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Town of Aurora
Committee of the Whole Report
No. PDS25-023

Subject: Revised Draft Approved Plan of Subdivision
Edenbrook (Aurora) Inc.
929 St. John's Sideroad
Part of Lot 25, Concession 2
File Number: SUB-2012-06
Related File Number: SUB-2012-04

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: February 11, 2025

Recommendation

1. That Report No. PDS25-023 be received; and
2. That the revised Draft Approved Plan of Subdivision, File SUB-2012-06 submitted by MEHI Planning Services as shown in Figure 5, be approved subject to the revised draft plan conditions contained in Appendix A.
3. That a total of six additional persons worth of servicing allocation be granted to facilitate the proposed two additional full lots in the Draft Plan of Subdivision.
4. That the revisions to the Draft Approved Plan of Subdivision conditions be deemed to be minor and therefore not require notice in accordance with Subsection 51(47) of the Planning Act, R.S.O. 1990, c. P.13.

Executive Summary

This report seeks Council's approval to revise an approved Draft Plan of Subdivision and conditions at 929 St. John's Sideroad (SUB-2012-06). The following are the proposed revisions:

- a) Include the existing residential dwelling (929 St. John's Sideroad) that fronts onto St. John's Sideroad
- b) Add one additional lot on the north side of the proposed street "B"
- c) Realign the proposed street "B" with the adjacent proposed subdivision (SUB-2012-04 – 1001 St. John's Sideroad) which resulted in two additional partial lots (Blocks 46 and 47 – Figure 5)
- d) Remove Block 44 (Future Development), and Block 46 and 47 (Road Widening) from the overall Plan of Subdivision (Figure 4)
- e) Remove the former Block 49 (0.3m reserve) on proposed street "B" (Figure 4)
- f) Administrative amendments to the approved draft plan conditions

There is no loss of environmental lands and no zoning by-law amendment is required as a result of this revision.

Background

Application History

On July 29, 2014 Council approved the subject Draft Plan of Subdivision for Edenbrook (Aurora) Inc. (SUB-2012-06, formerly D12-06-12) which included 33 full lots, 9 Future Residential blocks, 1 Open Space block, 1 Future Development block and other blocks related to walkways, road widening, 0.3 metre reserve and a minor land conveyance to a residential lot within an approved Plan of Subdivision to the south (Figure 4). At the July 2014 Council meeting, Council also assigned 42 units of water and sewage capacity allocation for the subject Plan of Subdivision.

In 2014, the applicant conveyed the 8.0 metres Road Widening (Blocks 46 and 47 on Figure 4) to York Region.

In 2021, the owner, Edenbrook (Aurora) Inc., acquired the lands immediately east of the subject lands (municipal known as 1001 St. John's Sideroad) from Luvian Homes (Aurora) Limited (SUB-2012-04).

In 2022, the Owner conveyed the future development block (Block 44 on Figure 4) to Enbridge Gas for the purposes of infrastructure improvements.

The applicant is now proposing to revise the Approved Draft Plan (SUB-2012-06) and related Conditions of Approval and develop it with the adjacent Draft Plan of Subdivision (SUB-2012-04).

Location / Land Use

The subject lands, municipally known as 929 St. John's Side Road, are located at the southeast corner of St. John's Side Road and Mavrillac Boulevard (see Figure 1). The subject lands have an approximate area of 3.4 ha (8.4 acre) with approximately 140.35 m (460.47 ft) of frontage along St. John's Side Road. The subject lands currently contain an existing detached dwelling with access onto St. John's Sideroad. Existing vegetation is located throughout the site, particularly in the northcentral portion where a watercourse is also located.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: St. John's Sideroad, Low density residential lots, stormwater management ponds
- South: Low density residential lots
- East: Vacant (subject to the related Draft Plan of Subdivision and Zoning By-law Amendment applications to facilitate the development of 27 single detached residential lots and 2 partial residential blocks)
- West: West Mavrillac, Low density residential 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 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 of Aurora Official Plan

As shown in Figure 2, the subject lands are situated over two secondary plans. The subject lands are designated 'Low – Medium Density Residential' and 'Linear and Other Open Space' in the Bayview Northeast Area 2B Secondary Plan (OPA 30). The northeast portion of the subject lands is designated 'Urban Residential 1' and 'Environmental Protection Area' in the Aurora Northeast Area 2C Secondary Plan (OPA 73). The proposed Draft Plan of Subdivision fronts onto St. John's Sideroad which is a Regional Road.

Zoning By-law 6000-17, as amended

Council approved the site-specific zoning By-law 5659-14 on September 9, 2014 to implement the approved Draft Plan of Subdivision on the subject lands. Figure 3 shows the zone categories applicable to the subject lands.

Reports and Studies

The applicant has submitted an updated functional servicing and stormwater management report and revised draft plan in support of the proposed revision to the draft approved plan.

Proposed Applications

Revised Draft Approved Plan of Subdivision

The applicant is proposing to revise the approved Draft Plan of Subdivision (see Figure 5) as follows:

- a) Include the existing residential dwelling that fronts onto St. John's Sideroad (Lot 35)
- b) Add one additional lot on the north side of the proposed street "B"
- c) Realign the proposed street "B" which resulted in two additional partial blocks (Blocks 46 and 47) to be merged with the adjacent proposed subdivision (SUB-2012-04 – 1001 St. John's Sideroad)
- d) Removed the former Block 44 (Future Development) because it was conveyed to Enbridge gas for infrastructure
- e) Removed the former Blocks 46 and 47 (Road Widening) from the overall Plan of Subdivision as the lands has been conveyed to York Region
- f) Removed the former Block 49 (0.3m reserve) on proposed street "B"

As a result of the modification, the revised Draft Plan will result in a total of 35 full lots and 12 partial blocks. As shown in Figure 5, Blocks 36-39 will be developed with the adjoining lands to the west (Block 25 on Plan 65M-4037) owned by Mattamy Homes. Blocks 40-45 will be developed with the adjoining lands to the south (Blocks 124, 125 and 126 on Plan 65M-4075 (Metrus Properties)). Block 46 and 47 are proposed to be developed with the adjoining lands to the east, being Blocks 28 and 29 on the related proposed Draft Plan of Subdivision (SUB-2012-04).

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

Proposed Land Use	Block #	Area (ha)
Single detached residential lots	Blocks 1 - 35	1.59
Future residential part lots	Blocks 36 - 47	0.25
Environmental Protection Block	Block 48	1.06
6.0 Walkway	Block 49	0.04
Internal road		0.46
Totals		3.40

Analysis

Planning Considerations

In general, the applicant seeks to revise the previously approved Draft Plan of Subdivision to incorporate an additional two lots. A majority of the proposed development is located within R2 (438) and R4 (439) which permits low density residential development. A review of the site-specific zoning by-laws confirms that the additional lots are permissible within the current zoning framework, and in compliance with relevant development standards, including lot size, frontage, and setbacks.

Compatibility with Surrounding Land Uses

The revised subdivision plan is in keeping with the character of the surrounding area. The proposed lots align with the existing development patterns of the neighborhood, ensuring that the additional 2 lots will not create any adverse impacts on the surrounding properties. It is Planning Staff's opinion that the additional 2 lots is considered as a minor revision to the approved Draft Plan of Subdivision.

Infrastructure and Services

Staff circulated the proposed revisions to York Region and the Town's development Engineer. Staff has no concerns that the current infrastructure is sufficient to accommodate the additional two lots. In terms of servicing allocation, Staff recommends allocating 6 additional persons worth of allocation to complete this Draft Plan of Subdivision. Allocation for the 2 partial blocks (46 and 47) will be assigned as part of the adjacent draft plan of subdivision (SUB-2012-04). Given that the proposed

road access has not changed, York Region completed a comprehensive review of the road access and have no concerns. York Region is recognizing the existing dwelling's vehicular access of St. John's Sideroad and municipal servicing for the existing dwelling will have to go through the proposed lot 19 to proposed Street "A".

Environmental Considerations

The additional 2 lots do not impact or alter the approved Environmental Protection block. As a result, the 1.06 ha of Environmental Protection block will remain the same. The proposed revision does not negatively impact the environmental features in the approved Draft Plan of Subdivision.

Traffic Impact and Parking

The Town's Traffic Analyst has reviewed the proposed revisions and concluded that there are no concerns with the vehicular traffic resulting from the addition of two lots. The existing road network's capacity can accommodate the traffic flows and remain safe and efficient. Parking provisions for the additional lots will be able to comply with the municipal parking requirements.

Overall, it is Planning Staff's opinion that the proposed revised draft approved plan of subdivision is considered to be a minor alteration to the previously draft approved plan. The proposed revision to the subdivision plan, including the addition of two lots, is considered appropriate in light of the existing zoning, surrounding land uses, and infrastructure capacity. The delineated environmental protection boundary has been maintained, ensuring the protection of adjacent environmental integrity. Town traffic analyst and York Region Transportation staff have reviewed the revised draft plan and concluded that there is no additional traffic impact resulting from the additional units within the subdivision. Servicing capacity is also readily available to provide the additional two units worth of servicing allocation.

It is recommended that the revised draft plan be approved, subject to the proposed revised conditions to reflect infrastructure upgrades, environmental protection, and final design adjustments to ensure the development is in line with both local planning policies and community expectations.

Department / Agency Comments

All external agencies and Town staff have completed their review and have no objections to the approval of the subject application

Department/Agency	Comments
Building Division	No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Transportation/Traffic	No objections.
York Region	No objections.
LSRCA	No objections.

The appropriate conditions of draft plan approval have also been included, as listed in Appendix B.

Public Comments

Staff has not received any public comments on the proposed revision to the Draft Approved Plan of Subdivision and Draft Approved Plan of Subdivision Conditions.

Advisory Committee Review

Not applicable.

Legal Considerations

Subsection 51(44) of the Planning Act, allows a municipality to revise draft plan of subdivision conditions at any time prior to the registration of a plan of subdivision. Subsection 51 (47) of the Planning Act states that the municipality is not required to give written notice of the revised conditions if, in the opinion of the municipality, the change to the conditions are considered minor. In this case, staff are of the opinion that the changes are minor. Even if deemed minor, any of the revisions to the draft approved conditions may be appealed by the applicant.

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

No Communication required.

Climate Change Considerations

The application supports the climate change objectives from the Community Energy Plan and Town Official Plan through actions conducted during the application process, such as conducting a peer-reviewed Natural Heritage Evaluation to ensure protection of local features, employing Low Impact Development (LID) measures and high efficiency, low-flow fixtures, as well as providing new and enhanced native landscape plantings.

Link to Strategic Plan

The draft approved plan of subdivision supports the Strategic Plan Goal of Supporting environmental stewardship and sustainability and the objectives of encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives. The goal and these objectives are supported through the plan of subdivision process by conducting detailed analysis and evaluation of natural features, as well as identifying means of securing, protecting and enhancing those features both during the development process and after the site is built.

Alternative(s) to the Recommendation

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

Conclusions

Planning and Development Services reviewed the proposed Revised Draft Plan of Subdivision for Edenbrook (Aurora) Inc. at 929 St. John's Side Road in accordance with the provisions of Provincial, Regional and Town policies and development standards. The revised Draft Plan of Subdivision is considered to be in keeping with the development standards of the Town. The proposal represents good planning and staff recommend approval of the revised approved Draft Plan of Subdivision and Conditions of Approval.

Attachments

Appendix A – Red-lined Draft Plan of Subdivision Conditions of Approval

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Draft approved Plan of Subdivision

Figure 5 – Revised Draft Plan of Subdivision

Previous Reports

Council Report No. PL-14-055, July 29, 2014

Pre-submission Review

Agenda Management Team review on January 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer