



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

Town of Aurora

Public Planning Report

No. PDS24-125

Subject: Application for Official Plan Amendment and
Zoning By-law Amendment
P.A.R.C.E.L. Inc.
14070 Yonge Street
PART BLOCKS A, B and G, PLAN M42, PART 3, 65R-5870 AND PARTS
3, 6, 7 AND 8, 65R-33710
File Number: OPA-2024-03; ZBA-2024-03

Prepared by: Felix Chau, Planner

Department: Planning and Development Services

Date: November 12, 2024

Recommendation

1. That Report No. PDS24-125 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 public with background information on the proposed Official Plan and Zoning By-law Amendment applications at 14070 Yonge Street (Figure 1 – Location Map).

The following is a summary of the development proposal:

- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the development of two five-storey condominium buildings consisting of one (1) residential apartment building totaling 180 units, and one (1) senior's lifestyle apartment building totaling 120 units.

- Previous site-specific Official Plan and Zoning By-law Amendments were approved for the subject lands, which permitted a wellness centre, medical office/clinic, an accessory pharmaceutical dispensary, an accessory nutritional use, a single detached residential unit, and an apartment building to a maximum of 20 units. Despite the planning approvals, the owner did not proceed with construction and the site remains largely vacant.
- A preliminary review of the proposed application has been undertaken by Town departments and public agencies, with those comments and any additional comments from the Public Planning Meeting to be addressed prior to a recommendation report being brought forward to Council.

Background

Application History

In 2008, the owner previously submitted applications Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) (OPA File Number D09-03-08 and ZBA File Number D14-14-08) for the subject property to facilitate the development of a health and wellness centre which included a wide range of medical-type uses, a 45-unit apartment building, and a single detached dwelling. The owner proposed a total of four buildings consisting of two and three storeys. These applications were refused by Council in January 2009.

The owner appealed this decision to the Ontario Municipal Board (OMB – now, the Ontario Land Tribunal). A pre-hearing on the matter was held in November 2010 and a settlement was reached shortly after as the owner revised their proposal. The policy was revised to permit the following: a wellness centre, medical office/clinic, an accessory pharmaceutical dispensary, an accessory nutritional use, a single detached residential unit, and an apartment building to a maximum of 20 units. A total of three buildings were agreed upon (see Figure 2 – Previously Approved Site Plan). Council accepted the revised proposal, and the OMB appeal was settled with Council endorsement of the OPA and ZBA in May 2011.

Subsequently in 2014, the owner submitted an application for Site Plan Approval to conduct further technical and detailed design review of the proposal. The Site Plan Application was approved with a Site Plan Agreement executed for the apartment building on August 18, 2021. Despite the approvals, the owner did not proceed with construction, and the site remains largely vacant.

In January 2024, the owner initiated a pre-consultation meeting request with Staff for the proposal at hand. A pre-consultation meeting for the subject applications was held with the owner in February 2024. The subject applications were then received and deemed complete by the Town in July 2024. The owner hosted a Community Information Meeting on September 5, 2024, to introduce the application to area residents and to obtain initial feedback. The meeting was attended by residents, representatives of the Town, the owner and their consulting team and the local Ward 4 Councillor.

Location / Land Use

The subject site is located at the southwest corner of Yonge Street and Elderberry Trail, north of Bloomington Road. The site has an approximate total area of 3.6 hectares (8.9 acres) with 140.0 metres of frontage along Yonge Street and 217.0 metres of frontage along Elderberry Trail. The site currently contains an abandoned building previously used as a presentation centre located on the northeastern corner of the site, the balance of the lands remains vacant.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Single detached dwellings and environmentally protected lands.

South: Ontario Provincial Police building, Ontario Natural Resources office, and Service Ontario building.

East: Single detached dwellings, including a new residential subdivision on Calla Trail comprising of 50 dwelling units.

West: Single detached dwellings.

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)

The subject lands are designated "Urban Area" by the YROP (Map 1). Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification. The planning vision for "Urban Area" is to strategically focus growth while conserving land and resources, and to create livable, accessible and complete communities. A primary goal of the YROP is to enhance the Region's urban structure through city building, intensification, and providing compact and complete vibrant communities.

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.

Portions of the north and southwest boundaries of the subject lands are identified to be within the “Regional Greenland System” (Map 2), and further identified to be within “Woodlands” (Map 5). Any proposed development or site alteration should be located outside of any key natural heritage features or key hydrologic features and their required vegetation protection zones (VPZ). Natural heritage features and their appropriate VPZ should be designated and rezoned for environmental protection accordingly.

Town of Aurora Official Plan (2024)

The subject lands have multiple designations within the Town of Aurora Official Plan (2024).

As shown on Schedule “A” of the Official Plan, the Regional Corridor includes properties that front onto Yonge Street. A portion of the property fronting Yonge Street is within the Regional Corridor (refer to Figure 3). 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.

The subject lands are designated as “Suburban Residential” in Schedule “B” of the Town’s Official Plan. Additionally, majority of the Subject Lands are identified under the Yonge Street South Secondary Plan (OPA 34) as Cluster Residential, with a portion within the northwest corner designated as Estate Residential, the southwest corner as Environmental Protection Area, and the south and southeast portion designated as Major Institutional (refer to Figure 3).

The Subject Lands are also identified in Schedule “H” – Site-Specific Policy Areas as Site-Specific Policy Area 41. Site-Specific Policy 41 (OMB approved in 2011) permits the following uses on the Subject Lands: a wellness centre, medical office/clinic, an accessory pharmaceutical dispensary, an accessory nutritional use, a single detached residential unit, and an apartment building (to a maximum of 20 units). Site-Specific Policy 41 also limits coverage to a maximum of 11% of the Subject Lands, 21% maximum developable area that can be disturbed, 10% impermeable surface, and a setback of a minimum of 45.0 m from the centreline of Yonge Street.

Zoning By-law 6000-17, as amended

The subject property is currently zoned “Holding Provision Institutional Exception Zone (H) I (391)”. As previously mentioned, this site-specific Institutional zone was approved in 2011 by the OMB to facilitate the development of three buildings on the subject lands. Permitted uses are tied to the specific buildings as follows:

Building A:

- Wellness Centre;
- Medical Office/Clinic;
- Accessory Uses;
- Accessory Pharmaceutical Dispensary; and
- Accessory Nutritional use.

Building B:

- One Apartment Building with a maximum 20 residential units.

Building C:

- One (1) detached dwelling unit.

Specific building setbacks and standards and parking requirements were established based on the development proposal (refer to Figure 4). However, these buildings were never constructed, as the lands remain largely vacant apart from the abandoned structure previously used as a presentation centre.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Official Plan and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Opinion Report	Malone Given Parsons Ltd.
Draft Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
Conceptual Site Plan	Tregebov Cogan Architecture
Urban Design Brief	Tregebov Cogan Architecture
Environmental Impact Study	Pinchin Canada
Butternut Health Assessment	Kuntz Forestry
Tree Preservation Protection and Replacement Plan	Kuntz Forestry

Report Name	Report Author
Geotechnical Study	Pinchin Canada
Hydrogeological Study	Pinchin Canada
Phase 1 Environmental Site Assessment	Pinchin Canada
Functional Servicing Report	Arcadis Professional Services (Canada) Inc.
Stormwater Management Report	Arcadis Professional Services (Canada) Inc.
Traffic Impact Study	GHD Ltd.
Addendum Traffic Impact Letter	GHD Ltd.
Noise and Vibration Impact Analysis	Acoustics Canada Ltd.
Stage 1 & 2 Archaeological Assessment	Archaeological Services Inc.

Proposed Applications

Proposed Official Plan Amendment

Below is a summary of the applicant's proposed amendments to the Town's Official Plan (refer to Figure 5):

- Amend the provisions of Special Policy 41 to facilitate the development of two (2) five-storey residential apartment buildings on the subject lands;
- Redesignate portions of the Subject Lands from "Estate Residential" and "Major Institutional" to "Cluster Residential", and from "Cluster Residential" to "Environmental Protection Area" on Schedule AA of the Yonge Street South Secondary Plan, and any associated land use Schedules;
- Refine the limits of the Natural Heritage System.

