
Coppervalley Estates Inc.

1756 St. John's Sideroad

Zoning By-Law Amendment ZBA-2022-09



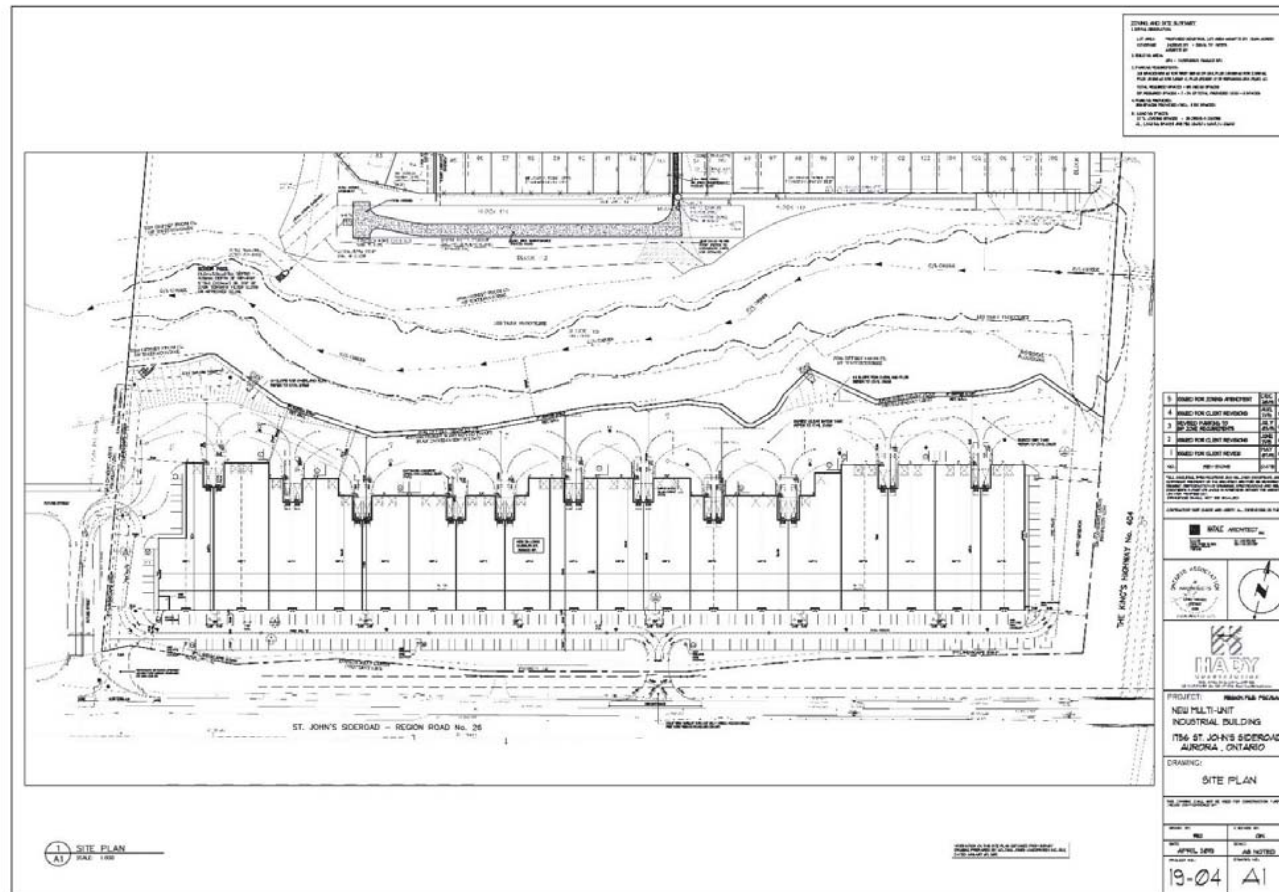
Location

- The lands are legally described as Part of Lot 26, Concession 3 in the Town of Aurora, municipally known as 1756 St. John's Sideroad (the "Subject Lands").
- The Subject Lands are located on the north side of St. John's Sideroad, between Highway 404 and Leslie Street.
- The Subject Lands are +/- 6.08 hectares in size.
- The Subject Lands have +/- 470 metres of frontage along St. John's Sideroad.



Development Proposal

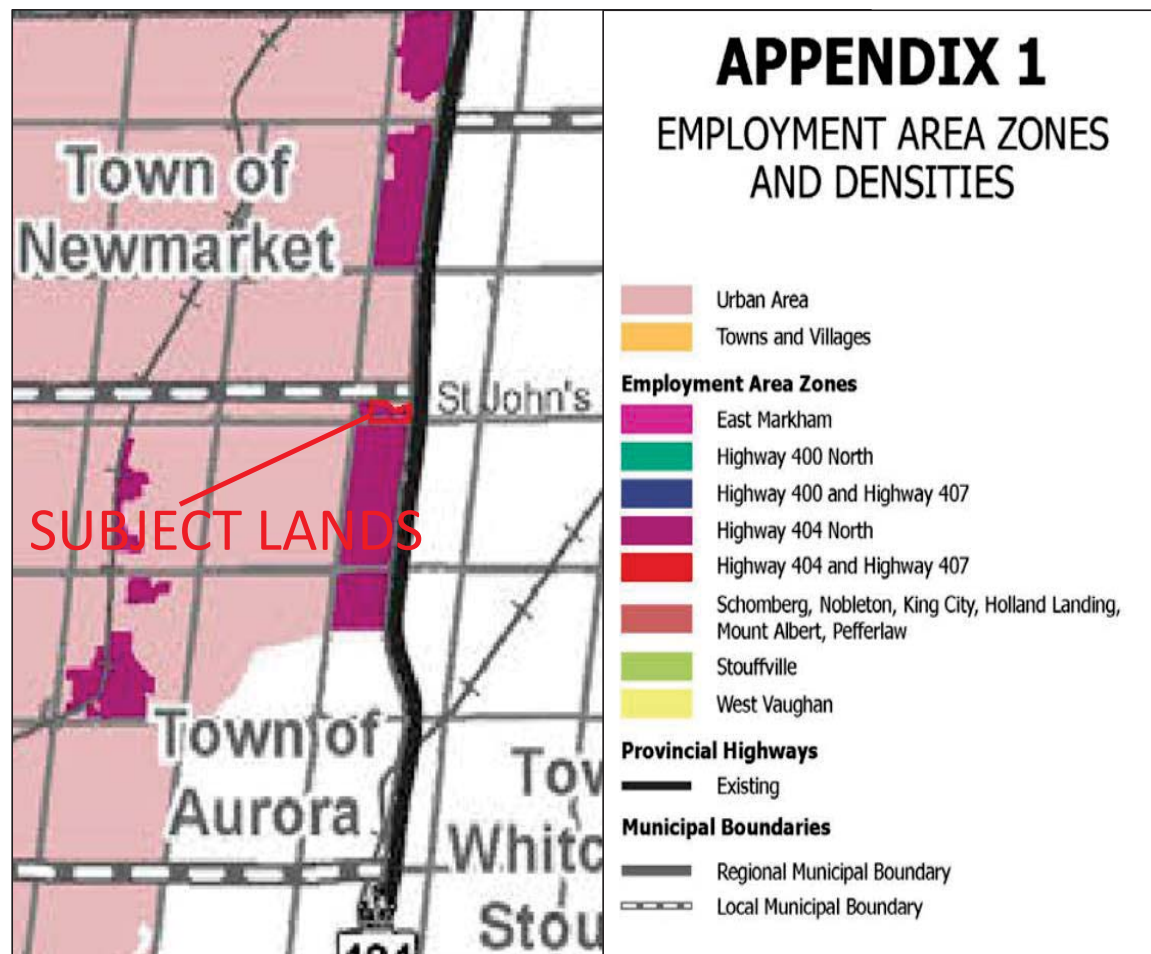
- The proposed multi-unit industrial building is:
 - +/- 10 m in height;
 - +/- 415 m wide with a max. depth of 73 m;
 - A Gross Floor Area ("GFA") of 24,955.89 m² and,
 - A Floor Space Index ("FSI") of 0.41.
- The proposed building contains a total of 36 units which range from 466 m² to 953 m².
- The two vehicular accesses are proposed, one centrally located in middle of the property connecting to St. John's Sideroad, and the other, to the west providing access to a future public road.
- A temporary second access to St. John's is located at the western end of the property, in the event that the public local road on the adjacent lands is not yet constructed.
- 359 parking spaces including 11 barrier-free spaces are proposed with 22 loading spaces at the rear of the building.
- Landscaping is proposed to screen the parking area from view of the public realm.



Region of York Official Plan

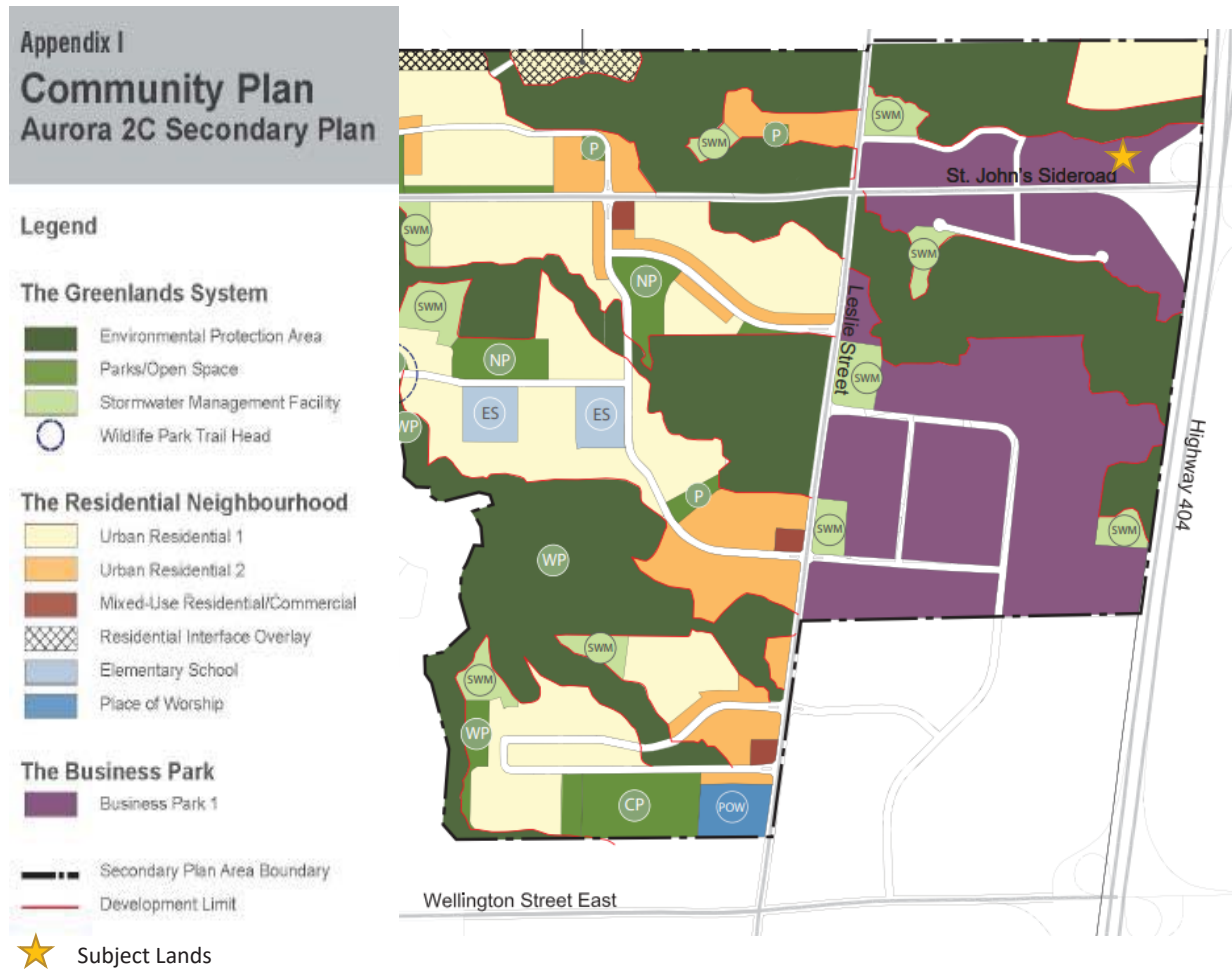
- The lands are designated “Highway 404 North” under the Employment Area Zones on Appendix 1 – Employment Area Zones and Densities of the Region of York Official Plan, 2022.

Employment Area Zones	Density Target (Developable Area) Jobs/Ha
East Markham	50
Highway 400 North	55
Highway 400 and Highway 407	70
Highway 404 North	55
Highway 404 and Highway 407	100
Schomberg, Nobleton, Holland Landing, Mount Albert, Pefferlaw	25
Stouffville	35
West Vaughan	30



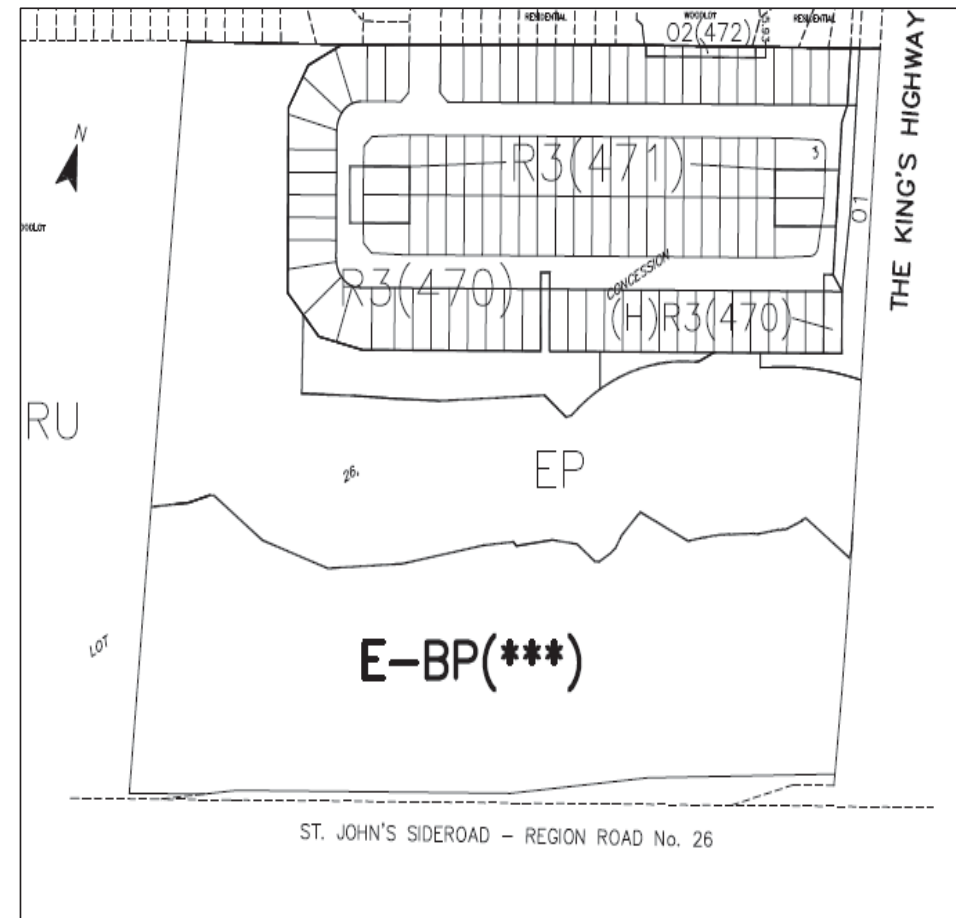
Aurora 2C Secondary Plan

- The lands are designated “Business Park 1” by the Aurora Northeast (2C) Secondary Plan (OPA No.73).
- St. John’s Sideroad is deemed an “Regional Arterial Road” as per Schedule ‘C’ in the Secondary Plan.
- Business Park 1 Designation is intended to promote high quality and prestigious employment generating land uses.
- The Secondary Plan sets out a minimum density target 40 jobs per developable hectare. The application proposes a density of 55.23.



Zoning By-law Amendment

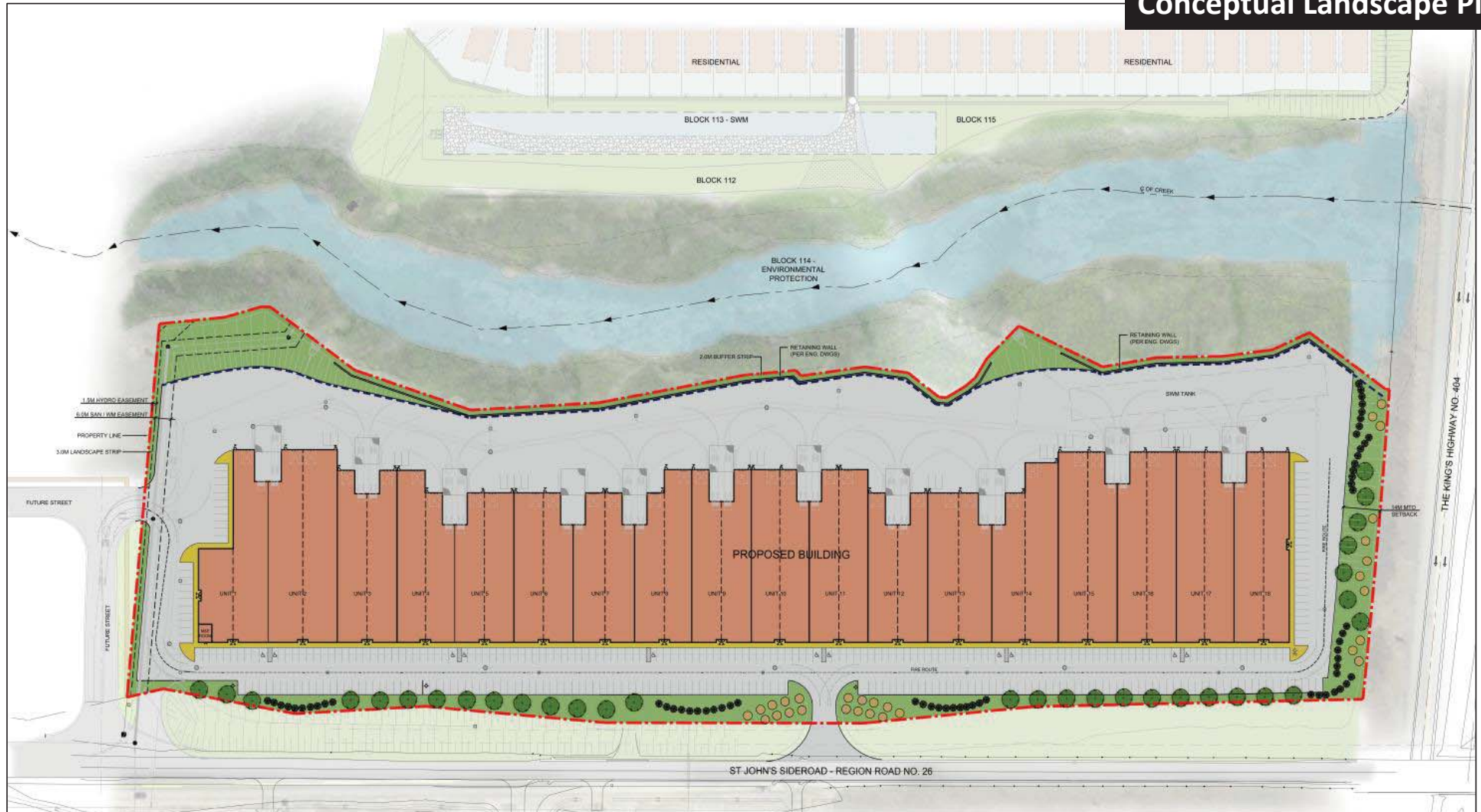
- The Subject Lands are currently zoned RU - Rural Zone under By-law 6000-17, as amended.
- An application for a Zoning By-law Amendment is required to re-zone the subject property from RU – Rural to E-BP - Business Park with site specific exceptions to permit the proposed development. To implement the Secondary Plan land use designation.
- The Zoning By-law Amendment also proposes site-specific exceptions to facilitate the development (i.e., permitted uses, landscape, parking).



Materials Submitted in Support of Application

- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.
- Legal Survey, prepared by Holding Jones Vanderveen Inc.
- Architectural Materials including Site Plan, Industrial Building Details, Elevations and coloured 3d renderings prepared by Natale Architect Inc.
- Phase 1 Environmental Site Assessment, prepared by Try Environmental Services Inc.
- Environmental Impact Study, prepared by Dillon Consulting
- Soil Investigation, prepared by Soil Engineers Ltd.
- Hydrogeological Assessment, prepared by Soil Engineers Ltd.
- Conceptual Landscape Plan, prepared by the MBTW Group
- Transportation Impact Study, prepared by LEA Consulting Ltd.
- Preliminary Noise Assessment, prepared by YCA Engineering Ltd.
- Civil Plans Set (General Plan and Grading Plans, prepared by Schaeffers Consulting Engineers
- Functional Servicing Report, prepared by Schaeffers Consulting Engineers
- Transportation Mobility Assessment, prepared by Poulos & Chung Ltd.
- Noise and Vibration Feasibility Study, prepared by HGC Engineering Ltd.
- Stage 2 Archaeological Property Assessment, prepared by Amick Consultants Ltd.

Conceptual Landscape Plan



Rendered View Looking North



Rendered View Looking North-West



Questions?

- Presentation by: Aidan Pereira, KLM Planning Partners Inc.