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Town of Aurora

Public Planning Report

No. PDS23-033

Subject: Zoning By-law and Official Plan Amendment Applications
Livewell on Wellington General Partners Ltd.
1452-1460 Wellington Street East
Lots 3 and 4; Registered Plan 525
File Numbers: ZBA-2022-06; OPA-2022-04
Related File Numbers: SUB-2022-01; SP-2022-10

Prepared by: Adam Robb, MPL, MCIP, RPP, CAHP, Senior Planner

Department: Planning and Development Services

Date: March 21, 2023

Recommendation

1. That Report No. PDS23-033 be received; and
2. That the comments presented 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 provide preliminary information and receive feedback from Council and members of the public regarding the land use proposal at 1452-1460 Wellington Street East. No decision on the subject applications is being made at this time and comments received from the Public Planning Meeting will be addressed prior to a recommendation report being brought back for Council's consideration.

- The subject lands, known municipally as 1452-1460 Wellington Street East, are located on the north side of Wellington Street East, just west of Leslie Street.
- The property currently contains one vacant single detached residential dwelling and a detached accessory garage and is approximately 0.6 hectares (1.5 acres) in size with a frontage along Wellington Street East of 77 metres.

- The Zoning By-law Amendment application proposes to rezone the property from “Community Commercial Exception Zone (C4-464)” to “Townhouse Dwelling Residential Exception Zone (R8-X)”, and the Official Plan Amendment application proposes to redesignate the property from “Community Commercial” to “Medium-High Density Residential”, to facilitate the development of thirty (30) 3.5-storey common element condominium townhouses on site.
- Several planning applications are required to facilitate the proposed development, with the subject Zoning By-law Amendment and Official Plan Amendment applications being the first underlying requirements to permit the use, followed by the approval of the related Draft Plan and Site Plan applications, and then future applications for a plan of condominium for a private road and the creation of individual townhouse lots through Exemptions from Part Lot Control.

Background

Application History

Previously, on September 13, 2016, Council passed by-law 5895-16 to rezone the subject property from “Rural (RU)” to “Shopping Centre Commercial Exception Zone (C4-27)”. This rezoning was to permit a multi-tenant commercial building and restaurant on site. At the time, the Town’s Comprehensive Zoning By-law was #2213-78. The site-specific exceptions from that rezoning application have carried forward to the Town’s current Comprehensive Zoning By-law #6000-17, noted through the property’s current “Community Commercial Exception Zone (C4-464)” zoning.

This previously approved commercial rezoning is no longer being pursued by the applicant, and instead, residential townhouses are now being proposed.

On April 19, 2022, an initial pre-consultation meeting was held between staff and the applicant regarding the subject applications. On September 14, 2022, the subject applications were submitted concurrently to the Town. Town staff then declared the subject applications complete on October 19, 2022, and the applications were circulated for review and comment by internal departments and external agencies.

Location / Land Use

The subject lands are located on the north side of Wellington Street East, approximately 100 metres west of Leslie Street. Overall, the site is approximately 0.6 hectares (1.5 acres) in size with a frontage on Wellington Street East of approximately 77 metres.

The property is generally rectangular in shape with an extended paved driveway along the south-east side providing access from Wellington Street East. Currently, the property contains one vacant single detached bungalow dwelling and a detached accessory garage. It is the intention of the applicant to demolish both of these structures in conjunction with the proposed development of the subject lands.

Both Wellington Street East and nearby Leslie Street are designated as Arterial Roads in the Town's Official Plan and recognized as Regional Roads. The property has nearby access to several bus lines that connect to the rest of Town, and the site is also approximately three kilometres east of the Aurora GO Train Station and one kilometre west of Highway 404.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Immediately abutting the property to the north are lands that are designated as Community Commercial area but currently contain vacant green space. Further north is the Northridge Community Church of the Salvation Army and a new development consisting of medium density residential units in the form of townhouses and low density residential units in the form of single detached dwellings (Skale Developments - 15370 Leslie Street).

