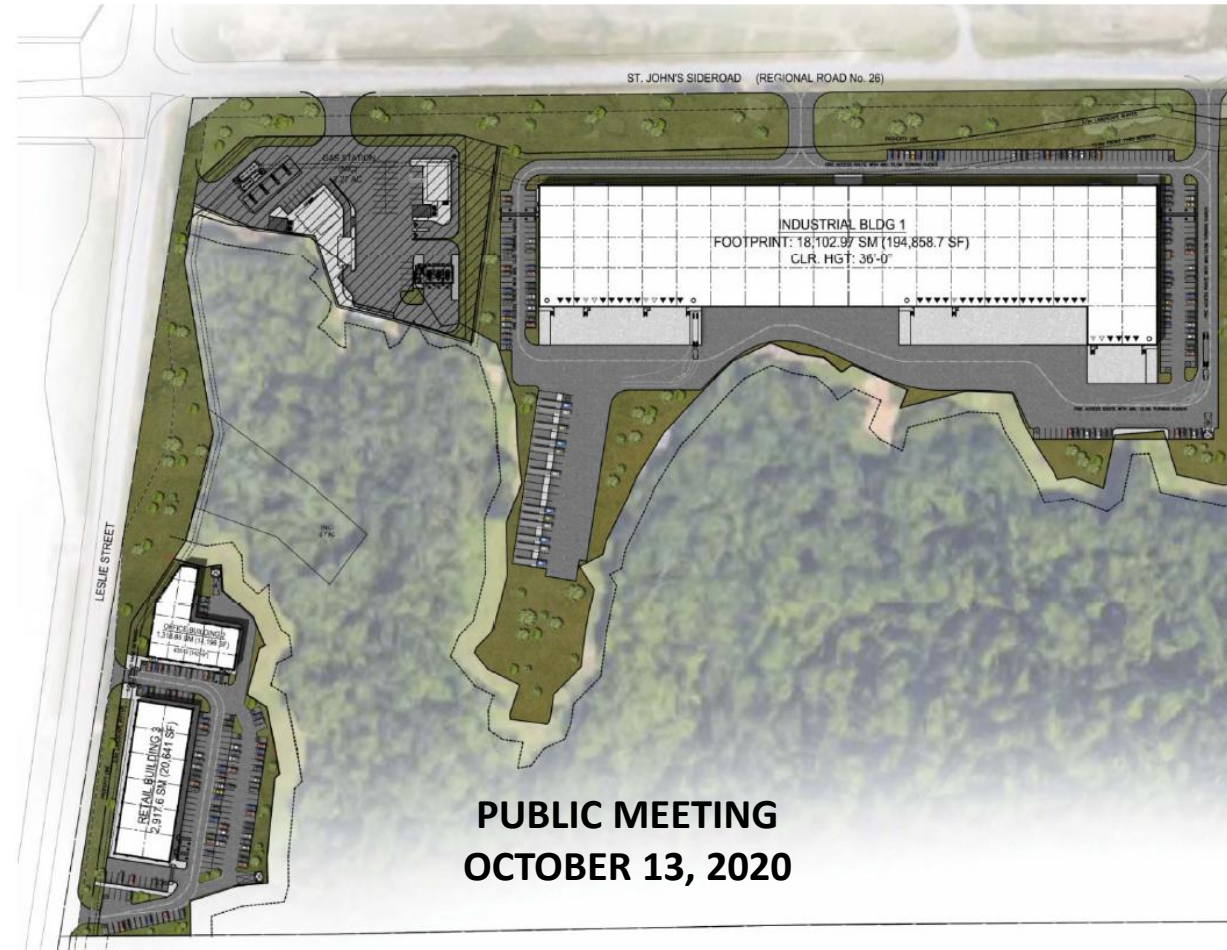


Weslie Creek Developments Inc.

1675 St. John's Sideroad



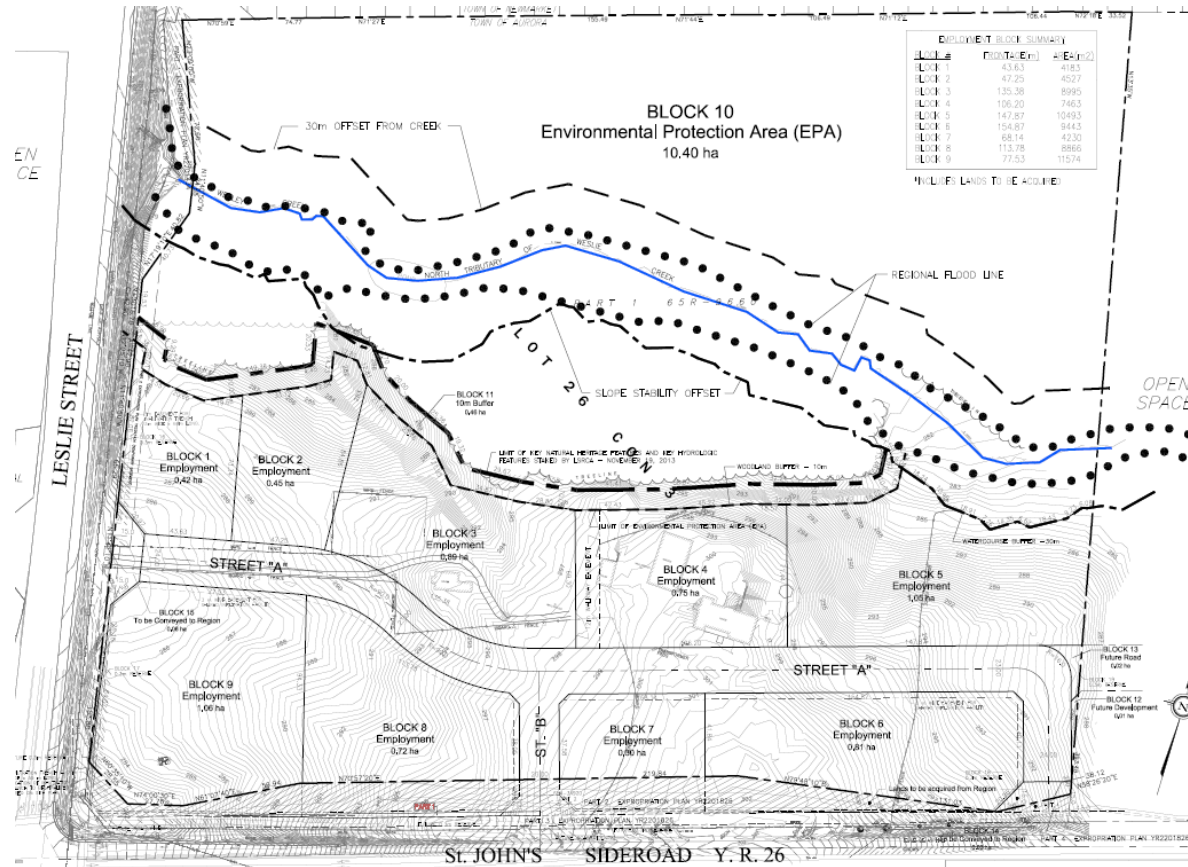
HUMPHRIES PLANNING GROUP INC.
TOWN FILE NO. OPA-2020-05, ZBA-2020-05, SP-2020-04

SITE LOCATION & AREA CONTEXT



IMMEDIATE LAND USES

1. NORTH: DRAFT PLAN APPROVED AURORA MILLS SUBDIVISION



2. EAST: VACANT LAND OWNED BY APPLICANT

3. SOUTH: OPEN SPACE & ADDISON HALL BUSINESS PARK LANDS



4. WEST: LOW-RISE RESIDENTIAL



EXISTING CONTEXT

Legal Description:

Parts of Lot 25 Concession 3, Geographic Township of Whitchurch

Municipal Address:

1675 St. John's Sideroad

Site Area:

19.62 Hectares (48.48 acres)

Lot Frontage:

297.8m (977 ft) – St. John's Sideroad

123.67m (406 ft) – Leslie Street

Existing Use:

Farm Use + One occupied residential dwelling, one vacant residential dwelling & horse stable barns



DEVELOPMENT PROPOSAL

1. Industrial Warehouse Building (17,312.14m²)

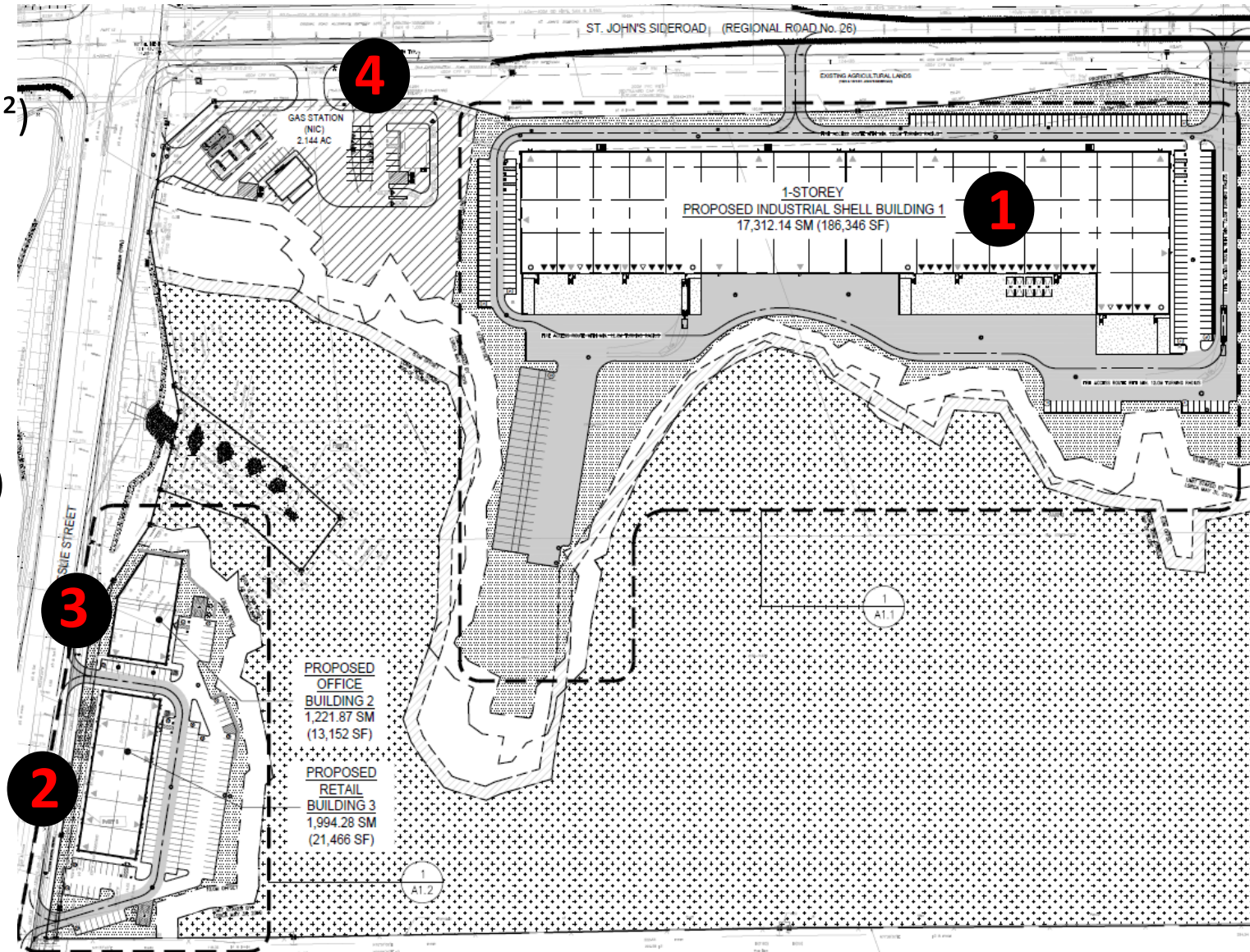
2. Retail Building (1,994.28m²)