Proposed Zoning By-law Amendment

As shown in Figure 6, the applicant proposes to rezone the subject lands from "Holding Provision Institutional Exception Zone (H) I (391)" to "Second Density Apartment

Residential RA2 (XX) Exception Zone”, “Second Density Apartment Residential RA2 (YY) Exception Zone”, and “Environmental Protection (EP)”.

The Owner has submitted a draft Zoning By-law which is currently under review by staff. The applicant has drafted site-specific provisions, which rely on a future severance of the property to situate both buildings on its own individual lot. In preparing the proposed site design and zoning standards, the applicant has considered site constraints including the existing topography of the site. The following is a table to compare the difference between the parent “RA2” zoning requirements with the proposed “RA2 (XX)” and “RA2 (YY)” Exception Zones.

	Parent “RA2” Zone Standards	Proposed “RA2 (XX)” Exception Zone	Proposed “RA2 (YY)” Exception Zone
Minimum Lot Area	95 m ² per dwelling unit	75 m ² per dwelling unit (based on a site area of 13,936 m ²)	No amendment (based on a site area of 22,037 m ²)
Minimum Front Yard Setback	½ the height of the Main Building and in no case less than 9 m from the Street Line	7.0 m	No amendment
Minimum Interior Side Yard Setback	½ the height of the Main Building and in no case less than 6 m	10 m	10 m
Minimum Exterior Side Yard Setback	½ the height of the Main Building and in no case less than 9 m	6 m	No amendment
Maximum Lot Coverage	35 %	25 %	12%

	Parent "RA2" Zone Standards	Proposed "RA2 (XX)" Exception Zone	Proposed "RA2 (YY)" Exception Zone
Amenity Area	Any Apartment Residential Zone...which contains Apartment Dwelling Units... shall provide a minimum Amenity Area of Eighteen (18) square metres per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space.	Minimum Amenity Area of Eighteen (18) square metres per dwelling unit.	

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk "*". 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.

Furthermore, due to factors including the proposed severance and dual zoning resulting in smaller lot areas, and the increase in overall building footprint and associated vehicular drop off areas, the applicant has proposed to amend the maximum disturbed and impervious areas on the lots, implemented through the existing "(H) I (391)" zone.

Conceptual Site Plan and Elevations

Currently, the Applicant has not submitted a formal site plan application. As illustrated on Figures 7 and 8, the proposed development two (2) five-storey residential apartment buildings, intended to be developed over two phases: a condominium apartment building located along the Yonge Street frontage (Phase 1), and a lifestyle condominium apartment building, located internal to the Subject Lands (Phase 2). Vehicular driveway access to be shared by both buildings is proposed from Elderberry Trail. Each building features a circular driveway containing surface parking spaces, pickup/drop-off areas, and access to the two levels of underground parking. The two phases are intended to be severed into two separate parcels through a future severance application.

Phase 1 is the proposed five-storey, 180-unit residential condominium building at the corner of Yonge Street. Approximately 17,145 m² of Gross Floor Area (GFA) is proposed with a density of 1.23 FSI. The residential units will vary from one to three bedrooms with an average size of 80 m² per unit. Majority of the 270 parking spaces will be accommodated within two levels of underground parking. Surface parking is limited to 8

surface spaces with more visitor parking provided underground. Eight barrier free parking spaces are proposed. In addition, 50 bicycle parking spaces are proposed. To match the topography of the site, the building steps up towards the south wing, maintaining the five-storey profile. Rooftop outdoor amenity spaces are proposed. Ground-level patios and balconies are featured along the north, east, and south facades of the building.

Phase 2 is the proposed five-storey, 120-unit lifestyle condominium apartment building located centrally within the site. Approximately 13,150 m² of Gross Floor Area (GFA) is proposed with a density of 0.59 FSI. The residential units vary with most being one or two bedrooms, averaging 93 m² per unit in size. 165 parking spaces will be accommodated within two levels of underground parking, and 16 surface level parking spaces will be provided. Seven barrier free parking spaces are proposed. In addition, 40 bicycle parking spaces are proposed. Landscaped and amenity rooftop spaces in addition to a landscaped courtyard are proposed. Balconies are featured along all facades of the building.

Other Planning Considerations

As previously mentioned, the proposed zoning standards rely on a future consent application to sever the property. Both proposed buildings would be situated on its own lot. A consent application is required to be submitted and approved by the Committee of Adjustment prior to an approval of the subject Zoning By-law Amendment. This will determine the boundaries of the proposed "RA2 (XX)", "RA2 (YY)", and "EP" zones to implement the proposed zoning standards.

Analysis

Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. The following is a summary of matters that will require further review and discussions on:

- Conformity to the PPS, the Growth Plan, Regional and Local policies.
- Traffic considerations (ie. potential signalization) at the Yonge Street and Elderberry Trail intersection.
- Review and confirmation of the Environmental Impact Assessment with respect to adjacent woodland and associated vegetation protection zone limit

- Ensuring appropriate landscaping buffers are provided for the proposed development.
- Availability of municipal servicing capacity.

Public Comments

A Community Information Meeting (CIM) was held on September 5, 2024, at the Aurora Public Library. Questions raised by members of the public included the following, with the corresponding responses also provided:

- **Is a proposal of 300 residential units appropriate for the context of this site?**
While the subject property is largely surrounded by single detached dwellings and environmental features, the property is located along the Yonge Street Regional Corridor that envisions compact, pedestrian-scaled, street and transit-oriented development. Staff will continue to review all level of land use policies and consider the existing context of the area to determine the appropriateness of the of the unit count for this proposal.
- **Will the Yonge Street and Elderberry Trail intersection be signalized as part of this development?**
Yonge Street is a Regional Road and therefore the signalization of the intersection is at the discretion of York Region. However, Town Staff will work with Regional Staff and the applicant to determine if traffic signals are warranted at this intersection based on review of Regional and Town traffic standards.
- **How can the developer ensure that the seniors/adult lifestyle apartment building remain truly for seniors/adults?**
From a Zoning By-law perspective, the applicant proposes two (2) apartment buildings. The applicant proposes that one (1) of the apartment buildings will be geared towards seniors/adults through marketing and by providing seniors/adult-focused amenities and programs.
- **Will existing trees be removed? If so, will mature trees be replanted in its place?**
The applicant has not submitted a landscaping plan at this point. This is a requirement as part of the next submission. All existing vegetation that will be impacted or removed to facilitate this development must be reviewed and approved by the Town's Operations (Parks) Division. Accordingly, vegetation management initiative will be required to address tree inventory/assessments, tree removals, preservation of boundary trees to remain, and compensation

plantings for trees removed. Compensation plantings shall be in accordance with the Town's Tree Removal & Compensation policy.

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 Bylaw 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 received on June 24, 2024, and therefore, the applicant may appeal to the OLT after the date of October 22, 2024

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

A Notice of Public Planning Meeting was published in the local newspapers and posted on the Town's website. In addition, the notice was given by mail to all addressed property owners within a 120-metre radius of the subject lands. A Notice of the Public Planning meeting sign was also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

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 OPA and ZBA Applications 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 review and approval of the Official Plan and Zoning By-law Amendments, housing opportunities are created that collaborates 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 comments received. The applicant can address the comments and incorporate required revisions as appropriate. A recommendation report will then be prepared for a future General Committee meeting once the technical review is completed.

Attachments

- Figure 1 – Location Map
- Figure 2 – Previously Approved Site Plan
- Figure 3 – Existing Official Plan Designation
- Figure 4 – Existing Zoning By-Law
- Figure 5 – Proposed Official Plan Designations
- Figure 6 – Proposed Zoning By-law
- Figure 7 – Conceptual Site Plan

Figure 8 – Conceptual Elevations

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on October 31, 2024.

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer