



Public Planning Meeting

Date: Oct 13, 2020

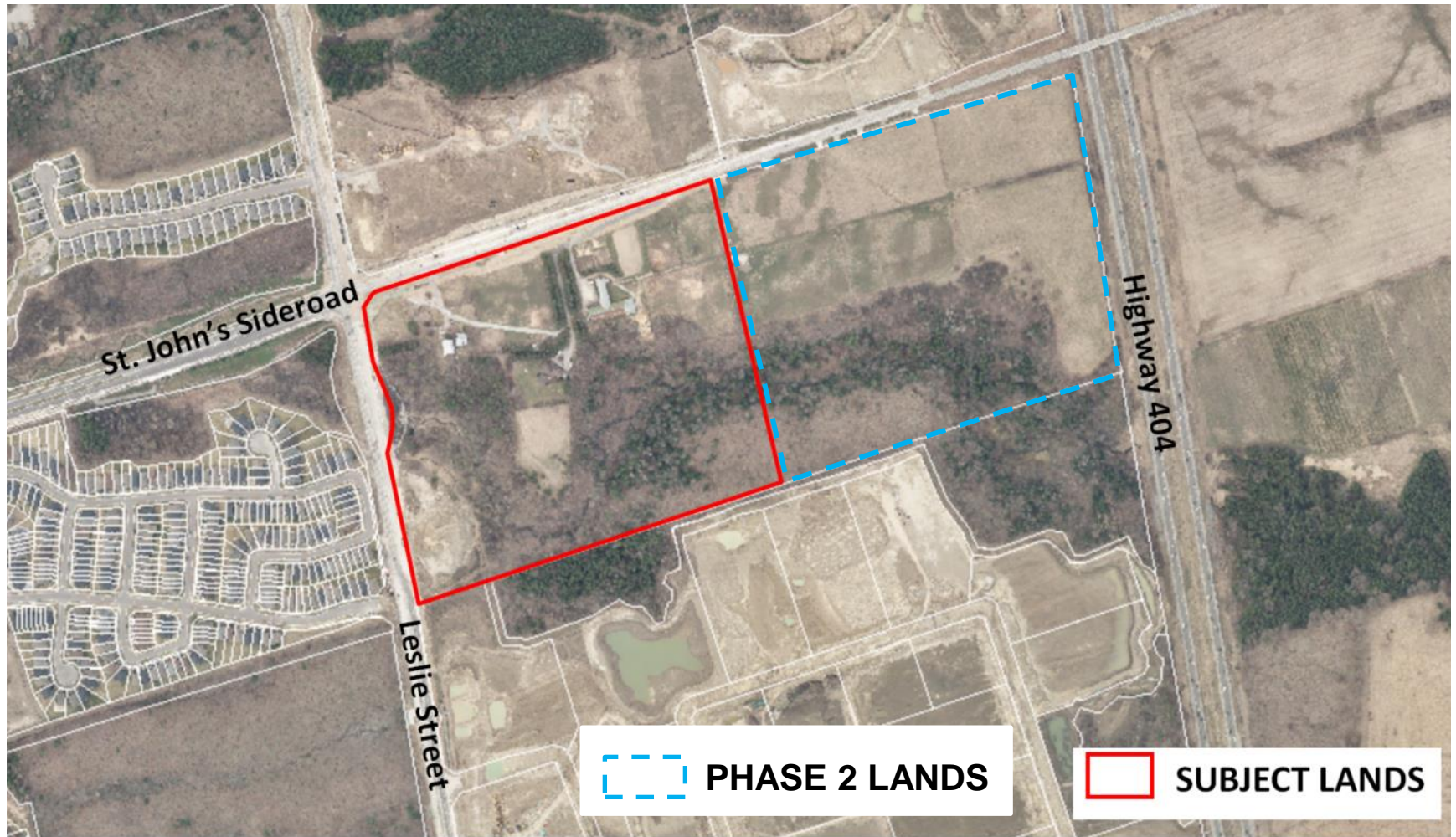
Applications: Official Plan Amendment and
Zoning By-law Amendment

Applicant: Weslie Creek Developments Inc.

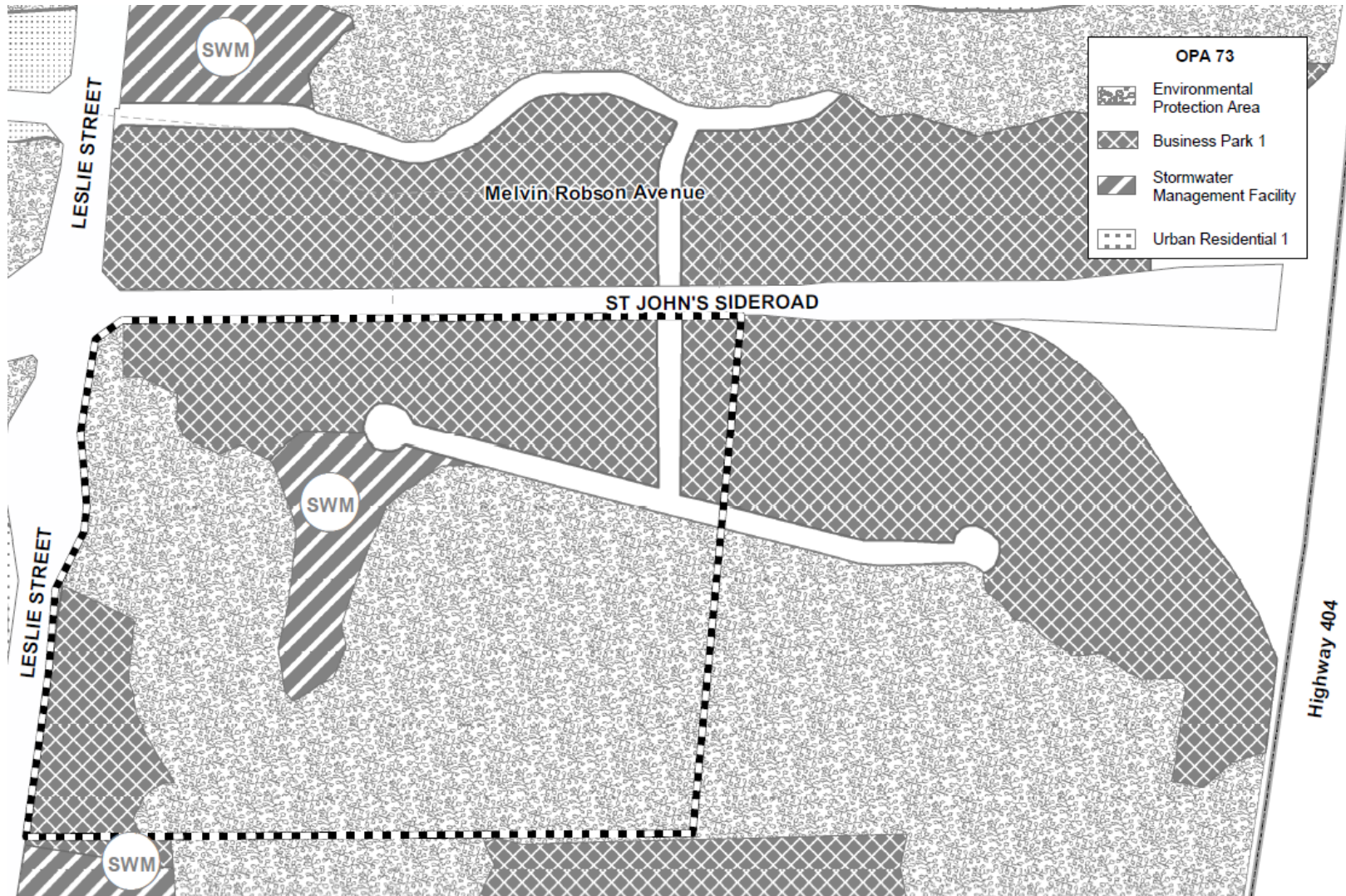
Location: 1675 Bayview Avenue

File Numbers: OPA-2020-05 and ZBA-2020-05

