

Staff Presentation

Official Plan Amendment, Zoning By-law Amendment

Second Public Planning Meeting

252-272 Old Bloomington Road

Applicant: TWTH Development Inc.
File Number: OPA-2023-02, ZBA-2023-02
Related File: SUB-2023-02
Date: October 8, 2024





Site Statistics

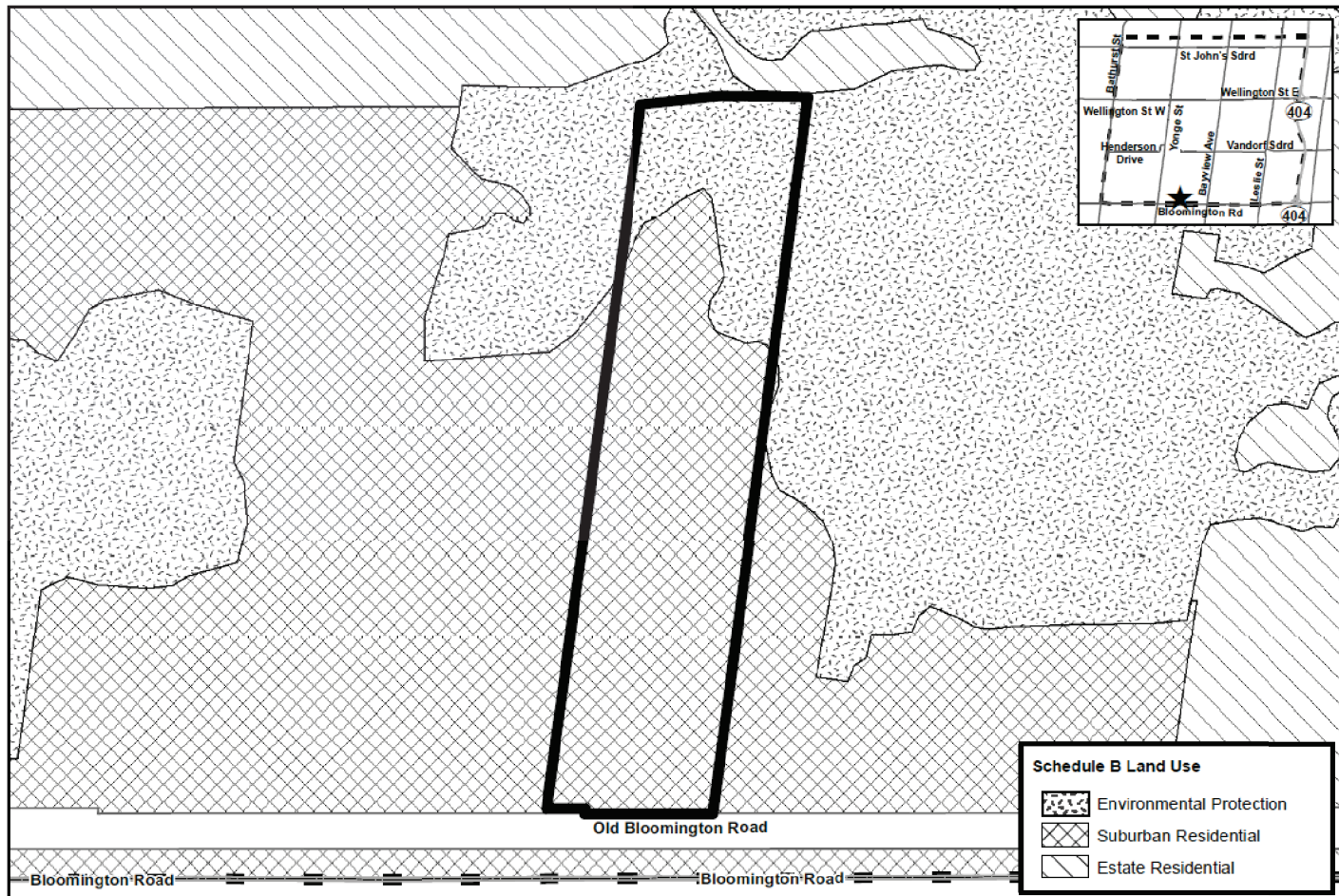
Lot Area:
3.89 hectares
(9.61 acres)

