Town of Aurora
Additional Items No. 2 to
General Committee Meeting Agenda

Tuesday, January 15, 2019
7 p.m., Council Chambers

- Item R9 – PDS19-011 – Application for Site Plan Approval
  Gottardo Construction – Flex Office Site
  95 Eric T Smith Way
  Lot 3 and Part of Block 11, Registered Plan 65M-4324
  File Number: SP-2018-06
  Related File Number: D14-05-04 and D12-05-1A
Subject: Application for Site Plan Approval
Gottardo Construction – Flex Office Site
95 Eric T Smith Way
Lot 3 & Part of Block 11, Registered Plan 65M-4324
File Number: SP-2018-06
Related File Number: D14-05-04 & D12-05-1A

Prepared by: Michael Logue, Program Manager, Economic Planning
Department: Planning and Development Services
Date: January 15, 2019

Recommendations

1. That Report No. PDS19-011 be received;

2. That site plan application number SP-2018-06 (Gottardo Construction Limited) to permit the development of the subject lands for a one storey, flex office building be approved; and

3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

Executive Summary

This report seeks Council’s approval of the application for site plan on 95 Eric T Smith Way. Proposed is a one storey, multiple occupancy, mixed use flex office, totaling 4,723 square metres (50,843 square feet).

- The site plan application is consistent with Provincial, Regional and Town land use planning policy;

- Planning and Development Services has reviewed the subject application in accordance with the provisions of the Town’s Official Plan, Zoning By-law and municipal development standards respecting the subject lands;
• All departments and agencies have provided comment and are able to support the site plan application now that all technical comments have been addressed;

• All technical revisions reviewed to the satisfaction of Town staff, the application is ready to proceed to execution of the site plan agreement;

• Staff recommends approval of site plan application number SP-2018-06.

Background

The subject lands were formerly part of the larger Town owned lands known municipally as 15059 Leslie Street. The lands were rezoned by the Town from Rural General to a site-specific Business Park zone and a Plan of Subdivision was registered. The subject lands were purchased by the developer from the Town, and the proposed site plan application (Figure 2) is consistent with the concept presented by the applicant at the time of purchase.

Application History

Originally part of the same parcel but conveyed separately, a Holiday Inn Express hotel (Identified as “under separate application” on Figure 2) to the north-east of the proposed flex office was the applicant’s first Site Plan, approved by Council on June 12, 2018.

Location / Land Use

As illustrated on Figure 1, the subject lands are located within an existing business park subdivision towards the eastern end of Eric T Smith Way, municipally known as 95 Eric T Smith Way. The subject lands has a lot area of 1.9 Hectares (4.7 Acres). The subject lands are currently vacant.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Eric T Smith Way; Bulk Barn headquarters; Hallgrove Business Park;
South: Public Open Space; protected “Countryside”;
East: Holiday Inn Express Hotel (under construction); Future Phase 2 development (Business Park); Highway 404; and
West: Recently built & future development Business Park lots on Eric T Smith Way.
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. 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 to 2041. 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.

York Region Official Plan (YROP)

The Regional Official Plan designated the subject lands as “Urban Area”. Eric T Smith Way is not on a Regional road, and is located within Wellhead Protection Area ‘Q’ (Recharge Management Area).

Town of Aurora Official Plan

The subject lands are designated “Business Park” in the Bayview Northeast Area 2B Secondary Plan. “The Business Park designation is intended to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facilities geared to satisfying the needs of residents, businesses and employees in the Town of Aurora and the Region. The Business Park designation permits an integrated mix of employment activities and businesses that occur within buildings and on sites that are designed, and landscaped to present a high quality, prestige image.” The Business Park designation specifically permits “business and professional offices;” and, “daycare centres”.

Zoning By-law 6000-17, as amended

The subject lands are zoned “Business Park E-BP(349) Exception Zone.” The E-BP Zone specifically permits the site to be used for Offices and Day Care Centre, provided that no part of the building is used for Industrial uses or Warehouses.
Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Site Plan application:

<table>
<thead>
<tr>
<th>Report Name</th>
<th>Report Author</th>
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<tbody>
<tr>
<td>Site Plan</td>
<td>Global Architect Inc.</td>
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<tr>
<td>Standard Details</td>
<td>Global</td>
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<tr>
<td>Floor Plan</td>
<td>Global</td>
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<tr>
<td>Building Elevations</td>
<td>Global</td>
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<tr>
<td>Building Elevations (Colour)</td>
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<td>Site Grading Plan</td>
<td>Urban Watershed Group Ltd.</td>
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<td>Site Servicing Plan</td>
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<td>Erosion Control Plan</td>
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<td>Construction Notes &amp; Details Plan</td>
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<td>Storm Water Management Report</td>
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<td>Sanitary Sewer Capacity Report</td>
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<tr>
<td>Civil Cost Estimate</td>
<td>Gottardo Construction Ltd.</td>
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<td>Landscape Plan</td>
<td>Terraplan Landscape Architects</td>
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<td>Electrical Site Plan</td>
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<td>Pinchin Ltd.</td>
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<td>Hydrogeological Investigation</td>
<td>Pinchin Ltd.</td>
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<td>Hydrogeological Response Letter</td>
<td>Pinchin Ltd.</td>
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<td>Traffic Brief</td>
<td>LMM Engineering Inc.</td>
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<td>Traffic Impact Study</td>
<td>LMM Engineering</td>
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<td>Colour Rendering/ Materials Legend</td>
<td>Gottardo Construction Limited</td>
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<tr>
<td>Plan of Survey 65R-37769</td>
<td>J.D. Barnes Limited</td>
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Proposed Application

Proposed Site Plan

As illustrated on Figure 2, the site plan proposes a one storey multiple occupancy mixed use flex office, totaling 4,723 square metres (50,843 square feet). A total of 201 parking spaces, including 6 barrier free spaces will be provided along the north and west sides of the building. As illustrated on Figure 3, landscaped strips are proposed along all lot lines. Landscaping is also proposed within the parking areas, as well as along the sides of the building.

The building is proposed to be divided into four units, with one unit to be a daycare centre, and the remainder intended to be traditional business park uses such as office. The daycare use is located in the southern most unit in the proposed development.

The proposed building elevations are illustrated on Figure 4, consisting primarily of white architectural precast panels, black prefinished metal panels, and gray tint spandrel glass panels.

Analysis

Site Plan Review and Comments

The site plan application is consistent with Provincial, Regional and Town land use planning policy.

The proposed application conforms to provincial policy by supporting the development of strong communities through the addition of new employment opportunities within employment lands that are adjacent to a major transportation corridor. The lands are also within the Region's urban area, where development is permitted to occur and conform to the required wellhead protection policies. The proposed uses and design conform with the in the Town’s Official Plan and Zoning By-law.

The proposed site plan was reviewed by both internal departments and external agencies. There were no objections to the proposed site plan. All comments from staff and external agencies have been satisfactorily addressed.

Given the Town’s goal of promoting development of their employment lands and given that this application is being processed by the Business Concierge team as part of the office of economic development, staff are recommending site plan approval at this time, so that the applicant can proceed immediately to building permits and secure the required project funding.
Advisory Committee Review

The Town’s Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee, which have been addressed satisfactorily by the applicant. (If they had comments and the applicant addressed them, we should report on what those changes were. Otherwise say “The proposed application was reviewed by the Accessibility Advisory Committee with no further comments.”)

Legal Considerations

The proposed Planning Application has been submitted to the Town pursuant to the provisions of the Planning Act, and as such may be subject to future appeal and litigation, which may require Legal Services review and comments for Council consideration.

Financial Implications

At the time of execution of the Site Plan agreement, fees, securities and cash in lieu of parkland will be applied to the development. The development of the lands will also generate development charges and yearly tax assessment.

Communications Considerations

The proposed Site plan application submitted under Section 41 of the Planning Act do not require public notification. 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 Enabling a diverse, creative and resilient economy through the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business:
The application will assist in attracting business in accordance with the “Develop plans to attract businesses that provide employment opportunities for our residents” action item.

**Alternatives to the Recommendation**

1. Direct staff to report back to another Council Meeting addressing any issues that may be raised at the General Committee Meeting.

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

**Conclusions**

Planning and Development Services 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. The proposed site plan is considered to be in keeping with the development standards of the Town. All technical revisions to the proposed plans have been reviewed by Town Staff, and the application is ready to proceed to execution of the site plan agreement. Staff recommends approval of the Site Plan SP-2018-06.

**Attachments**

- Figure 1- Location Map
- Figure 2- Proposed Site Plan
- Figure 3- Proposed Landscape Plan
- Figure 4- Proposed Building Elevations

**Previous Reports**

None.
Pre-submission Review

Reviewed by the Chief Administrative Officer and Acting Director of Planning and Development Services.

Departmental Approval

[Signature]

Lawrence Kuk, MCIP, RPP
Acting Director of Planning and Development Services

Approved for Agenda

[Signature]

Doug Nadorozny
Chief Administrative Officer
Figure 2
Additional Items No. 2 to General Committee Meeting Agenda
Tuesday, January 15, 2019

Item R9

Figure 4