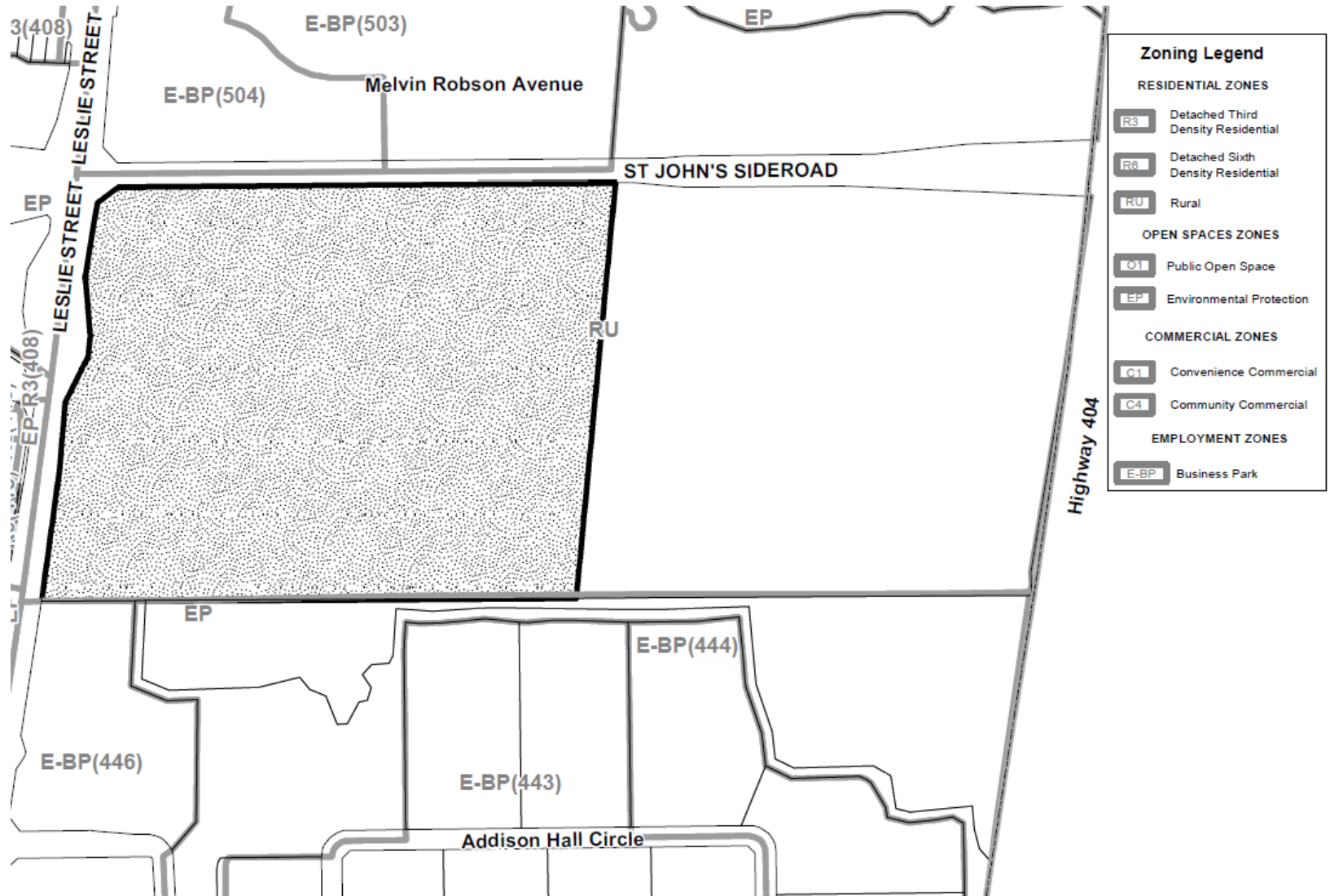
Location Map



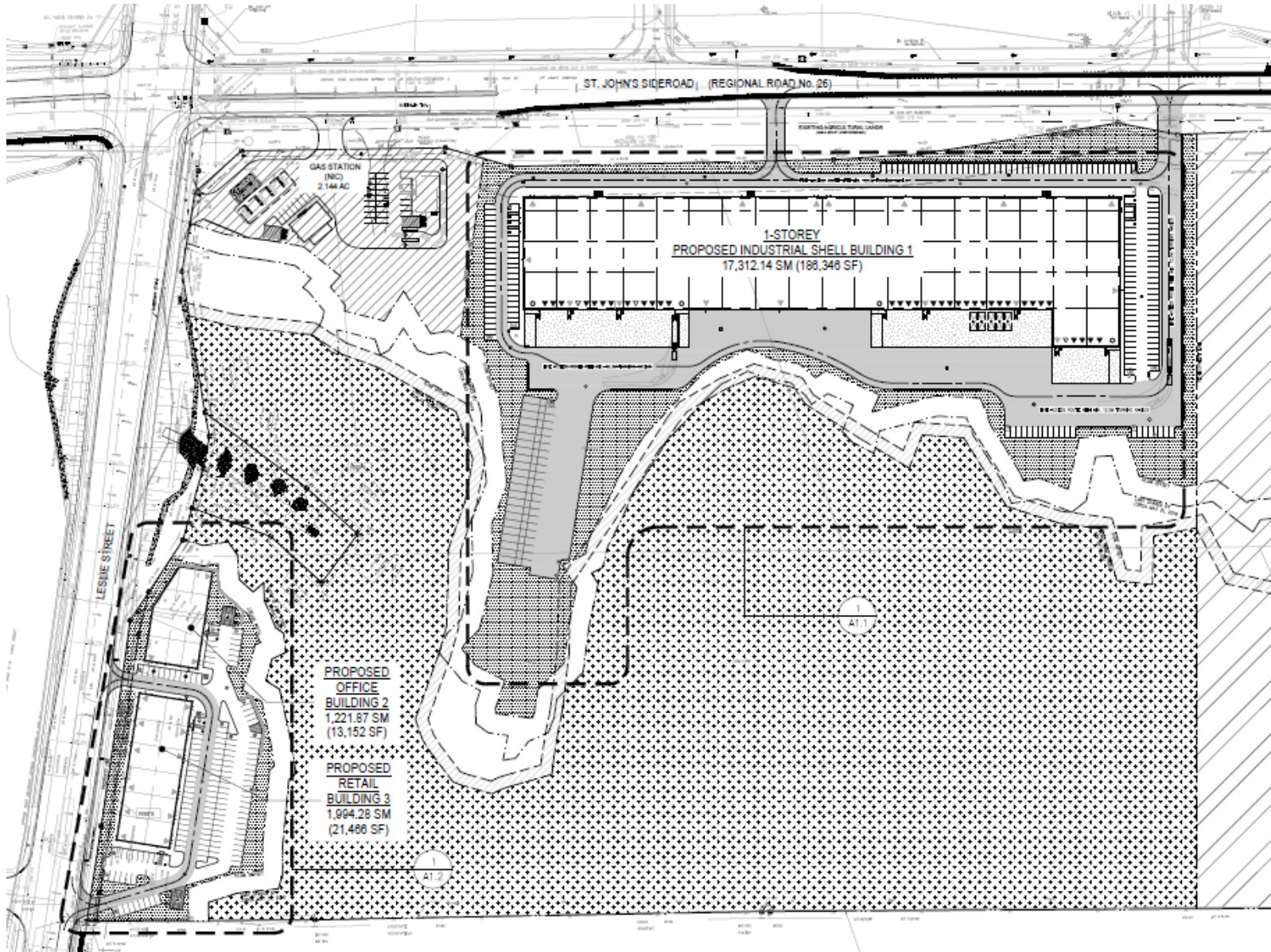
Existing Official Plan (OPA 70)



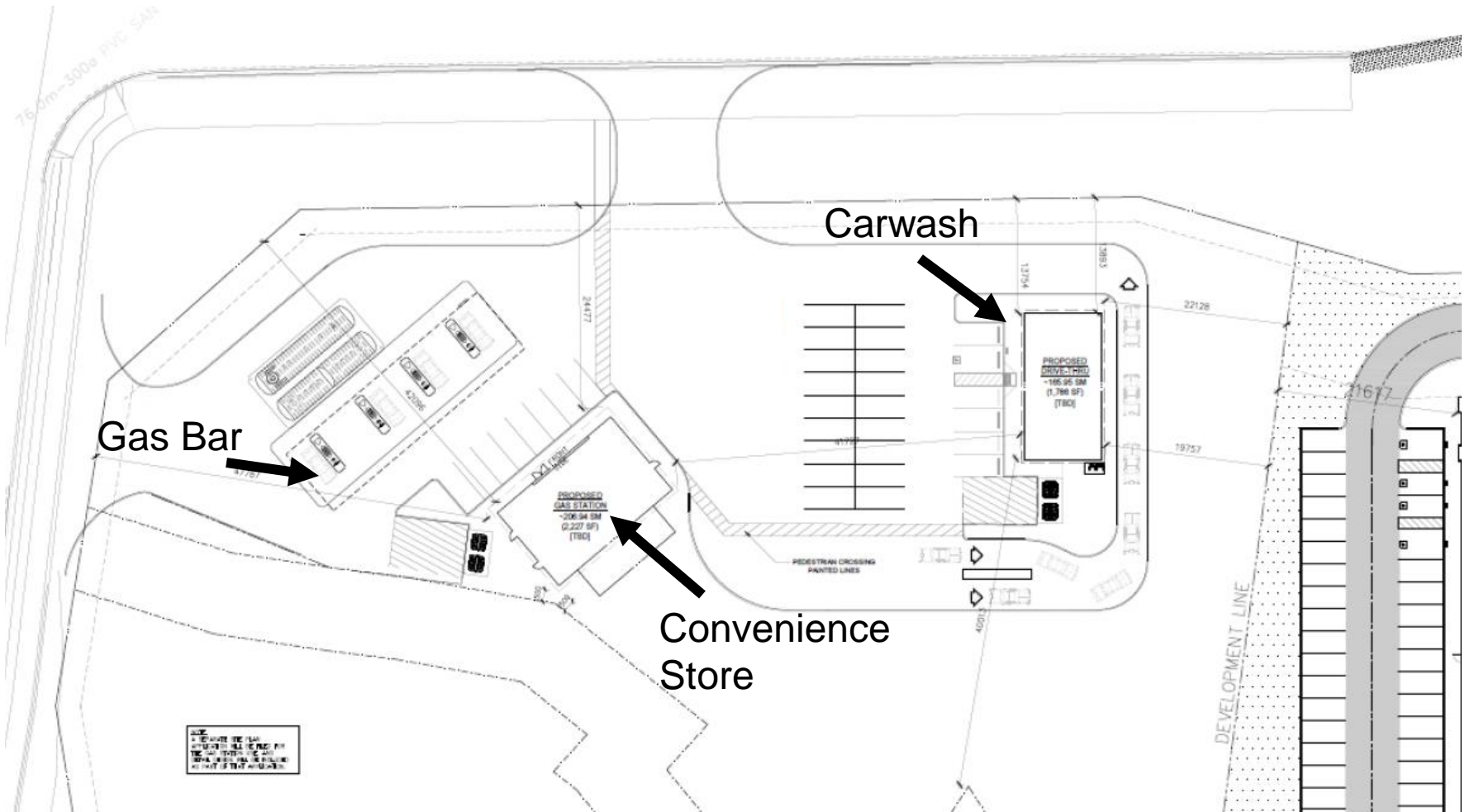
Existing Zoning By-law



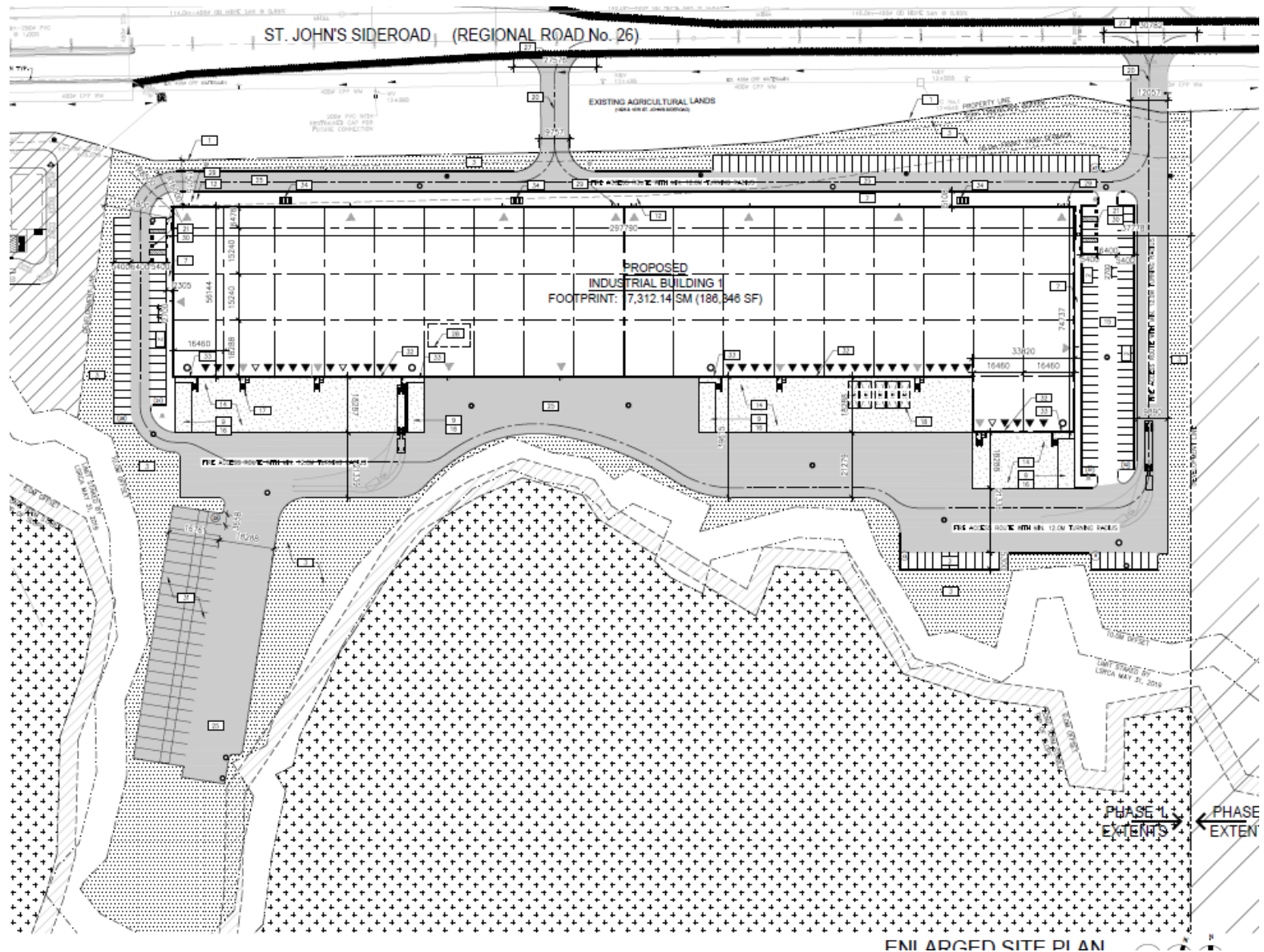
Master Site Plan



Gas Bar

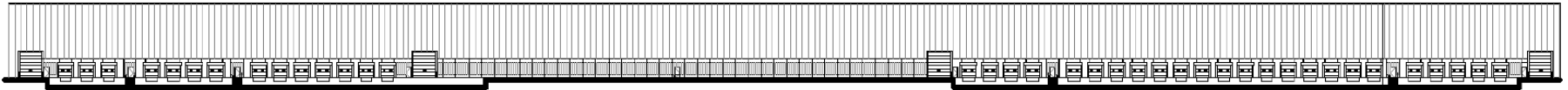


Industrial Warehouse

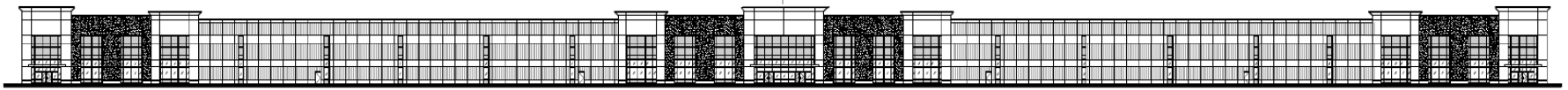


Industrial Warehouse Elevation

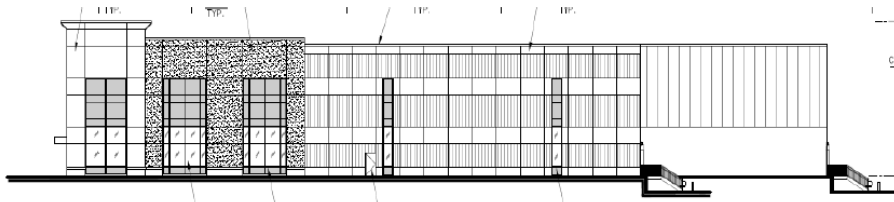
SOUTH ELEVATION



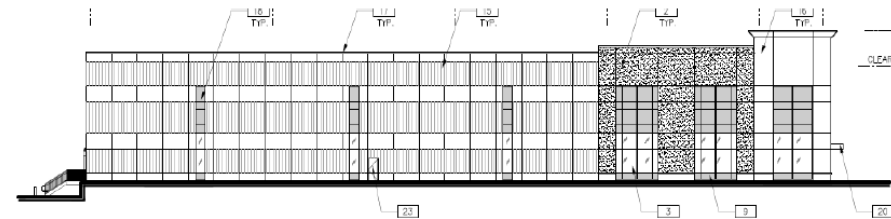
NORTH ELEVATION



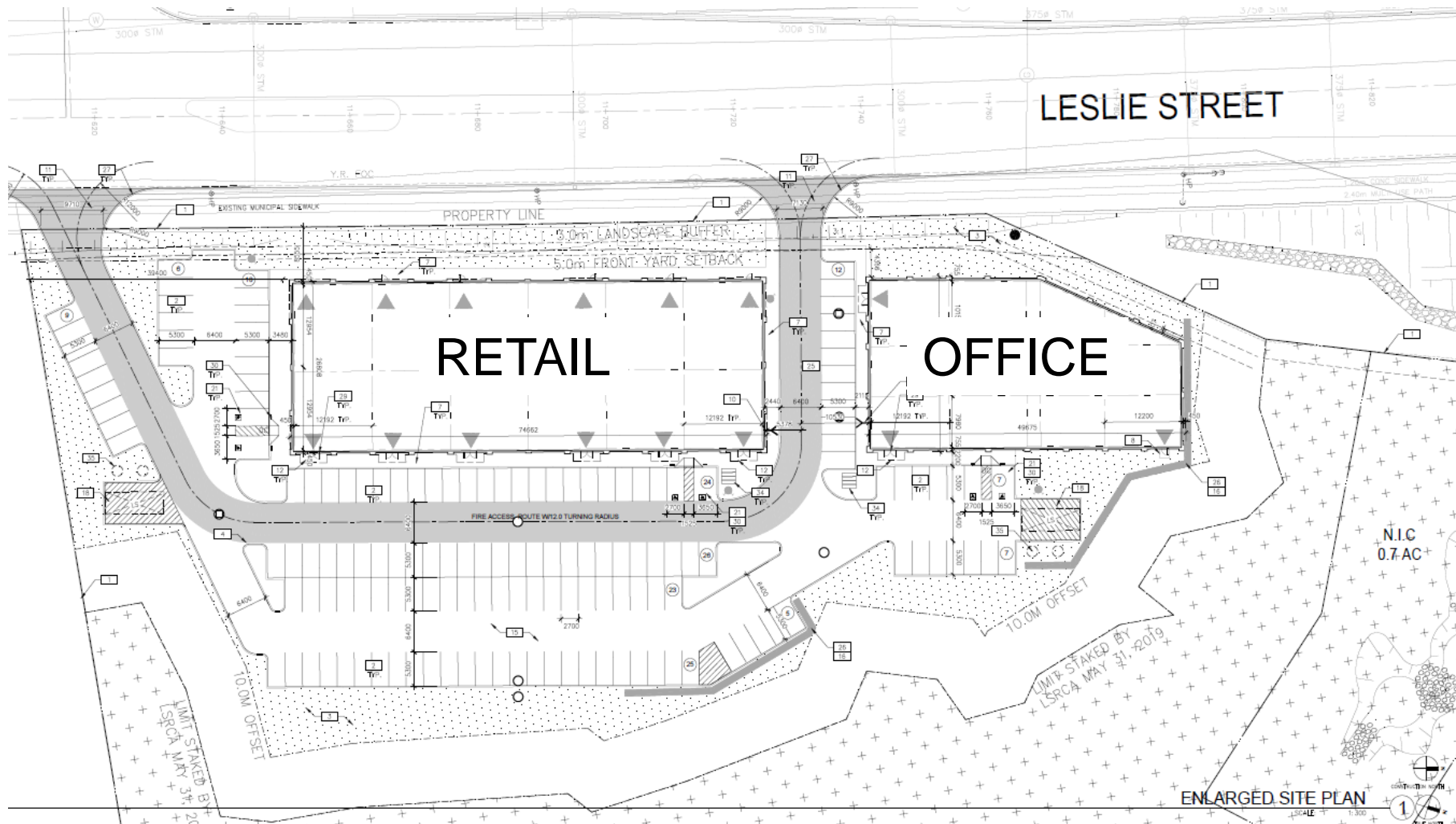
WEST ELEVATION



EAST ELEVATION

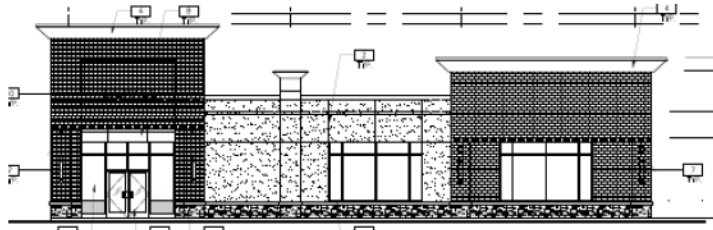


Office & Retail

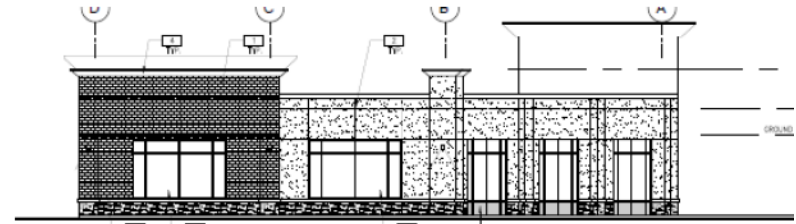


Office Building Elevations

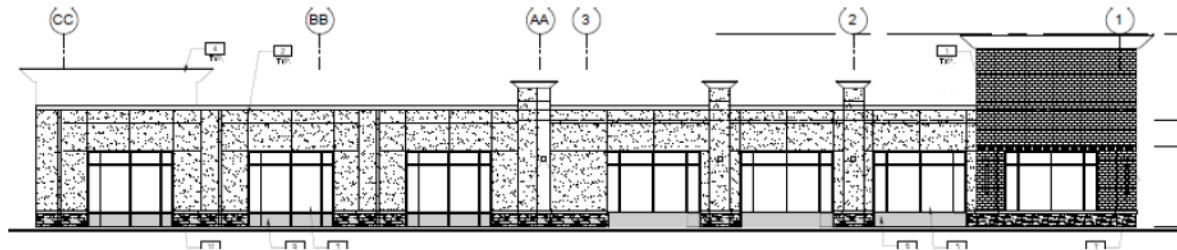
SOUTH ELEVATION



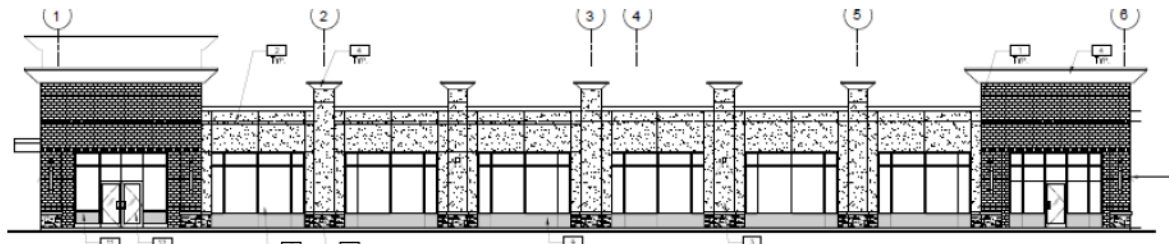
NORTH ELEVATION



WEST ELEVATION

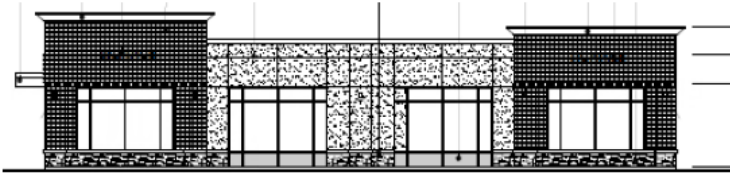


EAST ELEVATION

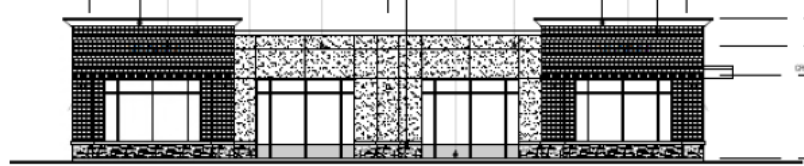


Retail Building Elevations

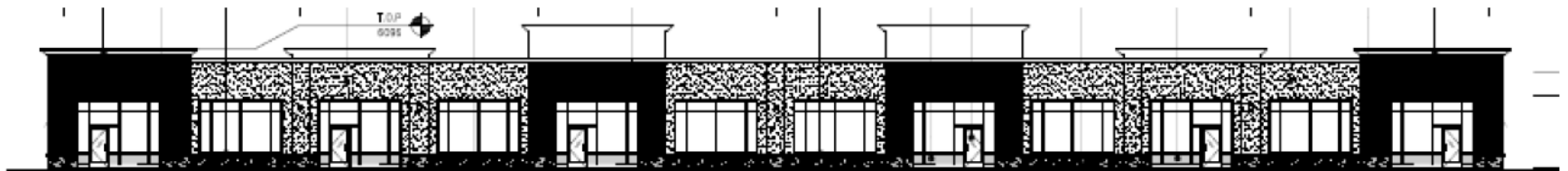
SOUTH ELEVATION



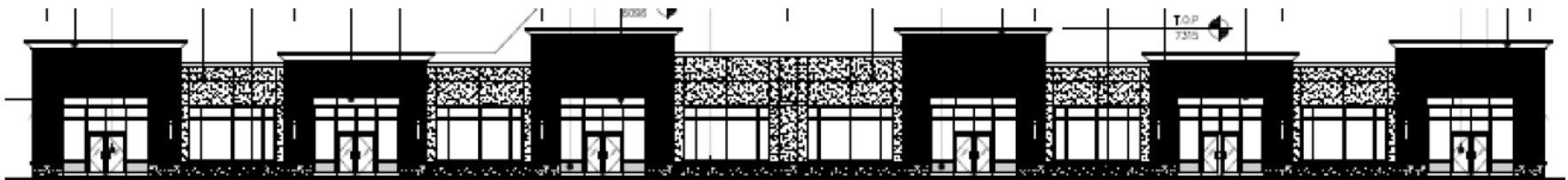
NORTH ELEVATION



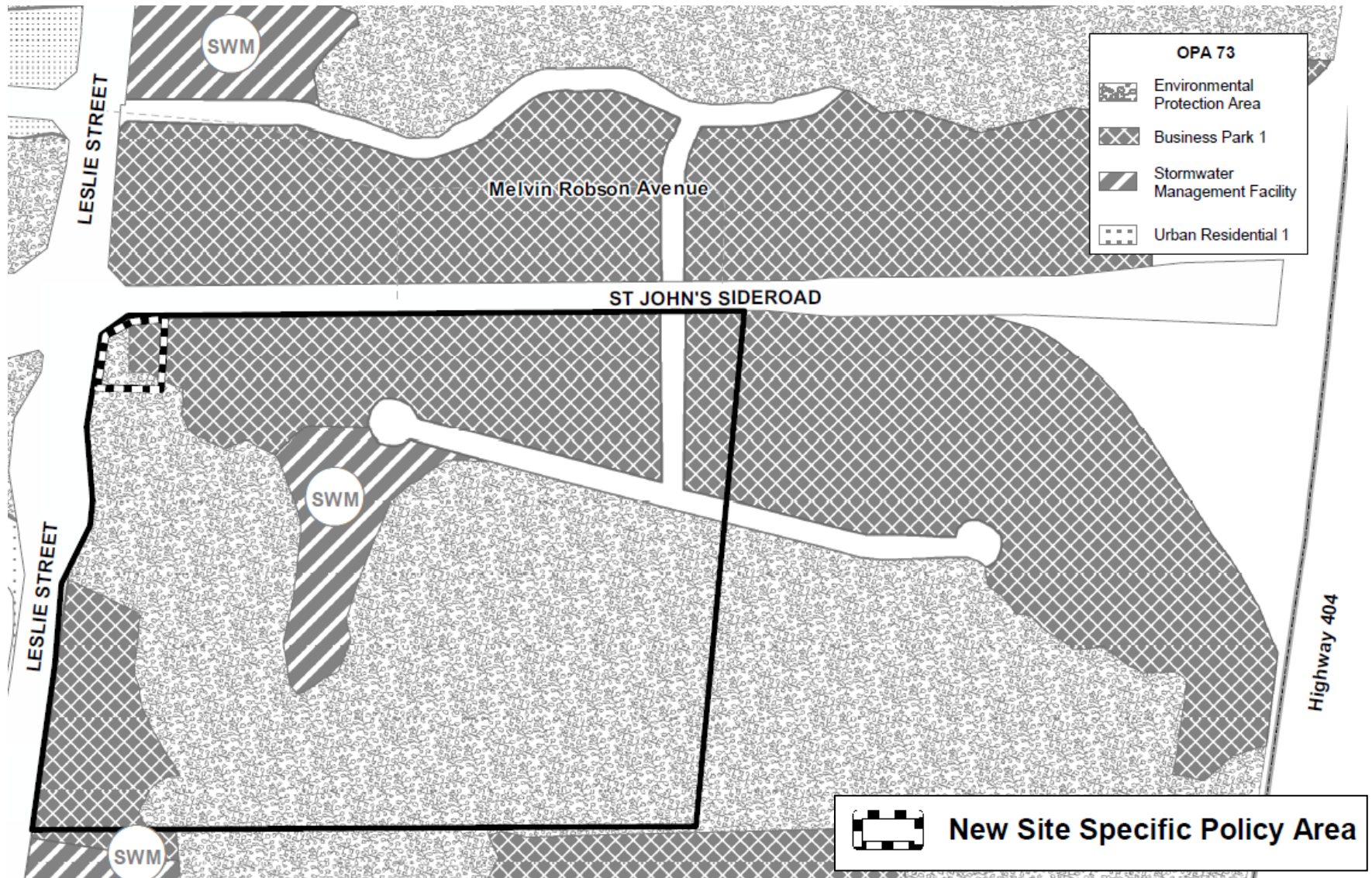
EAST ELEVATION



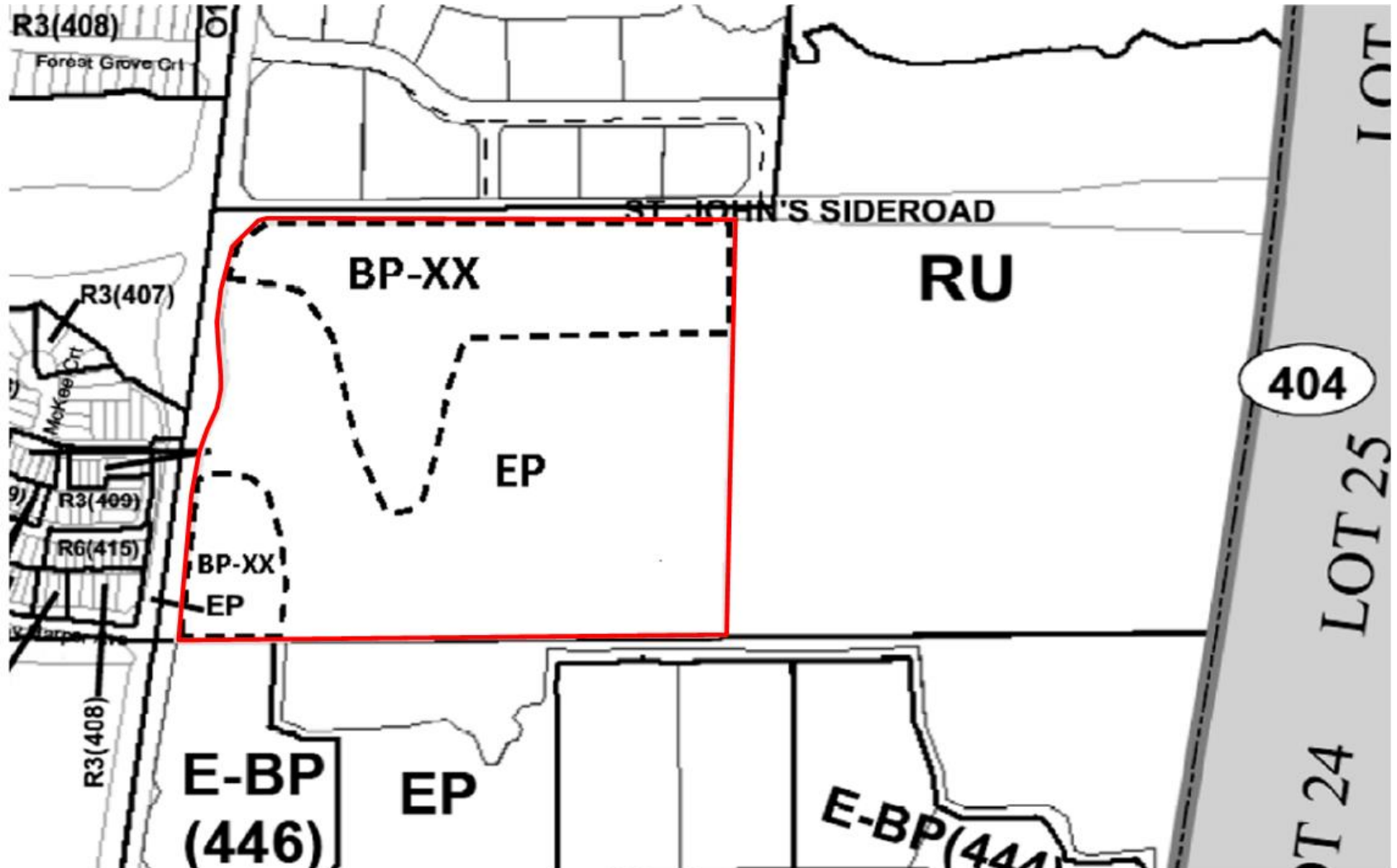
WEST ELEVATION



Proposed Official Plan



Proposed Zoning By-law



Policy Context

The proposed application will be reviewed for consistency with the following Provincial, Regional and Municipal policy documents:

- Provincial Policy Statement
- Growth Plan for the Greater Golden Horseshoe
- Lake Simcoe Protection Plan
- York Region Official Plan
- Aurora 2C Secondary Plan (OPA 73)
- Town of Aurora Official Plan
- Zoning By-law 6000-17, as amended
- Other applicable municipal plans and by-laws

Matters to be Addressed

1. Secure future access for Phase 2 development to the east
2. Office building vs. retail building
3. Conveyance of Environmental Protection Area lands
4. Technical comments (i.e. traffic, parking, environmental impact stormwater management)
5. Encroachment into the environmental buffer
6. Future trail connection

Public Comments

- Potential impacts of the proposed gas station on the watercourse, wildlife habit and woodlots
- Downwind impact on the senior community at William Graham Drive and Leslie Street
- Share the cost for the construction of the servicing infrastructures on St. John's Sideroad with Coppervalley Estates Inc.

Next Steps

- A detailed review of the subject applications will be undertaken to address all matters outlined and all comments received.
- A Staff Report with recommendations will be presented at a future General Committee Meeting for consideration.
- The Official Plan Amendment will be sent to York Region for approval.