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Town of Aurora

Public Planning Report

No. PDS24-094

Subject: Application for Official Plan and Zoning By-law Amendment
Esmail Zamani
14086 Yonge Street
Part Lot 1, Plan 132 King as in K125783, except R679438
File Number: OPA-2021-05, ZBA-2021-07

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: September 10, 2024

Recommendation

1. That Report No. PDS24-094 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the proposed Official Plan Amendment and Zoning by-law Amendment applications at 14086 Yonge Street.

The following is a summary of the planning applications.

- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate a townhouse development consisting of four (4) townhouse blocks containing a total of twenty (20) condominium units with access provided via a private laneway on the west side of Yonge Street.
- York Region encourages small scale intensification within the Built-Up Area with density ranging from 55 to 150 people per hectare.

- The OPA is requesting to define the Regional Corridor to include the entire subject lands.
- The ZBA aims to rezone to “Townhouse Dwelling Residential (R8-XXX) Exception Zone,” allowing for reduced lot areas and adjustments to building height, front, and rear yard setbacks.
- A preliminary review of the proposed applications undertaken by the Town and external agencies have identified comments to be addressed before a final recommendation report is prepared for Council’s consideration.

Background

Application History

The subject applications were first received by the Town in October 2021. The original proposal consists of five (5) single detached residential lots utilizing the existing access point on Yonge Street. Since then, the applicant has opted for a revised proposal and subsequently a pre-consultation meeting was held with the applicant in October 2023. The revised applications for a townhouse development consisting of four (4) townhouse blocks containing a total of twenty (20) condominium units with access provided via a private laneway on the west side of Yonge Street were then received and deemed complete by the Town in April 2024.

A Ward 4 Community Information Meeting hosted by the applicant was held on June 11, 2024 to introduce the application to area residents and to obtain feedback. The meeting was attended by residents, representatives of the Town, the applicant and their consulting team.

Location / Land Use

The subject lands are located on the west side of Yonge Street, south of Ridge Road (see Figure 1). The subject lands are rectangular in shape and have a total land area of approximately 0.4 hectares (0.98 acres), with a frontage of approximately 25.23 metres along Yonge Street. The existing site contains a vacant one (1) single-detached dwelling unit, vegetation, and driveway access onto Yonge Street.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Low and medium density residential uses, Delmanor retirement facility, commercial centre and open space uses including public parks, and recreational/sport fields.

South: Low density residential use, institutional uses including a high school, a Service Ontario office, and Ontario Provincial Police – Aurora station.

East: Beacon Hall Golf Club, and low density residential use.

West: Low density residential use, agricultural and rural uses, a CN railroad.

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, and encourage the creation of diverse housing opportunities that capitalize on proximity to goods, services, and transit.

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 guides decisions on how land will be planned, designated, zoned and designed, with assigned population, employment, and intensification targets to be met.

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 overall implementation. The subject lands are not within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA).

Oak Ridges Moraine Conservation Plan (ORMCP)

The ORMCP provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions. The subject lands are located within the 'Settlement Area' of the ORMCP. Settlement Areas are intended for urban development, allowing for a variety of residential uses. Their purpose is to concentrate and manage urban growth, reducing encroachment on and impact to

nearby ecological features, while aligning with the growth objectives outlined in the Town's Official Plan.

York Region Official Plan (YROP)

York Region encourages small scale intensification within the Built-Up Area with density ranging from 55 to 150 people per hectare

Despite York Region's planning responsibilities having been removed as of July 1, 2024, the York Region Official Plan remains in effect and will still be implemented by local Planning staff.

Section 4.1.3 of the Regional Official Plan outlines anticipated population growth within the Town. Growth is expected to follow a hierarchical pattern within the York Regional Official Plan. The Major Transit Station Area (MTSA) will have the highest density projected at 150 people per hectare. In contrast, the Designated Greenfield Area (DGA) will have the lowest density, at a minimum of 55 people per hectare. Thus, developments within the Built-Up Area outside of the MTSA, but not with the DGA, is permitted to have a density ranging from 55 to 150 people per hectare.

The subject lands are situated within the "Built-Up Area" with applicable Regional Corridor policies along Yonge Street. Policy 4.1.3.b anticipates small scale intensification and infill development based on local context to occur within the Built Up Area. Policy 4.4.2 requires that a minimum of 50 per cent of all residential development between 2021 to 2041, and 55 per cent from 2041 to 2051 occur annually within the built-up area identified on Map 1B.

Town of Aurora Official Plan (2024)

The subject lands are designated as "Suburban Residential" in Schedule "B" of the Town's Official Plan 2024. Additionally, Regional Corridor policies are outlined in Schedule "A," and Cluster Residential policies, as specified in OPA 34 Secondary Plan, are detailed in Schedule "C of the Town's Official Plan 2024. (Figure 2)

The Regional Corridor as shown in Schedule "A" of the Official Plan includes properties that fronts onto Yonge Street. Within the Regional Corridor, excluding the Aurora Promenade, intensification will take the form of low to mid-rise buildings with a maximum building height of five (5) storeys.

Portions of the subject lands not covered by the Regional Corridor policies, the OPA 34 Secondary Plan policies for the Cluster Residential designation is applicable.

Zoning By-law 6000-17, as amended

The subject lands are currently zoned 'Oak Ridges Moraine Rural General (RU-ORM)' under the Town's Zoning By-law 6000-17, as amended, (see Figure 3). The existing RU-ORM zoning reflects the existing built form on the subject lands which permits low density residential development such as a detached dwelling.

Reports and Studies

As part of complete application submissions for the subject applications, the applicant has submitted the following documents:

Document	Consultant
Planning Justification Report	JKO Planning Services Inc.
Draft Official Plan Amendment	JKO Planning Services Inc.
Draft Zoning By-law Amendment	JKO Planning Services Inc.
Archaeological Assessment Addendum	Earthworks Archaeological Services Inc.
Architectural Drawings Set	Frank Rotundo Architect Inc.
Functional Servicing Report	Land & Building Experts.
Stormwater Management Report	Orbit Engineering Inc.
Geotechnical Investigation	Land & Building Experts.
Preliminary Hydrogeological Assessment	GeoPro Consulting Ltd.
Phosphorus Assessment	Azimuth Environmental Consulting Inc.
Phase One Environmental Site Assessment	Orbit Engineering Inc.
Natural Heritage Study- Environmental Impact Study Addendum Analysis	Azimuth Environmental Consulting Inc.
Environmental Noise Assessment	YCA Engineering Limited.
Geotechnical Study and Soils Report analysis	GeoPro Consulting Ltd.
Landscape and Details Plan	Frank Rotundo Architect Inc.
Boundary and Topographical Plan of Survey	Vladimir Dosen Surveying Ontario Land Surveyors
Traffic Management – Transportation Study Report	Asurza Engineers Inc.
Construction Impact Mitigation Study	Asurza Engineers Inc.

Proposed Applications

Proposed Official Plan Amendment (OPA)

The OPA is requesting to define the Regional Corridor to include the entire subject lands

The Regional Corridor policy derived from the York Regional Official Plan. The intent of the Regional Corridor is to enhance the mobility of people and goods by identifying key areas for such purposes. To ensure comprehensive coverage, the proposed OPA is requesting to redefine the Regional Corridor to include the entire subject lands. This redefinition will allow for a more integrated approach to transportation and infrastructure planning. To ensure that future development aligns with the overarching intent of the Regional Corridor, the applicant has submitted a Block Plan (figure 9) detailing the transportation network on both the subject lands and the adjacent property to the north. Similar to the Town’s Environmental Protection designations policy, the boundaries of the Regional Corridor may be adjusted on a site-specific basis through the required studies and consultations with relevant agencies. This process ensures that the policy remains adaptable and responsive to evolving needs and conditions.

To supplement the Block Plan, the applicant has provided additional information such as a survey of the subject lands, transportation study, Natural Heritage Evaluation, Hydrogeological Assessment, Functional Servicing Report, Stormwater Management Report, Planning Justification Report and Landscape plan.

Proposed Zoning By-law Amendment (ZBA)

The ZBA aims to rezone to “Townhouse Dwelling Residential (R8-XXX) Exception Zone,” allowing for reduced lot areas and adjustments to building height, front, and rear yard setbacks.

As shown in Figure 5, the Applicant proposes to rezone the subject lands from “Rural General Oak Ridges Moraine (RU-ORM) Zone” to a site specific “Townhouse Dwelling Residential (R8-XXX) Exception Zone”.

The following is a table to compare the difference between the parent Townhouse Dwelling Residential (R8) zone requirements with the proposed Townhouse Dwelling Residential Exception (R8-XX) Zone. All other development standards remain the same.

	Parent Townhouse Dwelling Residential Zone	Proposed Townhouse Dwelling Residential Exception Zone
Minimum Lot Area	180 m ²	90.75 m ²

	Parent Townhouse Dwelling Residential Zone	Proposed Townhouse Dwelling Residential Exception Zone
Minimum Front Yard Setback	7.5 m	1.5 m
Minimum Rear Yard Setback	7.5 m	6.5 m
Maximum Height	10 metres	12 metres

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

Conceptual Site Plan

The Applicant has not submitted a formal site plan application at this time. As illustrated on Figure 6, the proposed condominium development consists of twenty (20) townhouse units within four (4) townhouse blocks with access provided via a private laneway which extends from Yonge Street. As currently proposed, the private right-of-way would terminate in a t-intersection, access to lands to the north can be established with either an extension of the internal laneway, a mid-block road connection or a shared Yonge Street Access. The development will also provide for forty (40) residential parking spaces and ten (10) visitor parking spaces, for a total of fifty (50) parking spaces. Thirty-six (36) of the residential parking spaces are provided within an underground parking level with direct access to each of the individual units (see Figure 7); four (4) surface parking spaces are provided for the two end units, while ten (10) visitor parking spaces are provided on the surface level along the south limits of the internal laneway. The proposed townhouses are three storeys in height and are approximately 11.04 metres tall. (Figure 8) A 1.8-metre-high privacy fence is proposed along the rear yard of the townhouses (south property line) to provide buffering to lands to the south.

Other Planning Applications

In addition to the proposed OPA and ZBA, the Town may require the applicant to submit a Site Plan Application, as well as a Draft Plan of Subdivision, Draft Plan of Condominium, and Part Lot Control application to create Parcel of Tied Land (POTL) to

facilitate the Common Elements Condominium development. Each townhouse unit will be sold freehold with an interest in the common elements condo laneway.

Department / Agency Comments

A preliminary review of the proposed applications undertaken by the Town and external agencies have identified comments to be addressed before a final recommendation report is prepared for Council's consideration.

The following matters are to be addressed in greater detail before bringing forward a recommendation report to Council for consideration:

- Conformity to the Provincial Policy Statement, the Growth Plan, Regional and Local policies
- Appropriateness of the proposed vehicular access off Yonge Street
- Compatibility of the proposed site-specific zoning standards
- Review and confirmation of the Natural Heritage Evaluation with respect to adjacent woodland and associated vegetation protection zone limit
- The appropriateness of the Block Plan for future development
- Appropriate landscaping buffers and urban design of the proposed dwellings
- Availability of municipal servicing capacity

Public Comments

A Community Information Meeting (CIM) was held on June 11, 2024, at the Aurora Public Library. Staff received several oral comments from the public, below is a summary list of comments provided:

- Concerns regarding proposed unit density on subject lands and overall density within the entire Block Plan, specifically with lands to the North
- Concerns over the urban design of the proposed development
- Traffic/access management and coordination
- Concerns on whether existing vegetation will be removed
- Potential noise and dust, added traffic and long duration of construction resulting from the development

Any additional comments received after the writing of this report will be communicated at the Public Planning Meeting.

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 applications, in the event that decisions of approval are rendered.

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, if 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, the applicant (or Minister) may appeal the application to the OLT.

The applications were deemed as complete on November 15, 2021 and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications.

Communications Considerations

On August 22, 2024 a Notice of Public Planning Meeting was issued to all addressed property owners within 120 metres of the subject lands. The notice was also published in the *Auroran* newspaper. Signage on the subject lands was posted with information regarding the public meeting on the same day. Public meeting notification has been provided in accordance with the *Planning Act*.

Climate Change Considerations

In order to better understand how the future facility would be developed in response to the effects of climate change, staff will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of a future Site Plan application.

To better understand if there are any adverse climate change impacts, staff will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of a future site plan application.

Link to Strategic Plan

The proposed Official Plan and Zoning By-law Amendments support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed official plan and zoning by-law amendments on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised.

Conclusions

Staff will continue to review the subject applications having consideration for the above noted matters and all the comments received. A recommendation report will be prepared for a future Committee of the Whole meeting for Council's consideration when technical review is completed.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation/ Policy

Figure 3 – Existing Zoning By-law

Figure 4 – Proposed Official Plan Amendment

Figure 5 – Proposed Zoning By-law Amendment

Figure 6 – Proposed Site Plan

Figure 7 – Proposed Underground Garage

Figure 8 – Proposed Elevations

Figure 9 – Proposed Block Plan

Pre-submission Review

Agenda Management Team review on August 29, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer