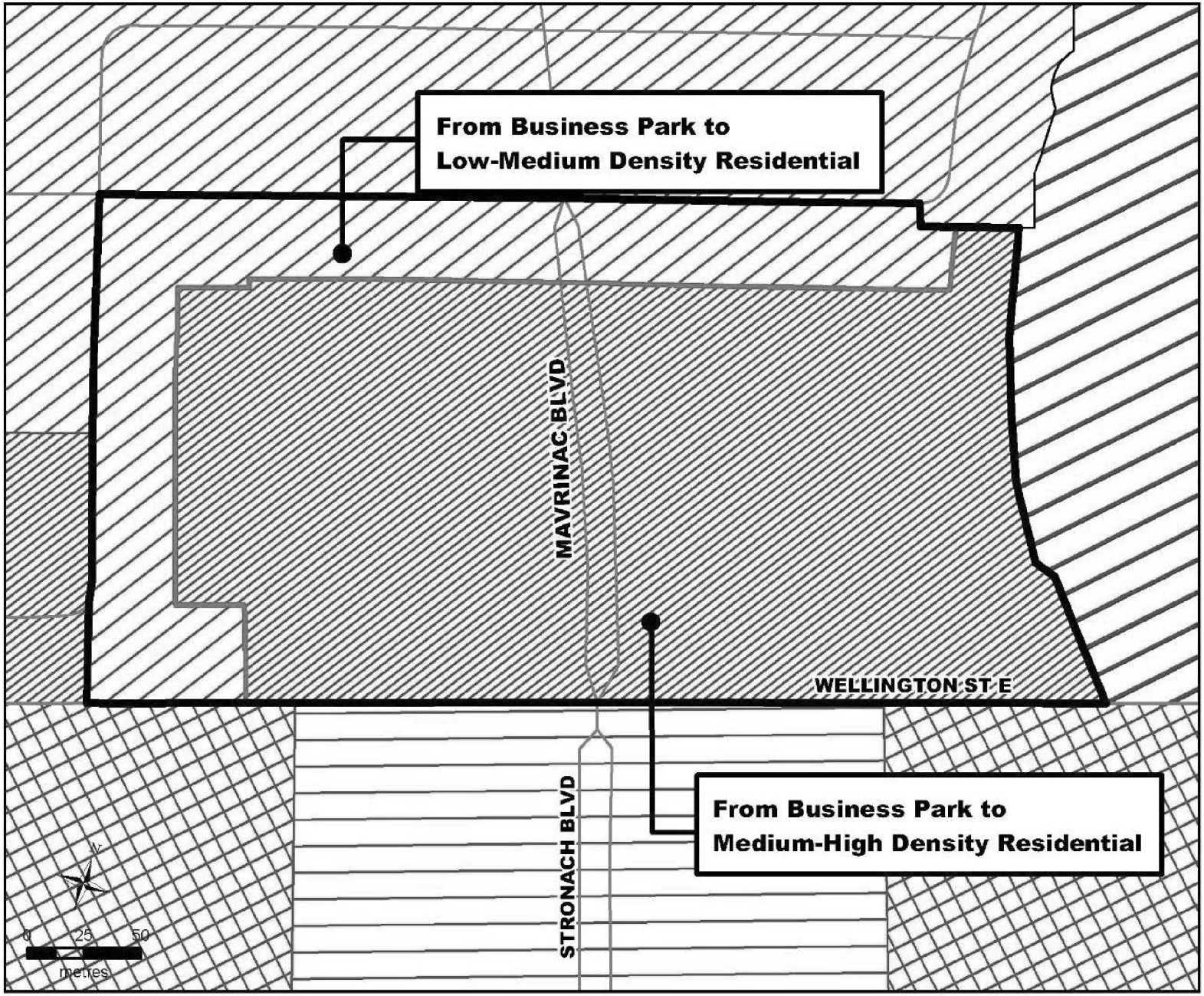
Map created by the Town of Aurora Planning & Building Services Department, September 28, 2020. Base data provided by York Region & the Town of Aurora.



PROPOSED OFFICIAL PLAN AMENDMENT (OPA 30)

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 5

AURORA
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Map created by the Town of Aurora Planning & Building Services Department, September 28, 2020. Base data provided by York Region & the Town of Aurora.

SCHEDULE 'A' to Zoning By-law_____

Town of Aurora,
Regional Municipality of York
Location: Blocks 1, 2 & 6, 65M-3971

Lands Rezoned from (H)E-BP(313), and E-BP(313) to:
R4(XX) - Detached Fourth Density Residential - Exception Zone,
R4(YY) - Detached Fourth Density Residential - Exception Zone,
R8(AA) - Townhouse Dwelling Residential - Exception Zone,
R8(BB) - Townhouse Dwelling Residential - Exception Zone,
R8(CC) - Townhouse Dwelling Residential - Exception Zone,
R8(DD) - Townhouse Dwelling Residential - Exception Zone,
RA2(XX) - Second Density Apartment Residential - Exception Zone,
O2(XX) Private Open Space - Exception Zone, and
O2(YY) - Private Open Space - Exception Zone

N

0 10 25 50m

Date: September 29, 2020
Project No.: 16-2485
Prepared by:
MGP Malone Given Parsons.
140 Renfrew Drive, Suite 201
Markham, Ontario, L3R 6B3
Tel: (905) 513-0170 Fax: (905) 513-0177

PROPOSED ZONING BY-LAW

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 6

AURORA
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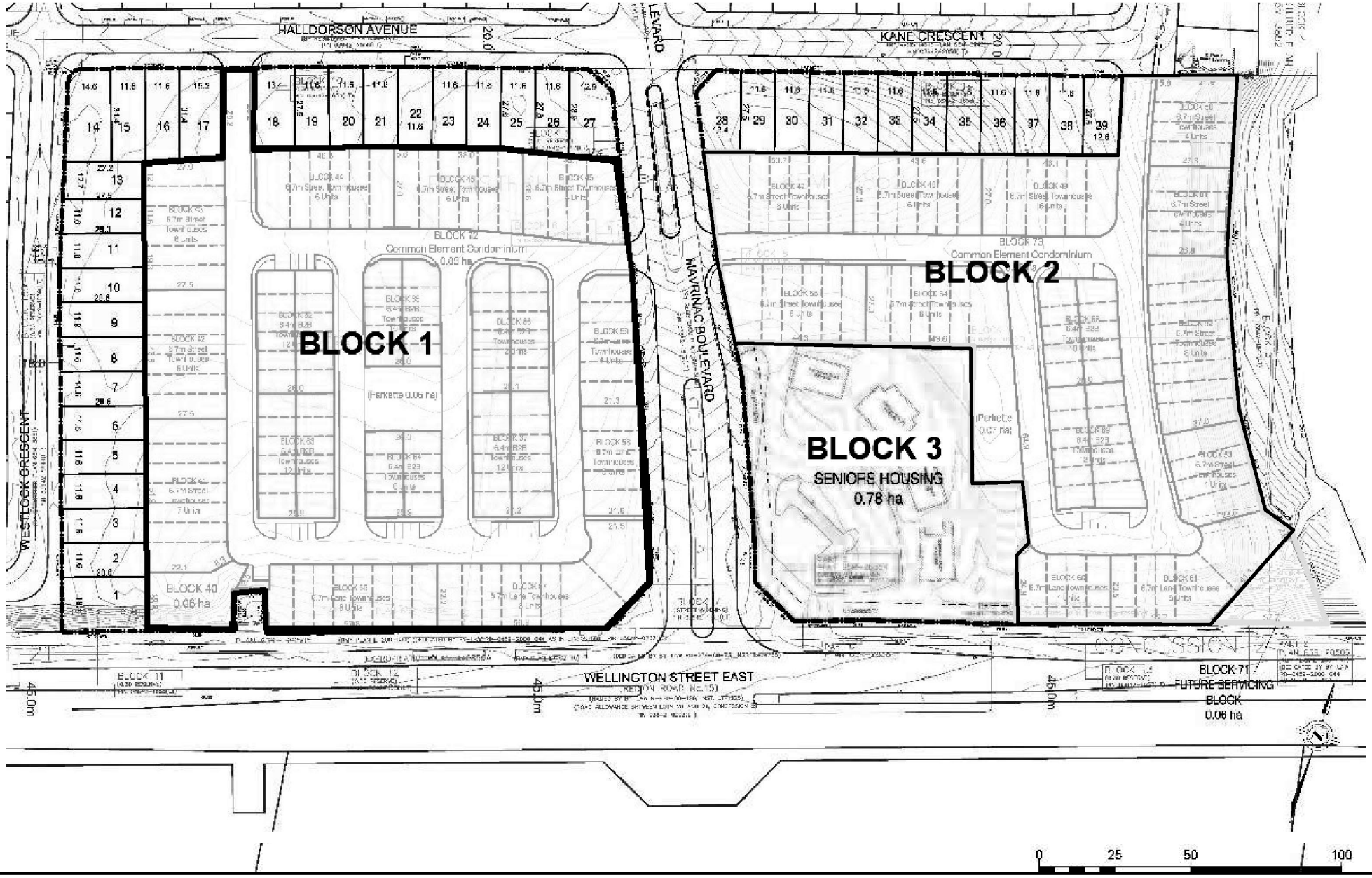
Map created by the Town of Aurora Planning & Building Services Department, September 28, 2020. Base data provided by York Region & the Town of Aurora.



PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 7

AURORA
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Map created by the Town of Aurora Planning & Building Services Department, September 28, 2020. Base data provided by York Region & the Town of Aurora.

Appendix A – Reports Submitted in Support of Complete Applications

Document	Consultant
Draft Plan of Subdivision	Malone Given Parsons Ltd.
Conceptual Site Plan and Elevations	Hunt Design
Planning Justification Report	Malone Given Parsons Ltd.
Functional Servicing and Stormwater Management Report	SCS Consulting Group
Hydrogeological Assessment and Water Balance	R.J. Burnside & Associates Ltd.
Traffic Impact Study	WSP
Urban Design Study	The MBTW Group
Shadow/Massing Study	Global Architect Inc.
Environmental Impact Study	Beacon Environmental
Arborist Report	Beacon Environmental
Geotechnical Investigation	Soil Engineers
Preliminary Hydrogeological and Geotechnical Investigation	Fisher
Environmental Noise Assessment	Jade Acoustics
Archaeological Assessment	London Museum of Archaeology
Environmental Site Assessment	Fisher

Appendix B – Zoning By-law Comparison

	R4 – Detached Fourth Density Residential	**R4(XX) – Detached Fourth Density Residential Exception Zone**	**R4(YY) – Detached Fourth Density Residential Exception Zone**
Permitted Uses	• Dwelling, Detached • Dwelling, Second Suite • Home Occupation	• Dwelling, Detached • Home Occupation	• Dwelling, Detached • Home Occupation
Lot Area	370 m^2 (6)	310 m^2	330 m^2
Lot Frontage	11.0 m	11.0 m	6.5 m
Front Yard	3.0 m (1) 5.5 m (2)	3 m (1) 5.5 m (2)	3 m (1) 5.5 m (2)
Rear Yard	7.5 m	7.0 m *	7.0 m *
Interior Side Yard	1.2 m (3) 0.6 m (4)	1.2 m (3) 0.6 m (4)	1.2 m (3) 0.6 m (4)
Exterior Side Yard	3.0 m (1) 5.0 m (5)	3.0 m (1) 5.0 m (5)	3.0 m (1) 5.0 m (5)
Lot Coverage (maximum)	50 %	N/A *	N/A *
Height (maximum)	11.0 m	11.0 m	11.0 m
Interior Garage Length	6.0 m	6.0 m	6.0 m
Interior Garage Width	2.9 m	2.9 m (single min.) 5.4 m (double min.) * 6.2 m (double max.) *	2.9 m (single min.) 5.4 m (double min.) *
Driveway Width	6.0 m	6.5 m *	6.5 m *
Encroachment for Bay Window	1.0 m into front, rear, exterior side yards 0.33 m into interior side yard	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *

Holding (H) Prefix *		• Addition of a Holding Symbol
		• Removal of Holding Symbol once:
		  • Servicing Allocation granted
		  • Logical and orderly progression of development	

(1) To the Main Building
(2) To the Garage
(3) One Side
(4) Other Side
(5) To the Garage accessed over an Exterior Side lot line
(6) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:
- A minimum of 6.0 m for a Private Road
- A minimum setback of 1.8 m for any wall of a residential use building to a Private Road
- A minimum setback of 5.3 m for any garage or carport entrance from a Private Road
- A minimum distance separation of 1.2 m between buildings

*** Denotes proposed changes to the Zoning By-law**

	R8 – Townhouse Dwelling Residential	R8(AA) – Townhouse Dwelling Residential Exception Zone	R8(BB) – Townhouse Dwelling Residential Exception Zone	R8(CC) – Townhouse Dwelling Residential Exception Zone	R8(DD) – Townhouse Dwelling Residential Exception Zone
Permitted Uses	• Dwelling, Townhouse • Second Suite • Home Occupation • Link Dwelling • Quadriplex • Back-to-back Townhouse • Stacked Townhouse	• Dwelling, Townhouse • Home Occupation	• Dwelling, Townhouse • Home Occupation	• Dwelling, Rear Lane Townhouse • Home Occupation	• Back to back Townhouse • Home Occupation
Lot Area	180 m^2 (3)	175 m^2 *	130 m^2 *	125 m^2 *	75 m^2 *
Lot Frontage	30.0 m (6.0 m per unit)	6.0 m per unit	6.0 m per unit	6.0 m per unit	6.0 m per unit
Front Yard	7.5 m (1)	3.0 m (4) * 5.5 m (5) *	6.0 m (4)(6) *	3.0 m (4)(7) *	3.0 m (4) * 5.5 m (5) *
Rear Yard	7.5 m	7.0 m	0.5 m *	0.0 m *	0.0 m *
Interior Side Yard	0.0 m (2) 1.5 m (for end units)	0.0 m (2) 1.2 m (for end units) *	0.0 m (2) 1.2 m (for end units) *	0.0 m (2) 1.2 m (for end units) *	0.0 m (2) 1.2 m (for end units) *
Exterior Side Yard	6.0 m	3.0 m *	3.0 m *	3.0 m (to curb) (4) * 2.0 m (to sidewalk) *	1.0 m (to curb/ sidewalk) (8) *
Lot Coverage (maximum)	50 %	N/A *	N/A *	N/A *	N/A *
Height (maximum)	10.0 m	11.0 m *	12.0 m *	12.0 m *	12.0 m *

Interior Garage Length	N/A	N/A	N/A	N/A	N/A
Interior Garage Width	N/A	N/A	N/A	N/A	N/A
Driveway Width	3.5 m	3.5 m	6.5 m*	6.5 m*	
Encroachment for Bay Window	1.0 m into front, rear, exterior side yards 0.33 m into interior side yard	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *
Parking	1.5 per unit, min 20% for visitors	2 spaces per unit *	2 spaces per unit *	4 spaces per unit *	2 spaces per unit *
		0.4 spaces per dwelling unit in the condominium (84 spaces)* Note: Barrier Free Parking count has not been provided			

Holding (H) Prefix *		• Addition of a Holding Symbol
		• Removal of Holding Symbol once:
		  • Servicing Allocation granted
		  • Logical and orderly progression of development			

(1) In no case shall the garage extend beyond the front wall of the main building or porch face. On a corner lot, in no case shall the garage extend beyond the face of the main building or porch face into the front yard or exterior side yard.
(2) Along a common lot line
(3) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:
- A minimum of 6.0 m for a Private Road
- A minimum setback of 1.8 m for any wall of a residential use building to a Private Road
- A minimum setback of 5.3 m for any garage or carport entrance from a Private Road
- A minimum distance separation of 1.2 m between buildings

(4) To the Main Building
(5) To the Garage

(6) To Wellington Street East
(7) To Mavrinac Boulevard
(8) To a Private Road

*** Denotes proposed changes to the Zoning By-law**

	RA2 – Second Density Apartment Residential Zone	**RA2(XX) – Second Density Apartment Residential Exception Zone**
Permitted Uses	No more than One Apartment Building per Lot	• Apartment Dwelling Units * • Retirement Home *
Lot Area	95 m^2 (Per Dwelling Unit)	0.75 hectares 95 m^2 (Per Dwelling Unit)
Lot Frontage	30 m	30 m
Front Yard	½ the height of the Main Building and in no case less than 9.0 m from the Street Line	6.0 m (1)(2)
Rear Yard	9.0 m	9.0 m
Interior Side Yard	½ the height of the Main Building and in no case less than 6.0 m	6.0 m
Exterior Side Yard	½ the height of the Main Building and in no case less than 9.0 m	6.0 m (1)(3)
Lot Coverage (maximum)	35 %	N/A *
Building Height (maximum)	26.0 m	26.0 m
Amenity Area	18 m^2 per dwelling unit, provided a minimum of 50% is provided as interior amenity space	Not provided *
Parking	1.5 spaces per dwelling unit, minimum 20% of spaces shall be set aside for visitor parking	1.2 spaces per unit (86 units) * 0.35 spaces per Institutional Unit (42 units) * 0 visitor parking * Note: Barrier Free Parking count has not been provided

Holding (H) Prefix *		• Addition of a Holding Symbol
		• Remove Holding Symbol once:
		  • Servicing Allocation granted
		  • Logical and orderly progression of development

(1) To the Main Building
(2) From Wellington Street East
(3) From Mavrinac Boulevard

*** Denotes proposed changes to the Zoning By-law**

	O2 – Private Open Space Zone	**O2(XX) – Private Open Space Exception Zone**	**O2(YY) – Private Open Space Exception Zone**
Permitted Uses	• Athletic Fields • Agricultural Uses • Conservation Uses • Golf Course • Public Park • Private Park • Woodlands • Recreation Centre	Private Park	Stormwater Management *
Lot Area	2000 m^2	N/A *	N/A *
Lot Frontage	30 m	N/A *	N/A *
Front Yard	7.5 m	N/A *	N/A *
Rear Yard	7.5 m	N/A *	N/A *
Side Yard	3.0 m	N/A *	N/A *
Lot Coverage (maximum)	10%	N/A *	N/A *
Height (maximum)	10.0 m	N/A *	N/A *

*** Denotes proposed changes to the Zoning By-law**

100 John West Way
Aurora, Ontario
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aurora.ca

Town of Aurora

Public Planning Report

No. PDS20-058

Subject: **Applications for Official Plan and Zoning By-law Amendment**
Weslie Creek Developments Inc.
1675 St. John's Sideroad
WHITCHURCH Con 3 PT LOT 25 RP 65R36+629 PARTS 1 TO 3
File Numbers: OPA-2020-05 & ZBA-2020-05
Related File Numbers: SP-2020-04

Prepared by: Carlson Tsang, Planner

Department: Planning and Development Services

Date: October 13, 2020

Recommendation

1. **That Report No. PDS20-058 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 and Zoning By-law Amendment applications to facilitate the development of a gas station, office building, retail building and industrial warehouse at 1675 St. John's Sideroad ("the subject lands").

The proposal includes the protection of approximately 9.97 ha (24.63 ac) of natural heritage lands that traverse through southern portion of the subject site. A related Site Plan application has been submitted which is not the subject of the Statutory Public Meeting but will be presented to a future General Committee meeting for consideration. The following is a summary of the applications:

- The Official Plan Amendment proposes a new site-specific policy to permit a gas bar on the subject lands. All the other uses proposed are permitted in the existing 'Business Park 1' designation;

- The proposed Zoning By-law Amendment is to rezone the subject lands from "Rural (RU) Zone" to a site specific "Business Park E-BP Exception Zone" and "Environmental Protection EP Zone" to permit the proposed development;

- The Region of York is the approval authority for the proposed Official Plan Amendment; and,

- A preliminary review of the proposed applications has been undertaken by Town departments and external agencies. A number of issues have been identified 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 took place between Town Staff, Lake Simcoe Region Conservation Authority (LSRCA) and the applicant on February 13, 2020. Applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval were received on May 11, 2020 and deemed complete on May 15, 2020.

Location / Land Use

The subject property is municipally known as 1675 St. John's Sideroad and is located at the southeast corner of Leslie Street and St. John's Sideroad East, about 510 m (1,673.23 ft) west of Highway 404 (see Figure 1). The property has an approximate area of 19.62 ha (48.48 ac), and an approximate frontage of 391m (1,282.81 ft) on Leslie Street and 524 m (1,719.16 ft) on St. John's Sideroad East. A number of buildings currently exist on the property including a barn, an outbuilding and a detached garage. Vehicular access is provided via a driveway from St. John's Sideroad.

A tributary of the Holland River East branch traverses the southern portion of the subject lands in an east-west direction. The tributary is contained within a large valley feature characterized by mature vegetation and steep valley walls, particularly along the southern edge of the watercourse. The subject lands have varying topography that generally slopes downward to the west and south of the site towards the valleylands.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Vacant employment lands (Aurora Mills Business Park)
South: Open space and vacant employment lands (Addison Hall Business Park)
West: Low density residential
East: Vacant employment lands, Equestrian Centre, Highway 404

Policy Context

Provincial Policies

All planning 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 northern portion of the subject lands as "Urban Area" within the "Strategic Employment Lands – Conceptual" area. The vision for the Urban Area is to support strategic growth and sustainable lively communities. The YROP also requires the protection, maintenance and enhancement of the long-term viability of all employment lands designated in local municipal official plans.

The southern portion of the subject lands, where the watercourse and valleylands are located, falls within the "Regional Greenlands System", which consists of key natural heritage features connected by corridors and linkages. Development and site alteration is prohibited within this area. Any development within 120m of the Regional Greenland System must be supported by an Environmental Impact Study to demonstrate that the existing natural heritage features will not be adversely affected.

Official Plan and Aurora 2C Secondary Plan (OPA No. 73)

The south west corner and the northern portion of the subject lands are designated "Business Park 1" by the Aurora 2C Secondary Plan (OPA No. 73) (see Figure 2). The Business Park designation is planned to support sustainable economic growth and the diversification of the Town's employment base. It provides for a range of employment uses including professional office, hotel and convention centres, enclosed warehousing and research and development facilities. It is a requirement that the Business Park lands of the 2C Secondary Plan achieves a minimum density of 40 jobs per developable

hectare. No more than 20 percent of the total employment within the Business Park designation is to be allocated for Ancillary Uses (small-scale retail and commercial uses) that primarily serve the business functions in the Business Park.

The balance of the lands are designated “Environmental Protection Area” which intends to protect key natural heritage features associated with the Greenlands System. Development and site alteration is not permitted within this designation, except for specific restoration work and recreational uses identified in the Secondary Plan. Adjacent developments are required to provide appropriate buffers established by an Environmental Impact Study to the satisfaction of Council, the Region and the Conservation Authority.

The Secondary Plan contemplates a stormwater management facility (i.e. storm pond) on the subject lands to manage storm runoff and mitigate impacts on watercourses and the lake system (see Figure 2). The Secondary Plan indicates that the location, configuration and boundaries of the storm water management facility may be adjusted, added or deleted without further amendment to the Secondary Plan provided the general intent of the Plan is maintained to the satisfaction of Council.

The Secondary Plan also contemplates two 20m (65.61 ft) minor collector roads on the subject lands; one in an east-west direction abutting the Environmental Protection Area, and the other one in a north-south direction connecting to St. John’s Sideroad (see Figure 2).

Zoning By-law 6000-17, as amended

The subject lands are currently zoned “Rural (RU) Zone” by the Zoning By-law 6000-17, as amended, which permits agricultural uses, one single detached dwelling including secondary suite, greenhouse, home occupation and place of worship (see Figure 3).

Aurora Trail Master Plan

The Aurora Trails Master Plan identifies a multi-use trail at the southern portion of the subject lands along the environmental protection to support the future trail network that connects to the lands north of St. Johhn’s Sideroad and east of Leslie Street.

Reports and Studies

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

Proposed Applications

The proposed development consists of an industrial warehouse, gas bar, office building and retail building. The proposed industrial warehouse building is located on the north side of the property fronting St. John's Sideroad (see Figure 6 & 7). The building has a gross floor area of approximately 17,312.14 m^2 (186,346.32 ft^2) and a height of approximately 14.47 m (47.49 ft). Vehicular access will be provided on St. John's Sideroad via a right-in-right-out entrance to the west, and a full movement entrance to the east. There will be a total of 177 parking spaces across the development, including 47 spaces at the front of the building which will be screened by a landscape buffer.

The south west corner of the property will be developed with a 1,994.28 m^2 (21,466 ft^2) retail building and a 1,221.87 m^2 (13,152 ft^2) office building (see Figures 6, 8 & 9). Both buildings will have a height of approximately 6.7 m (21.98 ft) and share a parking lot containing 153 spaces. Vehicular access to both buildings will be provided on Leslie via a right-in-right-out entrance to the north and a full movement entrance to the south.

The proposed gas station, including an accessory convenience store and drive-thru car wash, is proposed for the north-west portion of the subject lands, generally located at the intersection of St. John's Sideroad and Leslie Street (see Figure 5). A total of two right-in-right-out entrances will be provided to access the Gas Station via St. John's Sideroad and Leslie Street. A total of 13 parking spaces are proposed at the front of the convenience store and car-wash.

Approximately 9.97 ha (24.64 ac) of natural heritage lands at the southern portion of the subject lands are proposed to be protected. Development limits were determined through a staking exercise with the Lake Simcoe Region Conservation Authority. The proposed development will be situated on the tableland portion of the subject property, outside of the staked limits including any protection buffers. However, there are several areas where grading is proposed within the 10m (32.8 ft) woodland buffer and the 6m (19.68 ft) setback from the top of slope.

The Official Plan Amendment proposes a new site-specific policy to permit a gas bar on the subject lands. All the other uses proposed are permitted in the existing 'Business Park 1' designation;

Ancillary uses are defined as small-scale retail and commercial uses that primarily serve the businesses within the Business Park. Since the proposed gas station will be located at the intersection, it will serve a larger trade area that extends beyond the boundaries of the business park, including the residential neighbourhood west of Leslie Street. As

such, a gas station is not considered an ancillary use and therefore is not permitted in the 'Business Park 1' designation.

The applicant is seeking an Official Plan Amendment to introduce a new site-specific policy to the 'Business Park 1' designation to allow a gas station on the subject lands as a complementary use to the employment area (see Figure 4). This will require an amendment to schedule 'H' of the Town of Aurora Official Plan.

The proposed Zoning By-law Amendment is to rezone the subject lands from "Rural (RU) Zone" to a site specific "Business Park E-BP Exception Zone" and "Environmental Protection EP Zone" to permit the proposed development;

The applicant proposes to rezone the subject lands from "Rural General (RU) Zone" to "Business Park (BP-XX) Exception Zone" and "Environmental Protection (EP-XX) Exception Zone" to permit the proposed development (see Figure 5). The Owner has submitted a draft Zoning By-law which is currently under review by the Town. Appendix A contains a table comparing the provisions of the parent zoning versus the amendment proposed by the applicant. In summary, the applicant is proposing the following:

- To add gas station, motor vehicle service station, ancillary trailer storage, medical clinic to the list of permitted uses;
- A reduction in the setback from Leslie Street and St. John's Sideroad from 9 m to 3 m
- A reduction in the setback from the Open Space zone from 10 m to 6 m
- A reduction in the landscape strip abutting or adjacent to Leslie Street and St. John's Sideroad from 6 m to 3 m
- A reduction in the number of loading spaces for the retail building from 2 to 1
- A reduction in the parking requirement for the office building from 43 spaces to 33 spaces

The Region of York is the approval authority for the proposed Official Plan Amendment.