Lot frontage:
92 metres

Surrounding
area is
predominately
low density
residential

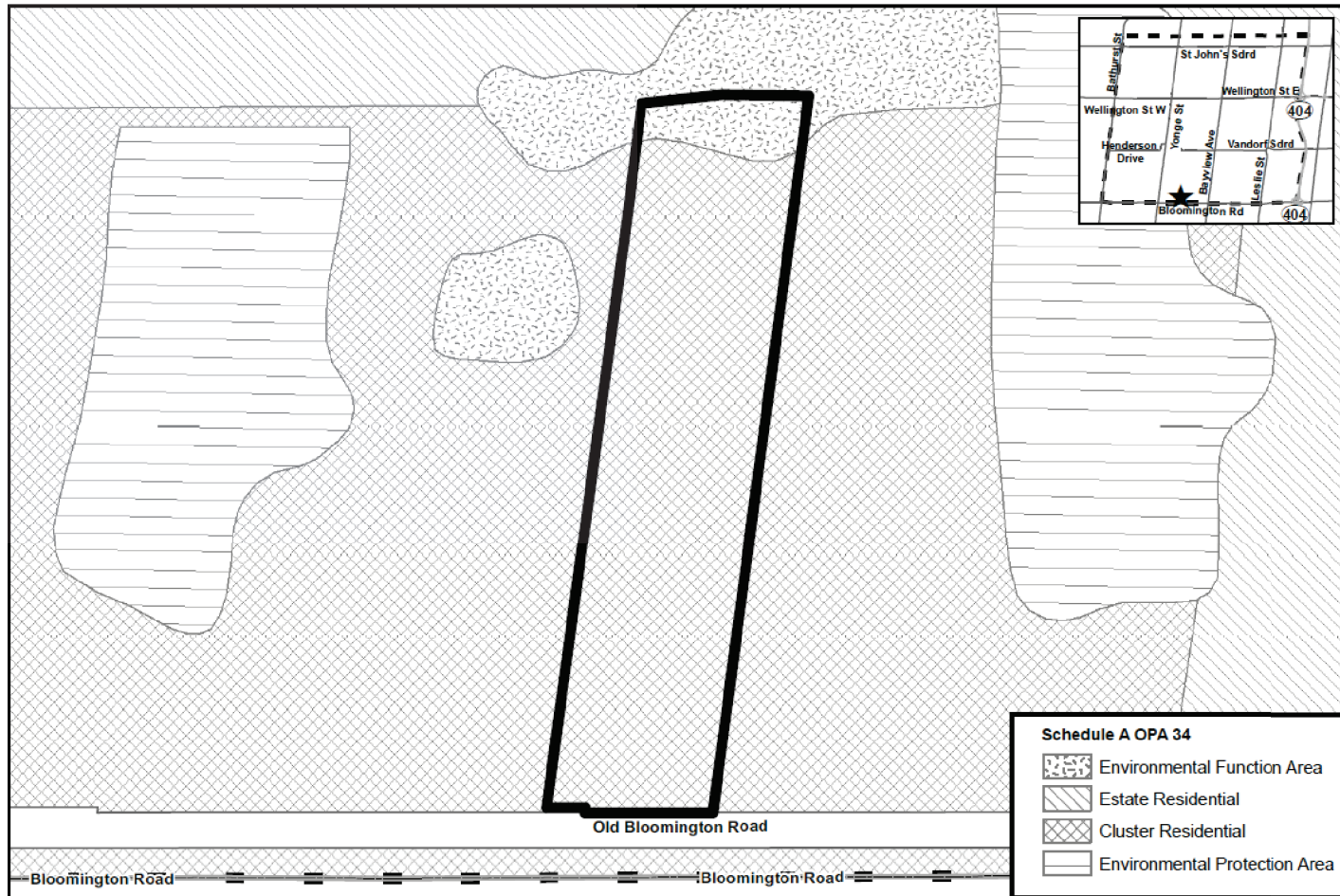


SUBJECT LANDS



Town Official Plan Designation (Schedule B)

- Suburban Residential
- Environmental Protection

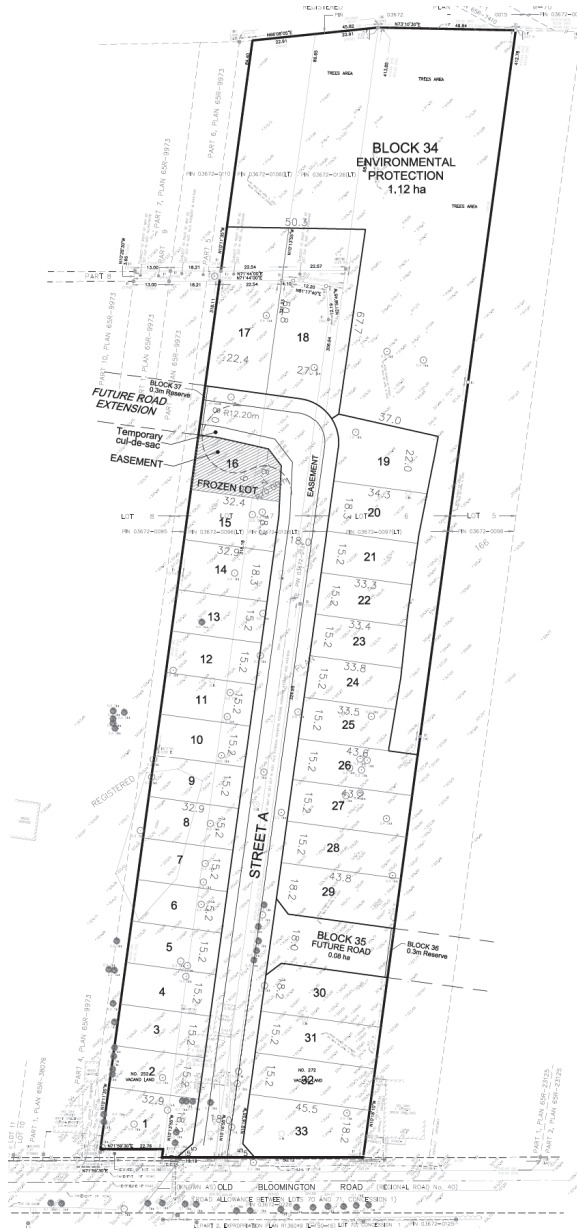


Yonge Street South Secondary Plan Designation

- Cluster Residential
- Environmental Function Area



- Estate Residential (ER) Zone
- Permits one single family dwelling



Comments received from the initial Public Planning Meeting:

- Density is too high;
- Proposed road connection to lands to the west might encroach onto existing environmental features;
- Lack of consultation with area residents;
- Other Block Plan related concerns.



Official Plan Amendment

- Reduced Density
- Amend development policies related to lot area, building coverage, etc.

Zoning By-law Amendment

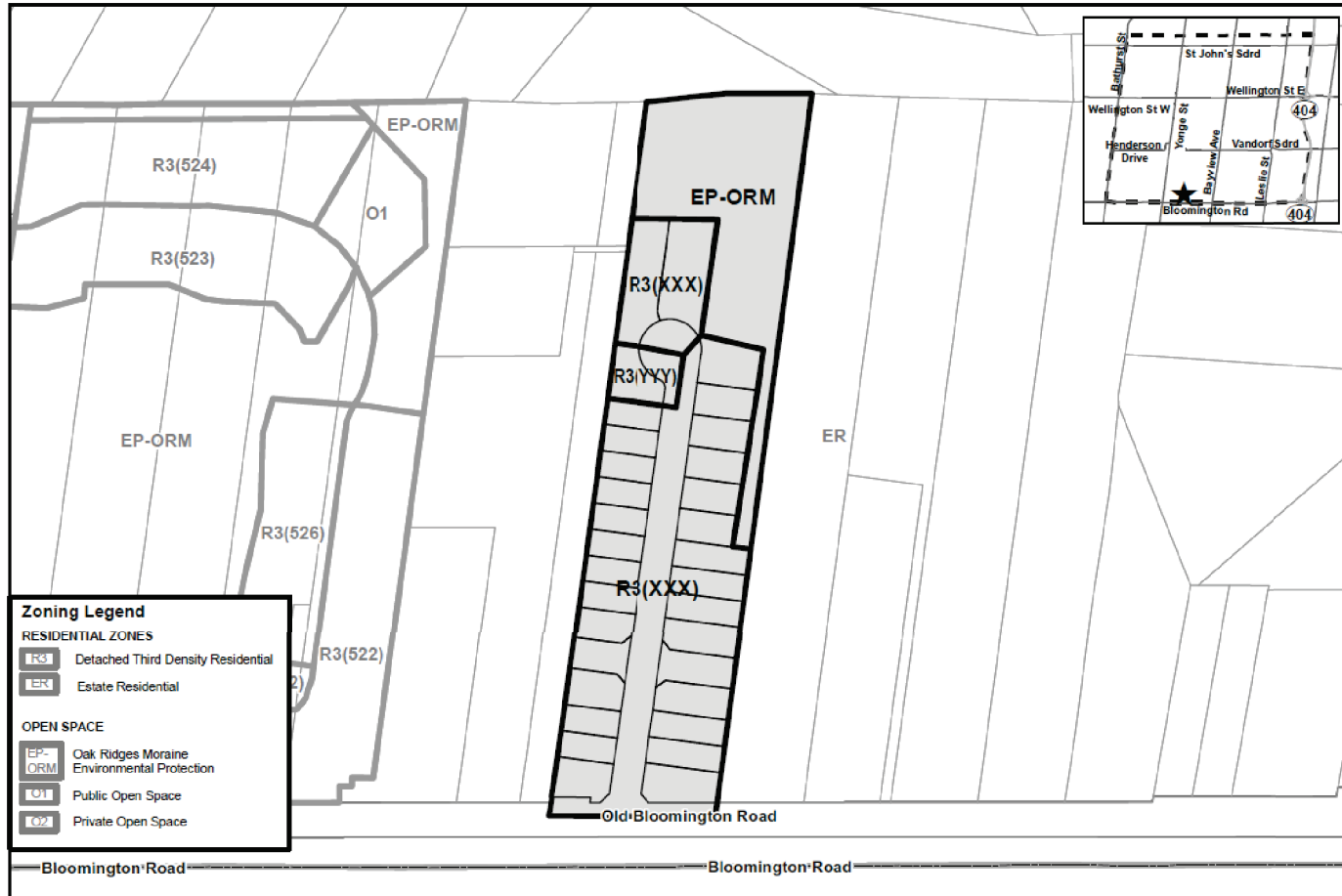
- Rezone to two site-specific R3 zones and EP Zone

Draft Plan of Subdivision

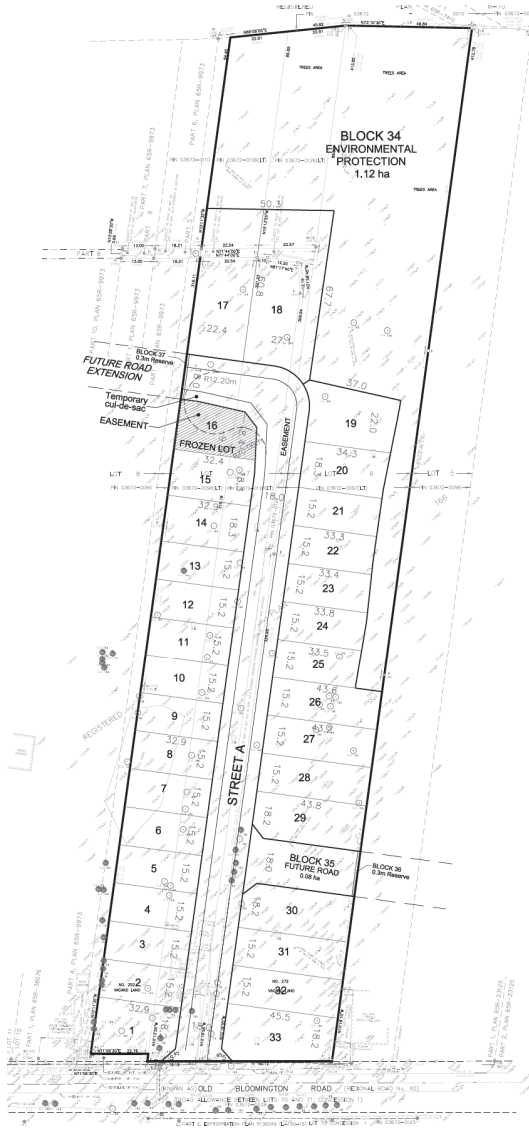
- Reduced lots, revised right-of-way, relocation of block reserved for future connection



	Previous	Revised
Gross Residential Density (5 units / ha)	8.5 units / ha	7.72 units / ha
Minimum Lot Area (0.2 ha / unit)	0.06 ha / unit	0.07 ha / unit
Maximum Net Developable Lands (25%)	71.5%	Unchanged
Maximum Impervious Area (15%)	36.8%	Unchanged
Maximum Building Coverage (12%)	25%	Unchanged



- Rezone to R3-XXX, R3-YYY and EP-ORM Zone
- R3-YYY zone will apply to lot 14 only, with slightly deviated zoning relief from R3-XXX to accommodate for the specific lot fabric



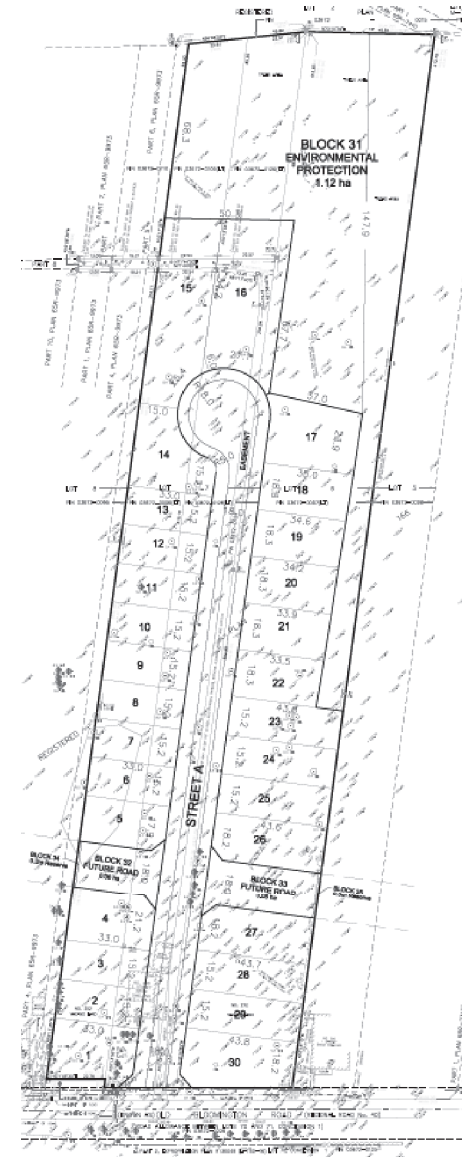
Previous

Revisions

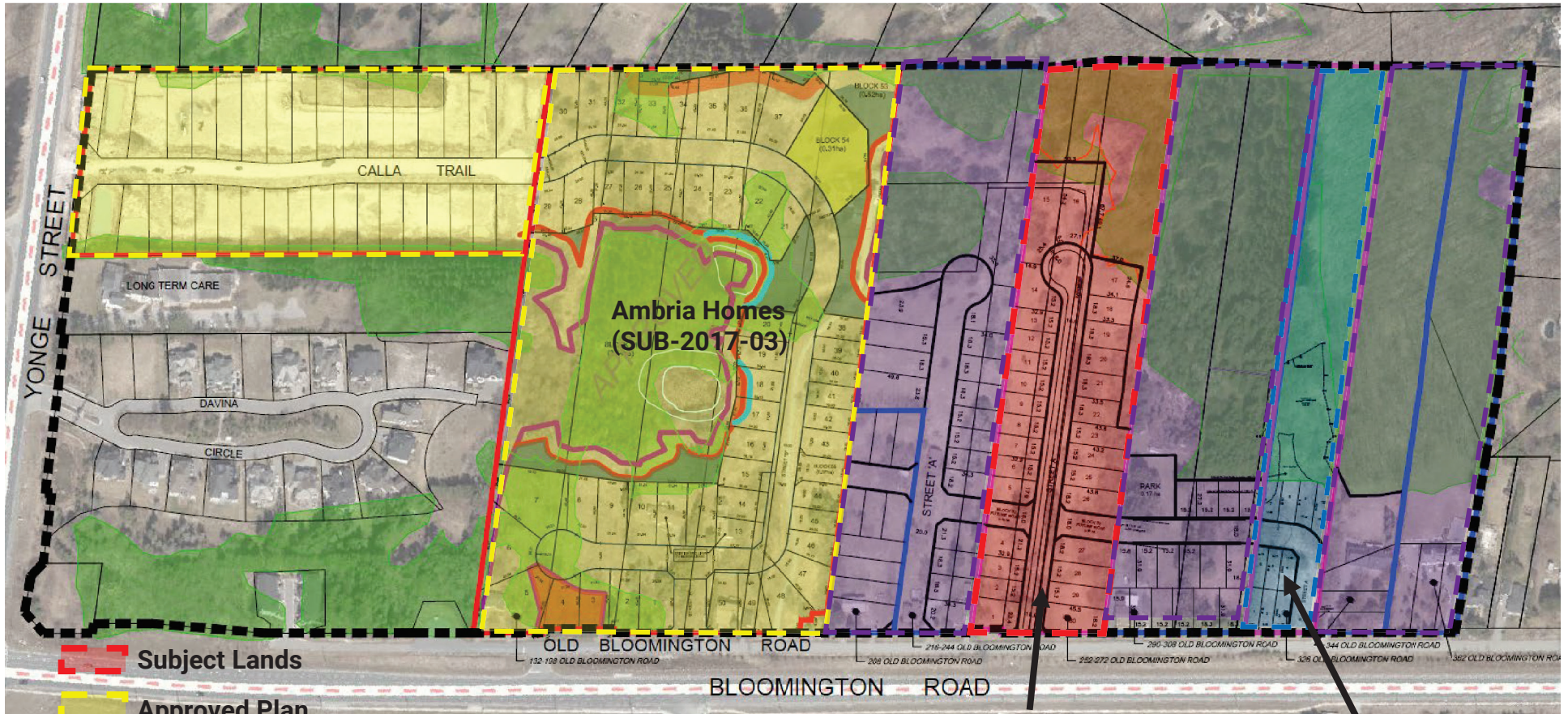
- 33 → 30 single detached lots
- Temporary → Permanent Cul-de-sac
- Relocated road connection to the west

Unchanged

- EP Block
- Road connection to the east



Revised



- Subject Lands
- Approved Plan
- Application under review
- Conceptual Plan

SUBJECT DEVELOPMENT
(252-272 OLD BLOOMINGTON) **326 Old Bloomington**
Road (SUB-2023-01)

Updated Block Plan shows the revised connection, reduced lots, etc.




A further review of the proposed applications has been undertaken by Town departments and public agencies since the initial public planning meeting. Following matters to be addressed:

- 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;**
- Comments to be received at this Non-Statutory Meeting**



Following review of comments received and revisions necessary, a recommendation report will be prepared for a future Committee of the Whole Meeting for Council's consideration.

All interested parties will be notified of any updates relating to the subject applications.



Following tonight's meeting,
questions and comments on this file
may be directed to:

Kenny Ng, Planner
365-500-3102
kng@aurora.ca