3. Office Building (1,221.87m²)

4. Gas Station (8,703.12m²)

- FSI (Net): 0.11 FSI
- FSI (Gross): 0.06 FSI
- Building Heights:
 - Industrial Warehouse Building (14.475m)
 - Retail Building (7.315m)
 - Office Building (8.839m)

- 330 Parking Spaces
 - Building 1 – Industrial: 177 spaces
 - Building 2 – Office: 33 spaces
 - Building 3 – Retail: 120 spaces
 - Truck parking: 23 spaces
 - Loading: 5 spaces



POLICY FRAMEWORK




- **Provincial Policy Statement Review (2020)**
 - Subject Lands are located within “Settlement Areas”, as described in Section 1.1.3
- **A Place to Grow – Growth Plan (2020)**
 - The Subject Lands are located within the “Built-Up Area”, per Schedule 2 – A Place to Grow Concept.
- **Region of York Official Plan (2010)**
 - Subject Lands are located within an “Urban Area” & “Natural Linkage Area”, per Map 1 –Regional Structure.
- **Town of Aurora Official Plan (2010)**
 - The subject lands are subject to the Policies of OPA 73 – Aurora 2C Secondary Plan per Schedule ‘A’ – Structure Plan

Legend


The Greenlands System


-  Environmental Protection Area
-  Community Park
-  Neighbourhood Park
-  Wildlife Park
-  Stormwater Management Facility
-  Wildlife Park Trail Head

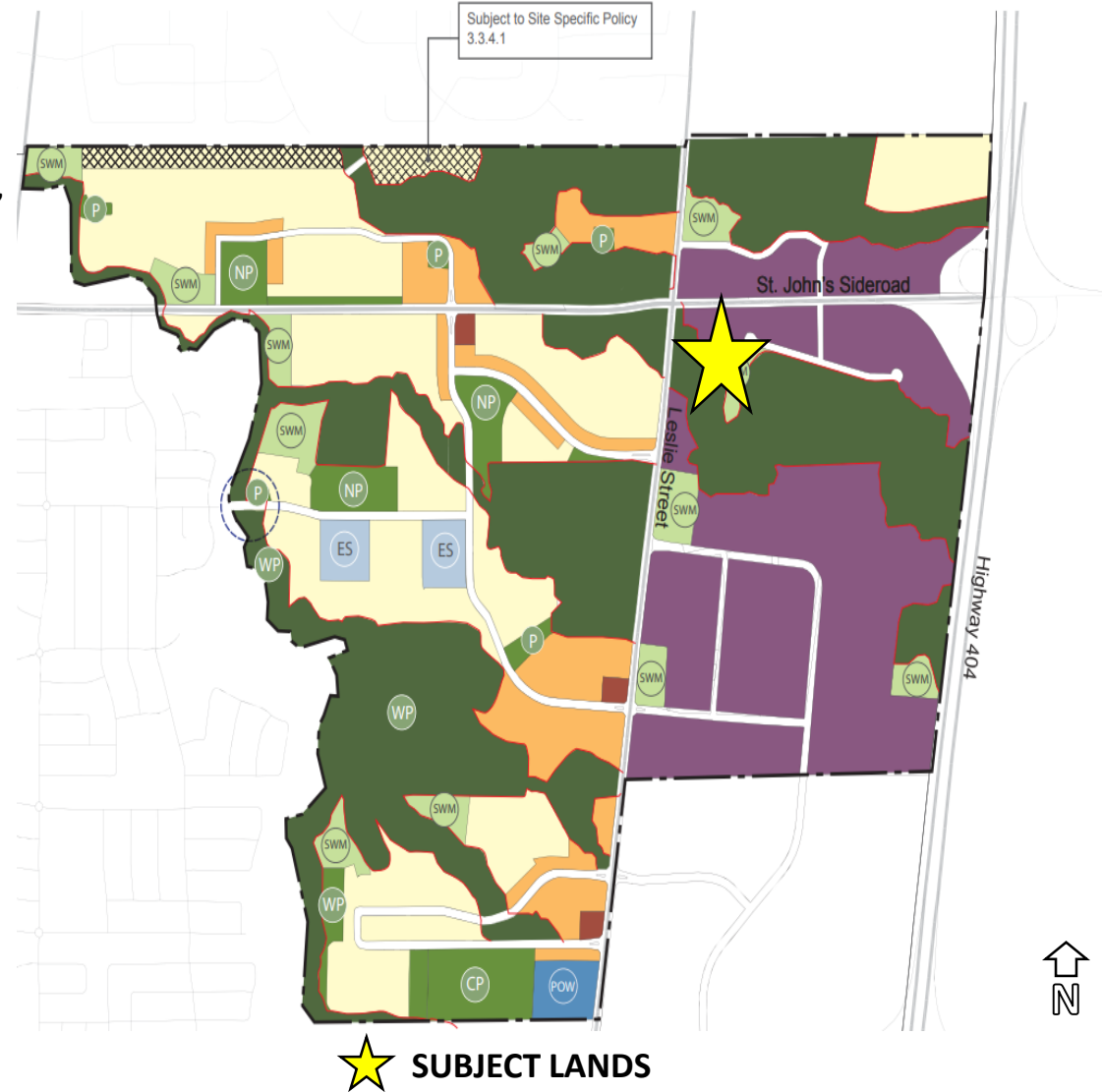
The Residential Neighbourhood

-  Urban Residential 1
-  Urban Residential 2
-  Mixed-Use Residential/Commercial
-  Residential Interface Overlay
-  Elementary School
-  Place of Worship

The Business Park

-  Business Park 1

-  Secondary Plan Area Boundary
-  Development Limit



 **SUBJECT LANDS**

POLICY FRAMEWORK

OPA #73 – Aurora 2C Secondary Plan

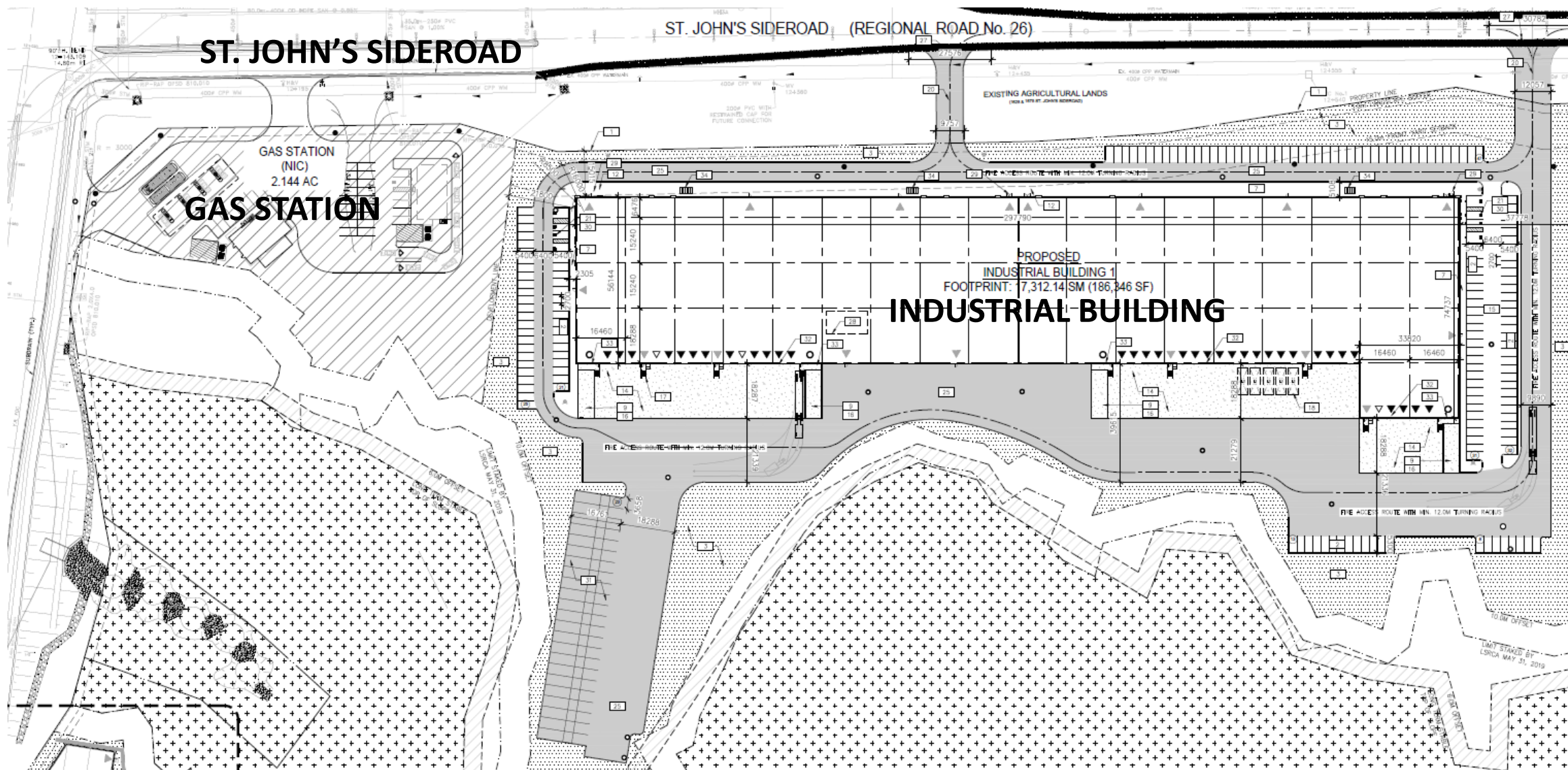
- Subject Lands are designated “**Business Park 1**” & “**Environmental Protection Area**” per Schedule ‘A’ – Land Use Map
- Permitted Uses include:
 - **Prestige industrial uses (enclosed warehousing), and manufacturing & processing operations;**
 - **Business & professional offices including ancillary retail;**
 - **Ancillary uses that serve the Business Park;**
 - **Buildings, structures and uses that are accessory to any permitted uses;**
 - **Trails & Open Spaces**
- The purpose of the OPA is to permit a Gas Station Use in the Business Park 1 designation
- The Official Plan Policies state that an OPA is not required for the deletion of the east-west collector road outlined in Schedule A

POLICY FRAMEWORK

■ Town of Aurora Zoning By-law 6000-17

- Subject Lands are zoned “RU – Rural Zone” in accordance with Zoning By-law 6000-17
- The proposed development will require a Zoning By-law Amendment in order to facilitate the development of the proposed Business Park and associated uses
- The rezoning will replace the current RU – Rural Zone and replace it to the “E-BP – Business Park Zone” & “EP – Environmental Protection Zone” with site specific exceptions for:
 1. Minimum Distance to Leslie Street – 5.0m
 2. Minimum Landscape Strip adjacent to Leslie Street – 3.0m
 3. Minimum Landscape Strip adjacent to St. John’s Sideroad – 3.0m
 4. Minimum Parking Requirement for an Office Use – 33 spaces (2.7 spaces per 100m² of GFA)
 5. Minimum Loading Spaces for Retail Use – 1 Space
 6. Minimum Manoeuvring Space – 6.4m

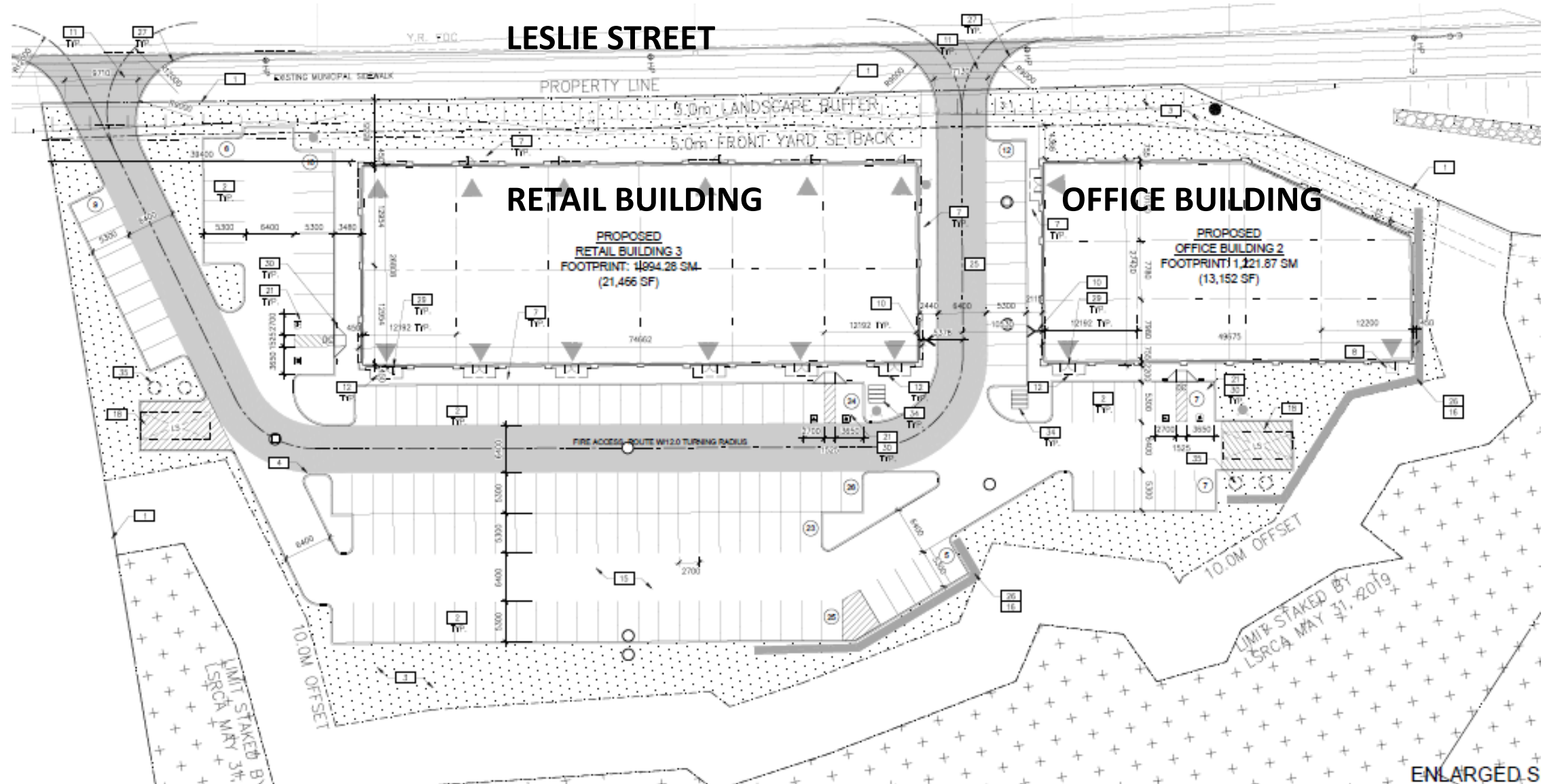
INDUSTRIAL BUILDING & GAS STATION (FRONTING ST. JOHN'S SIDEROAD)



**WESLIE CREEK DEVELOPMENTS INC.
PUBLIC MEETING
OCTOBER 13, 2020**

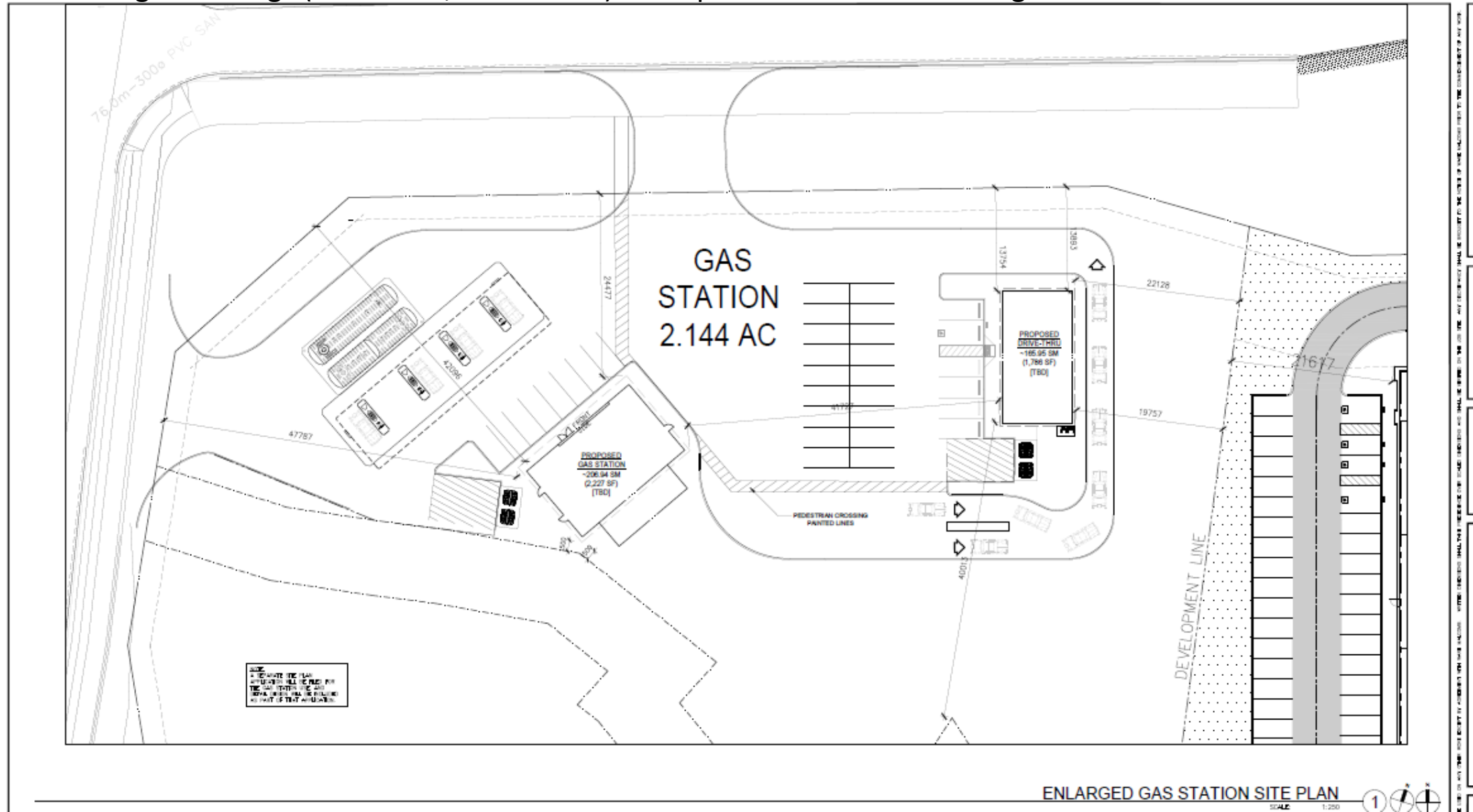
HUMPHRIES PLANNING GROUP INC.

OFFICE & RETAIL BUILDINGS (FRONTING LESLIE STREET)

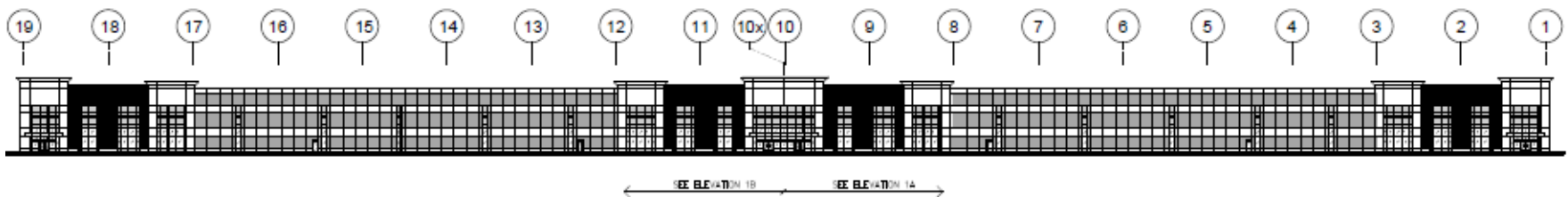


PROPOSED GAS STATION

- Separate Site Plan Application to be filed with the Town of Aurora
- Detailed Design Drawings (Elevations, Floor Plans) to be provided at Site Plan stage

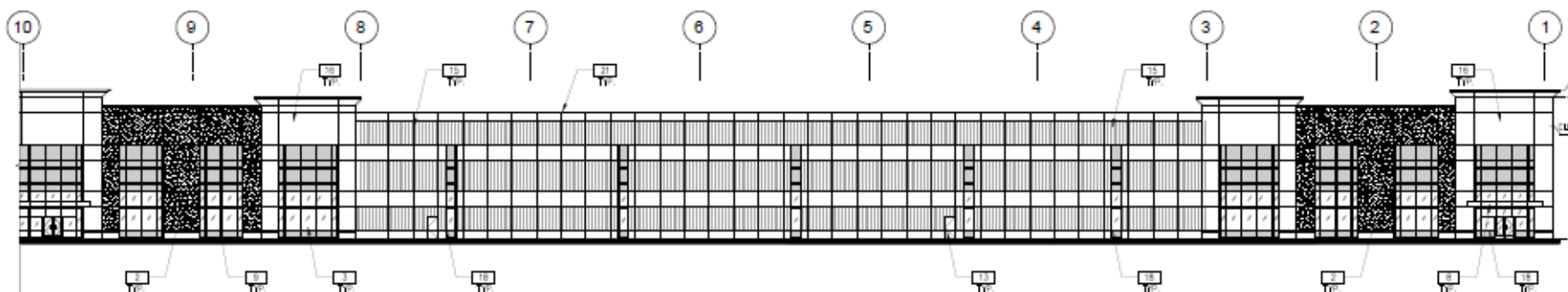


INDUSTRIAL BUILDING ELEVATIONS



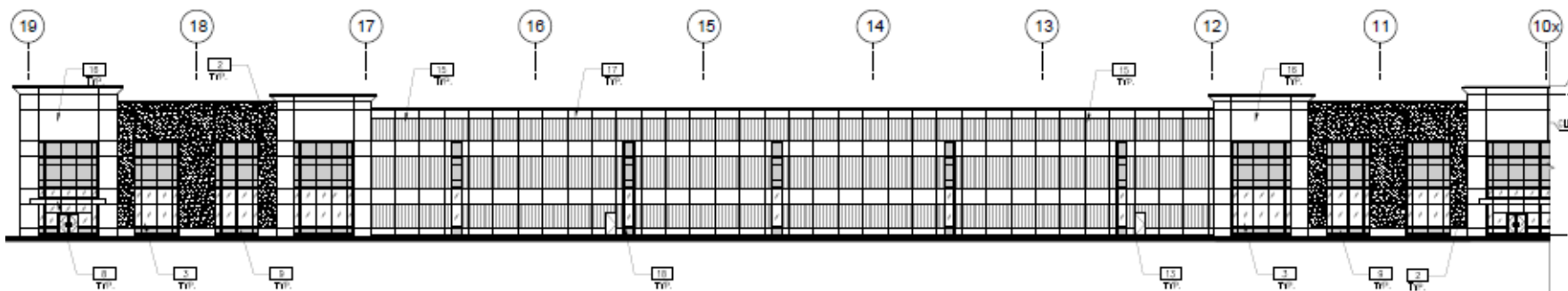
OVERALL NORTH EXTERIOR ELEVATION

SCALE 1:500



PARTIAL NORTH EXTERIOR ELEVATION

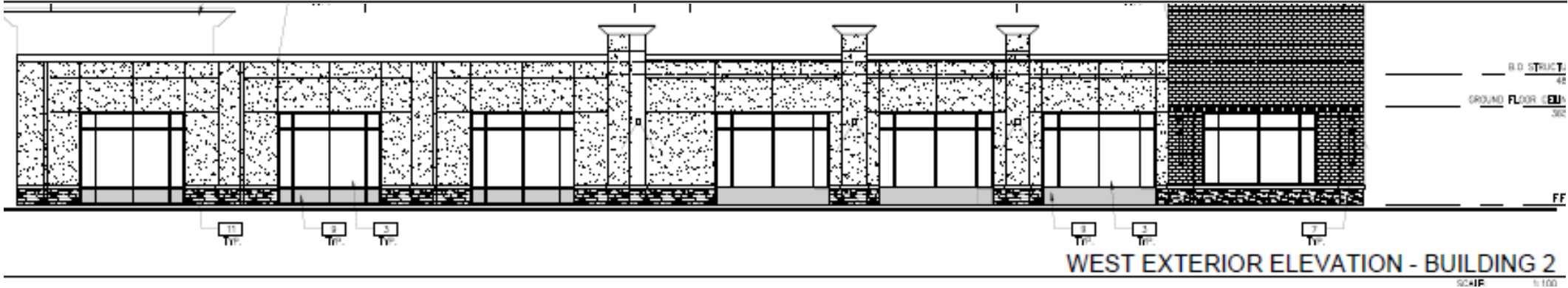
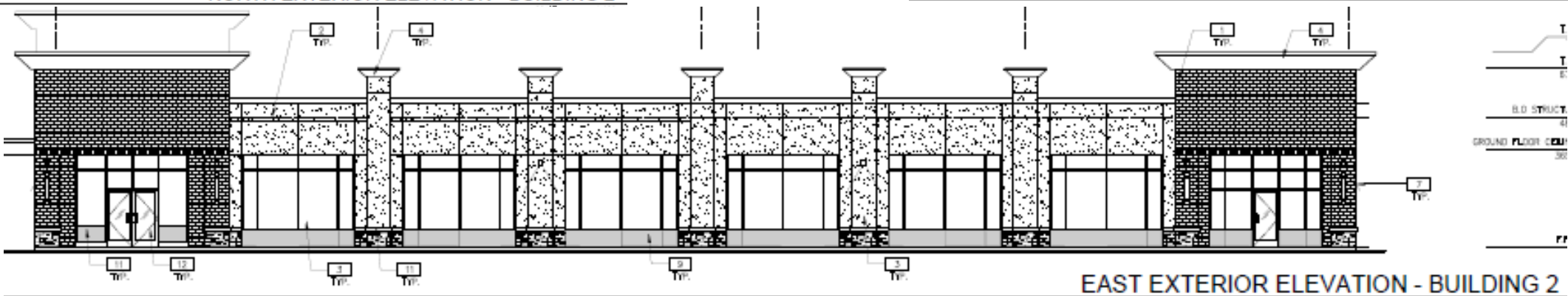
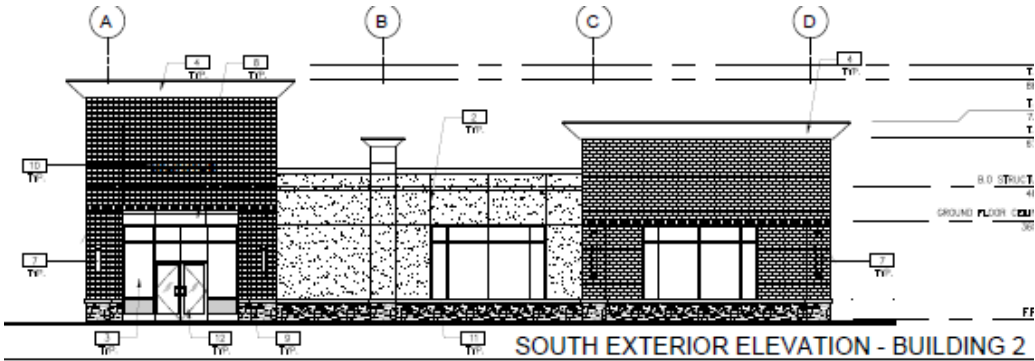
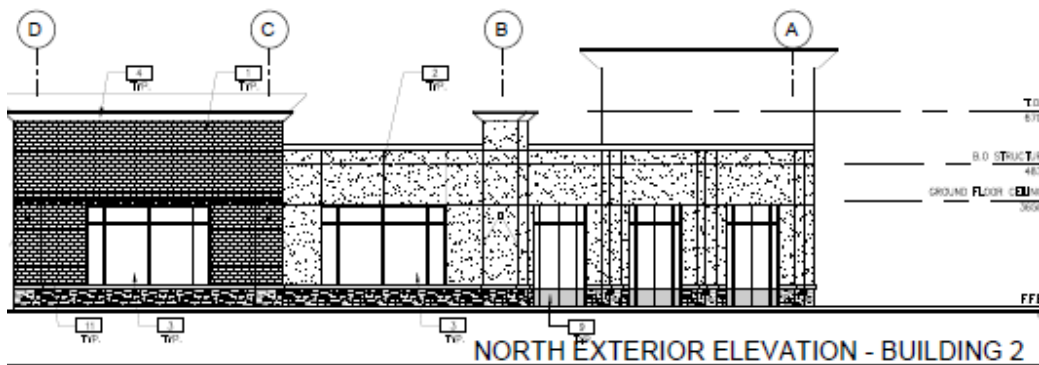
SCALE 1:250



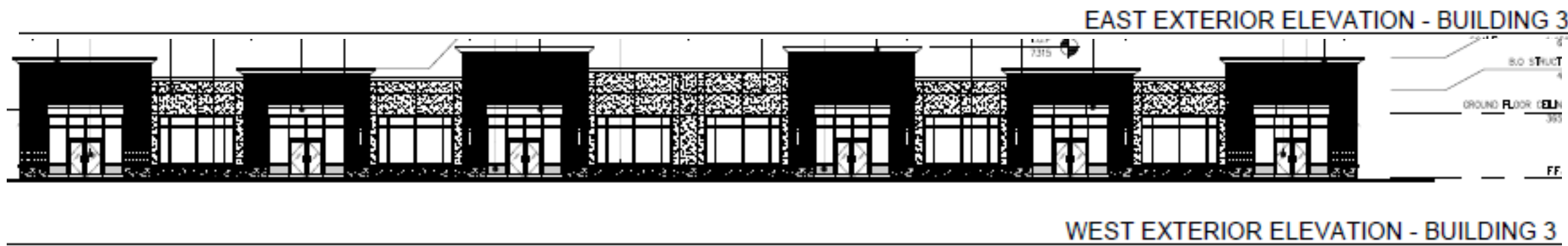
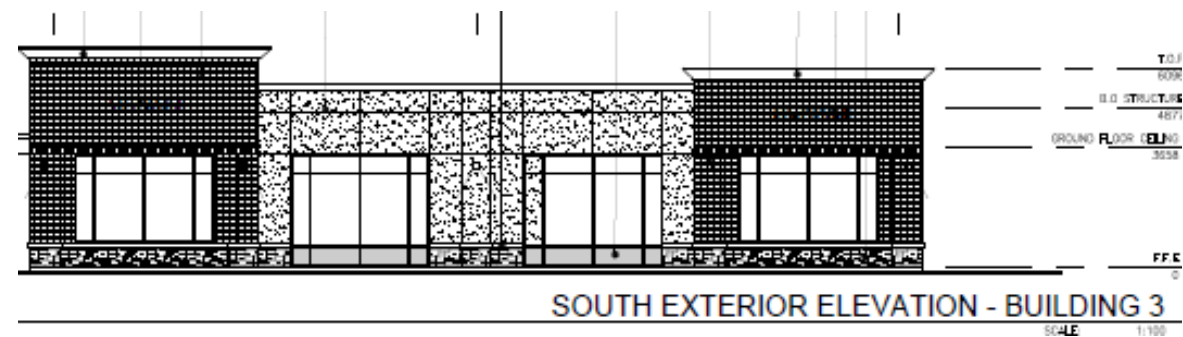
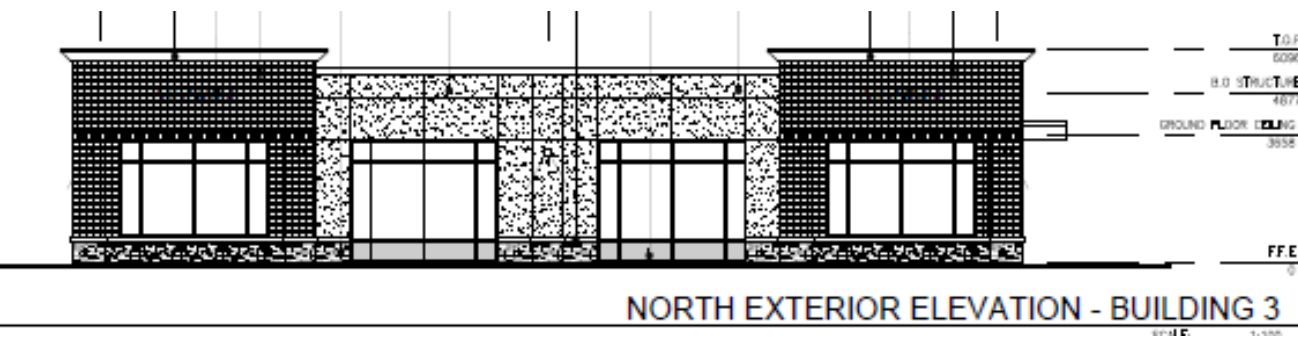
PARTIAL NORTH EXTERIOR ELEVATION

SCALE 1:250

OFFICE BUILDING ELEVATIONS



RETAIL BUILDING ELEVATIONS



STUDIES COMPLETED

- Planning Justification Report, prepared by HPGI dated April 2020;
- Urban Design Brief, prepared by Waremalcomb, dated March 2020;
- Functional Servicing & SWM Report prepared by SCS Consulting Group, revised April 2020;
- Environmental Impact Study, prepared by Beacon Environmental, dated April 2020;
- Phase 1 & 2 Environmental Site Assessment, prepared by WSP, dated April 2019;
- Geotechnical Investigation, prepared by WSP, dated February 2020;
- Hydrogeological Assessment, prepared by WSP, dated February 2020;
- Slope Stability & Streambank Analysis, prepared by WSP, dated October 2019;
- Arborist Report, prepared by Kuntz Forestry Consulting Inc, dated April 2020;
- Heritage Impact Assessment, prepared by Thislandarch, dated January 2020;
- Phase 1 Archaeological Assessment, prepared by ASI, dated March 2020;
- View Study, prepared by Terraplan, dated April 2020; and,
- Traffic Impact Study, prepared by Nextrans Consulting, dated April 2020.

THANK YOU