York Region has reviewed the Town's request for exemption from Regional approval for the proposed Official Plan Amendment. The Region has confirmed that a significant portion of the site is within the Regional Greenland System with a significant woodlot, wetland and watercourse on site and therefore the Official Plan Amendment will require Regional approval.

Analysis

Department / Agency Comments

A preliminary review of the proposed applications has 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 to Council for consideration.

The subject Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval applications were circulated to internal departments and external agencies for review and comment. All first submission comments received to date have been provided to the Owner/ applicant. Below is a summary of key comments:

Planning

The application proposes to delete two minor collector roads identified in the Secondary Plan; one in an east-west direction abutting the Environmental Protection Area, and the other one in a north-south direction connecting to St. John's Sideroad. Section 6.2.2.d of the Secondary Plan states that any roads that abut or cross over the Environmental Protection Area may be deleted or adjusted without an amendment to the Official Plan. The north-south collector does not meet the aforementioned criteria and therefore its deletion is subject to Official Plan amendment; however, this is not proposed in the current application.

In lieu of the north-south road connecting to St. John's Sideroad, the applicant is proposing a 12 m (39.37 ft) wide driveway generally at the same location of the road, where it can be shared with future development on the Phase 2 lands. The proposed driveway connecting to St. John's Sideroad is key for access to the lands as the Region will not permit any additional access on St. John's Sideroad due to the future interchange at Highway 404.

It is the opinion of Staff that the collector road should continue to be protected pending the outcome of a future planning application for Phase 2 and its associated traffic demand. Staff are generally supportive of a driveway, as interim measure, while continuing to protect the north-south collector road as designated in the Secondary Plan with appropriate clauses in the site plan agreement. If the collector road is deemed not required in the future, pending a review of a Phase 2 application, it can be deleted through an Official Plan Amendment.

The proposed retail building on Leslie Street is intended to serve as an ancillary use to the surrounding employment area. However, the retail building clearly predominates over the adjacent office building with respect to gross floor area, coverage, dedicated parking spaces and physical presence on the street. The applicant has been asked to explore opportunities to increase the presence of the office building in order achieve a more desirable business park condition for the 2C Area employment lands.

The lands designated 'Environmental Protection Area' in the Secondary Plan will be gratuitously dedicated to the Town to secure public ownership of the natural heritage system and facilitate the future development of the trail network as identified in the Secondary Plan and the Trails Master Plan.

The proposed development omits the stormwater management facility identified in the Secondary Plan. To accommodate a reduced stormwater release rate, the proposed development will utilize an on-site underground storage chamber to store storm water before its controlled release to the adjacent watercourse.

Development Engineering

The Servicing and Stormwater Management Report submitted by the applicant indicates that the proposed development can be supported by municipal services and meets all the stormwater management requirements. At this time, Engineering staff have not identified any significant concerns with the proposed development. Additional details on various technical drawings and reports have also been requested for the next submission.

Parks

The Park Division requires the conveyance of the southern portion of the subject lands along the Environmental Protection Area to support the development of the future trail network system as per the Aurora Trails Master Plan. Further discussion is required to determine the design of the trail connection and the extent of the trail.

Heritage Planning

On May 15, 2019, the subject property was delisted by Council from the Town's Heritage Registry subject to several conditions which includes providing a contribution to the Town's Heritage Reserve Fund, commemorating the equestrian history of the property by street naming or erecting a heritage plaque, and salvage the fieldstones from the foundation of the late 19th century barn that currently exists on the property for future re-use. Staff will continue to work with the applicant to satisfy these conditions imposed by Council.

Lake Simcoe Region Conservation Authority (LSRCA)

The subject lands are partially located within LSRCA's jurisdiction and within an area that is subject to the Lake Simcoe Source Protection Plan. A permit from LSRCA will be required prior to any development taking place. LSRCA indicates that the development is proposing a stormwater outfall and a significant amount of grading inside the 10m woodland buffer and the 6m stable top of slope setback. In some areas, grading is proposed right up to the woodland dripline, which will have negative impacts to the root zones of the adjacent trees. The applicant has been requested to revise their drawings to ensure all development (including stormwater outfalls) and grading limits are outside all buffer block and setbacks. In addition, there are other technical comments on the Stormwater Management Report and Hydrogeological findings that need to be addressed as part of the next submission.

The Regional Municipality of York

The Region expressed concern about the deletion of the north-south road as it will eliminate access to St. John's Sideroad for the Phase 2 lands and thereby hinder its future development opportunities. After discussions with Staff, the Region agrees to consider an interim driveway, as currently proposed, provided appropriate site plan agreement clauses will be in place to secure shared access with Phase 2 lands. Staff will continue to work with the applicant, in consultation with the Region, to satisfactorily address this matter.

The office and retail development on Leslie Street is only allowed to have one access (aligned with Royal Harper Avenue) and must provide interconnection with the property to the south at 20 Monarch Park Gate. This is to accommodate a future signal at the intersection of Leslie Street and Roy Harper Avenue. The applicant will be required to submit revised drawings to the Region for their review.

In addition, the Region has identified a number of technical comments on the transportation and engineering reports that need to be addressed as prt of the next submission.

Public Comments

Planning Staff received a letter from an area resident expressing concern with the environmental impact of the proposed gas station on the natural environment consisting of woodlots, the creek and wildlife habitat. Should additional comments be received after the writing of this report, Planning 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 21, 2020, the planning applications may be subject to LPAT appeals.

Financial Implications

There are no direct financial implications arising as a result of this report.

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 September 24, 2020, notices were issued by mail to all addressed property Owners within 120 metres (393.7 ft) of the subject property, and all Interested Parties to the applications. Signage on the property was posted on September 23, 2020 with information regarding the Public Meeting. On August 24, 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 at a future General Committee Meeting.

Attachments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation (OPA 73)
Figure 3 – Existing Zoning By-Law
Figure 4 – Proposed Town of Aurora Official Plan Schedule ‘H’
Figure 5 – Proposed Zoning By-law Amendment
Figure 6 – Proposed Site Plan
Figure 7 – Proposed Elevations – Industrial Building
Figure 8 – Proposed Elevations- Office Building
Figure 9 – Proposed Elevations- Retail Building

Appendix A – Materials Submitted in Support of Complete Applications
Appendix B – Zoning By-law Comparison

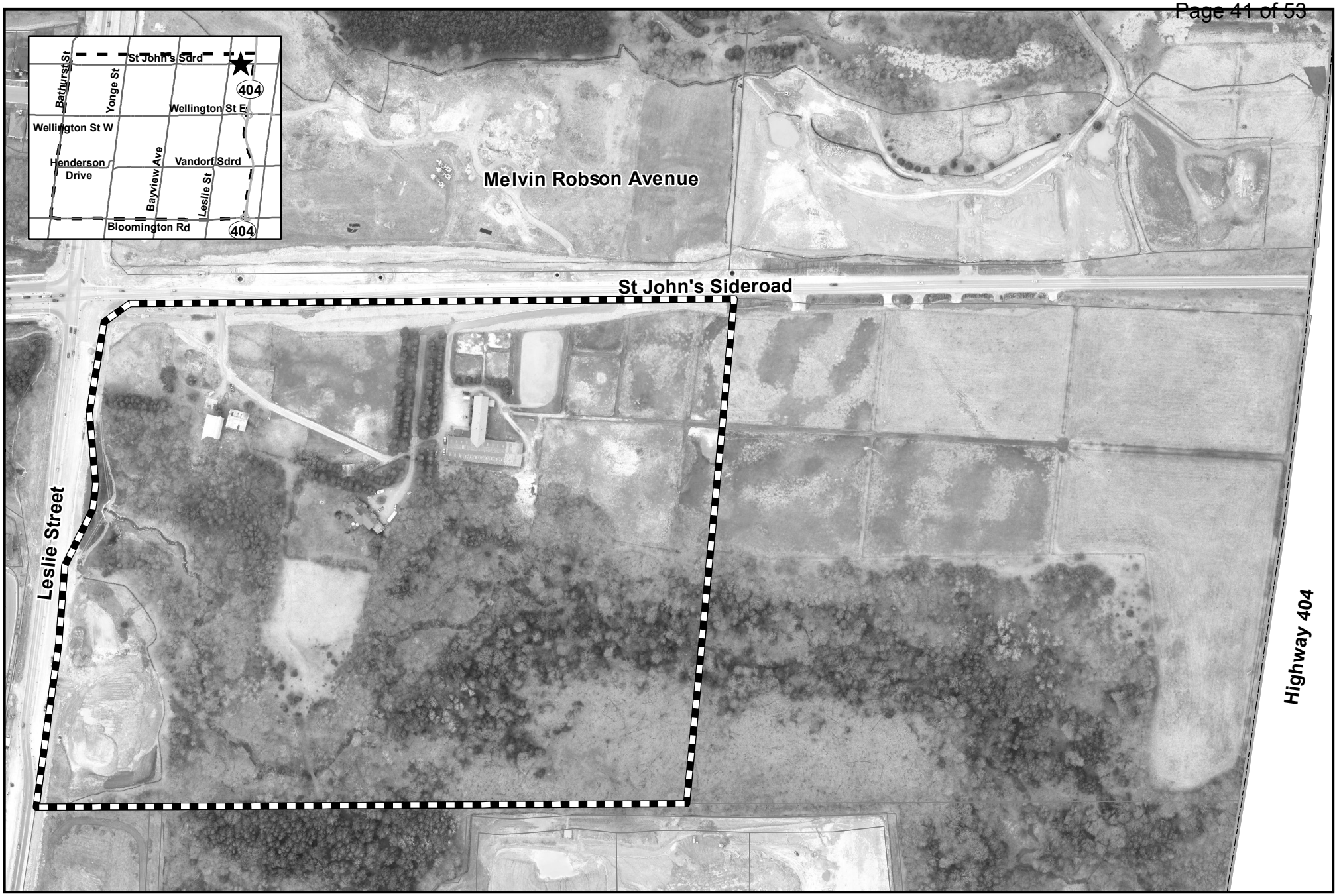
Pre-submission Review

Agenda Management Team Meeting review on October 1, 2020

Approvals

Approved by David Waters, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

APPLICANT: Weslie Creek Developments Inc.
FILE: OPA-2020-05, ZBA-2020-05, SP-2020-04
FIGURE 1

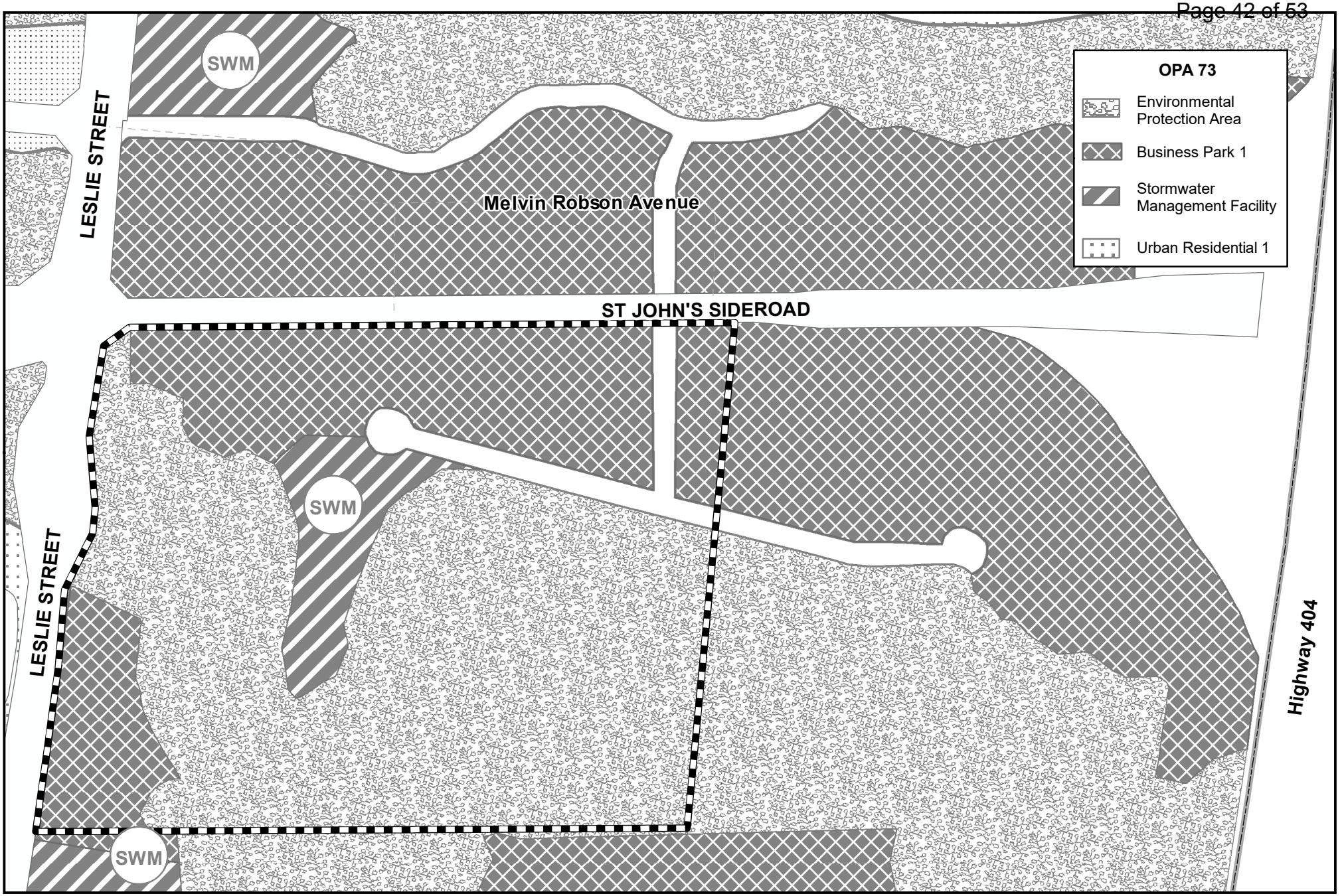
SUBJECT LANDS

0 50 100 150 200
Metres

N

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, October 1, 2020. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2019, © First Base Solutions Inc., 2019 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION (OPA 73)

APPLICANT: Weslie Creek Developments Inc.
FILE: OPA-2020-05, ZBA-2020-05, SP-2020-04
FIGURE 2

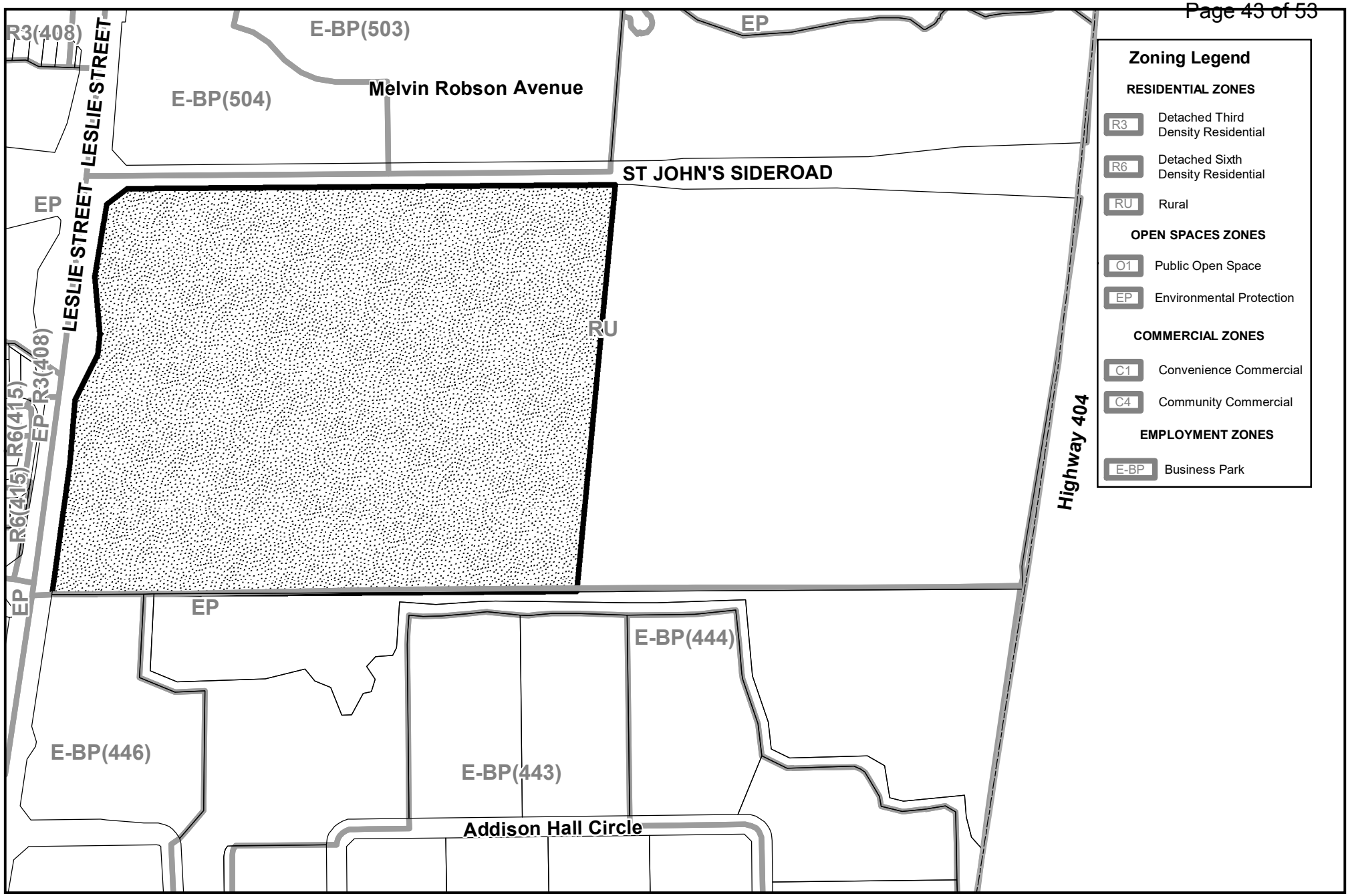
SUBJECT LANDS

0 50 100 150 200
Metres

N

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, October 1, 2020. Base data provided by York Region & the Town of Aurora.



EXISTING ZONING BY-LAW

APPLICANT: TFP Aurora Developments Ltd.
FILE: OPA-2017-01, ZBA-2017-03 & SUB-2017-02
FIGURE 3

SUBJECT LANDS

0 70 140 210 280
Metres

N

AURORA
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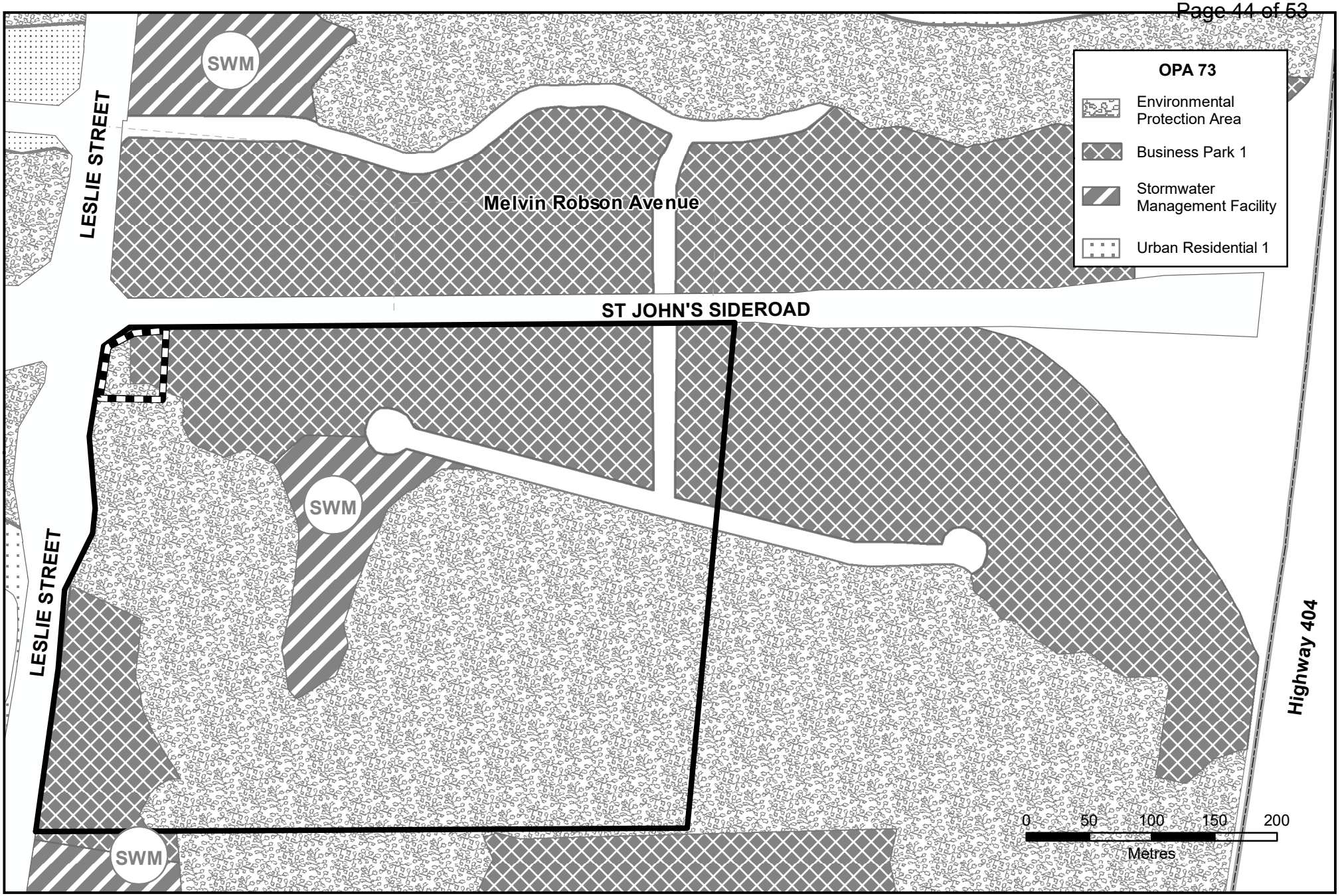
Map created by the Town of Aurora Planning and Building Services Department, October 1, 2020. Base data provided by York Region & the Town of Aurora.



PROPOSED TOWN OF AURORA OFFICIAL PLAN SCHEDULE 'H'

APPLICANT: Weslie Creek Developments Inc.
FILE: OPA-2020-05, ZBA-2020-05, SP-2020-04
FIGURE 4

SUBJECT LANDS **New Site Specific Policy Area**

N

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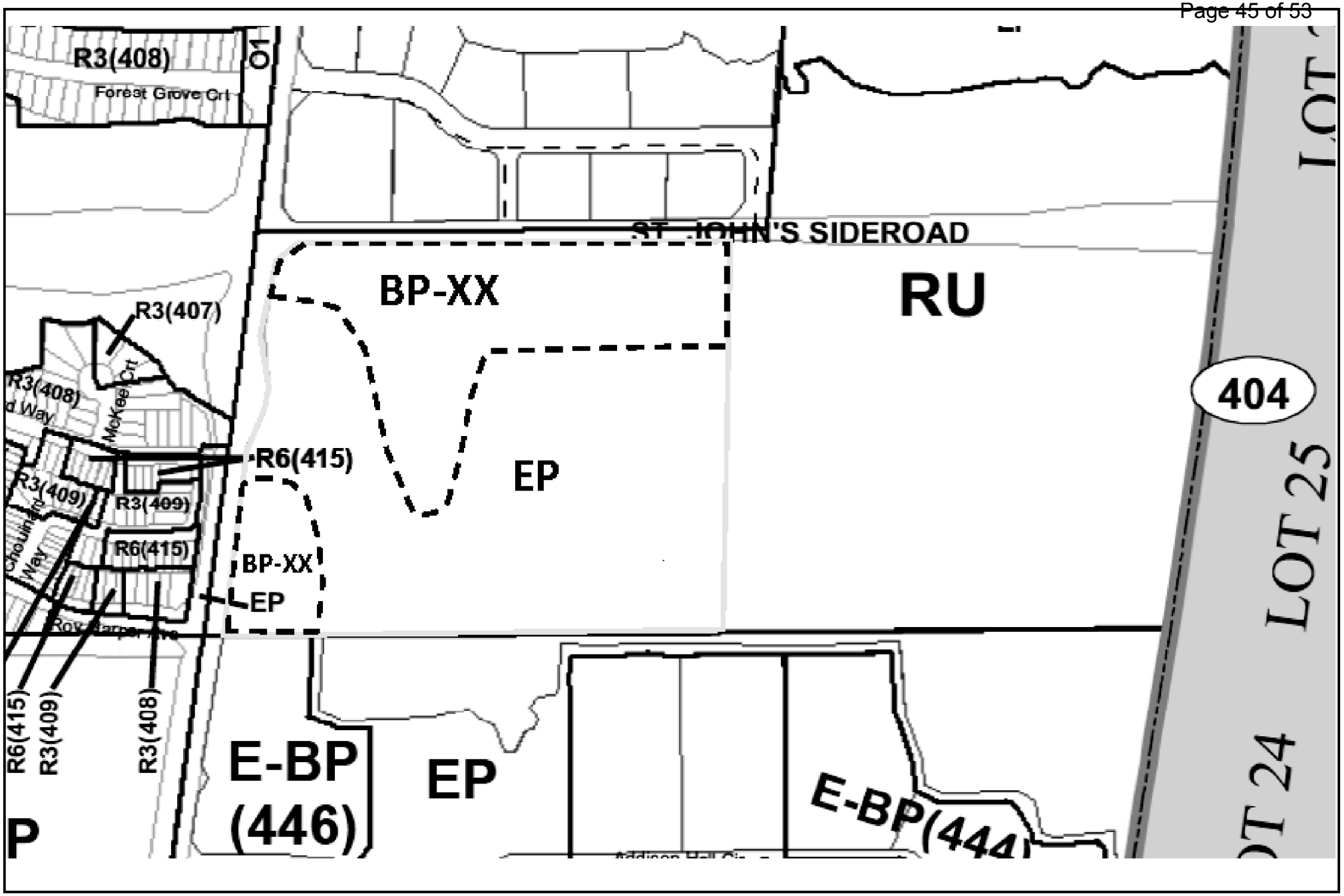

PROPOSED ZONING BY-LAW AMENDMENT

APPLICANT: Weslie Creek Developments Inc.
FILE: OPA-2020-05, ZBA-2020-05, SP-2020-04
FIGURE 5

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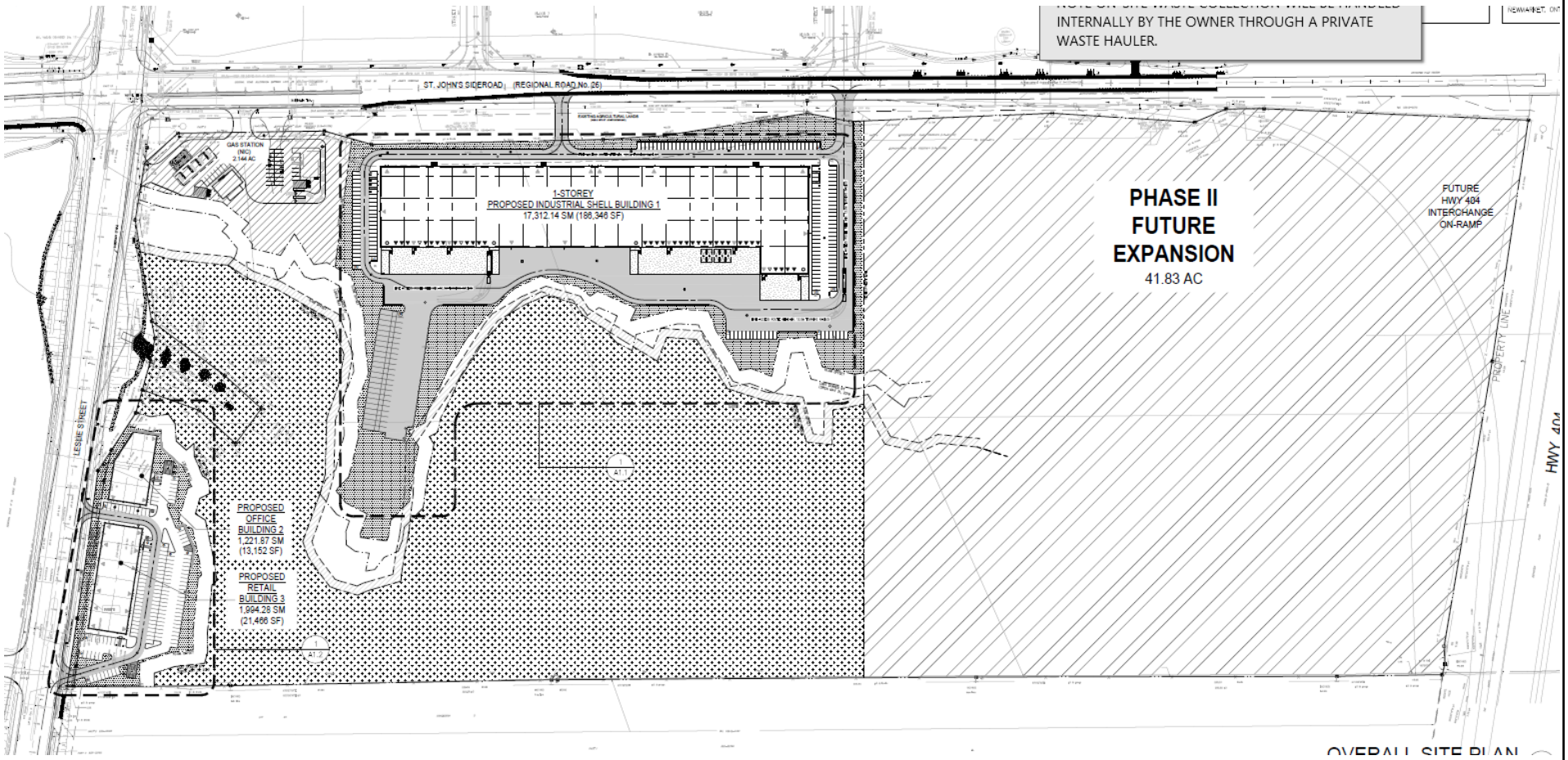

PROPOSED SITE PLAN

APPLICANT: Weslie Creek Development Inc.

LOCATION: 1675 St. John's Sideroad

FILE: OPA-2020-05, ZBA-2020-05 & SP-2020-04

Figure 6

N

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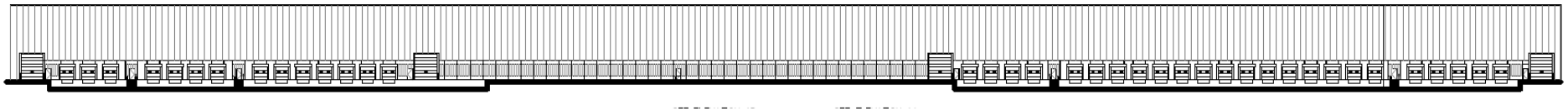
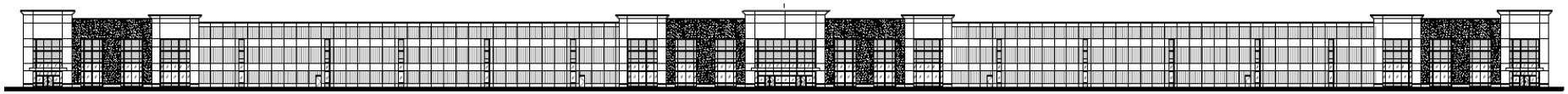
Map created by the Town of Aurora Planning and Building Services Department, August 29 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

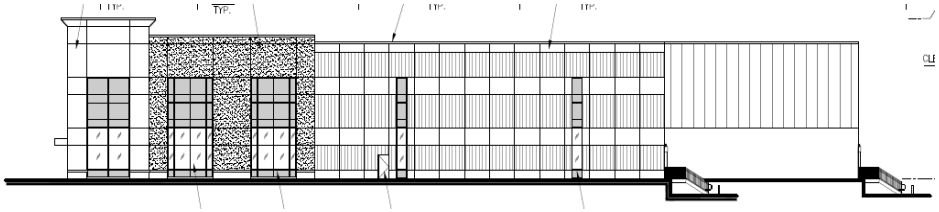
SOUTH ELEVATION



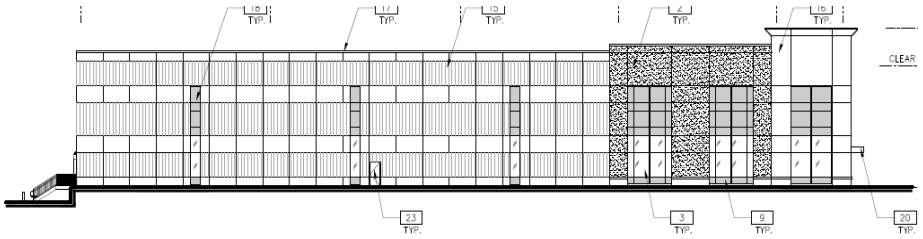
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PROPOSED ELEVATION—WAREHOUSE

APPLICANT: Weslie Creek Development Inc.

LOCATION: 1675 St. John's Sideroad

FILE: OPA-2020-05 & ZBA-2020-05

Figure 7

N

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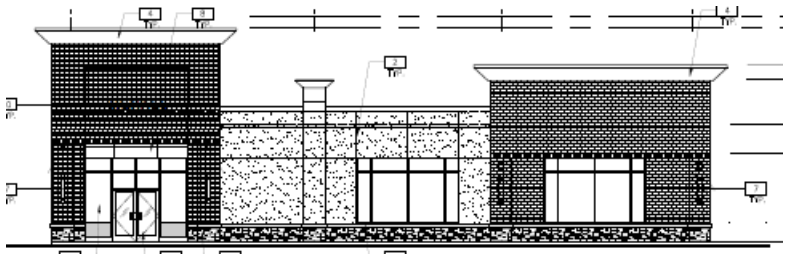
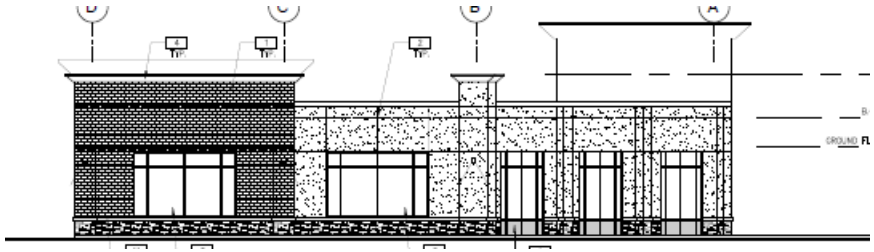
Map created by the Town of Aurora Planning and Building Services Department, August 29 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

SOUTH ELEVATION



NORTH ELEVATION



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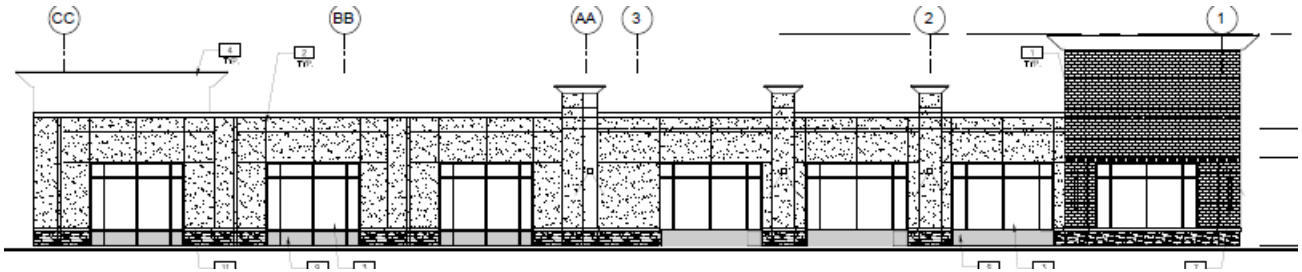
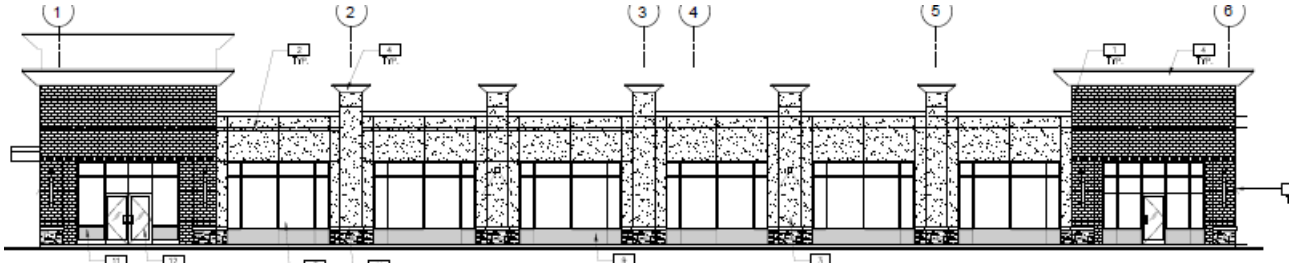


EAST ELEVATION



PROPOSED ELEVATION—OFFICE

APPLICANT: Weslie Creek Development Inc.

LOCATION: 1675 St. John's Sideroad

FILE: OPA-2020-05 & ZBA-2020-05

Figure 8

N

AURORA

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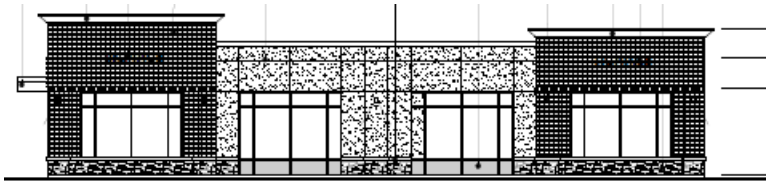
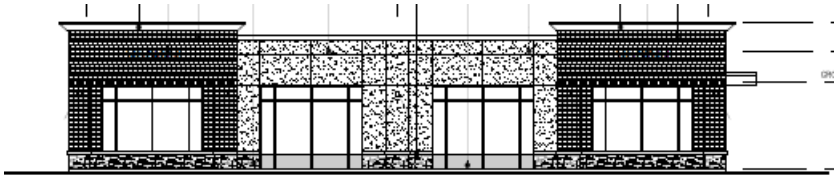
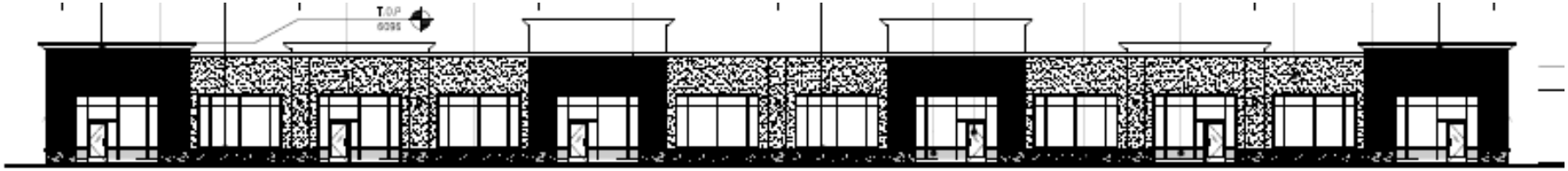
SOUTH ELEVATION



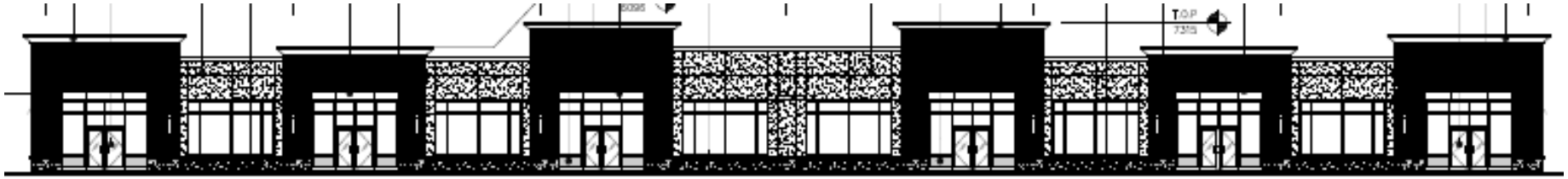
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



PROPOSED ELEVATION—RETAIL BUILDING

APPLICANT: Weslie Creek Development Inc.

LOCATION: 1675 St. John's Sideroad

FILE: OPA-2020-05 & ZBA-2020-05

Figure 9

N

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Appendix A

Materials Submitted in Support of Complete Applications

Document	Consultant
Topographic Survey	Lloyd & Purcell Ltd.
Architectural Drawings (Site Plan, Elevations, Floor Plans, Roof Plan)	Weare Malcomb Consultant
Draft Official Plan Amendment	Humphries Planning Group Inc.
Draft Zoning By-law Amendment	Humphries Planning Group Inc.
Planning Justification Report	Humphries Planning Group Inc.
Engineering Drawings (Grading Plan, Erosion & Sediment Control Plan, Grading Plan, Servicing Plan)	SCS Consulting Group Ltd.
Functional Servicing Report/ Stormwater Management Report	SCS Consulting Group
Landscape Plan (including planting schedule and landscape details)	Terraplan Consultant
Arborist Report	Kuntz Forestry Consulting Inc.
Tree Inventory & Preservation Plan	Kuntz Forestry Consulting Inc.
View Study	Terraplan Consultant
Hydrogeological Report	WSP Global Inc.
Phase 1 & 2 Environmental Assessment	WSP Global Inc.
Geotechnical Investigation	WSP Global Inc.
Slope Stability & Streambank Erosion Analysis	WSP Global Inc.
Heritage Impact Assessment	This Land Archaeology Inc.
Phase 1 Archaeolgoical Assessment	ASI
Traffic Impact Study	Nextrans
Environmental Impact Study	Beacon Environmental

Appendix B – Zoning By-law Comparison

	Existing RU Zone	Parent E-BP Zone	Proposed E-BP (XX) Zone
Permitted Uses	• Agricultural uses • Dwelling, Detached • Dwelling, Second Suite • Greenhouses • Home Occupations • Place of Worship	• Convention • Day Care Centre • Dry Cleaning Distribution Station and Depot • Fitness Centre • Food Processing Establishment • Hotel/Motel • Industrial Uses • Medical Marijuana Production Use • Motor Vehicle Rental Establishment • Offices • Private Park • Personal Service Shop • Printing, media and communications establishment • Club • Research and Training Facility • Restau7rant • Retail, accessory • Theatre • Warehouses	• Industrial • Medical • Office • Retail • Ancillary Trailer Storage • Gas Station/ Gasoline Bar/ Motor Vehicle Service Station • Day Care & Child Nursery • Warehousing
Lot Area	10 ha	1.0 ha	No Change
Lot Frontage	180 m	60 m	No Change
Front Yard	15 m	See below	5.0 m (Retail and Office building)
Rear Yard	22 m	See below	No Change
Interior Side Yard (minimum)	9 m	3 m	No Change
Exterior Side Yard (minimum)	15 m	See below	No Change

Lot Coverage (maximum)	20%	50%	No Change
Building Height (maximum)	10 m	13.5 m	No Change
Distance between two buildings on the same lot	n/a	0.25 times the sum of the building height tor 12m, whichever is greater	No Change
Yard adjacent to Hwy 404	n/a	13.7 m	No Change
Yard Adjacent to Leslie and St. John's Sideroad	n/a	9 m	3 m
Yard adjacent to other street	n/a	6 m	
Yard Adjacent to Open Space Zone	n/a	10 m	6 m
Landscape space adjacent to Leslie and St. John's Sideroad	n/a	6 m	3 m
Landscape space fronting on other roads	n/a	3 m	No Change
Landscape space adjacent to Open Space Zone	n/a	10 m	No Change
Landscape space adjacent to other lo tlines	n/a	3 m	No Change
Loading Space – building with more than 300 m^2 or more but less than 7,500 m^2	n/a	2	1
Parking Requirement for office	n/a	3.5 spaces per 100m^2 of GFA	33 parking spaces for the proposed office building

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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 October 13, 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 October 13, 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 13th day of October, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk