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Town of Aurora

Public Planning Report

No. PDS23-039

Subject: Application for Zoning By-law Amendment
Coppervalley Estates Inc.
1756 St. John's Sideroad
Part of Lot 26, Concession 3
File Number: ZBA-2022-09

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: April 11, 2023

Recommendation

1. That Report No. PDS23-039 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 introduce the proposed Zoning By-law Amendment for 1756 St. John's Sideroad (the 'subject lands'). The following is a summary of the planning application:

- The purpose of the zoning by-law amendment application is to facilitate the development of a multi-unit (36 units) industrial building;
- The subject lands are proposed to be rezoned from "Rural (RU) Zone" to "Business Park Exception (E-BP) Zone" with site-specific zone standards to permit the proposed development.

Background

Application History

A pre-consultation package for the proposed application was issued on August 6, 2019 to the applicant. The application for Zoning By-law Amendment was received on December 20, 2022, and deemed as complete on January 12, 2023.

Location / Land Use

The subject lands are located north of St. John's Sideroad and West of Highway 404, and municipally known as 1756 St. John's Sideroad (Figure 1). The subject lands have an area of approximately 6.08 hectares (15 acres) with a lot frontage of approximately 470 metres along St. John's Sideroad.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Environmental Protection Lands, Low density Residential;
- South: Vacant Employment lands;
- East: Highway 404 and;
- West: Approved employment subdivision with shared access to subject lands.

Policy Context

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.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The subject lands are "Designated Greenfield Area". Section 2.2.7.2 of the Growth Plan requires development within Designated Greenfield Areas to achieve a minimum density target of 50 residents and jobs combined per hectare.

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.

York Region Official Plan (YROP)

The YROP designates the subject lands as “Employment Area”. Employment Area is intended for employment uses for clusters of business and economic activities including, manufacturing, warehousing, industrial, offices, and associated retail and ancillary facilities.

Town of Aurora Official Plan

As shown in Figure 2, the subject lands are designated ‘Business Park 1’ by the Aurora Northeast (2C) Secondary Plan (OPA No. 73).

OPA 73 is intended to ensure the continued advancement of Aurora’s economy through the designation and development of a well-designed Business Park. The Secondary Plan seeks to promote the Town’s economic development efforts to establish a diversified economic base, encourage a competitive business environment and ultimately advance and sustain Aurora’s long-term economic prosperity.

Business Park 1 Designation is intended to promote high quality and prestigious employment generating land uses. Policies outlined in OPA 73 require that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare.

Town Official Plan also identifies the easterly portion of the subject lands, adjacent to the Highway 404 as a potential 404 On/Off Ramp. Similarly, the York Region Transportation Master Plan identifies the portion of lands as ‘Potential Interchange or Interchange Improvements.

Zoning By-law 6000-17, as amended

The subject lands are currently zoned “Rural (RU) Zone” by the Town of Aurora Zoning By-law 6000-17, as amended. (See Figure 3) In order to facilitate the development of the property, an amendment to the Zoning By-law is required. As a result, the Owner is proposing to re-zone the subject lands from Rural (RU) Zone to “E-BP” – Business Park Exception Zone, as illustrated in Figure 4.

Reports and Studies

The Applicant submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application:

Report Name	Report Author
Draft Zoning By-law Amendment	KLM Planning Partners Inc.
Site Plan & Elevation Plans	Natale Architect Inc.
Preliminary Geotechnical Investigation	Soil Engineers Ltd.
Preliminary Summary Report for Hydrogeological Assessment	Soil Engineers Ltd.
Landscape Plan	The MBTW Group
Environmental Impact Study	Dillon Consulting
Phase One Environmental Site Assessment	Try Environmental Services Inc.
Stormwater Management and Functional Servicing Report	Schaeffers Consulting Engineers
Site Grading Plan	Schaeffers Consulting Engineers
Site Servicing Plan	Schaeffers Consulting Engineers
Transportation Impact Study	LEA Consulting Ltd.
Preliminary Noise Assessment	YCA Engineering Limited
Stage 2 Archaeological Assessment	AMICK Consultants

Proposed Application

The applicant is seeking a Zoning By-law Amendment with site-specific provisions to permit the development of the proposed building.