South: Immediately to the south of the subject property is Wellington Street East, and across is vacant land being 1289 Wellington Street East. Further south is the existing Magna Golf Club and associated low-density residential estate dwellings.

East: Abutting the subject property to the east is an Esso gas station and associated Tim Hortons designated as Community Commercial. Across Leslie Street is a large commercial plaza known as SmartCentres Aurora North, which is designated as a Regional Commercial Centre.

West: An existing single detached residential dwelling is immediately to the west of the subject property (1426 Wellington Street East), followed further to the west by the Stronach Aurora Recreation Complex, Central York Fire Station, and a medium density residential development in the form of townhouses (Treasure Hill – Aurora Views) that is designated as Medium-High Density Residential area.

Policy Context

The following provincial, regional, and local municipal policy documents guide the review and evaluation of development proposals within Town. An overview of these guiding documents is provided below:

Provincial Policies

All Planning Act development 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. All planning decisions shall be consistent with the policies and directions of the PPS, including providing a mix of housing, promoting alternative forms of travel, and ensuring a compact and efficient built form.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Growth Plan recognizes the subject lands as part of the Built-Up Area.

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 proposal has been reviewed by the LSRCA and is not located within the Regulated Area or any hazard areas.

York Region Official Plan (YROP)

The subject lands are designated as Urban Area within the YROP. Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification.

Section 7.3.8 of the Region of York Official Plan states that amendments to local Official Plans may be exempt from Regional approval if they are of local significance and no Regional interest is adversely affected. Currently, the Region is retaining approval authority over the Official Plan Amendment for now, but this will be reassessed by the Region as part of the further review of the proposal.

Zoning By-law 6000-17, as amended

The property is currently zoned “Community Commercial Exception Zone (C4-464)”, which as described previously, was the site-specific rezoning application previously approved in 2016 to permit commercial uses for the site.

Town of Aurora Official Plan (OPA 30)

The subject lands are currently designated as “Community Commercial” in the Town of Aurora Official Plan. It is the intent of this designation to promote neighbourhood scale commercial opportunities to service the local community. The applicant is proposing to redesignate the subject lands to “Medium-High Density Residential” to facilitate the townhouse development as the more appropriate and best use of the site given the large commercial development that has occurred east of Leslie Street.

Reports and Studies

The Owner submitted the following documents as part of a complete application:

Report Name	Report Author
Architectural Drawings	Hyphen Studio
Construction Management Plan	Site Plan Tech Inc.
Draft OPA and ZBA	JKO Planning
Lighting and Electrical Details Plan	Hyphen Studio
Environmental Impact Study	Beacon Environmental
Noise Assessment	YCA Engineering
Erosion and Sediment Control Plan	Site Plan Tech Inc.
Geotechnical Investigation	Fisher Engineering
Grading Plan	Site Plan Tech Inc.
Hydrogeological Investigation	Fisher Engineering
Landscape Plan and Details	Marten-Nikzad Landscape Architects
Pedestrian and Bicycle Circulation Plan	Trans-Plan Engineering

Report Name	Report Author
Phase 1 and 2 ESA	Fisher Environmental
Planning Justification Report	JKO Planning
Drainage Plans	Site Plan Tech Inc.
Rendered Plans	Marten-Nikzad Landscape Architects
Servicing and SWM Report	Site Plan Tech Inc.
Green Development Summary	JKO Planning
Stage 1 and 2 Archaeological Assessment	TMHC Inc.
Streetscape Plan	Marten-Nikzad Landscape Architects
Topographic Survey	WAHBA Surveying
Traffic Management Plan	Trans-Plan Engineering
Transportation Study	Trans-Plan Engineering
Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.
Urban Design Brief	Hyphen Studio

Proposed Applications

Proposed Official Plan Amendment

The applicant is proposing to redesignate the subject property from “Community Commercial” to “Medium-High Density Residential” to permit thirty (30) 3.5-storey condo townhouse units accessed by a private road on the north side of Wellington Street East. Permitting townhouse residential units is considered the most appropriate use of the land in contrast to the previously approved commercial zoning, as the majority of commercial uses have located east of Leslie Street, which has impacted the market feasibility of this location to pursue additional commercial uses. The re-designation to Medium-High Density Residential is also compatible with the adjacent area and is the same designation that currently exists further west and southwest along Wellington Street East as part of the OPA 30 area. Additional conformity review of the subject application is also provided under the ‘Analysis’ section of this report.

Proposed Zoning By-law Amendment

As shown in the attached Figures, the applicant proposes to rezone the subject lands from “Community Commercial Exception Zone (C4-464)” to “Townhouse Dwelling Residential Exception Zone (R8-X)” to permit the development of thirty (30) 3.5-storey condo townhouse units accessed by a private road on the north side of Wellington Street East. The following is a table to compare the difference between the current C4-464 site-specific zoning, the parent R8 zoning, and the proposed R8-X site-specific exception zoning:

	Current C4-464 Zone Requirements	Parent R8 Zone Requirements	Proposed R8-X Exception Zone
Permitted Uses	Commercial – retail, clinics, day cares, and restaurants on a site-specific basis	Townhouse Dwelling Units	Townhouse Dwelling Units
Lot Area (minimum)	5,000 m ² (for whole site)	180 m ² per unit	112.72 m ² per unit*
Lot Frontage	30 m (for commercial lot)	6 m per unit	5.71 m per unit*
Front Yard (minimum)	3.0 m*	7.5 m	1.43 m*
Rear Yard (minimum)	7.5 m	7.5 m	7.0 m for units in northern block* 0 m for units in central and southern blocks*

	Current C4-464 Zone Requirements	Parent R8 Zone Requirements	Proposed R8-X Exception Zone
Interior Side Yard (minimum)	1.5 m along the east lot line* 9.0 m along the west lot line* 1 m for any accessory buildings or structures*	1.5 m for end units 0.0 m for internal units	1.22 m along the east and west lot lines for end units* 0.0 m for internal units
Minimum Parking	Use specific	1.5 space / unit Min. 20% Visitors - (9 spaces) 54 required in total based on 30 units	2 spaces / unit 6 visitor spaces* 66 provided in total based on the 30 units
Lot Coverage (maximum)	35%	50%	36.5%
Height (maximum)	10 m	10 m	13.92 m*

Note: Asterisks indicate site-specific exceptions. Final zoning performance standards will also be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Each unit is proposed to contain two parking spots, which is greater than the requirement of the Zoning By-law being 1.5 spots per unit. Additionally, there are 6 visitors parking spots provided, including one barrier-free spot, and although this is lower than the Zoning By-law requirement of 20% of spots to be for visitors (9 units), the surplus of spots provided by each unit lowers the dependency on visitor parking. Amenity area is also provided through a playground area and dog park along the western boundary of the site.

Proposed Plan of Subdivision

The proposed Plan of Subdivision does not create any new blocks but is rather a technical application that is needed to establish a clearly defined M-Plan and title over the parcel to facilitate the future Exemption from Part Lot Control applications for each townhouse lot. Applications for Exemption from Part Lot Control are required to define each townhouse lot and are typically submitted to the Town after construction begins and the building foundations are poured, as this makes it easier to determine the accurate property boundaries between townhouse units.

Proposed Site Plan

As illustrated in the attached Figures, the proposed site plan is to facilitate the development of the townhouses on an internal private road on the site. The conceptual site plan layout includes 12 units in the northernmost row of townhouses, 8 units in the central row, and 10 units in the southernmost row fronting directly onto Wellington Street East. A playground area and dog park are also provided further west on site. As mentioned, each unit contains two parking spots, and then the additional visitors parking area is also located on the western portion of the site area. The proposal features landscaping to enhance the streetscape and the design of the buildings incorporates hipped roofs as part of maintaining a general 3-storey façade.

Again, the proposed site plan will be subject to further technical review and evaluation subsequently to the underlying use permissions from the Zoning By-law Amendment and Official Plan Amendment applications being approved.

Analysis

Planning Considerations

Additional review of the applications will continue, but the proposal is generally consistent with and conforms to provincial, regional, and local municipal policies

Staff and external agencies are continuing the detailed review of the subject proposal, and any necessary revisions as heard though this Public Planning Meeting can also still be incorporated and addressed. Based on preliminary review though, the proposal generally demonstrates appropriate consistency and conformity with land use planning policies and standards based on the following:

Consistency with the Provincial Policy Statement (PPS)

It is Planning Staff's opinion that the proposed applications are consistent with the PPS. The proposal contemplates the efficient infill development of a site that helps contribute to an appropriate increase in density, being 50 units per hectare. The existing vacant residential lot is underutilized and the proposal represents an opportunity to provide housing in close proximity to existing amenities and public transportation facilities as part of the wise use of land and resources in building a complete and sustainable community.

Conformity with the Growth Plan for the Greater Golden Horseshoe

It is Planning Staff's opinion that the proposal also conforms to the Growth Plan. The development site is located within the established Built-Up Area of the Growth Plan, which is designed to promote development and appropriate intensification through infill. The proposal assists the Town in meeting population growth and intensification targets, while also promoting the wise use of municipal infrastructure and land. The proposal also provides intensification near the intersection of Arterial Roads and in proximity to a variety of social and commercial amenities to help promote community service facility effectiveness.

Conformity to the Lake Simcoe Protection Plan (LSPP)

It is Planning Staff's opinion that the proposed development conforms to the Lake Simcoe Protection Plan. The LSRCA has reviewed the application and has no objection to the approval of the Official Plan Amendment and Zoning By-law Amendment as presented. Further comments and conditions related to the Draft Plan and Site Plan approval can be provided as part of the further technical review. The subject lands are located outside of the LSRCA regulated limits and accordingly no Regulation Permit is required. The subject lands are free from any natural hazards and are outside of hazardous lands adjacent to rivers and streams.

Conformity to the York Region Official Plan (YROP)

The proposal is able to implement Regional policies by supporting a mix and range of unit and lot sizes, and represents a modest increase in density while promoting local access to transit, commerce, and community services and facilities. The proposed development is consistent with the overall densities and built form of the surrounding area and is in close proximity to the Stronach Aurora Recreation Complex, public transportation being on an Arterial Road, and local commercial opportunities. The

proposal redevelops an underutilized parcel of land to assist in meeting intensification and residential housing objectives.

Conformity to the Town of Aurora Official Plan (OPA 30)

Planning Staff are of the opinion that the proposed development generally conforms to the land use and development policies of the Official Plan and is compatible with the surrounding land uses. The proposal will assist the Town in achieving its residential intensification targets while not disrupting areas of the natural environmental. The proposal aligns with the Official Plan by encouraging more intensive activities and development with access to transit, and the proposed density of 50 units per hectare aligns with the Medium-High Density Residential permission of not exceeding 99 units per hectare. The proposal also features high quality design, which can still be refined as part of the review process, and the proposed heights are within the Official Plan permission to generally not exceed four storeys.

Although the property was previously pursued for and designated to permit commercial uses, the expansion of other existing commercial uses east of Leslie Street now favours residential uses on this site, as the market viability on these lands has changed. The proposal for residential townhouses ultimately supports the provision of a range and mix of housing sizes, densities, designs, and prices to meet the needs of current and future residents of Aurora, in an appropriate and highly accessible location.

Alignment with the Town's Zoning By-law 6000-17, as amended

Planning staff are of the opinion that the proposed development is appropriate and compatible with adjacent and neighbouring development. The proposed R8 zoning is the same that has been applied to the townhouse developments to the north on Leslie Street and to the west on Wellington Street East. The proposed zoning and site-specific exceptions also help to better align with the permissions of the Official Plan, in particular being the heights, which is under the Official Plan permission of four storeys. Additionally, the proposed units are able to accommodate two parking spaces each, which is greater than the requirements of the Zoning By-law and helps to reduce the dependency on visitor parking. Amenity area is also provided on site through a dedicated playground area and dog park along the western boundary.

Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. There are no major objections to the proposal as presented, and

additional technical matters or revisions can be incorporated prior to a future report being brought back for Council's ultimate approval.

A summary of noted comments across departments and agencies is as follows:

Traffic, Parking and Access

The proposal has been reviewed from a traffic, parking and access perspective and no major concerns are noted. The applicant also provided a Transportation Study as part of their submission which outlined the parking surplus provided on site based on two spaces being provided per unit. The proposal can also accommodate a GFL rear-load waste collection vehicle as required, and sight line considerations for access into and out of the site were reviewed with no deficiencies outlined. Access to Wellington Street will be right in / right out only. Additional technical review will also occur as part of the approval of the related Draft Plan and Site Plan applications, with appropriate conditions of approval also to be prepared at that time.

Landscaping

The proposal features high quality public realm landscaping, but as a relatively self-contained site, additional landscaping is requested where appropriate on all property boundaries and in particular the boundary shared with the Esso gas station to ensure appropriate buffering.

Municipal Servicing

The sanitary discharge from the proposed development will be directed to the Region's sanitary sewer. The existing watermain for the proposal also has adequate capacity to supply the max day and fire flow rates for the proposed development and at the proposed hydrant. Appropriate servicing allocation will be required to be provided by Council as part of any subsequent approval.

Urban Design

The design has been reviewed by staff and the Town's external design review consultant. The proposal features high quality building design and there are no concerns or objections related to the Zoning By-law Amendment and Official Plan Amendment as underlying permissions to establish the use. The following are general design recommendations for consideration, which are considered minor and can continue to be reviewed by staff and addressed by the applicant prior to a final approval report being presented back to Council:

- Include windows in garage doors
- Rotate the central block to have front doors facing south and driveways to the north at the rear of the site, if possible
- Enhance landscaping along all property boundaries and in particular the eastern boundary shared with the Esso gas station
- Consider potential design revisions in line with comments received from the Community Information Meeting regarding more traditional architectural detailing

Noise Considerations

A Noise Study was prepared and submitted as part of the application which made recommendations for the proposal including the upgrading of windows and exterior wall constructions to ensure no negative noise impacts for the proposed development. Additionally, a 2.4 metre high acoustic fence is proposed to reduce the sound level at the common outdoor amenity area. Review of the acoustic fencing will also occur as part of the detailed design and site plan approval process, with the appropriate acoustic and privacy fencing for the neighbouring property to the west to also be ensured.

Natural Environment

An Environmental Impact Study has been submitted as part of the subject applications, however the study was prepared and dated from 2014. While the report does not indicate any major concerns with the property or surrounding area, it has been requested by staff to be updated by the applicant for additional review prior to any final approval.

Stormwater Management

Peak runoff rates for the proposed development were designed to be less than or equal to the existing conditions, this being achieved by the implementation of onsite Stormwater Management controls. Stormwater storage is being implemented to achieve this through an on-site orifice plate. Additional review of stormwater management details will also take place through the technical review prior to site plan approval, but no initial concerns or objections are noted.

Lake Simcoe Region Conservation Authority

The subject property is not part of the Regulated Area and the LSRCA has no objections to the approval of the subject Zoning By-law Amendment and Official Plan Amendment

applications. Further technical evaluation will occur as part of the review for the Draft Plan site plan application to establish the townhouse blocks.

York Region

The Region has provided general comments in regard to commitments and targets for affordable housing on-site and similarly are requesting that the previously prepared Environmental Impact Study be updated, which will be required prior to approval. As mentioned previously, York Region is retaining approval authority over the subject Official Plan Amendment for now, with this to be reassessed as part of the further review of the proposal.

Public Comments

This is the first Public Planning Meeting for the subject applications. A Community Information Meeting was hosted by the applicant on February 27, 2023, as an opportunity to outreach with the local community and hear feedback. The following is a general summary of the comments received from the Community Information Meeting as well as answers:

Public Comment from February 27 th Community Information Meeting	Response
What is meant by ‘amenity area’?	Amenity area means an area designed and intended to be used for passive or active recreational space for residents. A common amenity area is provided along the western area of the site. Additional private amenity area is also provided.
How will the boundary to the property at the west be screened?	This boundary is to be screened with appropriate acoustic and privacy fencing. Landscape details will ensure this as part of subsequent Draft Plan and Site Plan approval.
This is a highly visible area of Town and high quality design is important. What	The design of the townhouses incorporates a hipped roof to help assist in concealing the height of the buildings,

<p>architectural options can be considered and what was the design inspiration?</p>	<p>as well as high quality building materials including brick. A streetscape plan was also provided to ensure the public realm is designed and landscaped appropriately. The design inspiration is based off of other similar existing townhouses in proximity of the site, while also establishing something new and independent for this particular location. Some design modifications can also be considered and incorporated by the applicant as required through the subsequent site plan approval process, considering more traditional architectural components.</p>
<p>Is the proposal slab-on-grade construction?</p>	<p>Yes, it is, and this will assist in ensuring a more affordable housing product is delivered.</p>
<p>Will the grading of the site stay the same?</p>	<p>Yes, the grading of the site is proposed to largely remain the same with only very minor regrading needed.</p>
<p>Will neighbouring wells be impacted at all?</p>	<p>No impacts to neighbouring wells are anticipated, and to ensure no impacts occur, the appropriate monitoring provisions will be built into future conditions of approval.</p>

Any additional comments received through this Public Planning Meeting will also be addressed by the applicant and staff prior to a future recommendation report being brought back to Council for consideration.

Advisory Committee Review

No communication 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 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, and 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, then the applicant (or Minister) may appeal the application to the OLT.

The applications were received in September of 2022 and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications

Communications Considerations

On March 2, 2023, a Notice of Public Planning Meeting respecting the subject Zoning By-law Amendment and Official Plan Amendment applications was published in the Auran and Aurora Banner newspapers.

In addition, the notices were given by mail to all addressed property owners within a minimum of an expanded 240 metres of the subject lands, as well as to all owners on Touch Gold Crescent and Kaleia Avenue, as these are the closest residential communities but would not have otherwise been captured by the minimum circulation radius as required under the *Planning Act*.

A Notice of the Public Planning meeting sign was also posted on the subject lands. This Public Planning Meeting is a statutory requirement for the subject Zoning By-law Amendment and Official Plan Amendment applications specifically, and all Public Meeting notification has been provided in accordance with the *Planning Act*.

Climate Change Considerations

The proposal may generate an increase in greenhouse gas (GHG) emissions as a new infill development application. However, the applicant has noted several design and construction elements that will mitigate this impact, including appropriate landscaping, a commitment to high efficiency fixtures, and consideration for electric vehicle charging. The applicant has submitted a Green Development Standards summary report as part of their application, with the above noted strategies to be implemented as part of the development process.

The proposal and location along Wellington Street East will also be able to prioritize alternative transportation methods including walking, cycling, and public transit – with close proximity to commercial and recreational amenities including the SmartCentres Aurora North plaza and the Stronach Aurora Recreation Complex.

Link to Strategic Plan

The subject application supports the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives:

Strengthening the fabric of our community: Through the addition of 30 townhouse residential units, housing is provided in accordance with the Collaborate with the development community to ensure future growth includes housing opportunities for everyone action item.

Strengthening the fabric of our community: Through the approval of an infill residential development, the Work with the development community to meet intensification targets to 2051 as identified in the Town's Official Plan action item is realized.

Alternative(s) to the Recommendation

1. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future Public Planning Meeting.

Conclusions

Staff will continue the technical review the subject applications and also ensure that feedback received from Council and members of the public through this Public Planning Meeting are incorporated in a revised proposal as necessary prior to a final report with

recommendations being presented back to Council for consideration at a future General Committee Meeting.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning

Figure 4 – Proposed Official Plan Designation

Figure 5 – Proposed Zoning

Figure 6 – Conceptual Site and Block Plan

Previous Reports

There are no previous reports related to the current subject applications.

Previously, by-law 5895-16 was passed by Council to rezone the subject property for commercial purposes, with the associated approval report being PDS16-062.

Commercial uses are no longer being considered by the applicant.

Pre-submission Review

Agenda Management Team review on March 9, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer