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Town of Aurora

Committee of the Whole Report

No. PDS24-040

Subject: Extension of Approval to Draft Plan of Subdivision
Ambria (Bloomington) Limited formerly 2523059 Ontario Inc.
132, 148, 166, 178, 186, 192, and 198 Old Bloomington Road
Lots 12 and 14 and Part of Lots 10, 11 and 13, Registered Plan 166
File Number: SUB-2017-03

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: April 2, 2024

Recommendation

1. That Report No. PDS24-040 be received; and
2. That the Draft Approval to Plan of Subdivision for 132-198 Old Bloomington Road, File SUB-2017-03, be extended for one (1) year with a lapsing date of May 26, 2025.

Executive Summary

This report seeks Council's approval to extend the Draft Approval to Plan of Subdivision for Ambria (Bloomington) Limited at 132-198 Old Bloomington Road for one (1) year, with a lapsing date of May 26, 2025.

Background

Application History

On May 26, 2020, Council approved a Draft Plan of Subdivision application (SUB-2017-03) with conditions at 132-198 Old Bloomington Road. The Draft Plan of Subdivision relates to the creation of fifty (50) single-detached residential lots, two (2) environmental protection blocks, one (1) parkland block, a municipal right-of-way and a block for a future road connection for lands to the east (Figure 1). The approved Draft

Plan conditions included a sunset clause of three (3) years from the date of the approval. The approved Draft Plan conditions were originally issued on May 26, 2020. On March 7, 2023, Council extended the Draft Plan approval to May 26, 2024.

Since the latest draft plan extension the applicant has been working with Town Staff on clearing the conditions of draft approval. The applicant is actively working on preparing the site. Currently, the model homes are being constructed on the subject lands. The subdivision agreement between the Owner and the Town is being finalized.

Due to the approaching lapsing draft approval timeframe, the Owner requested an extension of the Draft Plan Approval and conditions to allow for additional time to clear the conditions of approval and finalize the execution and registration of the subdivision agreement and plan of subdivision for the proposed development.

Location / Land Use

The subject lands are municipally known as 132, 148, 166, 178, 186, 192, and 198 Old Bloomington Road, and are located generally northeast of the Yonge Street and Bloomington Road intersection, west of Steeplechase Avenue (Figure 1). The properties have a total lot area of 10.12 hectares (25 acres) and a frontage of 239.84 metres (786.9 feet) on the north side of Old Bloomington Road.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Low Density Residential;

South: Old Bloomington Road, Bloomington Road East, Low and Medium Residential (Town of Richmond Hill);

East: Low Density Residential;

West: Low Density Residential, Environmental Protection, and Institutional.

Policy Context

There are no amendments are being made as a result of the request to extend the Draft Plan approval. All relevant provincial planning policies were discussed in the approved Council Report PDS20-033. For information purposes, the following is a quick summary of the Regional and local Planning policies related to the subject lands.

York Region Official Plan (YROP)

The subject lands are designated “Urban Area” by the YROP, which permits a wide range of residential, commercial, industrial and institutional uses.

Town of Aurora Official Plan

The subject lands has a site specific policy #54 which permits single detached dwelling developments with a site specific maximum lot coverage, minimum separation distance dwellings, and permission for development to occur in advance of a Block Plan.

Yonge Street South Secondary Plan (OPA 34)

The subject lands are designated “Cluster Residential” and “Environmental Protection Area” by OPA 34 (Figure 3).

The “Cluster Residential” designation allows clusters of residential development with areas of open space that visually and functionally distinguish development clusters from one another. Permitted uses include single detached dwellings, semi-detached dwellings, linked housing, townhouses, and private open space.

The intent of the “Environmental Protection Area” designation is to protect the ecological structure and function and significant landforms within the Oak Ridges Moraine. No new development is permitted in an Environmental Protection Area.

Zoning By-law 6000-17, as amended

As shown on Figure 4, the subject lands have multiple site specific R3 zoning classification to reflect the different lot frontages. In addition, the Environmental Protection and Open Space zoning categories remains unchanged as a result of this proposed draft plan extension.

Analysis

Planning Considerations

Section 51(33) of the Planning Act allows municipality to extend draft approval beyond the initial period for a time specified by the municipality but no extension is permissible if the approval lapses before the extension is given.

Currently, the Draft Plan conditions are set to lapse on May 26, 2024. It is the opinion of Planning Staff that the proposed Draft Plan should be extended for an additional year with a lapsing date of May 26, 2025.

Staff consider a one-year extension to be an appropriate measure to ensure that the development can proceed in finalizing any technical review matters to clear subdivision conditions, execute a subdivision agreement with the Town and register the subdivision. Should the applicant experience difficulties with clearing conditions within the extended timeframe, the applicant is able to request an additional extension before draft plan approval lapses.

No alterations are being requested as part of this request to extend the draft plan conditions. The approved Draft Plan of Subdivision continues to conform to Provincial, Regional and local planning policies.

Department / Agency Comments

All circulated agencies have no objection to the extension and have no further comments at this time. Any technical matters will be resolved prior to the execution of the subdivision agreement.

Public Comments

Public Consultation is not required with respect to the proposed extension to the Draft Approved Plan of Subdivision.

Advisory Committee Review

No Communication Required.

Legal Considerations

Section 51(33) of the Planning Act, R.S.O. 1990, c. P.13, allows a municipality to extend draft approval beyond the initial period for a time specified by the municipality at any time prior to the lapsing of the draft approval timeframe and prior to the registration of a plan of subdivision. Refusal to extend a lapsing date can be appealed by an applicant. As such the extension to the Draft Approved Plan of Subdivision and Conditions may be subject to future Ontario Land Tribunal appeal.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

The Town will inform the public of the information contained in this report by posting the report to the Town's website.

Climate Change Considerations

The proposal will result in development of parcels within the urban boundary that are currently underutilized. The impact on GHG emissions is mitigated due to the subject lands' proximity to existing infrastructure and services, and compliance with Town established Green Development Standards. Existing woodland and wetland features will not be disturbed by the proposed development while sufficient trees are preserved on site. This project supports the objectives from the Community Energy Plan, and Section 5 of the Official Plan.

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. That Council provide direction.

Conclusions

Staff recommends that the Draft Approved Plan of Subdivision for 132-198 Old Bloomington Road (SUB-2017-03) that expires on May 26, 2024 be extended for one (1) year to May 26, 2025. This will ensure that the previously endorsed development on the subject lands can proceed with its required technical studies and site works as it

continues to advance to clearing associated draft conditions of approval and subdivision registration.

Attachments

Figure 1 – Draft Approved Subdivision

Figure 2 – Location Map

Figure 3 – Existing Official Plan Designation

Figure 4 – Existing Zoning By-Law

Schedule 'A' – Approved Conditions of Approval

Previous Reports

General Committee Report No. PDS20-033, May 19, 2020

General Committee Report No. PDS23-011, March 7, 2023

Pre-submission Review

Agenda Management Team review on March 14, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer