



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Public Planning Report

No. PDS24-113

Subject: Application for Official Plan Amendment and
Zoning By-law Amendment
TWTH Development Inc.
252, 260 and 272 Old Bloomington Road
Lot 6 and Part of Lot 7, Registered Plan 166
File Number: OPA-2023-02, ZBA-2023-02
Related File Number: SUB-2023-02

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: October 8, 2024

Recommendation

1. That Report No. PDS24-113 be received; and
2. That comments presented at the non-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 present the revised Draft Plan and Block Plan to Council and acknowledge comments by council and public at the November 14, 2023 Statutory Public Planning Meeting on the proposed Official Plan Amendment and Zoning by-law Amendment application at 252-272 Old Bloomington Road (the 'subject lands'). The following is a summary of the revisions made:

- The Draft Plan of Subdivision was revised to decrease the total number of lots from 33 to 30 single detached lots;
- The revised future vehicular access to connect with adjacent lands to the west will eliminate encroachment onto environmental features located on adjacent lands;

- The conceptual Block Plan has been updated to show revised future road network, lotting pattern, reduced density, municipal servicing connection, etc. through staff facilitated meeting with adjacent landowners.

Background

Application History

Refer to prior report (PDS23-142, November 14, 2023) for detailed application background history.

An initial Statutory Public Planning Meeting for the subject applications was held on November 14, 2023. Council passed a motion to receive Report No. PDS23-142, and to address comments presented at the meeting in a report to a future Public Planning Meeting.

The main comments to be addressed as directed by Council at the meeting are to address future road and servicing connections to adjacent lands, protection of environmental land on the adjacent lands, and to facilitate meeting with adjacent landowners for the conceptual Block Plan.

Location / Land Use

The subject lands are located north of Old Bloomington Road and east of Yonge Street, and municipally known as 252-272 Old Bloomington Road (Figure 1). The subject lands have an area of approximately 3.89 hectares (9.61 acres) with a lot frontage of approximately 92 metres along Old Bloomington Road. The subject lands consist of three individual lots, and are currently vacant with mix of open meadow and treed areas located in the rear of the subject lands.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Estate Residential;

South: Low and Medium Density Residential (City of Richmond Hill), Bloomington Road;

East: Estate Residential, Proposed Draft Plan of Subdivision (326 Old Bloomington Road - 10 single detached lots SUB-2023-01); and

West: Estate Residential, Vacant residential lands (132-198 Old Bloomington Road - approved Draft Plan of Subdivision SUB-2017-03 with 50 single detached lots)

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. 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 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.

York Region Official Plan (YROP)

The subject lands are designated “Urban Area” by the YROP (Map 1). The planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. Map 1B Urban Systems Overlays of the YROP designates the lands as “Built-up Area”.

Town of Aurora Official Plan

The subject lands are designated as “Suburban Residential” and “Environmental Protection” in Schedule “B” of the Town’s Official Plan (Figure 2). Additionally, the subject lands are located within Yonge Street South Secondary Plan Area in Schedule “C” of the Official Plan and are designated “Cluster Residential” and “Environmental Function Areas” within the Secondary Plan (Figure 3).

Zoning By-law 6000-17, as amended

As shown on Figure 4, the subject lands are currently zoned Estate Residential (ER) within the Town’s Zoning By-law 6000-17, as amended, which only permits one single family dwelling, a second suite and home occupation with specified requirements.

Reports and Studies

The Owner submitted the following documents as a resubmission package for the proposed applications since the initial public planning meeting:

Report Name	Report Author
Draft Official Plan Amendment	Evans Planning
Draft Zoning By-law Amendment	Evans Planning
Draft Plan of Subdivision	Evans Planning
Conceptual Block Plan	Evans Planning
Conceptual Landscape Design Package	HKLA
Natural Heritage Response Letter	Beacon Environmental
Landform Conservation Addendum	WSP Canada Inc.
Hydrogeology Response Letter	Harden Environmental Services Limited
Geotechnical Investigation	Sola Engineering Inc.
Traffic Response Letter	
Noise Study Addendum	HGC Engineering Limited

Proposed Applications

Proposed Official Plan Amendment

As shown in Figure 5, the applicant is proposing a site-specific special policy area for the subject lands. The amendment is seeking several site-specific policy amendments, which include policies related to the minimum lot area, maximum density, disturbed lands, impervious area and building coverage. The amendment will only amend policies under suburban and cluster residential and will not impact any policies related to environmental protection and function.

The following table compares the difference between the existing and proposed policies.

	Existing	Proposed
Gross Residential Density	5 units per hectare	7.72 units per hectare (*Reduced from 8.5 units per hectare)
Minimum Lot Area	0.2 hectare per lot	0.05 hectare per lot
Maximum Net Developable Lands	25%	71.5%
Maximum Impervious Area	15%	36.8%

	Existing	Proposed
Maximum Building Coverage	12%	25%

Proposed Zoning By-law Amendment

As shown in Figure 6, the Applicant proposes to rezone the subject lands from “Estate Residential (ER) Zone” to two site-specific “Detached Third Density Residential Exception (R3-XXX) & (R3-YYY) Zones” and “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone”. R3-XXX zone will apply to lots 1-13, and lots 15-30. R3-YYY zone will apply to Lot 14 only. The Oak Ridges Moraine Environmental Protection (EP-ORM) Zone will apply to the Environmental Protection Block to be conveyed to public ownership.

The amendment will permit zoning relief on development standards including height, lot coverage, side yard setbacks, encroachments permissions, redefine Day light Triangle, Street Line and establish a landscape requirement. Detailed zoning comparison table is attached as Appendix “A” to this report.

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.

Proposed Draft Plan of Subdivision

The Draft Plan of Subdivision was revised to decrease the total number of lots from 33 to 30 single detached lots

As illustrated on Figure 7, a revised Draft Plan of Subdivision is proposed to accommodate the new lotting pattern which includes thirty (30) single detached lots with lot frontages ranging from 15.2 to 36.81 metres, a public right-of-way from Old Bloomington Road, 2 blocks reserved for future road connection to adjacent lands, and a block (1.12 ha) of environmental protection land to be conveyed to public ownership.

The applicant has lowered the number of proposed lots from 33 to 30 to allow for a reduced overall density for the subject proposal, reducing the proposed density from the originally proposed 8.5 unit per hectare to 7.72 units per hectare. The size (1.12 ha) and location of the proposed environmental protection block (Block 31) has not been changed from the original proposed draft plan.

The following is a breakdown of the revised Draft Plan of Subdivision:

Proposed Land Use	Lot and Block #	Area (ha)	Site Coverage (%)
Single detached residential lots	Block 1 - 30	2.06	53
Environmental Protection Block	Block 31	1.12	29
Future Road reserved for connection to lands to the east	Block 32, 33	0.14	2
Reserve	Block 34, 35	0.01	1
Public Right-of-way (Street 'A')	n/a	0.56	15
Totals		3.89	100

The revised future vehicular access to connect with adjacent lands to the west will eliminate encroachment onto environmental features located on adjacent lands

The subject development will be serviced by an 18.0-metre-wide public right of way (Street 'A') which extends from Old Bloomington Road. As per the revised draft plan, Street 'A' would terminate in a cul-de-sac in the north end of the subject lands, which differs from the original proposal, which was planned to extend to connect with lands to the west.

To accommodate the new future connection to lands to the west, the applicant has relocated the future access to a mid block connection. The future road connection block (Block 32) now aligns with the future road connection block (Block 33) to access lands to the east.

The relocation of future access to the west will help to resolve one of the action items to be addressed as identified at the initial public planning meeting, which is to eliminate the potential of encroaching onto environmental protection on the adjacent lands to the west. This was identified to be an issue because the original proposed road connection might impede the existing environmental features (significant woodland) that are located in the north end of the adjacent lands. The relocation of the future access can allow the future connection to no longer encroach onto existing environmental features.

The conceptual Block Plan has been updated to show revised future road network, lotting pattern, reduced density, municipal servicing connection, etc. through staff facilitated meeting with adjacent landowners

The applicant has submitted a revised Block Plan (Figure 8) with several updates from the original block plan that was presented at the November 14, 2023 meeting. The updates made on the submitted draft plan are reflected on the conceptual Block Plan, such as the aforementioned reduction in proposed lots, relocation of future road connection, and new road that will terminate in a cul-de-sac. The applicant has further revised the Block Plan after staff assisted consultations with the representatives of the landowners to the west, which resulted in updates including revised road network that connects subject lands with lands to the west, revised lotting patterns on the adjacent lands, establishing future municipal servicing connection, etc.

The proposed connection access has been relocated from the north end of the two properties to a mid-block connection, which allows for a better alignment with the approved road connection from the Ambria Development (132-198 Old Bloomington Road), as well as a better delineation of environmental features on the adjacent lands. The overall density of the block has also been reduced due to lower number of lots on the subject lands and adjacent lands. The revised engineering materials helped to determine future municipal servicing connections which will extend from the Ambria subdivision to the subject lands.

Department / Agency Comments

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

- Peer review of the proposed development limit and buffering established by the Natural Heritage Evaluation;
- Appropriateness of the proposed road network and lotting pattern for future development in Block C;
- Proposed site-specific zoning reliefs on development standards;
- Any comments to be received at the October 8, 2024 meeting.

Public Comments

At the time of this report, no additional comments have been received following the November 14, 2023 Public Planning Meeting. Below is a highlight of key comments/concerns provided at the initial public planning meeting:

- Concerns regarding proposed unit density on subject lands and overall conceptual Block Plan density;
- Potential impacts of the proposed development on the functions of the Oak Ridges Moraine including wildlife corridors, head waters, and environmental protection.
- Block Plan related comments:
 - Implementation of the block plan as it relates to density;
 - Consideration of subsequent applications in relationship to this block plan;
 - Whether the proposed extension of municipal sewers would address adjacent land holdings;
 - Accuracy of the block plan;
 - Road configuration and connections to adjacent lands.

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.

Section 51(34) of the *Planning Act* states that if Council fails to make a decision on the subdivision application within 120 days after the receipt of the application, the applicant may appeal the application to the OLT. If Council approves or refuses the application, then the applicant, Minister, public body or other person that made oral or written submissions may appeal to the OLT after receiving notice of Council's decision.

The applications were deemed as complete on August 11, 2023 and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

On September 19, 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

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 has requested a Green Development Report in accordance with Section 6 of the Official Plan as part of the complete application submission.

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 addition of 30 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.

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 October 8, 2024 Public Planning Meeting.

Conclusions

Staff will continue to review the subject applications 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 October 8, 2024 Non-Statutory 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 (Schedule B)
- Figure 3 – Existing Secondary Plan Designation (OPA 34)
- Figure 4 – Existing Zoning By-law
- Figure 5 – Proposed Official Plan Amendment
- Figure 6 – Proposed Zoning By-law
- Figure 7 – Proposed Draft Plan of Subdivision
- Figure 8 – Conceptual Block Plan

Appendix "A" – Zoning Comparison Table

Previous Reports

PDS23-142, November 14, 2023

Pre-submission Review

Agenda Management Team review on September 26, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer