



# PROPOSED EMERGENCY AND TRANSITIONAL HOUSING

## 14452 Yonge Street, Aurora

### ZBA-2022-04

Presented to  
Town of Aurora Council  
Public Planning Committee

Presented by  
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Director, Canada East, Architecture and Urbanism



Presented on  
February 13, 2024

# PRESENTATION OVERVIEW

1. Introduction
2. Planning Process
3. Planning and Design Justification

# Introduction — York Region and Housing York Inc. (HYI)

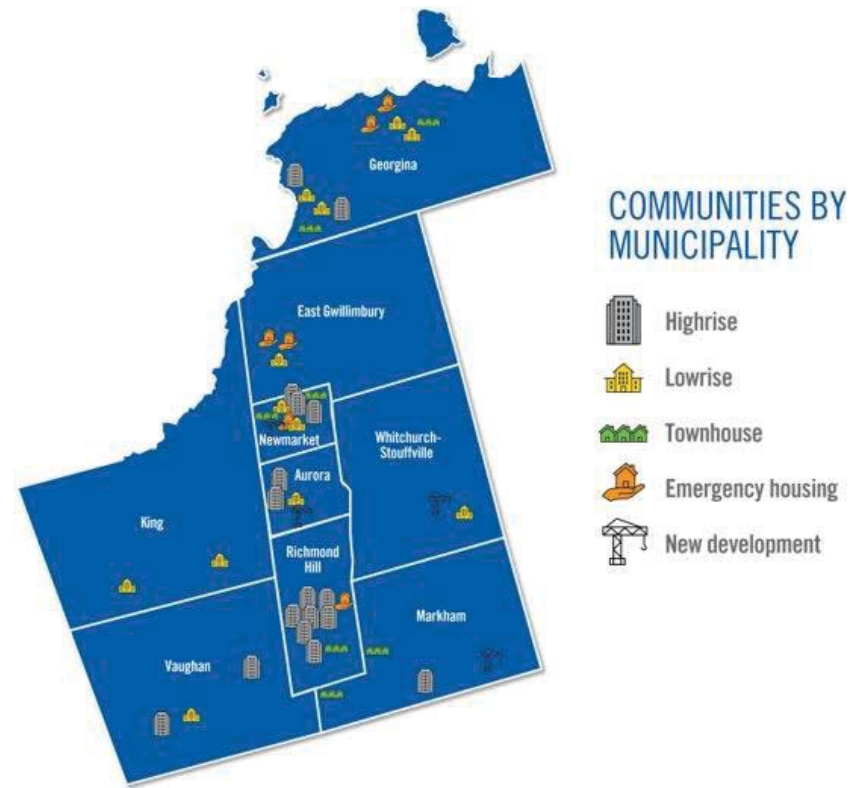
- York Region’s Housing Company (HYI) is the 7th largest non-profit housing provider in Ontario, home to more than 4,500 residents
- Experienced in providing community, emergency and transitional housing, with 37 facilities housing about 3000 residents each year.



**Belinda’s Place**  
Emergency and Transitional Housing



**Richmond Hill Hub**  
Emergency, Transitional and Affordable Housing



# Introduction — Legislative and Development Considerations

## Legislative and Code to be considered when building housing:



Alignment with Provincial Housing Legislation (Housing Services Act, 2011)



Alignment with Provincial, Regional and Local Planning Policies



Alignment with Ontario Human Rights Code



Alignment with Ontario Building Code and Accessibility Requirements

## Development Factors to be considered when building housing:



Current and Future Housing Needs



Fiscal Responsibility and Viability



Access to Services and Transit

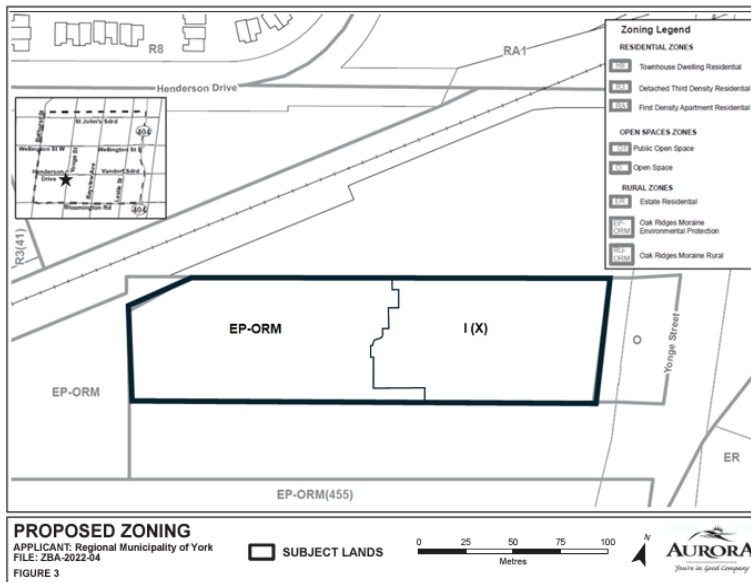


Sustainable Building Practices

# Introduction — Zoning By-law Amendment Application

## What is being proposed:

- Zoning By-law Amendment Application for 14452 Yonge Street to permit “Special Needs Housing” on the subject property



## Design Principles:

- Passive House Design
- LEED® Gold Certification
- CPTED Principles

## Height and Massing

- 5-Storeys (17.75m) + Basement



# Planning Process – Overview



**York Region has applied for a Zoning By-Law Amendment.**

**Public meetings and input are an important part of the development application process.**

- Zoning By-law Amendment (ZBLA) application was deemed complete by the Town of Aurora in July 2022
- Public Planning Meeting held on January 24, 2023
- Zoning By-law Amendment application resubmission made in May 2023
- Community Open House Meeting held on January 29, 2024
- Second Public Planning Meeting is being held tonight on February 13, 2024

# What's Happened Since Last Year

## Engaging the Community:

**2,500+** Community letters hand-delivered to neighbours

**8,500+** Postcards mailed to neighbours

**2** Newspaper advertisements delivered to 20,000 homes

**74,000+** Impressions on Metroland Media digital ads

**150+** Attendees at the Community Open House (Jan 29, 2024)

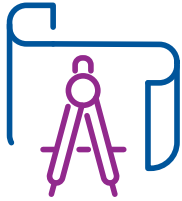
**190** Respondents in Community Open House surveys

## Common Questions:

- Environmental land impacts and considerations
- Site selection process
- Proximity of site to services, amenities and transit
- Proximity to the rail corridor and pumping station
- Active transportation connections
- Community safety and security



# What's Happened Since Last Year



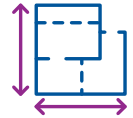
## Additional Planning Matters Addressed:

- ✓ Supplemental Rail Safety Study
- ✓ Pedestrian connectivity
- ✓ Supplemental Parking Study
- ✓ Pumping Station setback requirements confirmed
- ✓ Alignment with new Town Official Plan
- ✓ Further evaluation of building and site plan safety
- ✓ Additional environmental policy review with Town
- ✓ Enhanced project communication



## Planning Matters for Review Tonight:

**Planning analysis**



**Policy analysis**



**Planning Justification**



**Environmental Considerations**



**Site Plan details**





# Policy Analysis

**Proposed development is consistent and conforms with Provincial, Regional and Local planning policies and objectives.**

## Provincial Policy Statements and Plans:

- Providing a range and mix of housing, including affordable and supportive housing



February 13, 2024

## York Region Official Plan:

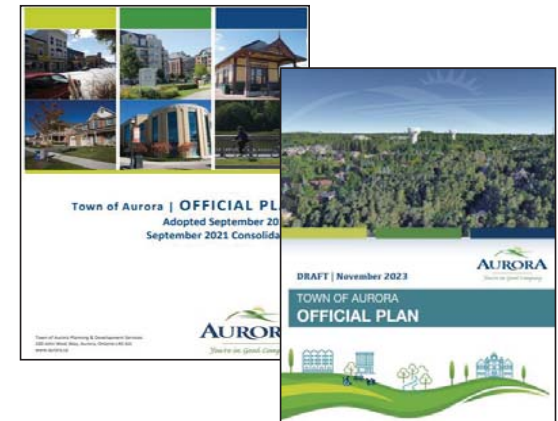
- Site is designated 'Urban' and 'Built Up Area' and is located on a designated 'Regional Corridor' and a 'Rapid Transit Corridor'



Proposed Emergency and Transitional Housing

## Town of Aurora Official Plan and Yonge Street South Secondary Plan:

- Helps implement policies of both the current and newly proposed Town Official Plan and Secondary Plan

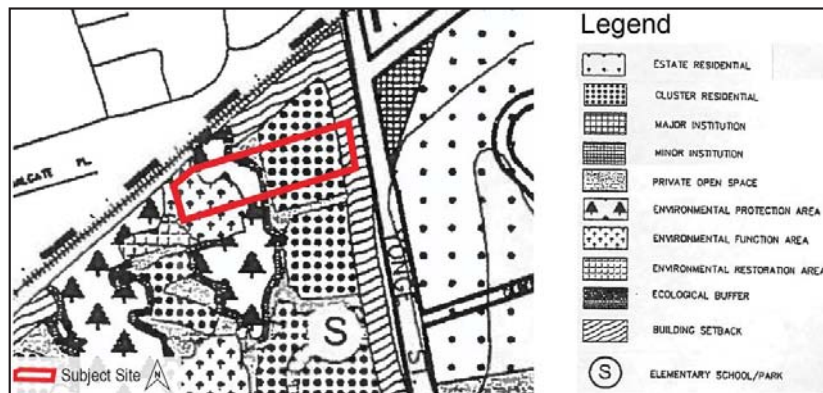


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# Planning Analysis

## Development Site on the property is Designated “Cluster Residential”

- The land where the emergency and transitional housing is proposed is designated ‘Cluster Residential’ by OPA 34.
- Both the Town’s in force Official Plan (OP) and the new Council-endorsed OP have a policy that permits residential uses in the ‘Cluster Residential’ designation, and hence a Special Needs Housing use is permitted.



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Proposed Emergency and Transitional Housing

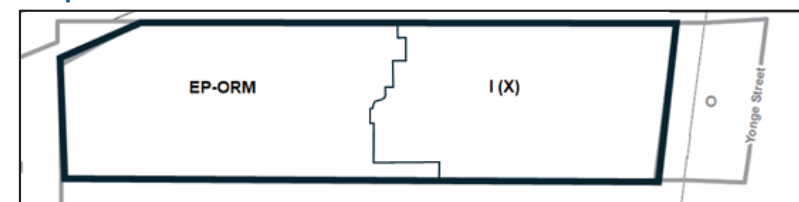
## Property is currently zoned “Oak Ridges Moraine Rural General” (RU-ORM)

- Zoning By-law Amendment application is seeking to rezone the:
  - East part of the site to ‘**Institutional (I)**, with site-specific exceptions
  - West part of the site to ‘**Environmental Protection - Oak Ridges Moraine (EP-ORM)**’

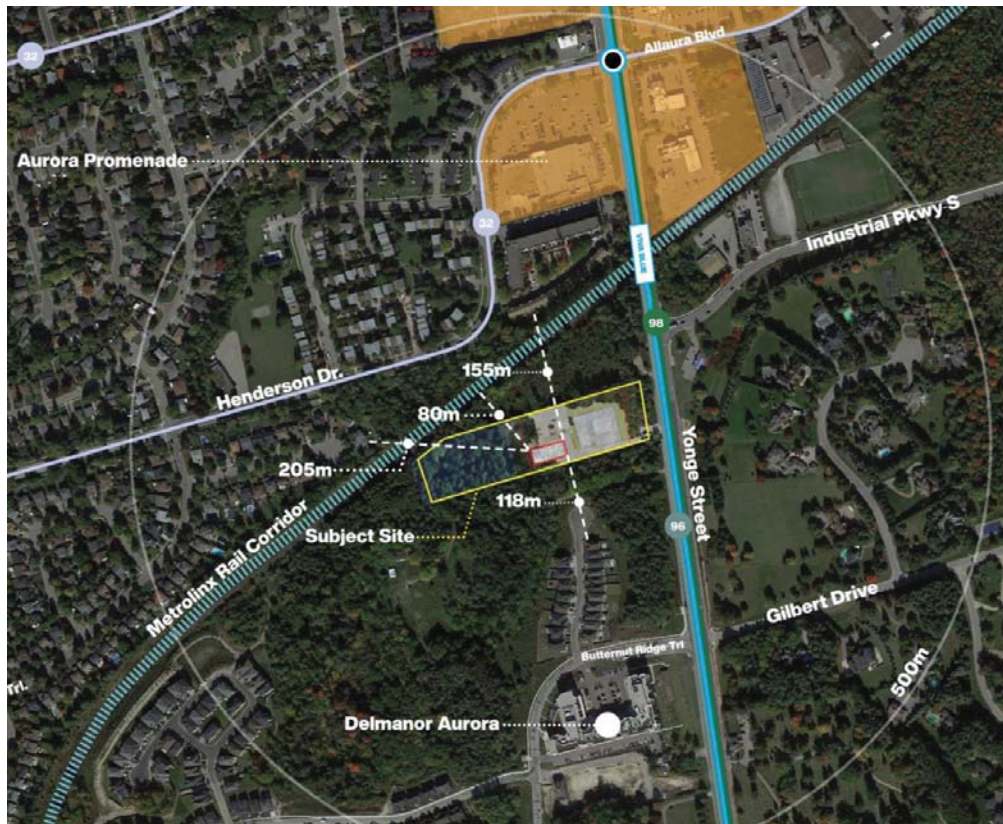
### Existing



### Proposed



# Planning Justification – Site Location



**Proposed development would be setback the length of a football field (~100m) from nearby uses in all directions.**

## Proximity to Aurora Promenade

- Community Services
- Commercial Amenities
- Potential Job Opportunities

~500 m

## Proximity and access to Yonge Street

- Existing YRT Bus Routes (connect to GO Transit)
- Existing VIVA BRT Route (connect to GO Transit and TTC)

~250 m

## Natural screening and separation

- Residential Properties to South
- Railway to North
- Yonge Street to East
- Residential Properties to South-West

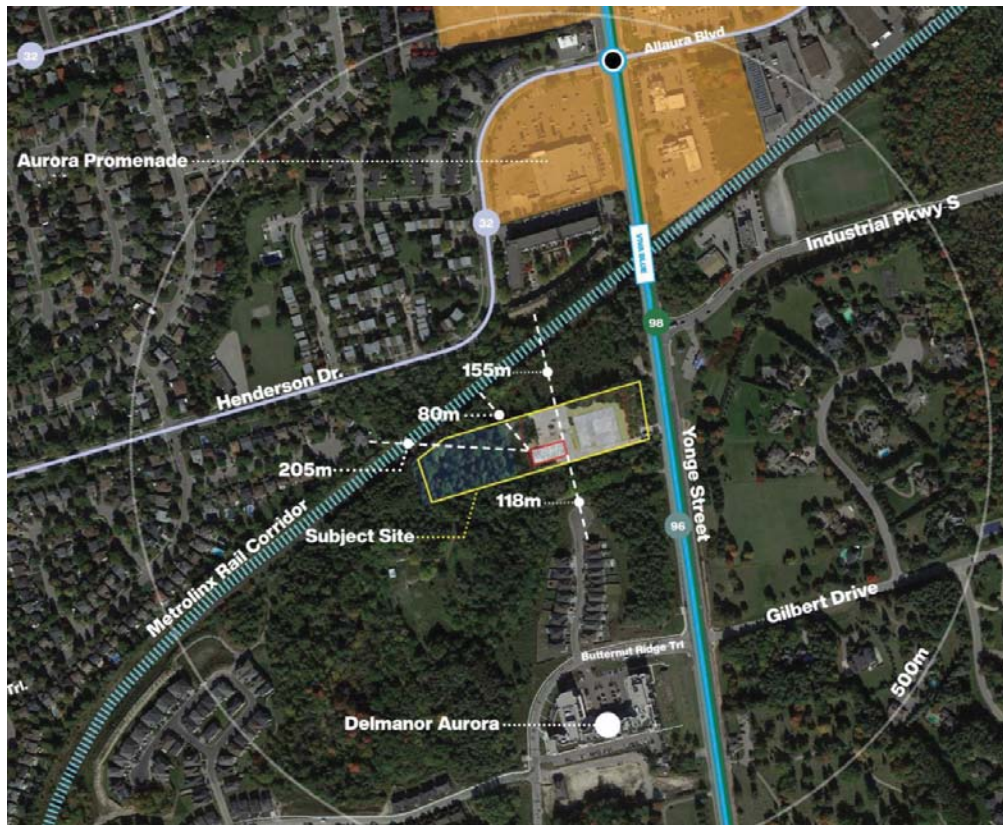
~118 m

~80 m

~112 m

~200 m

# Planning Justification — Surrounding Land Uses



**Proposed development meets all requirement setbacks from nearby land uses.**

Nearby land Uses	Required Setback	Proposed Setback
<b>Rail Corridor</b> <ul style="list-style-type: none"> <li>Rail Safety Study completed and approved by Metrolinx</li> </ul>	30 M	80 M
<b>Noise and Vibration Considerations from Rail Corridor</b> <ul style="list-style-type: none"> <li>Noise and Vibration Report completed</li> </ul>	75 M	80 M
<b>Sewage Pumping Station</b> <ul style="list-style-type: none"> <li>Confirmed by Town and Region Engineering</li> </ul>	0 M	34 M

# Planning Justification — Surrounding Land Uses

## Proximity of Pumping Stations to Residences in York Region

Example:

Butternut Ridge Trail and Woodhaven Avenue - Private Pumping Station (30 Metres)



# Planning Justification — Surrounding Land Uses

## Standard Setback from a CN or Metrolinx Rail Corridor is 30 metres

Proposed setback for the proposed housing facility is 80 metres.  
In comparison, the existing residential subdivision to the south has a setback of 30 metres.



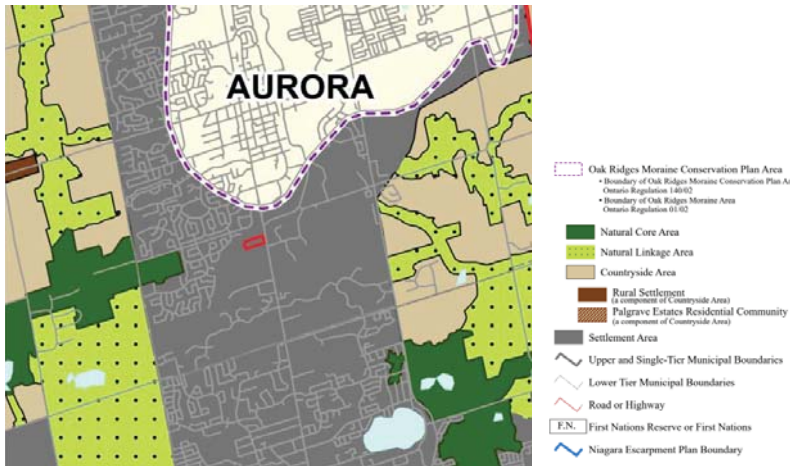
# Environmental Considerations



2015



2023



## Development in the Oak Ridges Moraine has continued over the last 10 years

- Similar policies and regulations apply to the Regional site, which have allowed for nearby residential development

## The proposed development is located within Settlement Area of the Oak Ridges Moraine Conservation Plan, where development is permitted

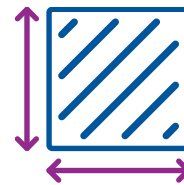
- The **Settlement Area** encourages a diverse development to serve the need of the community, but with minimum encroachment and impact on natural heritage features.

# Environmental Considerations



The proposed 5m to 15m Vegetation Protection Zone buffer has been reviewed by the Town and LSRCA with no concerns identified.

**Proposed development has considered all environmental impacts and have received no concerns on the Environmental Impact Statement Report produced.**



Approximately 2 acres (50% of site) retained and proposed for environmental conservation and preservation



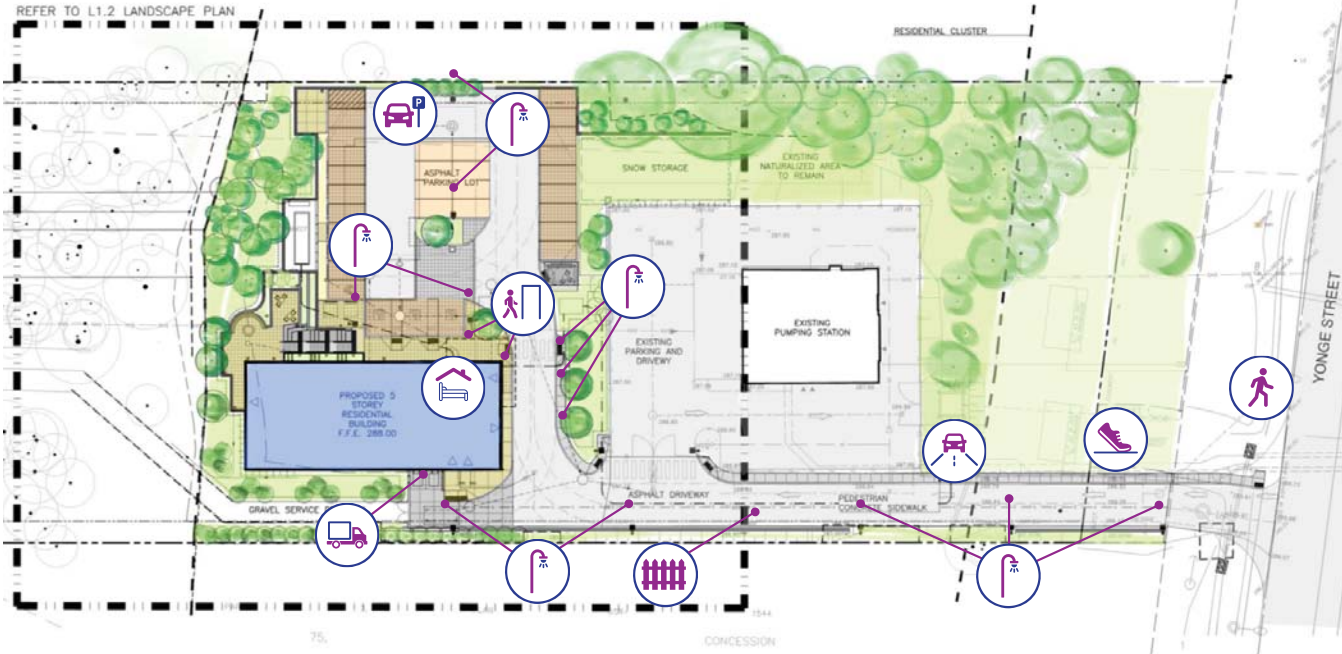
A tree planting ratio of 1:2 has been established and agreed upon by the Lake Simcoe Region Conservation Authority



A total of +72 trees will be planted



# Site Plan



Fence/  
Screening



Multi-Use  
Trail along  
Yonge Street  
(2025)



10 -15 m  
Ecological  
Buffer



Proposed  
Sidewalk  
from Street  
to Building



30 Parking  
Spaces



68  
Residents



6 m wide  
Drive Aisle



Building  
Entrance



12 Street  
Poles



Loading  
Area

# The Requested Rezoning Meets all Planning Requirements

## Institutional (I) and Environmental Protection - Oak Ridges Moraine (EP-ORM) zoning for the site is:

### Consistent with Provincial Policy Statement (PPS) and legislation:

- ✓ Establishing complete community with affordable and emergency housing
- ✓ Meets environmental buffers and setback requirements

### Conforms with Town of Aurora OP:

- ✓ Use permitted in the 'Cluster Residential' designation
- ✓ Height is within 5-storey maximum permitted by policy 3.1.2 (new OP)

### Technical issues addressed to satisfaction of approval authorities:

- ✓ Appropriate setback between rail corridor, pumping station and woodlot
- ✓ Adequate site servicing, access and parking and minimal traffic impact

### Suitable site location and size and design:

- ✓ Proximity to transit, services and amenities
- ✓ In location with a mix of existing and planned land uses and building types
- ✓ Meets setbacks and other built form and zoning performance standards
- ✓ Provides substantial tree coverage and landscaping
- ✓ Attractive and sustainable building design (Passive House and LEED™ Gold)