As shown in Figure 4, a Zoning By-law Amendment is required to rezone the subject lands from its current “Rural (RU) Zone” to “Business Park Exception (E-BP) Zone”. A Draft Zoning By-law is currently under review by staff. Below is the list of permitted uses the applicant is requesting to be included in addition to the Business Park parent Zone:

- Banquet Hall

- Clinic
- Commercial School
- Commercial Self Storage Facility
- Dry Cleaning Establishment
- Equipment Sales and Rental Establishment
- Laundromat
- Motor Vehicle Body Shop
- Motor Vehicle Repair Garage
- Pet Services
- Recreation Centre
- Repair Shop
- Service Shop
- School, Private
- Transportation Terminals

The amendment will also request an overall reduction to the landscaping provision, requesting to provide 3 metres of landscaping strip adjacent to St. John's Sideroad (a reduction of 3 metres from the required 6 metres), and to provide 2 metres of landscaping strip adjacent to open space zone (a reduction of 8 metres from the required 10 metres) . Final Zoning standards will be evaluated by staff in detail prior to a final report and implementing by-laws being brought forward to council.

Conceptual Site Plan

As per the Conceptual Site Plan (attached to this report as Figure 5), the proposed development contemplates one multi-unit industrial building with a total gross floor area of 24,955.89 square metres. The proposed building is divided into up to 36 units, ranging in size from approximately 466 square metres to 953 square metres. The proposed building has a total length of approximately 415 metres and is approximately 73 metres at its deepest point. A maximum height of approximately 10 metres is proposed. 359 parking spaces, including eleven (11) barrier-free spaces, are located on all four sides of the building, with the majority of the parking located between the front of the building and St. John's Sideroad, in order to accommodate 22 loading spaces to the rear of the proposed building. Landscaping is proposed to screen the parking area from view of the public realm.

A future site plan application is required to facilitate the proposed development and will be delegated to staff review as per Bill 109/23.

Analysis

Department / Agency Comments

A preliminary review of the proposed application has been undertaken by Town departments and public agencies. Staff have identified the following matters to be addressed in greater detail before bringing forward a recommendation report to Council for consideration:

- Proposal will be reviewed in context of the Provincial Policy Statement, the Growth Plan as well as applicable Regional and Provincial Policies;
- Employment density/opportunities;
- Considerations with respect to any adjacent environmental features;
- Traffic and access;
- Proposed Highway 404 Interchange;
- Agency requirements.

Public Comments

No comments have been received from the public regarding the proposed planning application.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee. Any final review comments that need to be addressed with the Accessibility Advisory will be done prior to approval of the subject application, in the event that decisions of approval are rendered.

Legal Considerations

Section 34 (11) of the Planning Act, R.S.O. 1990, c. P.13, states that if Council refuses the zoning by-law amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT). The subject application was deemed as complete on January 12, 2023 and therefore, the applicant may appeal to the OLT anytime after April 12, 2023.

Financial Implications

There are no financial implications arising from this report.

Communications Considerations

On January 19, 2023, a Notice of Complete Application respecting the Zoning By-law Amendment Application was published in the Auroran and Aurora Banner newspapers.

On March 23, 2023, Notice of Public Planning Meeting was issued to all addressed property owners within 120 m of the subject lands. In addition, the notice was published in the Auroran and Aurora Banner newspapers. Signage on the subject lands was posted with information regarding the Public Meeting. Public Meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of any future Site Plan application on the subject lands.

Link to Strategic Plan

The application will be reviewed in accordance with the Strategic Plan and its goal of promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business, through working with community partners to promote local employment practices/opportunities for local businesses and residents, and to attract businesses that provide employment opportunities for Aurora residents.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the April 11, 2023 Public Planning Meeting.

Conclusions

Staff will continue to review the subject application having consideration for the above noted matters, the comments received from the agency circulation, and the feedback to be received from the Public and Council at the April 11, 2023 Public Planning Meeting. A

recommendation report will be prepared for a future General Committee meeting for council's consideration when technical review is completed.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Zoning By-Law

Figure 5 – Conceptual Site Plan

Schedule A – Draft Zoning By-law Amendment

Pre-submission Review

Agenda Management Team review on March 30, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer