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Town of Aurora

General Committee Report

No. PDS20-066

Subject: **Application for Site Plan Approval
Luxury Railings Ltd.
125 Engelhard Drive
File Number: SP-2019-11**

Prepared by: Sean Lapenna, Planner

Department: Planning and Development Services

Date: November 3, 2020

Recommendation

1. That Report No. PDS20-066 be received;
2. That Site Plan Application File SP-2019-11 to permit the development of a new industrial building, be approved in principle, subject to the following conditions:
 - a. Resolution of all outstanding comments and requirements from internal departments and external agencies including the Region of York and the LSRCA, to the satisfaction of the Director of Planning & Development Services, prior to execution of a site plan agreement; and,
 - b. Execution of a site plan agreement.

Executive Summary

- The proposed Site Plan conforms to the Town of Aurora Official Plan;
- The proposed Site Plan conforms to the Town's Comprehensive Zoning By-law;
- The proposed Site Plan conforms to the Oak Ridges Moraine Conservation Plan;
- Planning Staff are satisfied with the Site Design and Building Elevations;
- Planning Staff recommend that the Site Plan application be approved in principle, subject to conditions. Final technical matters will be addressed prior to execution of the site plan agreement.

Background

Application History

The Site Plan Application was submitted to the Town on December 13, 2019. The applicant made a resubmission on August 5, 2020 and then again on September 29, 2020 to address and respond to the comments issued by the Town and commenting agencies.

Location / Land Use

The subject property, municipally known as 125 Engelhard Drive, is located south of Wellington Street East, east of Industrial Parkway South, and north of Vandorf Sideroad (Figure 1). The property has a lot area of approximately 15,312.10 m² (3.78 acres) and a lot frontage of approximately 104.61 m (343 ft). The property is a vacant lot.

Surrounding Land Uses

The surrounding land uses are:

North: Engelhard Drive and Employment lands
South: Residential and Employment lands
East: Engelhard Drive and Employment lands
West: Industrial Parkway South and Employment lands

Policy Context

Provincial Policies

All development applications shall have regard for the Provincial Policy Statement (PPS), which 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 (The Growth Plan) is a guiding document for growth management within the Greater Golden Horseshoe Area. The Growth Plan provides a framework which guides land-use planning.

The Lake Simcoe Protection Plan (LSPP) provides policies which address aquatic life, water quality and quantity, shorelines and natural heritage, other threats and activities (invasive species, climate change and recreational activities) and implementation.

The Oak Ridges Moraine Conservation Plan (ORMCP) provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions.

York Region Official Plan

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 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.

Town of Aurora Official Plan

As illustrated on Figure 2, the subject lands are designated 'Existing Employment - General Industrial'. This designation applies to the existing, older industrial areas in the Town including areas fronting Industrial Parkway North and South. Permitted Uses include manufacturing, assembly, fabrication, processing, warehousing, storage of goods and materials, transportation, transit and railway related uses, automotive repair facilities, public garages, utilities and wholesaling, printing establishments and limited accessory office and retail uses.

Zoning By-law 6000-17, as amended

The subject lands are zoned 'General Employment (E2)' under Town of Aurora Zoning By-law 6000-17, as amended (Figure 3). This zone permits Industrial Uses, Warehouses, Offices, Service shops, Commercial Self Storage Facilities, Food Processing Establishments and a Contractors Yard.

Reports and Studies

The Owner submitted the following documents as part of a complete Site Plan Application:

Report/Drawing Name	Report/Drawing Author
Site Plan	Cityscape Design Innovation Inc.
Building Elevations	Cityscape Design Innovation Inc.
Landscaping Plan	Cityscape Design Innovation Inc.
Stage 1 and 2 Archaeological Assessment	AS& G Archaeological Consulting
Stormwater Management Brief	Schad Engineering
Traffic Management Plan	CGC Consulting

Proposed Application

Proposed Site Plan

As illustrated in Figure 4, the site plan proposes an industrial building which is intended to accommodate a food processing operation. The building will include a cold storage component and is intended to be used for the preparation and wholesale distribution of produce (fruits and vegetables). The new business will employ about 60 people.

A total Gross Floor Area of approximately 5,211.30 m² (56,094 ft²) is proposed with a lot coverage of approximately 34%. A total of 105 parking spaces are proposed which includes 5 barrier free parking spaces. An area for outdoor storage is proposed in the rear (west) yard.

Analysis

Town of Aurora Official Plan

The proposed Site Plan conforms to the Town of Aurora Official Plan

The subject lands are designated 'Existing Employment - General Industrial'. This designation is intended to ensure the long-term protection and continued evolution of existing, older industrial areas. The proposed food processing use is permitted in the Official Plan. Additionally, the Official Plan states that industrial uses which require outdoor storage and processing shall be permitted provided that the outdoor storage and display areas are not visible from a public road, park or residential areas. The proposed outdoor storage of goods, materials and equipment will occur in accordance with existing zoning provisions regulating the location of outdoor storage, buffering, screening and landscaping.

Planning Staff are of the opinion that the proposed site plan conforms to the policies of the 'Existing Employment – General Industrial' designation of the Official Plan and is compatible with the surrounding land uses. An official plan amendment is not required.

The proposed Site Plan conforms to the Town's Comprehensive Zoning By-law

The subject lands are zoned 'General Employment (E2)' under Town of Aurora Zoning By-law 6000-17, as amended. The applicant has proposed to develop a food processing establishment, which is a Permitted Use in the 'General Employment (E2)' and Zoning staff have confirmed that the proposal conforms to all the applicable by-law requirements. No minor variances are required.

The proposed Site Plan conforms to the Oak Ridges Moraine Conservation Plan

The subject property is designated as a 'Settlement Area' under the ORMCP which includes a range of existing communities planned by municipalities to reflect community needs and values. Settlement areas are areas designated for development of an urban type permitting a range of residential, commercial, industrial and institutional uses.

The ORMCP states that the purpose of Settlement Areas is to encourage the development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities.

Settlement Areas also have the objective of promoting strong communities, a strong economy and a healthy environment.

With respect to land in a Settlement Areas, all uses listed by the applicable Official Plan and Zoning By-law are permitted.

Planning Staff therefore are of the opinion that the proposed site plan conforms to the Oak Ridges Moraine Conservation Plan (ORMCP).

Planning Staff are satisfied with the Site Design and Building Elevations

The site plan review has progressed to the stage where staff are satisfied with the overall site design including matters such as landscaping, site circulation, outdoor storage and snow storage areas and are recommending to Council that the site application be approved in principle, subject to conditions.

Site Circulation

Two access driveways are proposed which are located at the north and south portions of the property (Figure 4). The driveway located to the north will be utilized by trucks accessing the site for purposes related to pick-ups and deliveries. As per the submitted Site Plan, the loading areas and bays are located on the north end of the site.

The driveway located to the south will be used primarily by employees to access the designated parking area, where all onsite parking will exist. A 1.5 m (4.92 ft) sidewalk has been provided internal to the site and adjacent to the parking spaces closest to the building (north) in order to accommodate pedestrian connectivity from the outdoor parking area to the building entrances. This sidewalk will also connect to the existing sidewalk at the front of the site (located to the east) to ensure that adequate access to and from the site will be available.

Landscaping

The applicant is proposing a variety of plantings along the north (side yard), west (rear yard), south (side yard) and east (front yard) property lines (see Figure 5). The plantings consist of both deciduous and coniferous trees and shrubs. A total of 54 deciduous trees and 5 coniferous trees are proposed along with 25 deciduous shrubs and 148 coniferous shrubs for a total of 232 plantings overall, which are intended to provide adequate buffering and screening between the subject lands and adjacent properties.

Outdoor Storage

The proposed development will also accommodate a future outdoor storage area at the rear of the property to the west (see Figure 4). The applicant has confirmed that the area will be used primarily for the parking of trailers associated with the business, when not in use. The area will also be used for the storage of pallets. All functions as it relates to food processing and preparation will be indoors and the outdoor storage area will comply with existing zoning standards relating to screening, etc.

Future office space

The floor plan reflects approximately 326 m² (3,509 ft²) of future office space on the second floor, that will serve as accessory to the permitted food processing use which is intended to be occupied at a later date.

However, the Town's Building Division has confirmed that an additional 5 parking spaces will need to be provided in addition to the minimum required of 78 spaces for the proposed building, bringing the new minimum requirement to 83 spaces. With a total of 105 parking spaces proposed, a parking surplus will exist even after the office space is added in the future.

Snow Storage

The applicant has worked with Planning Staff to include an area on site for snow storage during the winter months. This area has been added in the north-west corner of the subject lands (see Figure 5).

Building Elevations

The proposed Site Plan was reviewed by Planning Staff and peer reviewed by the Planning Partnership. The building elevations reflect that the materials to be used consists primarily of precast paneling (see Figure 6). Colours include white and grey. The elevations reflect a design that includes a combination of both vertical and horizontal paneling. Additional windows have been added to provide a breakup between the paneling used for the building and to achieve a level of variation throughout.

Stormwater Management

The Stormwater Management Brief outlines that the site drains from south to north. Roof drainage will be controlled by the use of flow control roof drains and surface runoff will be controlled by the installation of an orifice plate. Storm drainage from the site will outlet to the existing 600 mm storm sewer. The brief outlines that there is no external drainage entering the site. In the event of a storm exceeding the 1:100 year event, or a blockage of the outlet, emergency overland flow will be directed towards Engelhard Drive.

The LSRCA is satisfied with the approach to the management of stormwater onsite. Overall, Planning staff are satisfied with the overall design of the site. This includes the articulation, massing and variation provided with the architectural style of the proposed building. Staff are also satisfied with the landscaping proposed which will provide adequate screening for the outdoor storage area located at the rear of the property.

Department / Agency Comments

Planning Staff recommend that the Site Plan application be approved in principle, subject to conditions. Final technical matters will be addressed prior to execution of the site plan agreement

Planning and Development Services – Development Engineer

The Town's Development Engineer has no objections to approval, in principle, of the Site Plan application. Any remaining comments on the latest technical submission will be addressed prior to execution of the site plan agreement.

Building Division

The Town's Building Division has expressed no objection to approval of the site plan application.

Operational Services – Parks Division

The Town's Parks Division has expressed no objection to approval of the site plan application and is satisfied with the overall landscaping plan (see Figure 5).

Traffic/Transportation

A Traffic Management Plan (TMP) was submitted as part of the Site Plan application. The Town's Traffic Analyst has no concerns with the findings and conclusions. The Town's Traffic Analyst has no additional comments to be satisfied prior to final approval.

Heritage

The Phase 1 & 2 Archeological Assessment prepared by AS&G Archaeological Consulting concluded that the site contains no findings of archaeological significance.

The applicant has been advised that the Town will require a letter from the Ministry of Tourism and Culture confirming that the report complies with all the applicable standards and guidelines, and that there are no further archaeological concerns with the proposed development on the subject lands. This letter will need to be provided to the Town prior to execution of the site plan agreement.

Urban Design Peer Reviewer

The Town requested the Planning Partnership peer review the proposed site plan application with regards to urban design. The Planning Partnership is generally satisfied with the site plan application and through their review, suggested some refinements to the building elevations including the addition of more windows throughout the building, especially along the top of the east side building elevation. Minor modifications to the landscaping layout were also suggested to the applicant who incorporated these revisions into the final landscaping plan.

The Regional Municipality of York

The Regional Municipality of York has reviewed the application and advises that they have no objection to approval of the site plan in principle, subject to the owner obtaining the Region's full sign off prior to execution of the site plan agreement.

Lake Simcoe Region Conservation Authority (LSRCA)

The Lake Simcoe Region Conservation Authority has reviewed the application and has expressed no objection to approval of the site plan in principle, subject to the owner addressing final minor technical matters, such as updating their phosphorus budget as part of their engineering submission. Compensatory measures if required, will need to be provided by the owner, in accordance with the Phosphorus Offsetting Policy or the South Georgian Bay Lake Simcoe Source Protection Plan as undertaken to the satisfaction of the LSRCA.

Central York Fire Services

Central York Fire Services (CYFS) has reviewed the application and has no objection to the provided fire access route designed to accommodate future access to the site. CYFS has indicated no objection to site plan approval in principle subject to the owner satisfying technical requirements prior to the execution of the Site Plan Agreement.

Public Comments

Planning Staff have not received public comments with respect to the subject Site Plan application.

Advisory Committee Review

Accessibility Advisory Committee

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. Upon review of the latest site plan, the Accessibility Advisor requested that an additional barrier free parking space be added to the outdoor parking area to bring the total of barrier free parking spaces to five, to meet the minimum requirement identified under the AODA Design of Public Spaces O.Reg 191/11, section 80.36 (4).

Town staff have worked with the applicant to determine a suitable location for accessible parking. The Site Plan was revised to reflect five barrier free parking spaces, all of which are located within close proximity to building entrances in accordance with AODA guidelines. On this basis, Town Staff are satisfied with the barrier free needs provided for this site and as such, the Town's Accessibility Advisor has no further comments.

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

At the time of execution of the Site Plan agreement, fees and securities will be applied to the development. Cash-in-lieu of parkland will also be required and secured prior to the execution of the site plan agreement. The development of the lands will also generate development charges and yearly tax assessment.

Communications Considerations

Site plan applications submitted under Section 41 of the Planning Act do not require public notification. A Notice of Site Plan application sign however was posted on the subject property earlier this year. In addition to this, all planning applications are listed on the Town's website through the Planning Application Status List which is reported to Council and updated quarterly.

Link to Strategic Plan

The proposed Site Plan Application supports the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the proposed Site Plan application on the subject lands, the application will assist in attracting business in accordance with the Development plans to attract businesses that provide employment opportunities for our residents.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusion

Planning and Development Services have reviewed this Site Plan Application in accordance with the provisions of the Provincial Plans; the Regional and Town Official Plans, the Town's Zoning By-law and municipal development standards.

Overall, Staff are satisfied with the proposed Site Plan and it has progressed to the stage where it can be presented to Council for approval in principle subject to conditions. The majority of comments to date have been addressed by the applicant and any outstanding technical matters will be reviewed by Town Staff through conditions of approval, prior to execution of the Site Plan agreement.

Attachments

Figure 1: Location Map

Figure 2: Official Plan Designation

Figure 3: Existing Zoning

Figure 4: Proposed Site Plan

Figure 5: Proposed Landscaping Plan

Figure 6: Proposed Building Elevations

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on October 15, 2020.

Approvals

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

Approved by Doug Nadorozny, Chief Administrative Officer