

Public Release
September 15, 2017



Town of Aurora Additional Items to General Committee Meeting Agenda

Tuesday, September 19, 2017
7 p.m., Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Delegation (a) Anthony Biglieri, The Biglieri Group Ltd., representing 2523059 Ontario Inc.
Re: Item R2 – PBS17-068 – Proposals for Zoning By-law Amendment Applications**
- **Delegation (b) Bruce Hall, The Planning Partnership, representing 2578461 Ontario Inc.
Re: Item R2 – PBS17-068 – Proposals for Zoning By-law Amendment Applications**
- **Notice of Motion (a) Councillor Mrakas
Re: Aurora Christmas Market (Outdoor)**



**Town of Aurora
General Committee
Meeting Agenda (Revised)**

Tuesday, September 19, 2017
7 p.m., Council Chambers

Councillor Abel in the Chair

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Presentations

**(a) Julie Stephenson, Youth Programmer, and Shelley Ware, Supervisor,
Special Events**

Re: Aurora's First Youth Innovation Fair on November 15, 2017

4. Delegations

(a) Anthony Biglieri, The Biglieri Group Ltd., representing 2523059 Ontario Inc.

**Re: Item R2 – PBS17-068 – Proposals for Zoning By-law Amendment
Applications**

(Added Item)

**(b) Bruce Hall, The Planning Partnership, representing 2578461 Ontario Inc.
Re: Item R2 – PBS17-068 – Proposals for Zoning By-law Amendment
Applications**

(Added Item)

5. Consent Agenda

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

Recommended:

That the following Consent Agenda Items, C1 to C2 inclusive, be approved:

**C1. IES17-035 – Award of Tender 2017-100-IES
New Service Connections**

Recommended:

1. That Report No. IES17-035 be received; and
2. That Tender 2017-100-IES – The Construction of New Sewer and Watermain Service Connections for one (1) year commencing on January 1, 2018, with an option to renew by the Town, in its sole discretion, for an additional two (2) one (1) year periods, in the Town of Aurora, be awarded to V. M. DiMonte Construction Limited at the unit prices tendered; and
3. That the Director of Infrastructure and Environmental Services be authorized to renew Tender 2017-100-IES for an additional two, one-year periods pending an annual analysis and satisfactory performance review by the Director; and
4. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

C2. Governance Review Ad Hoc Committee Meeting Minutes of June 6, 2017

Recommended:

1. That the Governance Review Ad Hoc Committee meeting minutes of June 6, 2017, be received for information.

6. Consideration of Items Requiring Discussion (Regular Agenda)

R1. PRCS17-031 – Tree Removal Permit Application – 81 Catherine Avenue

Recommended:

1. That Report No. PRCS17-031 be received; and
2. That Council support the Town of Aurora's Heritage Advisory Committee recommendation of July 12, 2017, and deny Tree Permit Application #057 for 81 Catherine Avenue.

R2. PBS17-068 – Proposals for Zoning By-law Amendment Applications

Recommended:

1. That Report No. PBS17-068 be received; and
2. That Council provide direction whether to receive, or not receive, Zoning By-law Amendment Applications on the following Zoning By-law Amendment Proposals:
 - (a) 132-198 Old Bloomington Road (The Biglieri Group Ltd.);
 - (b) 15356 Yonge Street (2578461 Ontario Inc.); and
 - (c) Shimvest, Prato and Preserve, Aurora 2B.

R3. PBS17-069 – Mural Sign Request for DNA Bar & Lounge – 15480 Yonge Street

Recommended:

1. That Report No. PBS17-069 be received; and
2. That the request for a mural sign for the property located at 15480 Yonge Street be denied.

R4. PBS17-071 – Applications for Official Plan Amendment and Zoning By-law Amendment

**York Region Christian Seniors' Home Inc.
440, 460, 480 and 500 William Graham Drive
Plan 65M-4442, Block 4 and Block 5
File Number: OPA-2017-04, ZBA-2016-12**

Recommended:

1. That Report No. PBS17-071 be received; and
2. That Application to Amend the Official Plan, File Number OPA-2017-04 (York Region Christian Seniors' Home Inc.), to permit a maximum building height of seven (7) storeys be approved; and
3. That Application to Amend the Zoning By-law File Number ZBA-2016-12 (York Region Christian Seniors' Home Inc.), to amend the 'RA2(423)' and '(H)RA2(424)' exception zones to include assisted living units and accessory uses as permitted uses, and to allow a maximum building height of seven (7) storeys be approved; and
4. That the Official Plan Amendment and Zoning By-law Amendment be presented at a future Council Meeting; and
5. That a Temporary Use By-law for temporary relief of providing 80% of parking spaces underground be presented at a future Council Meeting.

**R5. CAO17-005 – Donation of Naming Rights
Southlake Regional Health Centre Foundation Gala**

Recommended:

1. That Report No. CAO17-005 be received; and

2. That the naming of the Trailhead Parkette in the subdivision located at St. John's Sideroad and Thomas Phillip Drive, to be auctioned in support of the Regional Cancer Care Program, be approved.

7. Notices of Motion

(a) Councillor Mrakas

Re: Aurora Christmas Market (Outdoor)

(Added Item)

8. New Business

9. Closed Session

10. Adjournment



Legislative Services
905-727-3123
Clerks@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

Delegation Request

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 p.m. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: September 19, 2017 - General Committee	
Subject: Zoning By-law Amendment Application for 132-198 Old Bloomington Road	
Name of Spokesperson: Anthony Biglieri of The Biglieri Group Ltd.	
Name of Group or Person(s) being Represented (if applicable): 2523059 Ontario Inc.	
Brief Summary of Issue or Purpose of Delegation: Request to Council to permit the processing of the proposed Zoning By-law Amendment for the subject lands at 132-198 Old Bloomington Road. Please refer to the Letter attached with additional information.	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Marco Ramunno, Director of Planning and Development Services	Date: August 18, 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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September 15, 2017

The Town of Aurora

Office of the Town Clerk
100 John West Way - Box 1000
Aurora, ON, L4G 6J1

Attention: Mayor Geoffrey Dawe and other Members of Council

Dear Mr. Dawe and Members of Council,

**RE: Proposed Zoning By-law Amendment of Town of Aurora Zoning By-law 6000-17
Lots 12 and 14 and Part of Lots 10, 11 and 13 of Registered Plan 166, Town of Aurora
132-198 Old Bloomington Road, Aurora
TBG Project No. 16405**

We represent 2523059 Ontario Inc., the owner of the above-mentioned properties municipally known as 132-198 Old Bloomington Road in the Town of Aurora. The subject site is legally described as Lots 11, 12 and 14 and Part of Lots 10 and 13 of Registered Plan 166 in the Town of Aurora. The Subject Site represents 10.12 hectares or 25.01 acres property located northeast from the major intersection of Bloomington Road and Yonge Street in the Town of Aurora. The Subject Site is located on the north side of Old Bloomington Road, an east-west Local Road that runs parallel to Bloomington Road, a Regional Arterial Road. This letter has been requested by the Town of Aurora Planning Department as a formal request to Council to permit the processing of the proposed Zoning By-law Amendment for the subject lands.

FIRST SUBMISSION

On August 02, 2017, The Biglieri Group Ltd., on behalf of 2523059 Ontario Inc., made a submission to the Town of Aurora, containing applications for an Official Plan Amendment and Draft Plan of Subdivision to permit the development of 58 residential lots. An Official Plan Amendment application was submitted to permit the proposed residential development in conformity with the Town of Aurora's Official Plan and Yonge Street South Secondary Plan. Several site-specific amendments to OPA 34 were required to permit the proposed residential development of 58 single-detached units on the subject site. These site-specific amendments were as follows:

- An amendment to Section 3.2.3 c) of the Yonge Street South Secondary Plan to allow for an increase to the *gross residential density* maximum for Cluster Residential designations. Currently, a maximum of 5 units per hectare (2 units per acre) is permitted. The amendment will permit an increase in density to 5.7 units per hectare or 2.32 units per acre;
- An amendment to Section 3.6.2 of the Official Plan to revise the language pertaining to maximum building coverage. The Plan currently states that the maximum building coverage permitted is 12% of all lands within Cluster Residential designation. The proposed

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amendment will permit development on 12% of all constrained and unconstrained lands on the property; and,

- Lastly, an amendment will be required to Section 3.6.3 c) of the Official Plan which states that there should be a minimum separation distance of 35 metres between any Estate Residential designation and the lot line of any Cluster Residential unit. The amendment proposes a 35 metre setback between a house in an Estate Residential designation and a house in a Cluster Residential designation with a 10 metre landscaped buffer.

REVISED SUBMISSION

After the submission was made, we have had ongoing conversations with the Town of Aurora Planning Department in regards to the proposed Official Plan Amendment. Through conversations with staff and our client, it has been determined that the application will be revised in accordance with Section 3.2.3 c) of the Yonge Street South Secondary plan to maintain a maximum of 5 units per hectare (2 units per acre) on the subject lands. Therefore, the proposed Draft Plan of Subdivision will be revised from 58 units to 50 units in accordance with this policy.

However, the following site-specific amendments will still be required:

- An amendment to Section 3.6.2 of the Official Plan to revise the language pertaining to maximum building coverage. The Plan currently states that the maximum building coverage permitted is 12% of all lands within Cluster Residential designation. The proposed amendment will permit development on 12% of all constrained and unconstrained lands on the property; and,
- Lastly, an amendment will be required to Section 3.6.3 c) of the Official Plan which states that there should be a minimum separation distance of 35 metres between any Estate Residential designation and the lot line of any Cluster Residential unit. The amendment proposes a 35 metre setback between a house in an Estate Residential designation and a house in a Cluster Residential designation with a 10 metre landscaped buffer.

A Zoning By-Law Amendment will be required for the proposed residential development. The existing zoning is Estate Residential ("ER") which is not in accordance with the policies of the Official Plan designation of *Cluster Residential*. A more appropriate zoning category in accordance with the *Cluster Residential* designation of the Official Plan would be Residential Two – Detached Dwelling Second Density ("R2"). A site-specific zoning by-law amendment will be required to implement the R2 zone on the subject lands in order to permit the proposed 50 residential units in accordance with the policies for *Cluster Residential* development outlined in the Official Plan.

CONCLUSION

It is our respectful opinion that Council should allow for our request for a Zoning By-law Amendment for the subject lands located at 132-198 Old Bloomington Road as the proposed development is in keeping with the general intent of the Town of Aurora Official Plan. The existing *Estate Residential* zoning for the subject lands located at 132-198 Old Bloomington Road is inappropriate given the *Cluster Residential* designation as per the Yonge Street South Secondary Plan (OPA 34). The *Estate Residential* zoning for the subject lands does not conform to the general intent of the Town of Aurora Official Plan.

SUPPORTING DOCUMENTS

In support of this request, please find enclosed the following:

- One (1) cheque in the amount of \$500.00, payable to Town of Aurora, representing the fee associated with processing this Request to Council to allow for the processing of the Zoning By-law Amendment;

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- One (1) copy of the proposed Draft Plan of Subdivision.

Kindly confirm receipt of this Request by reply e-mail to the undersigned. We respectfully request that you provide us with notice of any meetings involving the subject matter of the within request.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Respectfully,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP RPP
Principal Planner



Melinda Holland, M.Pl.
Planner

Cc: Marco Ramunno, Director of Planning and Development Services, Town of Aurora
2523059 Ontario Inc.



Legislative Services
905-727-3123
Clerks@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

Delegation Request

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 p.m. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: General Committee Meeting - September 19, 2017	
Subject: Item R2 (b): 15356 Yonge Street (2578461 Ontario Inc.) - Zoning By-law Amendment Application	
Name of Spokesperson: Bruce Hall, The Planning Partnership	
Name of Group or Person(s) being Represented (if applicable): 2578461 Ontario Inc.	
Brief Summary of Issue or Purpose of Delegation: To provide additional information and details regarding the proposal and application history, and to address any questions the Committee may have.	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Mayor Dawe and Mr. Marco Ramunno	Date: September 13, 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



Notice of Motion	Councillor Tom Mrakas
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Date: September 19, 2017

To: Mayor and Members of Council

From: Councillor Mrakas

Re: **Aurora Christmas Market (Outdoor)**

Whereas special events align with Objective 3: *Celebrating and promoting our culture* and Objective 5: *Strengthening the fabric of our community*, of the Town's Strategic Plan; and

Whereas the revitalization of the downtown core is a key priority for our businesses and residents;

1. Now Therefore Be It Hereby Resolved That staff develop a new special event—a one night, outdoor Aurora Christmas Market—to be held prior to Christmas 2017 in Library Square; and
2. Be It Further Resolved That staff report back to Council with dates and costs associated with holding a 2017 Aurora Christmas Market for Council's approval; and
3. Be It Further Resolved That staff include costs associated with holding a 2018 Aurora Christmas Market as a budget option in the 2018 Draft Operating Budget for consideration by Budget Committee.