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Town of Aurora
Committee of the Whole Report
No. PDS25-010

Subject: Application for Draft Plan of Common Elements Condominium Skale (15370 Leslie) Inc.
15370 Leslie Street
Block 1, Plan 65M-4743
File Number: CDM-2024-03
Related File Numbers: ZBA-2017-02, SP-2017-02, SUB-2019-02 and PLC-2024-03

Prepared by: Peter Fan, Planning Technician

Department: Planning and Development Services

Date: January 14, 2025

Recommendation

1. That Report No. PDS25-010 be received; and
2. That the Draft Plan of Common Elements Condominium Application File No. CDM-2024-03 to establish a common elements condominium road for 32 townhouses be approved, subject to the conditions attached hereto as Schedule "A" of this report.

Executive Summary

This report seeks Council's approval of a proposed Draft Plan of Common Elements Condominium application located at 15370 Leslie Street (the 'subject lands').

- The proposed application is to establish a freehold standard condominium corporation to manage the future common amenities, services and infrastructure for 32 freehold townhouses to be described in the Draft Common Elements Condominium Declaration.
- The proposed application is consistent with the related Provincial, Regional and local municipal policies.

- All circulated agencies are satisfied with the revisions and have no further comments.
- The proposed application was circulated to all internal and external agencies for review and comments. All circulated agencies are satisfied with the revisions and have no objections, subject to conditions of approval included as Schedule "A".

Background

Application History

The application for Draft Plan of Common Elements Condominium was submitted to the Town on October 17, 2024, and deemed complete on October 21, 2024.

The associated Plan of Subdivision application (SUB-2019-02) was approved on December 23, 2020 and the plan of subdivision to create one development block was subsequently registered. The Site Plan Agreement was entered into on June 16, 2022 to facilitate the development of 32 common elements condominium townhouses on a private condominium road and the Part Lot Control Exemption Application to create the 32 townhouse lots is currently under staff's review.

Location / Land Use

The subject lands are municipally known as 15370 Leslie Street and located on the west side of Leslie Street, north of the intersection of Wellington Street East and Leslie Street (see Figure 1). The subject lands have a lot frontage of approximately 58.3 m (191 ft) and lot area of approximately 1.12 hectares (2.8 acres).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Low-medium density residential.

South: Salvation Army Northridge Community Church

East: Leslie Street, Stormwater Management Pond and the Smart Centres Regional Commercial Centre; and

West: Stewart Burnett Park

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. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. 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 (including invasive species, climate change and recreational activities) and implementation.

Town's Official Plan / Aurora 2C Secondary Plan ('OPA 73')

The subject lands are located on Regional Road 12 (Leslie Street). The Town's planning vision for this area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. The subject lands are located within the 10-25 Year Wellhead Protection Area (WHPA-D) Zone. The subject lands are also located within 120 metres of a Regional Greenland System, and a wetland is identified at the northern boundary of the subject lands. The subject lands are not located within the Oak Ridges Moraine Conservation Plan (ORMCP) area.

The subject lands are designated "Urban Residential 2" by the Aurora 2C Secondary Plan (OPA 73). This designation permits townhouses and low-rise apartments with a maximum height of 6 storeys or 20 metres (whichever is less). This designation also permits density levels ranging from 35 and 50 units per net residential hectare. No amendments to OPA 73 are proposed.

Zoning By-law 6000-17, as amended

On June 25, 2019, Council adopted By-law Number 6189-19, which rezoned the subject lands from "Institutional (I) Zone" and "Rural RU (29) Exception Zone" to "Townhouse Dwelling Residential R8(511) Exception Zone", "Environmental Protection (EP) Zone" and "Private Open Space (O2) Zone" (See Figure 3). No further amendments to the Zoning By-law are proposed.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Draft Plan of Common Elements Condominium application:

Report Name	Report Author
Draft Plan of Condo	Schaeffer Dzaldov Purcell Ltd
Approved Site Plan	Kohn Partnership Architects Inc

Proposed Application

The applicant has submitted a Draft Plan of Common Elements Condominium application to establish a condominium road for the development of 32 townhouses.

As shown in Figure 5, the applicant has submitted a Draft Plan of Common Elements Condominium to establish a condominium road for the development on the subject lands, comprised of a total of thirty-two (32) townhouses, and a total of seventy-four (74) parking spaces. Figures 4 is the approved site plan.

Analysis

Planning Considerations

The proposed application is consistent with the PPS and conforms with the Growth Plan and the Lake Simcoe Protection Plan.

The subject lands are located within a Settlement Area, which is intended to be the area of focus for growth and development within the Province. The proposed development achieves the objectives of intensification within settlement areas, capitalizes on existing infrastructure, contributes to a range of housing stock within the Town, and avoids development patterns that result in environmental concerns. Staff is satisfied that the proposed application is consistent with the PPS.

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed application and has no objection to its approval as the detailed design for the subject development was reviewed and approved under the Site Plan application.

As such, staff are satisfied that the proposed Draft Plan of Common Elements Condominium Application is consistent with the PPS and conforms with the Growth Plan and the Lake Simcoe Protection Plan.

Department / Agency Comments

The proposed application was circulated to Town staff and external agencies and all are satisfied, subject to Conditions of Approval, attached hereto in Schedule "A".

The proposed application was circulated to all internal and external agencies for review and comments. The recommended conditions of approval are in place to ensure that the works related to the Draft Plan of Common Elements Condominium application are in accordance with the approved Site Plan. The Draft Plan of Common Elements Condominium will be registered once the conditions of approval have been fulfilled.

Public Comments

Planning Staff have not received comments from the public on the proposed planning application.

Advisory Committee Review

No Communication Required.

Legal Considerations

Section 9(2) of the Condominium Act, 1998 states that the requirements of the Planning Act that apply to a plan of subdivision apply to a plan of condominium with necessary modifications. Under the Planning Act, Council has 120 days to make a decision on subdivision applications before the Owner can appeal. Staff deemed the application complete on October 21, 2024; therefore, the applicant may appeal after the date of February 18, 2025.

Financial Implications

All applicable development fees and charges in this regard have been and will continue to be collected by the Town as required.

Communications Considerations

Applications for Common Element Condominiums do not require Notice of a Statutory Public Planning Meeting. The Town will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

In accordance with the *Planning Act*, applications for Common Element Condominiums do not require a statutory public planning meeting. The Town will inform the public of the information in this report by posting it to the Town's website.

Link to Strategic Plan

The proposed application supports the Strategic Plan goal of supporting an exceptional quality of life for all, by strengthening the fabric of our community. Through the addition of 32 townhouse units, housing is provided in accordance with the objective to collaborate with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Draft Plan of Common Elements Condominium application in accordance with the provisions of the Provincial Planning policies and the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Draft Plan of Common Elements Condominium is considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the Draft Plan of Common Elements Condominium application, subject to the fulfillment of the related conditions of approval.

Attachments

Schedule "A" – Conditions of Approval

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Approved Site Plan

Figure 5 – Proposed Draft Plan of Condominium

Previous Reports

Public Planning Report No. PDS20-007, dated January 21, 2020;
General Committee Report No. PDS19-047, dated May 21, 2020;
General Committee Report No. PDS18-097, dated September 11, 2018; and,
Public Planning Report No. PDS17-048, dated June 28, 2017.

Pre-submission Review

Agenda Management Team review on December 19, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer