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Town of Aurora

General Committee Report

No. PDS21-074

Subject: Application for Site Plan and Lifting of the Holding Symbol
460 – 480 William Graham Drive
Block 5, PLAN 65M-4442
File Number: SP-2020-07
Related File Number: OPA-2017-04, ZBA-2016-12

Prepared by: Rosanna Punit, Planner

Department: Planning and Development Services

Date: June 15, 2021

Recommendation

1. That Report No. PDS21-074 be received;
2. That Site Plan Application File SP-2020-07 to permit the construction of a seven (7) storey building with 125 independent living units be approved, in principle, subject to the following conditions:
 - a. That all outstanding comments and requirements of the Town and external agencies be addressed to the satisfaction of the Director of Planning and Development Services, prior to execution of a site plan agreement;
 - b. That the Owner enters into a Site Plan Agreement with the Town to address requirements of the Town and external agencies, including but not limited to, the provision for payment by the Owner of all applicable fees, securities, and any other financial obligations; and,
3. That a Zoning By-law Amendment to remove the (H) Holding Symbol be approved and that the amending By-law be presented for enactment at a future Council Meeting.

Executive Summary

This report seeks Council's approval in principle of the Site Plan Application File: SP-2020-07 to permit the construction of a seven (7) storey apartment building and Council's approval to remove the (H) Holding symbol from the "Holding – Second Density Apartment Residential Exception 424 (H) (RA2-424) Zone".

- The applicant submitted a Site Plan Application to permit the construction of a seven (7) storey apartment building marketed to seniors with one level of underground parking, 125 independent living units in the Phase 3 of Meadows of Aurora Retirement Complex.
- Conditions for Removal of the (H) Holding Symbol have been addressed.
- The proposed application is consistent with the Provincial Policy Statement and conforms with the Growth Plan.
- The proposed application conforms to the Aurora 2C Secondary Plan (OPA 73).
- Staff are satisfied with the Building and Site Design.
- Internal departments and external agencies are satisfied with the proposal.

Background

Location/Land Use

The subject lands are located north of Wellington Street at the intersection of Leslie Street and William Graham Drive. The lands are approximately 1.01 hectares (2.51 acres). The properties are located on the south side of William Graham Drive, municipally known as 460 and 480 William Graham Drive (see Figure 1).

The subject lands are irregularly shaped and form a development block within the York Region Christian Seniors' Home Inc. landholding and are currently vacant. The property grade drops from north to south creating a grading complexity within the subject site. The rear of the building (south facing) is located adjacent to an Environmental Protection Area and is not directly abutting a residential zone.

Surrounding Land Uses

The surrounding land uses are as follows:

North: medium density housing;

South: Open space and valley lands;

East: Vacant, future Phase 4 Christians Seniors' apartment housing development;

West: Phase 2 Christian Seniors' retirement complex.

Policy Context

Provincial Policies

All Planning 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. 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. Existing mapping indicates that the subject lands are currently outside of an area that is regulated by the LSRCA under Ontario Regulation 179/06. Accordingly, a permit from the LSRCA under Ontario Regulation 179/06 is not required prior to development or site alteration occurring on the property.

York Region Official Plan (YROP)

The subject lands are designated as "Urban Area" within the York Region Official Plan. York Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable, lively communities. Under the York Region's Official Plan, one regional urbanization goal is to enhance the Region's urban structure through city building, intensification and compact, complete communities.

Aurora 2C Secondary Plan Area (OPA 73)

As illustrated on Figure 2, the subject lands are designated “Urban Residential 2 (UR2)” by Official Plan Amendment No. 73. The UR2 designation permits street, block, stacked and back-to-back townhouse dwellings, small plex-type (e.g. quattroplex) multiple unit buildings and small scale/low-rise apartments. The maximum permitted height in the UR2 designation is 7 storeys.

Zoning By-law 6000-17, as amended

As illustrated in Figure 3, the subject lands are zoned “Holding - Second Density Apartment Residential – (H)RA2(424)” by the Town of Aurora Zoning By-law 6000-17, as amended. The site plan conforms with the approved zoning standards for the subject lands.

The By-law states that prior to passing a by-law to remove the (H) Holding Symbol from the subject lands the Town of Aurora shall be satisfied that the following conditions shall be complied with:

- i) the Town of Aurora has approved a transfer of allocation to this development that is not dependent upon the completion of infrastructure; or York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration, or the Regional Commissioner of Environmental Services has confirmed servicing allocation for this development by a suitable alternative method and the Town of Aurora has allocated the capacity for the development;
- ii) that there is adequate transportation services available to accommodate the draft plans of subdivision or any phase thereof;
- iii) the removal of the “H” represents logical and orderly progression of the development; and,
- iv) compliance with the relevant policies of the 2C Secondary Plan (OPA 73).

Reports and Studies

The Owner submitted the following materials in support of the subject Applications:

Report Name	Report Author
Site Plan, Floor Plans, Elevations, Roof Plan	O.C.A. Architects Inc.
Site Grading, Servicing, Erosion & Sediment Control Plan	SCS Consulting Group Ltd.
Stormwater Management Compliance	SCS Consulting Group Ltd.
Landscape Plans	Land Art Design Landscape Architects Inc.
Urban Design Brief	O.C.A. Architects Inc.
Letter in Support of the Hold Removal	Malone Given Parsons
Pond Recharge Assessment	R.J. Burnside Associates Ltd.
Lighting Plan	Trace Engineering Ltd.
Geotechnical Investigation	WSP

Proposed Applications

The applicant has submitted a Site Plan Application to permit the construction of a seven (7) storey apartment building for Seniors with one level of underground parking, 125 independent living units in the Phase 3 of Meadows of Aurora Retirement Complex.

The applicant is proposing to construct a seven-storey apartment building for seniors consisting of 125 independent living units (see Figure 4). As mentioned, the grade slopes downwards from north to south creating a grading complexity for the site. The natural topography has been preserved in the site design of all the buildings within the complex. The amenity floor has direct access to the south trail network as a result of the site grade.

The building is setback from William Graham Drive in order to prevent shading onto the existing townhouse development on the north side of William Graham Drive. Upon completion, the entire complex will be connected by an interior 'Village Street' designed to provide barrier free access to each building, allowing safe access to the amenities for all patrons of the building.

The following amenities are being provided for Phase 3: multi-purpose hall, theatre/chapel, book club/craft room, potting room, fitness centre and bistro. These spaces will be accessible via the Village Street. All ground floor units are provided with extended amenity space, enclosed porches for the units facing north and raised terrace

for units facing south. All units above the ground floor are provided with balconies. Additionally, the overall design of Phase 3 includes a number of outdoor recreation spaces, patios and seasonal gardens along the south side of the building, as well as landscaped area with a gazebo on the north-west corner.

The exterior treatment and materials are consistent with the previously constructed phases of the development. The mechanical equipment contained within the mechanical penthouse as well as the buildings cooling tower and generator will be concealed in a screened structure, similar to previous phases (see Figures 5-8).

As previously stated, an application for a zoning by-law amendment to lift the (H) Holding Symbol was also submitted to The Town.

Conditions for Removal of (H) Holding Symbol have been addressed

A summary of the removal of the Holding provision is addressed below:

- i) The Aurora 2C Landowners Group and the Town of Aurora have confirmed that there is sufficient allocation for the construction of the development.
- ii) Major collector roads such as William Graham Drive, Holladay Drive and Thomas Phillips Drive were draft approved within the Phase 1 lands, enabling access to school sites, parks and the proposed development. This is satisfactory to the Town.
- iii) Staff are satisfied that the lifting of the "(H)" represents a logical and orderly progression of the development.
- iv) The application is in compliance with the 2C Secondary Plan (OPA No. 73) related policies such as phasing, availability of servicing and the holding zone policies.

Overall, Planning Staff are satisfied that the Holding conditions as identified above have been satisfied and that a by-law to remove the '(H)' Holding symbol may be passed by Council. As a condition of Site Plan Approval, a letter from the Trustee is required confirming that the applicant is in good standing and has satisfied all obligations of the Landowners cost share agreement. In addition, York Christian Seniors have paid their full share of the parkland dedication (up to 430 units) through the group's agreement with the Town.

Analysis

Planning Considerations

The proposed application is consistent with the Provincial Policy Statement and Places to Grow Plan.

It is Planning Staff's opinion that the proposed site plan application is consistent with the PPS. The site plan application supports development of strong communities through the promotion of efficient land use and development patterns. The proposed development will occur within a built-up area to maximize the efficient use of the land. The building will be connected to the existing municipal infrastructure, which maximize efficiency. The independent living units for seniors provide for a specific housing type which contributes to the range of housing type within the overall OPA 73 land area.

The Growth Plan requires the vast majority of growth be directed to delineated built-up areas with transit services to support the achievement of complete communities. The subject lands are located within an existing residential area. A York Region transit stop is located on William Graham Drive directly in front of the proposed building. The proposed development makes efficient use of the lands, providing for residential units for retirement purposes. Staff are satisfied that the proposed applications is consistent with the policies of the Provincial Growth Plan.

The proposed application conforms to the Aurora 2C Secondary Plan (OPA 73)

The site plan application is for a seven storey, 125 independent living retirement units, which is permitted in the "Urban Residential 2 (UR2)". The intent of the UR2 designation is to promote well-designed and transit supportive housing forms in proximity to community recreational and convenience commercial facilities. Staff are satisfied that the proposed development meets the intended function of the Aurora 2C Secondary Plan Area (OPA 73) and is compatible with the surrounding land uses. In accordance with the Aurora 2C West Secondary Plan Area Urban Design Guidelines (December 2012), the site plan must be submitted for review and approved by the control architect.

Staff are satisfied with the Building and Site Design

Applications within the 2C West Secondary Plan Area are subject to Urban and Architectural Design Guidelines. The site plan and elevations are to be reviewed by the control architect, which is The Planning Partnership. The Planning Partnership is

satisfied with the elevations noting that Phase 3 is consistent with the style, proportions and materials of Phases 1 and 2.

The control architect is satisfied with the high quality, complementary and material palette that enhance the design and help further articulate the elevations. The building's base, middle and top are clearly differentiated by using different textures and colours. Additionally, cornices, door and window surrounds, decorative panels and main entry detailing are consistent with those of the other phases.

The control architect preferred to have the building placed closer to the street edge of William Graham Drive and for surface parking to be located at the rear. The rationale with the relocation is to achieve additional green space for the development and provide more landscaped amenity for the residents. Planning staff prefer to site the building at its current location on the site plan. The building is consistent with the existing buildings (Phases 1 and 2) and provides direct access to the trails and the open space area to the rear of the property (see Figure 9).

Due to the sloping nature of the property, staff prefer to avoid any retaining walls which may eliminate the view to the open area to the rear of the property. Staff are also mindful of the existing townhouse development to the north of William Graham Drive, moving the building closer to the street line may result in shadowing effects for the existing residents. The control architect has agreed to sign the plans noting that a final urban design review was completed at the request of the Town to their satisfaction.

Department/Agency Comments

Internal departments and external agencies are satisfied with the proposal

The proposed applications were circulated to Town staff and external agencies for review and comment. In general, all circulated staff agencies are satisfied with the proposal. Outstanding minor technical comments will be addressed prior to execution of a site plan agreement.

Parks

The proposed development enhances the site with amenity features which includes a number of outdoor recreation spaces, patios and seasonal gardens along the south side of the building, as well as a landscaped area with a gazebo at the north-west corner. The site offers access to the south trail network. The Operations Division has reviewed the application and is satisfied that the proposed landscape works satisfies the Town's Landscape Design Guidelines.

Lake Simcoe Regional Conservation Authority (LSRCA)

The LSRCA has no objection to the applications for lifting the Holding 'H' Symbol and Site Plan Approval. The block specific stormwater management design is consistent with the approved approach for the subject lands. Targets for infiltration volume for the block are met and the water balance assessment have been addressed to the satisfaction of the LSRCA, in accordance with the Lake Simcoe Protection Plan Water Budget Offsetting Policy for LSPP 4.8-DP and 6.40-DP. As mentioned earlier, the Ontario Regulation 179/06 does not apply to the subject lands. A permit from the Lake Simcoe Regional Conservation Authority will not be required prior to any development taking place. The LSRCA has provided conditions to be included in the site plan agreement.

Accessibility

The Town's Accessibility Advisor reviewed the site plan on behalf of the Accessibility Advisory Committee in accordance with the Accessibility for Ontarians with Disabilities Act in order to encourage barrier free access.

Transportation

Transportation staff reviewed the materials submitted with the application and are satisfied that the proposed development meets all applicable traffic requirements. Specifically, the truck auto-turn diagrams were reviewed to ensure safety of the residents and the loading area.

Central York Fire Services

Central York Fire Services (CYFS) has confirmed that the proposed site plan satisfies all fire requirements and therefore have no objection to the application.

York Region

The Town received a sign off from the Region dated May 5, 2021 indicating they have no objection to the approval of the application. The Region has confirmed that they have no conditions to be added to the Town's site plan agreement.

Engineering

The Town engineer has signed off on the application; noting that the water balance and stormwater design were reviewed as part of the overall subdivision design. Infrastructure to service the site will be provided to the property line and no external

servicing is required. Fees associated with the engineering works will be provided in the site plan agreement.

Public Comments

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

Advisory Committee Review

Not applicable.

Legal Considerations

In accordance with section 41 of the *Planning Act*, the owner may appeal a site plan application if Council fails to approve the application within thirty (30) days of the application being submitted. The owner may also appeal any of the Town's conditions, including the terms of a site plan agreement. There is no right of appeal for any other person. If Council approves this application, Legal Services will review any agreements required to implement final approval.

Financial Implications

Upon execution of this Site Plan agreement, all applicable fees and securities will be collected relating to this development.

Communications Considerations

Site plan applications submitted under Section 41 of the Planning Act do not require public notification or a statutory public meeting. All planning applications are listed on the Town's website through the Planning Application Status List, which is reported to Council and updated on a quarterly basis.

Link to Strategic Plan

The proposed Site Plan Application supports the Strategic Plan goal of supporting an exceptional quality of life for all and enabling a diverse, creative and resilient economy.

The relevant supporting objective include: Strengthening the fabric of our community

and promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business. Staff are satisfied that the site plan application is consistent with the objectives of the Provincial Policy Statement.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Planning and Development Services have reviewed the proposed Site Plan Application in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. All comments from internal departments and external agencies have been addressed by the applicant. The proposed site plan application is considered to be in keeping with the development standards of the Town.

In addition, the conditions for lifting the holding provision have been satisfied. Planning staff recommends approval of the site plan application in principle and that Council approve an amendment to the Zoning By-law to lift the Holding symbol.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Site Plan
- Figure 5 – Elevations - North
- Figure 6 - Elevations – South
- Figure 7 – Elevations – East
- Figure 8 – Elevations - West
- Figure 9 – Site Plan Overall

Previous Reports

- General Committee Report No. PBS17-071, dated September 19, 2017
- General Committee Report No. PBS18-019, dated February 20, 2018

Pre-submission Review

Agenda Management Team review on May 27, 2021

Approvals

Approved by David Waters, MCIP, RPP, PLE, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer