



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, FEBRUARY 25, 2015

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



**TOWN OF AURORA
SPECIAL COUNCIL – PUBLIC PLANNING
MEETING AGENDA**

Wednesday, February 25, 2015
7 p.m.
Council Chambers

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

2. APPROVAL OF THE AGENDA

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

3. PLANNING APPLICATIONS

4. READING OF BY-LAW

RECOMMENDED:

THAT the following confirming by-law be given first, second, and third readings and enacted:

5693-15 BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on February 25, 2015

pg. 37

5. ADJOURNMENT

AGENDA ITEMS

1. **PL15-008 – Proposed Zoning By-law Amendment** pg. 1
The CAP Centre Inc.
49 Wellington Street East
File: ZBA-2014-04

RECOMMENDED:

THAT Report No. PL15-008 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

2. **PL15-009 – Proposed Zoning By-law Amendment** pg. 11
2419059 Ontario Inc.
497 Wellington Street West
File: ZBA-2014-07

RECOMMENDED:

THAT Report No. PL15-009 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

3. **PL15-010 – Zoning By-law Amendment** pg. 23
Chafam Premiere Inc./Sterne Motors Ltd.
300 Earl Stewart Drive
Lots 5-7, 65M-2873
File: ZBA-2014-06

RECOMMENDED:

THAT Report No. PL15-010 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2014-06 (Chafam Premiere Inc./Sterne Motors Ltd.) be approved, to add a “Motor Vehicle Sales Establishment” and accessory uses within the Industrial Commercial (C5-6) Exception Zone; and

THAT the implementing zoning by-law amendment be presented at a future Council meeting for enactment.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-008

SUBJECT: *Proposed Zoning By-law Amendment*
The CAP Centre Inc.
49 Wellington Street East
File: ZBA-2014-04

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *February 25, 2015*

RECOMMENDATIONS

THAT Report No. PL15-008 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information and details related to the Zoning By-law Amendment application proposing to permit Business and Professional Offices and a Clinic on the subject lands.

BACKGROUND

The subject Zoning By-law Amendment application was deemed to be complete by the Town on November 12, 2014.

Public Notification

On February 5, 2015, a Notice of a Public Planning Meeting respecting the application was given by mail to all addressed property owners within a minimum of 120 metres of the subject property, by information signage posted on Wellington Street East, and by notification in the Aurora Banner and Auroran newspapers.

Public Meeting notification has been provided in accordance with Section 34(12) of the *Planning Act*. A map showing the area of public meeting mail notification is shown as Figure 1.

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Report No. PL15-008

Location/Land Use

The subject lands are located on the south side of Wellington Street and municipally described as 49 Wellington Street East (see Figure 1). The subject lands have the following characteristics:

- total site area of 1,014 m² (0.25 acres);
- total Gross Floor Area (GFA) of 192 m² and a lot coverage of 16.7%;
- frontage on Wellington Street East of 15.5m (50.8 ft);

The surrounding land uses are as follows:

North: Wellington Street East, and beyond mixed office and residential;
South: Existing residential;
East: Existing mixed office and residential; and
West: Existing commercial

Policy Context

Official Plan

As illustrated on Figure 2, the subject lands are designated as “The Aurora Promenade” and more specifically as within the “Downtown Shoulder Area” of the Town of Aurora Official Plan. The Downtown Shoulder Area designation is primarily residential in character, although some homes have been converted to a mix of uses including offices. The purpose of the Downtown Shoulder Area is to protect and reinforce the heritage ‘residential’ character and identity. The proposed Office and Clinic uses are considered to conform to the Official Plan.

Zoning By-law

The subject lands are currently zoned Special Mixed Density Residential (R5) Zone by Zoning By-law 2213-78, as amended. The Special Mixed Density Residential (R5) Zone permits a wide variety of residential uses including detached, semi-detached, duplex, double duplex and triplex dwellings.

An amendment to the Zoning By-law is required to facilitate the proposed business and professional offices and a clinic on the subject lands. The existing zoning of the lands and the surrounding area are detailed on Figure 3, attached.

Proposed Site Development

The Owner proposes to convert the existing building, which was formerly a residence to allow business and professional offices and clinic uses. As indicated on Figure 4, the rear yard of the subject lands will be used for vehicular parking. Access will continue to

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Report No. PL15-008

be provided from the existing entrance onto Wellington Street East. The owner will be required to submit a Site Plan application to identify all proposed changes on the lands.

Reports and Studies

As part of the zoning amendment application, the owner has submitted the following studies, which are under review by staff:

- Planning Justification Report
- Functional Servicing Report
- Tree Inventory and Preservation Plan

COMMENTS

Permitted Uses

The applicant is proposing a doctor's office on the subject lands. Building and By-law Services has identified the use as a clinic as the use will contain more than two medical practitioners within the premises. A Business and Professional Office use includes medical offices (unless specifically excluded), however does not allow for more than two medical practitioners as defined within Zoning By-law 2213-78, as such the clinic use has been included as a requested permitted use.

Parking/ Maneuvering

The Promenade Shoulder Area designation of the Official Plan requires a minimum of 2.0 spaces and a maximum of 3.0 spaces per 100m² of GFA for the subject lands. Given the total Gross Floor Area of 192 m², the applicant requires a maximum of six (6) parking spaces on the subject lands. Vehicles enter and exit the property via an existing access from Wellington Street East. The applicant has proposed eleven (11) parking spaces on the subject lands. Section 11.14.1 e) of the Official Plan states that land use specific and/or alternative parking requirements may be provided in the implementing zoning by-law. Adequate maneuvering space and parking requirements within the proposed parking area will be reviewed by Staff.

Buffering/ Landscaping

Where a lot is used for Commercial and is adjacent to any Residential Zone, the Zoning By-law requires a buffer/ landscaping strip on the lands. The Zoning By-law requires a minimum 1.5 metre landscaping strip with a solid wood fence of 1.8 metres. The applicant is proposing a 1.5 metre landscaping strip along the east and west lot lines and a 3.0 metre landscaping strip along the south lot line. The applicant is also proposing a 1.8 metre wood fence along the east, west and south lot lines. A site specific by-law exception will be required to facilitate a reduced landscaping strip along

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the driveway portion of the east lot line. As part of site plan review, Staff will assess landscaping/ screening to ensure appropriate screening on the subject lands.

Heritage

The existing building is included within the Register of Properties of Cultural Heritage Value or Interest as a non-designated "listed" property. The building was constructed circa 1910 and designed in a foursquare building architecture style. There are four (4) listed properties to the east, west, and south of the subject property. An existing detached garage, garbage enclosure and a side entrance to the main building will be removed as part of the proposed development. The main building will be modified to accommodate the proposed office and clinic uses.

Department Comments

A preliminary review of the proposed zoning by-law amendment application has been undertaken by internal departments and external agencies. The applicant will be required to submit a site plan application, which will be reviewed by Staff.

Town Departments will work with the applicant regarding site development matters, including but not limited to:

- proposed permitted uses
- heritage conformity
- vehicular access/ parking/ maneuvering space
- landscaping/ screening

SERVICING ALLOCATION

Not applicable.

LINK TO STRATEGIC PLAN

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the monitoring of emerging employment trends and economic trends, future workforce, education and business development needs are identified in accordance with the *Develop plans to attract businesses that provide employment opportunities for our residents* action item.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

At the Public Planning Meeting, taking into consideration comments from staff and residents, Council has the following options:

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1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

FINANCIAL IMPLICATIONS

This will be addressed when a technical review of the proposal is completed.

PREVIOUS REPORTS

Not applicable.

CONCLUSIONS

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the Public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

ATTACHMENTS

- Figure 1 – Location Map with circulation radius
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Conceptual Site Plan
- Figure 5 – Photo of Property (49 Wellington Street East)

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting –February 12, 2015

Prepared by: Jeff Healey, Planner- Ext. 4349

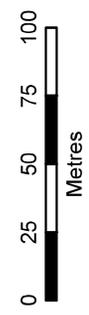

Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services


Neil Garbe
Chief Administrative Officer

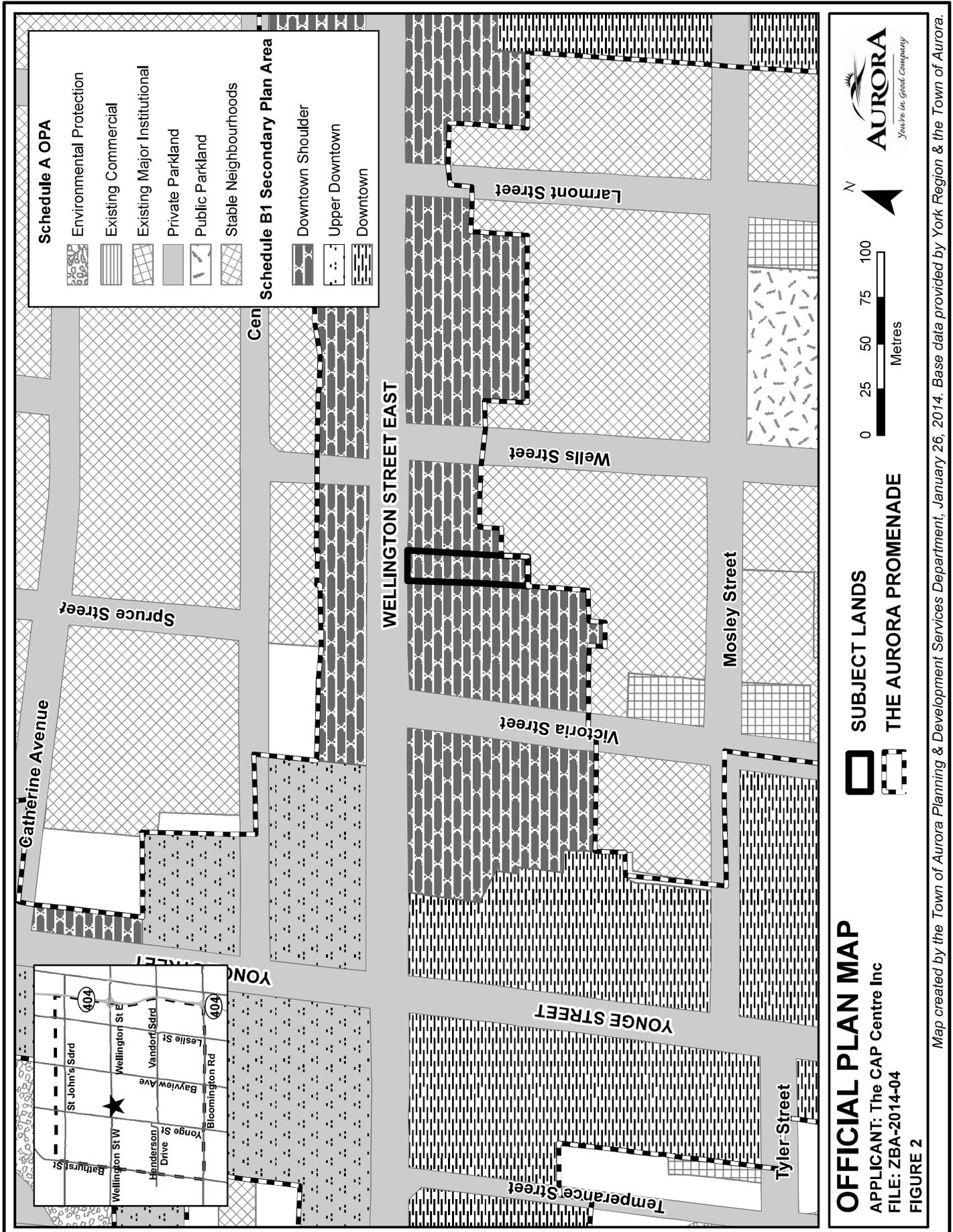


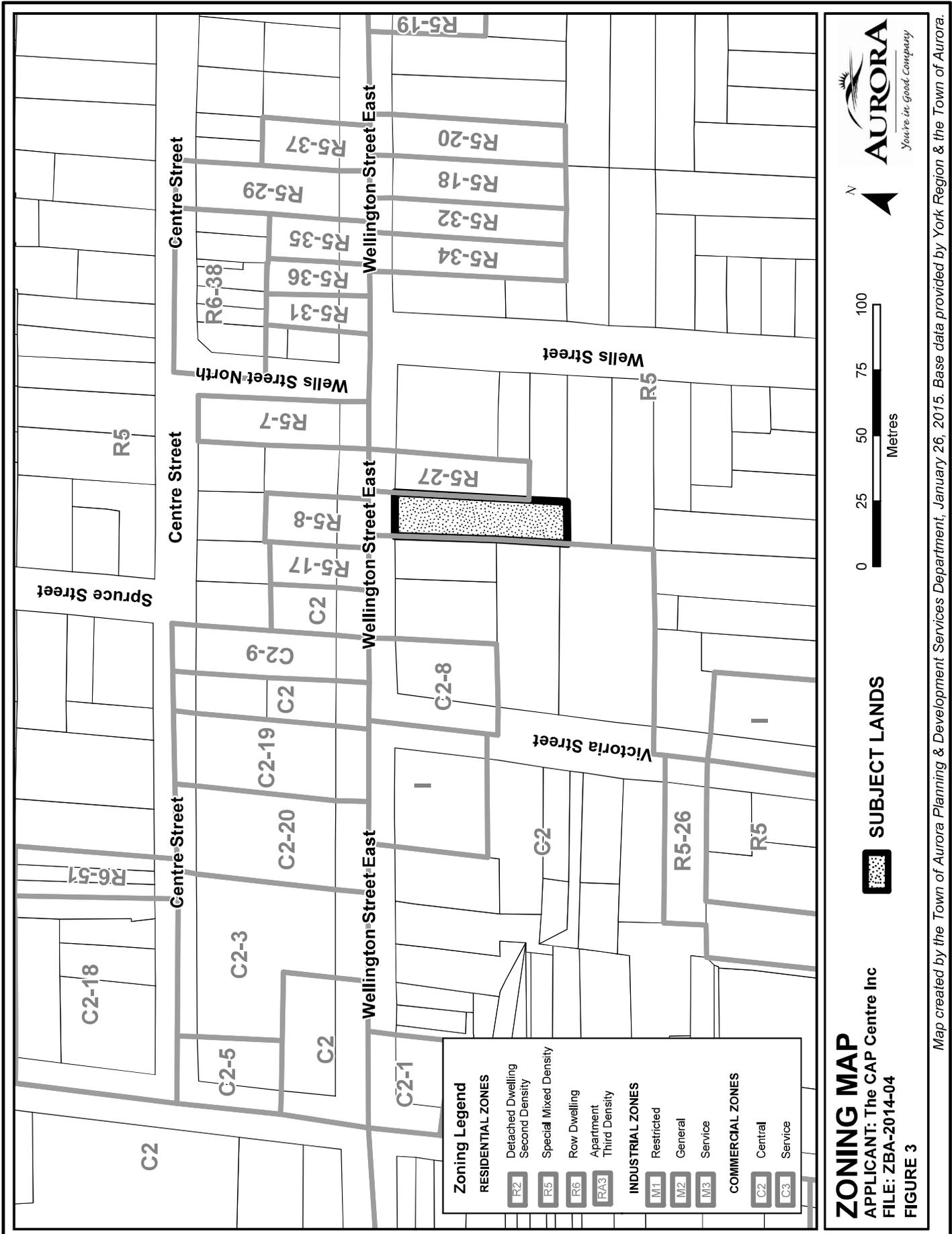
LOCATION MAP
 APPLICANT: The CAP Centre Inc
 FILE: ZBA-2014-04
 FIGURE 1

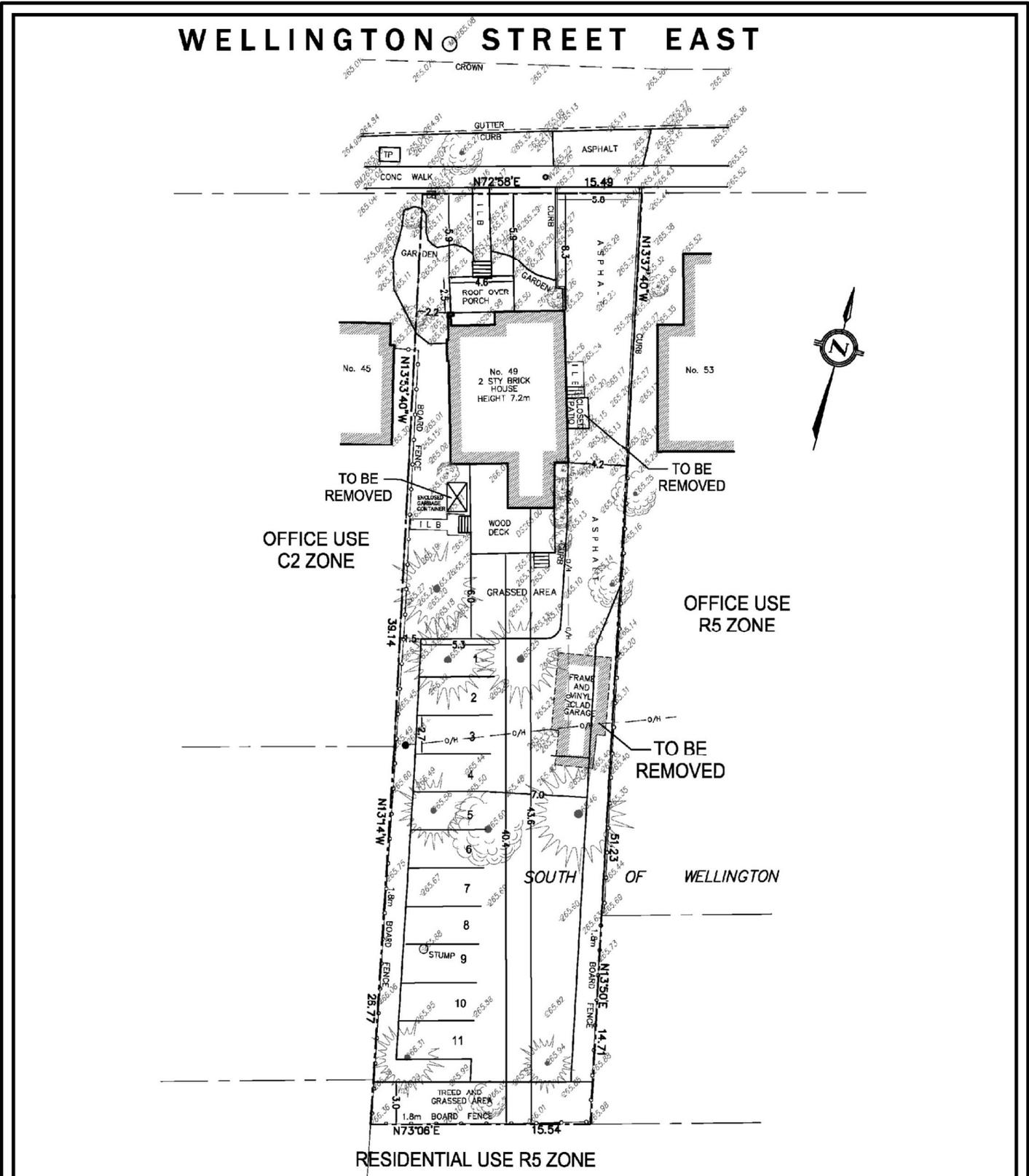
 Subject Lands
 Circulation Area



Map created by the Town of Aurora Planning & Development Services Department, January 28, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014. © First Base Solutions Inc., 2014 Orthophotography.







PROPOSED SITE PLAN

APPLICANT: The CAP Centre Inc
 FILE: ZBA-2014-04
 FIGURE 4





PHOTO OF DWELLING

APPLICANT: The CAP Centre Inc
FILE: ZBA-2014-04

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, January 26, 2015. Photo provided by the Town of Aurora.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-009

SUBJECT: *Proposed Zoning By-law Amendment*
2419059 Ontario Inc.
497 Wellington Street West
File: ZBA-2014-07

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *February 25, 2015*

RECOMMENDATIONS

THAT Report No. PL15-009 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information and details related to the Zoning By-law Amendment application proposing to permit 22 Block Townhouse Units on the subject lands.

BACKGROUND

The subject Zoning By-law Amendment application was deemed to be complete by the Town on October 24, 2014.

Public Notification

On February 5, 2015, a Notice of a Public Planning Meeting respecting the applications was given by mail to all addressed property owners within a minimum of 120 metres of the subject property, by information signage posted on Wellington Street East, and by notification in the Aurora Banner and Auroran newspapers.

Public Meeting notification has been provided in accordance with Section 34(12) of the *Planning Act*. A map showing the area of public meeting mail notification is shown as Figure 1.

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Report No. PL15-009

Location/Land Use

The subject lands are located on the south side of Wellington Street and municipally described as 497 Wellington Street West (see Figure 1). The lands are currently vacant with the exception of two accessory sheds. A single detached dwelling previously existed on the lands, was demolished in 2008. The subject lands have the following characteristics:

- total site area of 7862.16 m² (1.96 acres);
- total proposed building area of 4,444.3 m²
- total proposed residential units: 22
- frontage on Wellington Street East of 60.4m (198 ft);

The surrounding land uses are as follows:

North: Wellington Street East, and beyond existing residential;
South: Existing open space and residential;
East: Existing residential; and
West: Existing residential

Policy Context

Official Plan

As illustrated on Figure 2, the subject lands are designated as “Stable Neighbourhoods” by the Town of Aurora Official Plan. The Stable Neighbourhoods designation contains a number of older, distinct residential neighbourhoods. The Official Plan recognizes the importance of protecting and enhancing stable neighbourhood lands. New development within this designation shall be compatible with its surrounding context. The Stable Neighbourhood designation permits ground-related residential uses including detached, semi-detached and townhouse residential dwelling units.

The southwest corner of the property is designated “Environmental Protection” by the Official Plan. This designation is designed to identify, protect and enhance the environmental features and functions that will form a permanent Greenlands system.

Zoning By-law

The subject lands are currently zoned Rural Residential (RR-1) Exception Zone by Zoning By-law 2213-78, as amended. The Rural Residential (RR-1) Exception Zone permits a single detached residential dwelling and a home occupation.

An amendment to the Zoning By-law is required to facilitate the proposed Row Dwelling residential within the subject lands. The existing zoning of the lands and the surrounding area are detailed on Figure 3, attached.

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Proposed Site Development

The Owner proposes to construct 22 Block Townhouse Units on the subject lands. As indicated on Figure 4, the residential units are separated into three blocks, which front onto a proposed private road. A single point of access onto the property is proposed from Wellington Street West. The existing accessory sheds will be removed as part of the proposed development. The site plan for the proposed development will be presented to General Committee in a subsequent meeting for consideration.

Reports and Studies

As part of the zoning amendment application, the owner has submitted the following studies, which are under review by staff:

- Planning Justification Report
- Phase 1 Environmental Site Assessment
- Environmental Impact Study
- Floodplain Assessment Brief
- Functional Servicing and Stormwater Management Report
- Geotechnical Soil Investigation
- Hydrogeological Study
- Slope Stability Study
- Traffic Impact Study
- Stage 1 & 2 Archaeological Assessment

COMMENTS

Compatibility of Proposed Land Use

The subject lands are one of thirteen lots fronting on the south side of Wellington Street West. The residential lands located to the south and east of the subject lands were developed in the 1980's as detached residential dwellings.

Section 8.1.3 g) of the Official Plan states that new townhouses may only be permitted within the Stable Neighbourhood designation subject to achieving the following criteria to the satisfaction of Council:

- i. The development shall respect the existing character of the surrounding neighbourhood through compatible and complementary building, siting, massing, height and scale; and
- ii. The exterior design of the proposed building or buildings, including materials, colours, architectural detail, landscaping, and streetscape elements shall be compatible with the proposal's immediate neighbours.

Staff will review the proposal to demonstrate compatibility with the surrounding neighbourhood.

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Natural Heritage

The subject lands are located within the 'Settlement Area' of the Oak Ridges Moraine. The site contains a mature vegetative area and Tannery Creek is located approximately thirty (30) metres to the south of the subject lands. The applicant has submitted an Environmental Site Assessment, an Environmental Impact Study, which will be reviewed by Town and Conservation Authority staff.

The southern portion of the lands are located below the Top of Bank of the Tannery Creek, as determined by the Lake Simcoe Region Conservation Authority. The applicant has proposed that all lands identified within the top of bank are to be zoned as a Major Open Space Exception Zone.

Landscaping/ Buffering

The existing vegetation (see Figure 5), provides a mature vegetation buffer between the subject lands and residential lands to the east and west. The southern portion of the site is proposed to be retained as private open space. Staff will review the landscaping plan and associated vegetation management plan as part of the site plan review.

Parking/ Maneuvering Space

At total of forty-eight (48) parking spaces are proposed on the subject lands. A minimum of two (2) parking spaces are proposed per unit and an additional four (4) parking spaces are specifically identified as visitors parking. Staff will review the number of proposed parking spaces to ensure the parking supply is adequate and proper maneuvering space is provided.

Traffic Impact

The proposal will have direct access to Wellington Street West, which is an arterial road. The applicant has submitted a Traffic Impact Study for the subject lands. The Traffic Impact Study will be reviewed by Staff as part of the zoning amendment application.

Department Comments

A preliminary review of the proposed zoning by-law amendment application has been undertaken by internal departments and external agencies. The applicant recently submitted a site plan application (File SP-2015-01), which is under review by Staff.

Town Departments will work with the applicant regarding site development matters, including but not limited to:

- compatibility of proposed land use

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- natural heritage/ Oak Ridges Moraine conformity
- parking/ maneuvering space
- landscaping/ buffering
- access and traffic impact

Public Comments

Planning Staff have received comments from residents within the circulation radius of the subject lands. At the time of writing of this report, the following correspondence received by mail, phone and email are as follows:

- Environmental concerns
- Drainage onto adjacent lands
- Loss of privacy and natural light
- Traffic and noise generation
- Insufficient visitor parking
- Loss of property value
- Increased population density

The submitted comments will be addressed in a future report to Council.

LINK TO STRATEGIC PLAN

The proposed Zoning By-law Amendment supports the Strategic Plan goal of ***Supporting an exceptional quality of life for all*** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed zoning by-law amendment on the subject lands, the application will assist in **working with the development community to ensure future growth includes housing opportunities for everyone.**

ALTERNATIVE(S) TO THE RECOMMENDATIONS

At the Public Planning Meeting, taking into consideration comments from staff and residents, Council has the following options:

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

FINANCIAL IMPLICATIONS

This will be addressed when a technical review of the proposal is completed.

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Report No. PL15-009

PREVIOUS REPORTS

Not applicable.

CONCLUSIONS

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the Public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

ATTACHMENTS

- Figure 1 – Location Map with circulation radius
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Proposed Site Plan
- Figure 5 – Photo of Subject Lands (497 Wellington Street West)
- Figure 6 – Proposed Elevations

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting –February 12, 2015

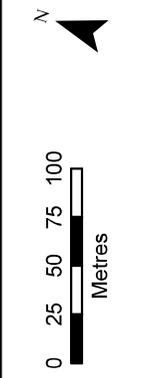
Prepared by: Jeff Healey, Planner- Ext. 4349



***Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services***



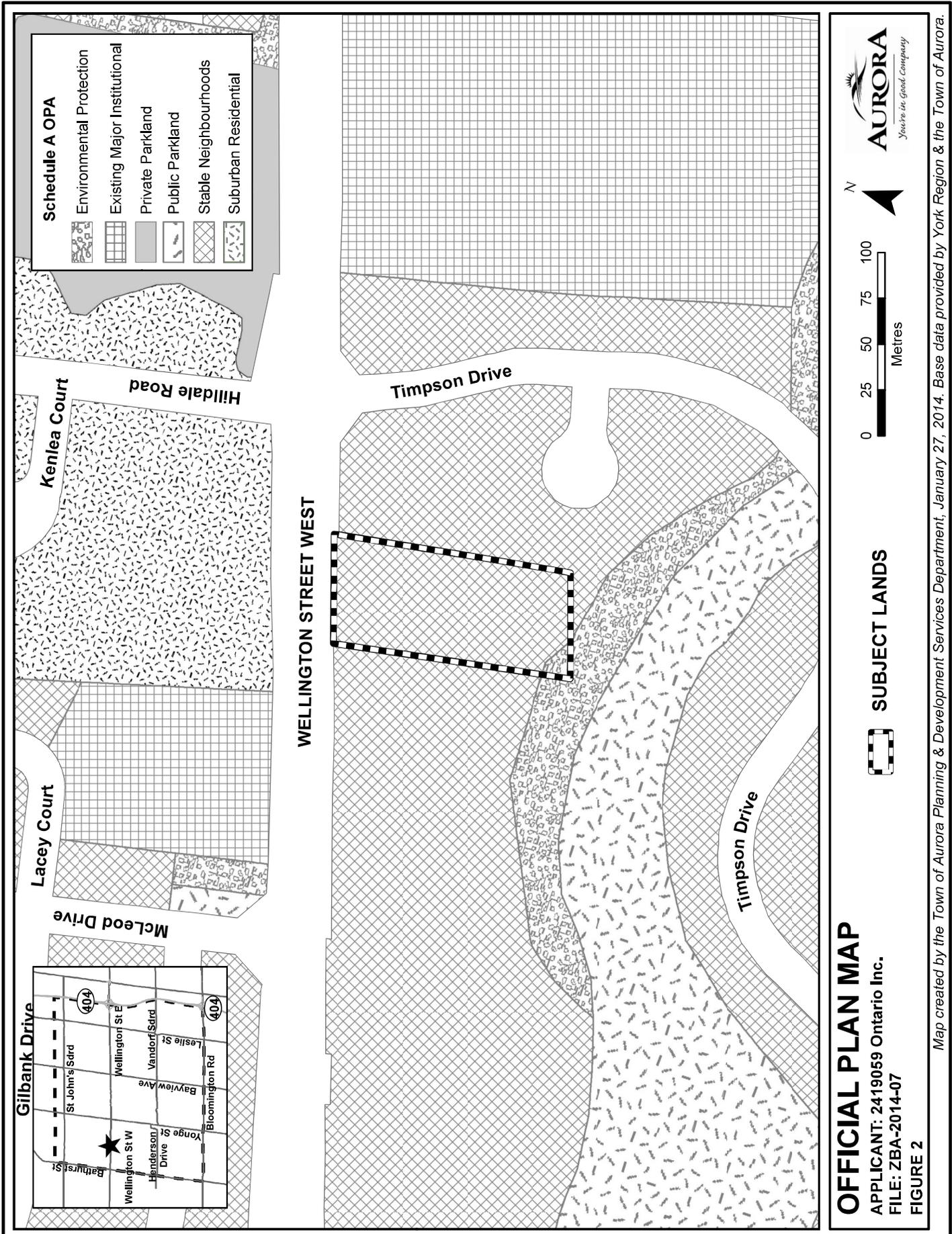
***Neil Garbe
Chief Administrative Officer***

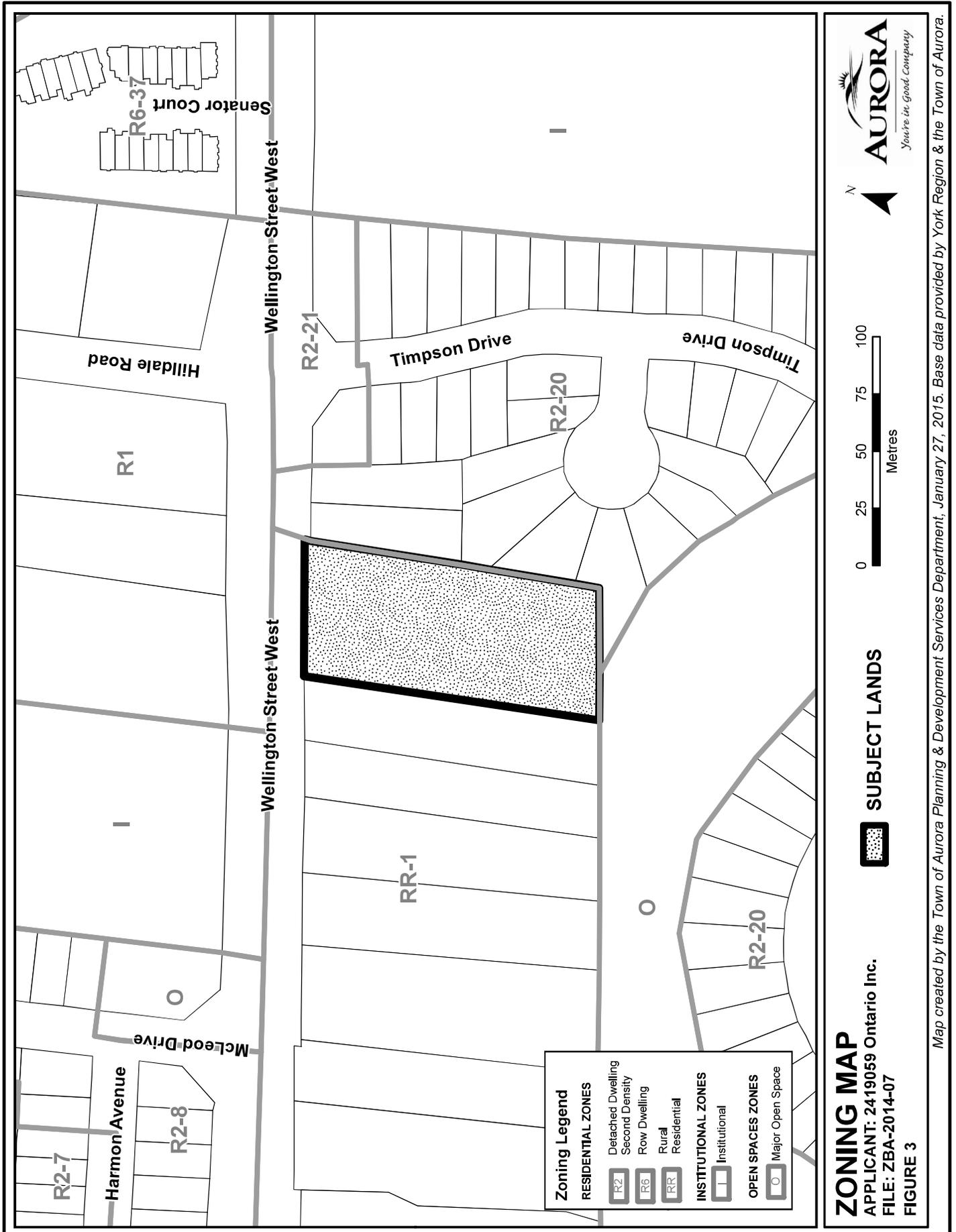


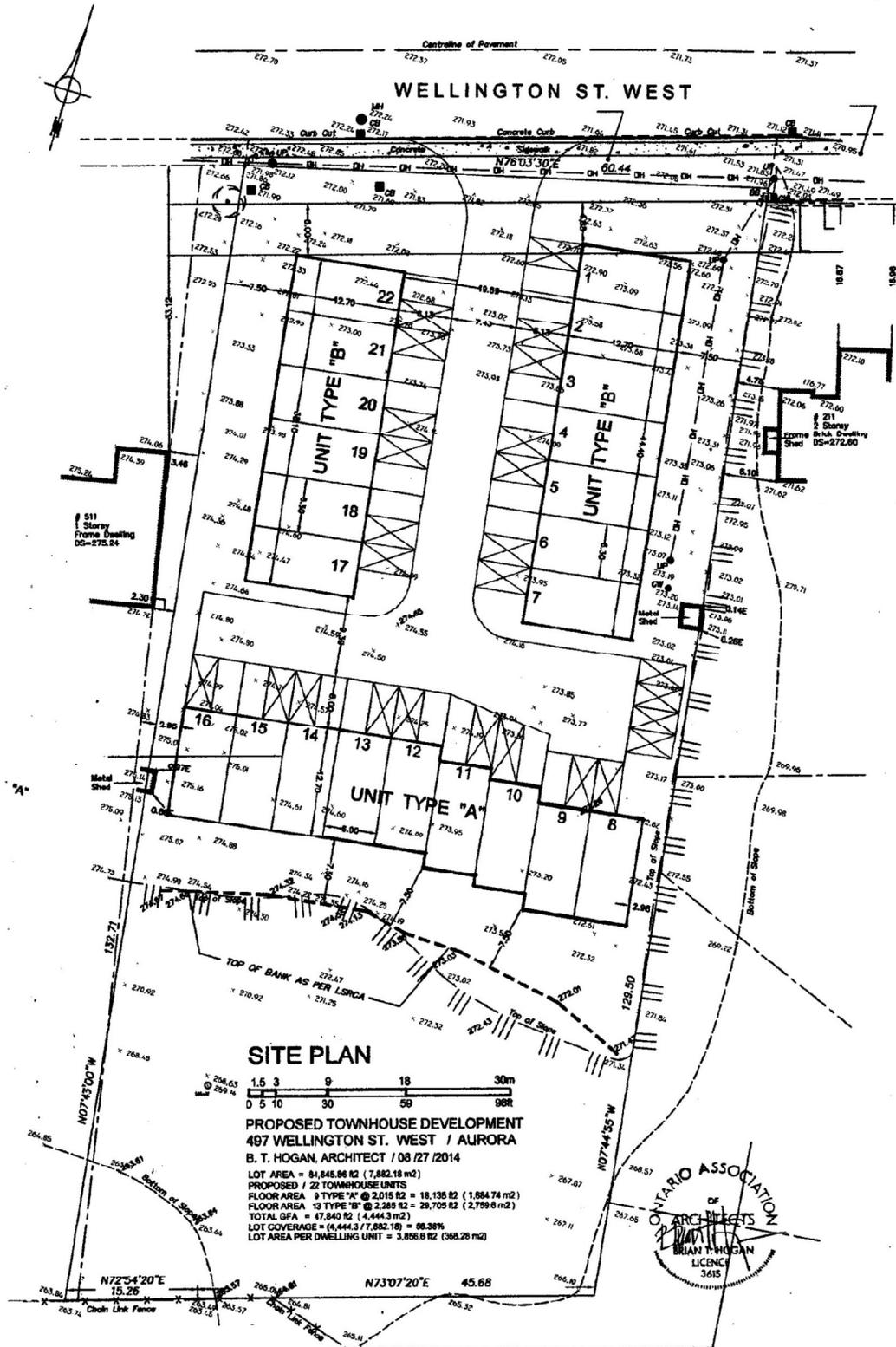
-  Subject Lands
-  Circulation Area
-  Extended Circulation Area

LOCATION MAP
 APPLICANT: 2419059 Ontario Inc.
 FILE: ZBA-2014-07
 FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, January 28, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014. © First Base Solutions Inc., 2014 Orthophotography.







PROPOSED SITE PLAN

APPLICANT: 2419059 Ontario Inc.
 FILE: ZBA-2014-07
 FIGURE 4





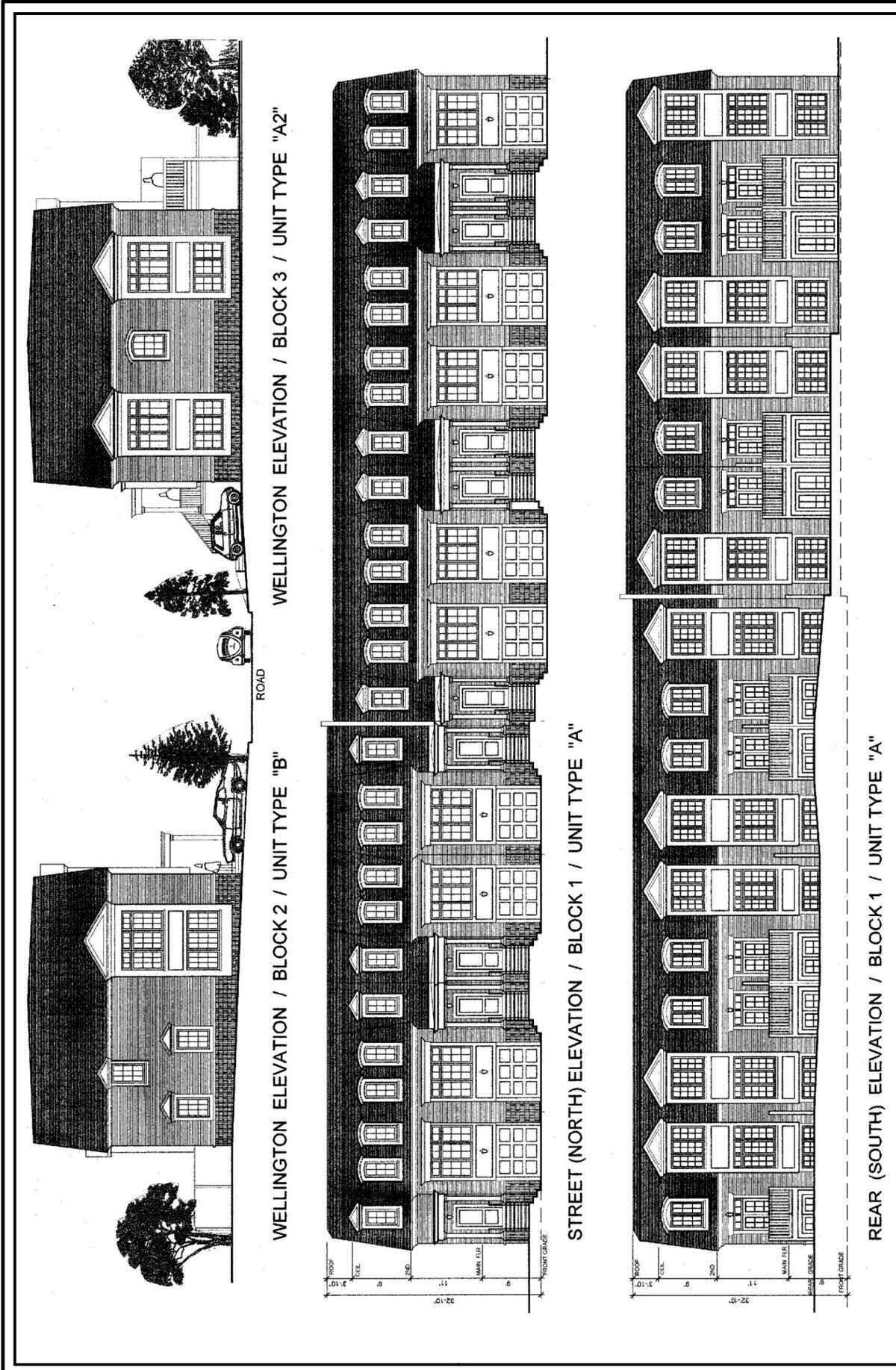
PHOTO OF SUBJECT LANDS

APPLICANT: 2419059 Ontario Inc.
FILE: ZBA-2014-07

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, January 27, 2015. Photo provided by the Town of Aurora.



PROPOSED ELEVATIONS

APPLICANT: 2419059 Ontario Inc.
 FILE: ZBA-2014-07

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, February 9, 2015. Photo provided by Brian T. Hogan Architect.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-010

SUBJECT: *Zoning By-law Amendment*
Chafam Premiere Inc./Sterne Motors Ltd.
300 Earl Stewart Drive
Lots 5-7, 65M-2873
File: ZBA-2014-06

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *February 25, 2015*

RECOMMENDATIONS

THAT Report No. PL15-010 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2014-06 (Chafam Premiere Inc./Sterne Motors Ltd.) be approved, to add a "Motor Vehicle Sales Establishment" and accessory uses within the Industrial Commercial (C5-6) Exception Zone; and

THAT the implementing zoning by-law amendment be presented at a future Council meeting for enactment.

PURPOSE OF THE REPORT

The purpose of this report is to provide an evaluation and recommendations related to the Zoning By-law Amendment application proposing a Motor Vehicle and Sales Establishment as a permitted use on the subject lands.

BACKGROUND

History

The proposed Zoning By-law Amendment application was heard at the Public Planning Meeting held on September 24, 2014.

At that meeting Council passed the following resolution:

"THAT report PL14-063 be received; and

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THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting."

Since the Public Planning Meeting, the applicant worked with Town staff in addressing the comments and concerns raised at the Public Planning Meeting. A detailed discussion of these comments are provided in the Planning Considerations section of this report.

Public Notification

On February 5, 2015 notice of a Public Planning Meeting respecting the subject zoning by-law amendment application was given by mail to all interested parties that expressed interest at the September 24, 2014 Public Planning Meeting.

Location/ Land Use

The subject lands are located at the south west corner of St. John's Sideroad and Earl Stewart Drive and municipally described as 300 Earl Stewart Drive (see Figure 1). The subject lands have the following characteristics:

- Total site area of 2.8 ha (6.94 acres);
 - Phase 1 (proposed Motor Vehicle Sales Establishment) 12,230 m² (3.02 acres)
 - Phase 2 (future development) 15,884 m² (3.92 acres)
- Frontage on Earl Stewart Drive of 166m (544 ft) and 144m (472 ft) on St. John's Sideroad; and

The surrounding land uses are as follows:

North: St. John's Sideroad East, and beyond parkland and existing residential;
South: Existing Industrial and Office Commercial Uses;
East: Existing Supermarket and Commercial Uses;
West: Existing Hydro Corridor, Stormwater Management Pond and beyond existing residential

Policy Context

Town of Aurora Official Plan

As illustrated on Figure 2, the subject lands are designated as "Existing Employment-Light Industrial/ Service" by the Town of Aurora Official Plan. The designation encourages a broad range of employment opportunities, service commercial uses and retail uses of a quasi-industrial nature within existing employment areas. Automotive and recreational vehicle related uses including service and rental, parts sales, gas bars

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car washes, service stations, auto body repair and service commercial uses are permitted within the Existing Employment- Light Industrial/ Service designation. Subject to compliance with employment uses and development policies, new development within the designation shall conform with the General Employment area policies of the Official Plan.

Zoning By-law 2213-78

The subject lands are currently zoned "Industrial Commercial (C5-6) Exception Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The site specific Industrial Commercial Zone permits offices, computer software manufacturing and distribution facilities, data processing centres, day care centres and video conferencing centres.

An amendment to the Zoning By-law is required to allow the proposed motor vehicle sales establishment use and accessory uses normally and incidentally related to the primary use. The existing zoning of the lands and the surrounding area are detailed on Figure 3, attached.

Proposed Site Development

On December 4, 2014, the applicant submitted a site plan application (File SP-2014-10) for the construction of a 2,355m² gross floor area automobile dealership (Acura) located on the subject lands. As indicated on the proposed site plan (see Figure 5), the proposed automotive dealership building is proposed to be located on the existing footings located on Lot 5. Lots 6 and 7 will remain vacant and will be subject to a future site plan application. The submitted site plan proposes:

- One (1) building for a motor vehicle sales establishment GFA of 2,355m² proposed on Lot 5;
- Vehicular access onto Earl Stewart Drive;
- 118 parking spaces, and 115 spaces for vehicle display;
- A vehicle compound area located on the west side of the lands;
- One loading space;
- One (1) garbage enclosure; and
- Balance of lands (Lots 6 and 7) to remain vacant at this time.

The site plan application for the proposed development will be considered by Council at a future General Committee meeting.

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Report No. PL15-010

COMMENTS

Planning Considerations

Official Plan

As identified previously, the property is designated "Existing Employment- Light Industrial/ Service" by the Official Plan. The Existing Employment- Light Industrial Service Designation permits automotive and recreational vehicle related uses including service and rental, parts sales, gas bars car washes, service stations, auto body repair and service commercial uses. The proposed motor vehicle sales establishment use will bring a range of employment opportunities and is considered an appropriate use within the broader interpretation of the above permitted use in the Official Plan.

The subject lands are located within an employment area (formerly known as the Aurora East Industrial Estates), which were approved as OPA 52 in the early 1990's. The lands immediately surrounding the subject lands are primarily commercial and employment related uses. Existing residential lands located to the north and west are separated by Hamilton Park and St. John's Sideroad to the north and an existing stormwater pond and hydro corridor to the west.

Planning Staff are of the opinion that the proposed use of an automobile dealership conforms to the land use and development policies of the Official Plan and is compatible with the surrounding land uses.

Zoning By-law

The subject lands are currently zoned "Industrial Commercial (C5-6) Exception Zone" by the Town of Aurora Zoning By-law, as amended. To facilitate the subject proposal, the applicant is proposing to add a "Motor Vehicle Sales Establishment" and accessory uses to the existing zoning to permit an automotive dealership on Industrial Commercial (C5-6) Exception Zone.

Site specific by-law exceptions will be required to facilitate the proposed development. These exceptions include:

- An updated definition for 'Motor Vehicle Sales Establishment';
- A minimum parking standard of 4.5 spaces per 100m² of Commercial Floor Area (CFA), whereas no parking rate for a Motor Vehicle Sales Establishment is currently established in the Zoning By-law;
- A maximum vehicle display area of 5 spaces per 100m² of CFA, whereas no vehicle display rate for a Motor Vehicle Sales Establishment is currently established within the Zoning By-law;
- A minimum landscaping strip of 4.5 metres abutting St. John's Sideroad,

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Report No. PL15-010

- whereas the existing minimum requirement is 6.0 metres; and
- The required number of loading spaces for the Motor Vehicle Sales Establishment shall be one (1), whereas the loading provisions within the exception zone permit two (2) loading spaces.

Planning Staff have evaluated the above proposed by-law amendment and exceptions to the by-law and have determined these to be appropriate in the context of the subject lands. The subject lands are located in an area characterized by industrial and commercial development to the south and east along Earl Stewart Drive and residential development to the north and west, separated by St. John's Sideroad and the Hydro Corridor. Planning staff are of the opinion that the proposed zoning amendment application is appropriate and compatible with adjacent and neighbouring development.

Traffic

A Traffic Impact Study was prepared by LMM Engineering Inc. dated August 28, 2014 and revised on November 27, 2014 for the subject lands. The study has identified the traffic generated from the proposed dealership and a potential future dealership on Lots 6 and 7. The applicant has noted that all test drives of motor vehicles will be accompanied by Acura representatives and will be conducted along pre-determined routes away from residential areas. The Town's Traffic and Transportation Analyst has reviewed the revised Traffic Impact Study and has no concerns with the proposal.

Access and Parking

Vehicular access to Lot 5 is proposed along Earl Stewart Drive. The applicant proposes 5.0 spaces per 100m² of Commercial Floor Area for vehicle display and 4.5 spaces per 100m² of CFA for employee and visitor parking for the proposed use on Lot 5. A second vehicular access is proposed on Earl Stewart Drive for Lots 6 and 7. No vehicular access is proposed along St. John's Sideroad or Isaacson Crescent. The Town's Traffic and Transportation Analyst has reviewed the proposed access locations identified within the Traffic Impact Study and has no concerns.

Landscaping/Buffering

The applicant has submitted a Landscaping Plan as part of the site plan application for Lot 5. A landscaping buffer of evergreen and deciduous trees are proposed along the west and south lot lines. Further deciduous trees and shrubs are located along St. John's Sideroad and Earl Stewart Drive. Specified areas for vehicle display are located along St. John's Sideroad. Planning Staff are of the opinion that the proposed landscaping will enhance the separation of employment uses from surrounding residential uses. Further review of the landscaping plan will be conducted by staff as part of the site plan review.

February 25, 2015

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Report No. PL15-010

Phase 2 Lands

The zoning amendment application to permit an automobile dealership also applies to Lots 6 and 7 on the subject lands. Other possible uses, which are currently permitted on the subject lands, includes business and professional offices, computer software and manufacturing and distribution facilities, data processing centres, day care centres, video conferencing centres and ancillary commercial uses within an office use. These uses are permitted as of right. Any additional uses will require an appropriate rezoning application. In addition, a future site plan application must be submitted for review and consideration by Council for any Phase 2 development.

External Agency Comments

Responses were received from Lake Simcoe Conservation Authority, Regional Municipality of York, and Enbridge Gas, who all advised that they have no comments or concerns regarding the zoning amendment application. Further detailed comments to the development from external agencies will be provided as part of the site plan approval stage.

Summary of Resident Comments

Verbal comments expressed by local residents during the Public Planning Meeting and correspondence by phone and email, in addition to the items raised previously in this report are as follows:

- Concern with increased lighting from the property

The applicant has submitted a Site Lighting and Photometric Plan and Electrical Details as part of the Site Plan application. The proposed lighting plan is designed to minimize any excessive lighting onto surrounding properties. A Landscaping Plan has also been provided with the Site Plan application, which proposes a landscape buffer along the west and south lot lines. The submitted plans will be reviewed as part of the site plan approval stage.

- Concern with increased noise from the property

The applicant has noted in the submitted Planning Justification Report that no outdoor public announcement system will be installed, this will be included within the site plan agreement. The submitted site plan identifies that all automotive servicing and repairs will occur within the proposed building, as such noise levels generated from the site will be in keeping with an Existing Employment- Light Industrial/ Service use. A noise study is not required at this location. Staff have reviewed the application and have no concerns related to noise levels generated from the site.

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- Concern on the impact on the local stormwater pond

The applicant has submitted a Functional Servicing Report, prepared by RJ Burnside and Associates, dated August 7, 2014 for the subject lands. The Functional Servicing report proposes onsite storage to reduce the amount of stormwater flow into the pond during a storm event. Furthermore, a proposed stormceptor will reduce a minimum of 80% of suspended solids from site runoff. Staff have reviewed the functional reports provided as part of the zoning amendment application and have no site servicing concerns. Further comment related to detailed design will be provided as part of the site plan process.

- Concern with hours of operation

The applicant has noted in the submitted Planning Justification Report that the business will be in operation between 7:30am and 8:30pm on weekdays and 9:00am to 5:30pm on weekends. These are conventional hours of business operation.

SERVICING ALLOCATION

Not applicable

LINK TO STRATEGIC PLAN

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the zoning by-law amendment application, the proposed automotive dealership use is in accordance with the *Develop plans to attract businesses that provide employment opportunities for our residents* action item.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Direct staff to report back to Council addressing any issues that may be raised at the Public Planning Meeting; or,
2. Refusal of the application with an explanation for the refusal.

FINANCIAL IMPLICATIONS

Fees, securities and development charges will be payable upon execution of the site plan agreement. The development of the site will also generate yearly tax assessment to the Town.

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Report No. PL15-010

PREVIOUS REPORTS

Public Planning Meeting Report No. PL14-063, dated September 24, 2014.

CONCLUSIONS

Planning and Development Services has reviewed the subject zoning by-law amendment application that proposes to develop a motor vehicle sales establishment and related accessory uses on the subject lands in accordance with the provisions of the Town's Official Plan and in the context of the surrounding and future land uses. Staff recommends approval of Zoning By-law Amendment application File: ZBA-2014-06. A staff report addressing the details of the site plan application will be prepared for consideration by Council at a future meeting.

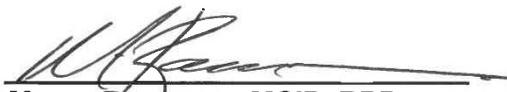
ATTACHMENTS

- Figure 1 – Location Map with circulation radius
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Contextual Plan
- Figure 5 – Proposed Site Plan
- Figure 6 – Proposed Elevations

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting –February 12, 2015

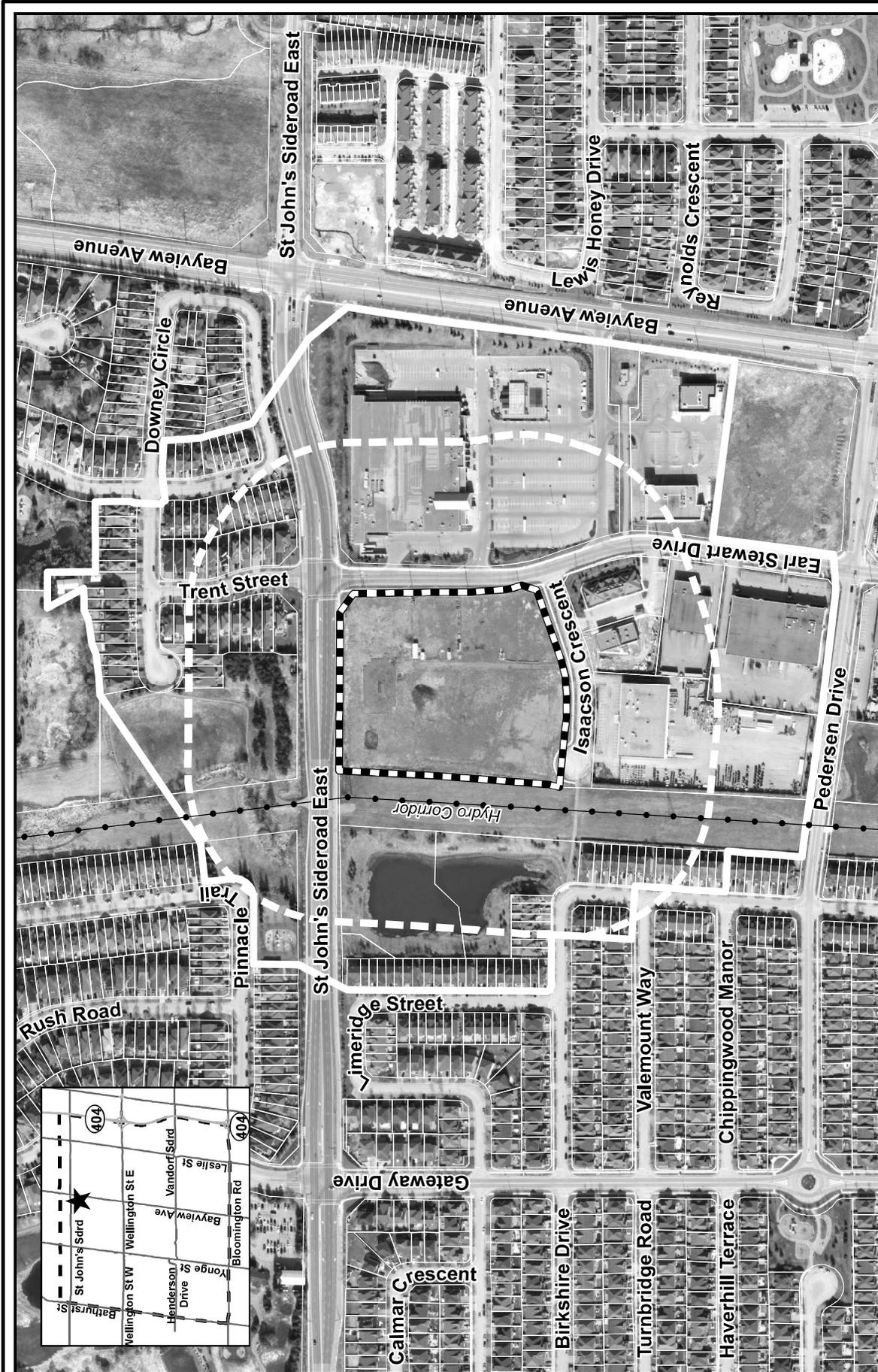
Prepared by: Jeff Healey, Planner- Ext. 4349



**Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services**



**Neil Garbe
Chief Administrative Officer**



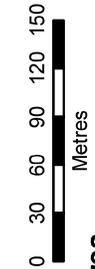
LOCATION MAP

APPLICANT: CHAFAM PREMIERE INC. & STERNE MOTORS LTD.
 FILE: ZBA-2014-06

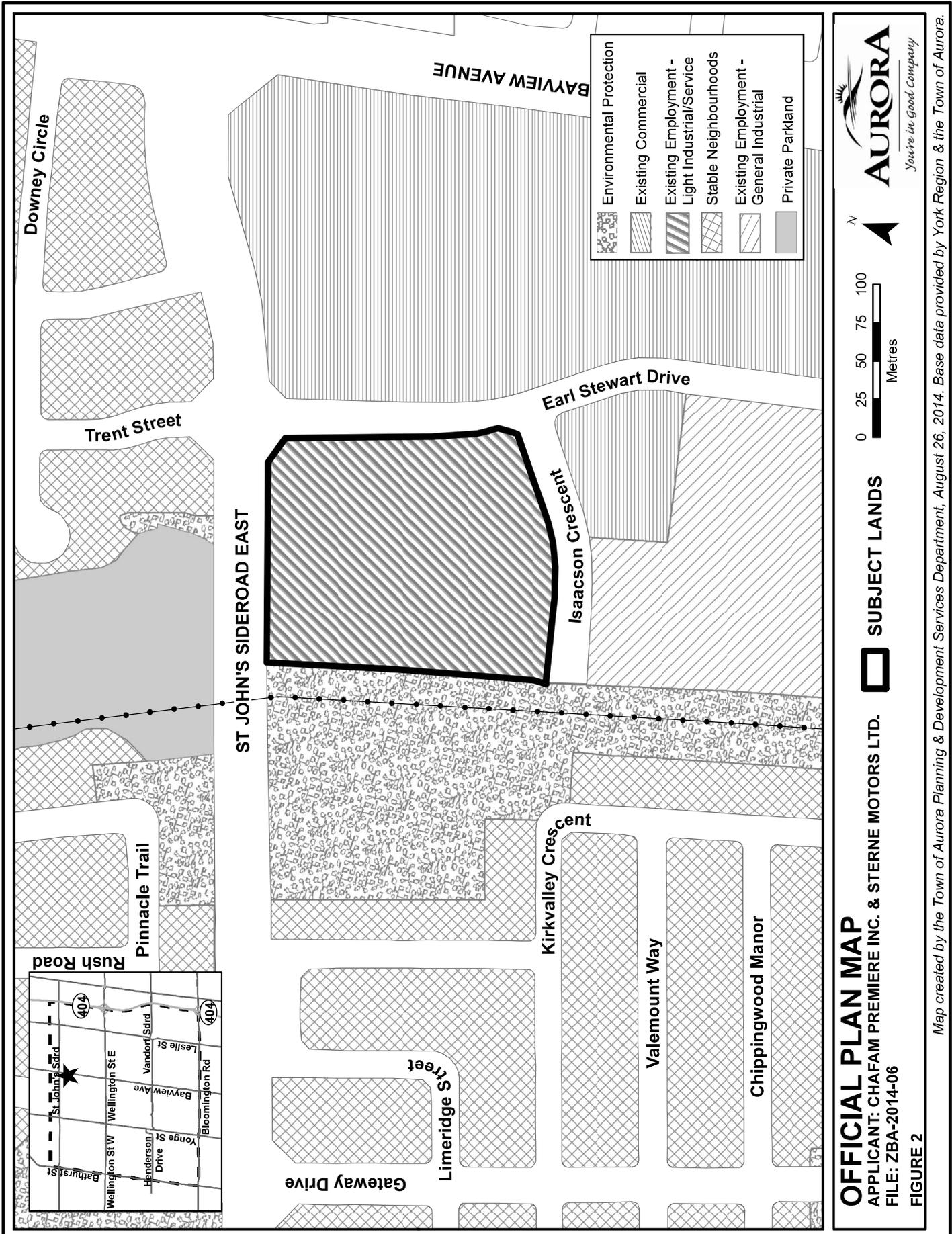
FIGURE 1

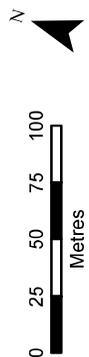
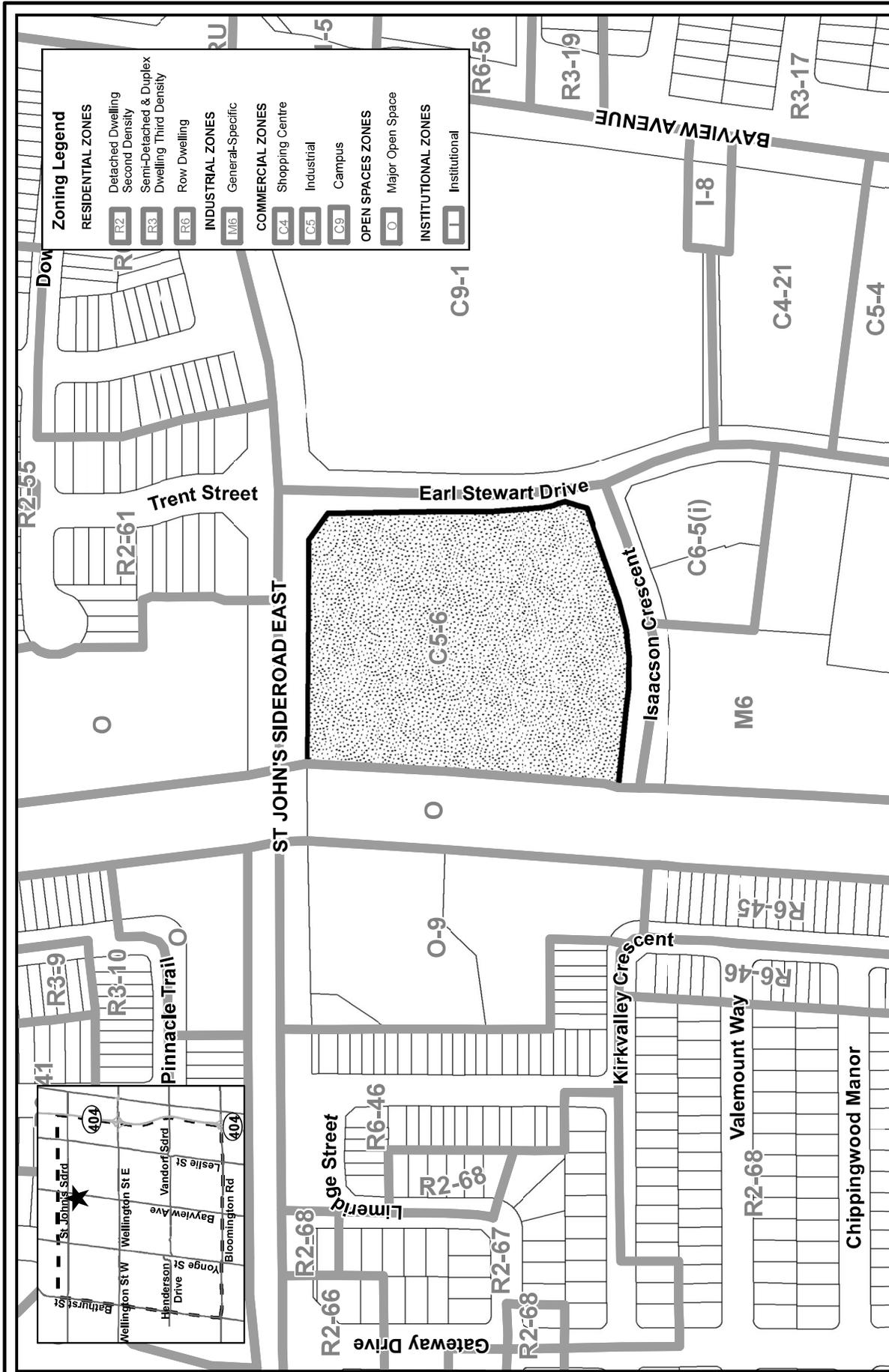


Subject Lands
 Circulation Area
 Extended Circulation Area



Map created by the Town of Aurora Planning & Development Services Department, August 27, 2014. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014. © First Base Solutions Inc., 2014 Orthophotography.



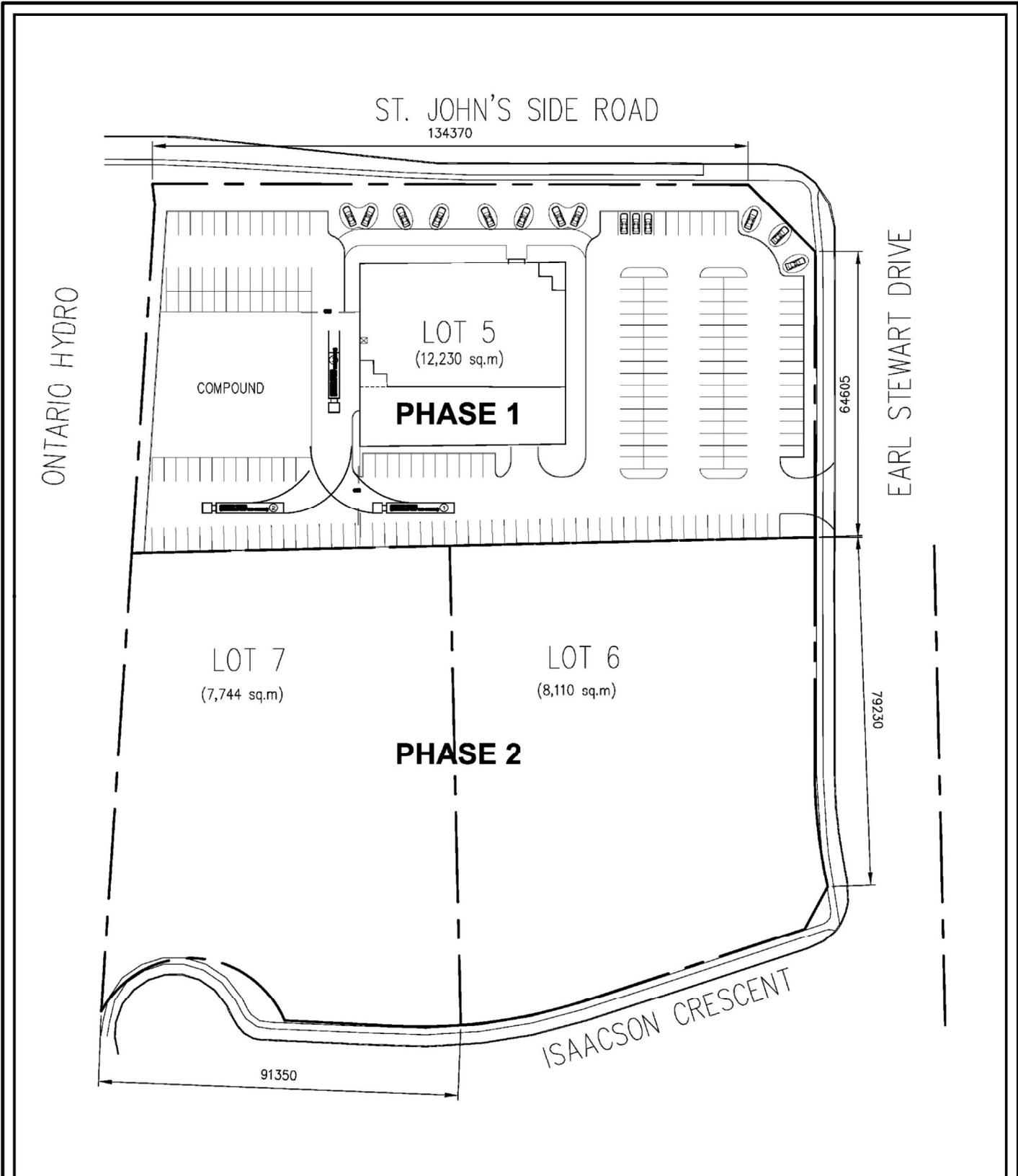


SUBJECT LANDS

ZONING MAP
 APPLICANT: CHAFAM PREMIERE INC. & STERNE MOTORS LTD.
 FILE: ZBA-2014-06

FIGURE 3

Map created by the Town of Aurora Planning & Development Services Department, August 26, 2014. Base data provided by York Region & the Town of Aurora.



CONTEXTUAL PLAN

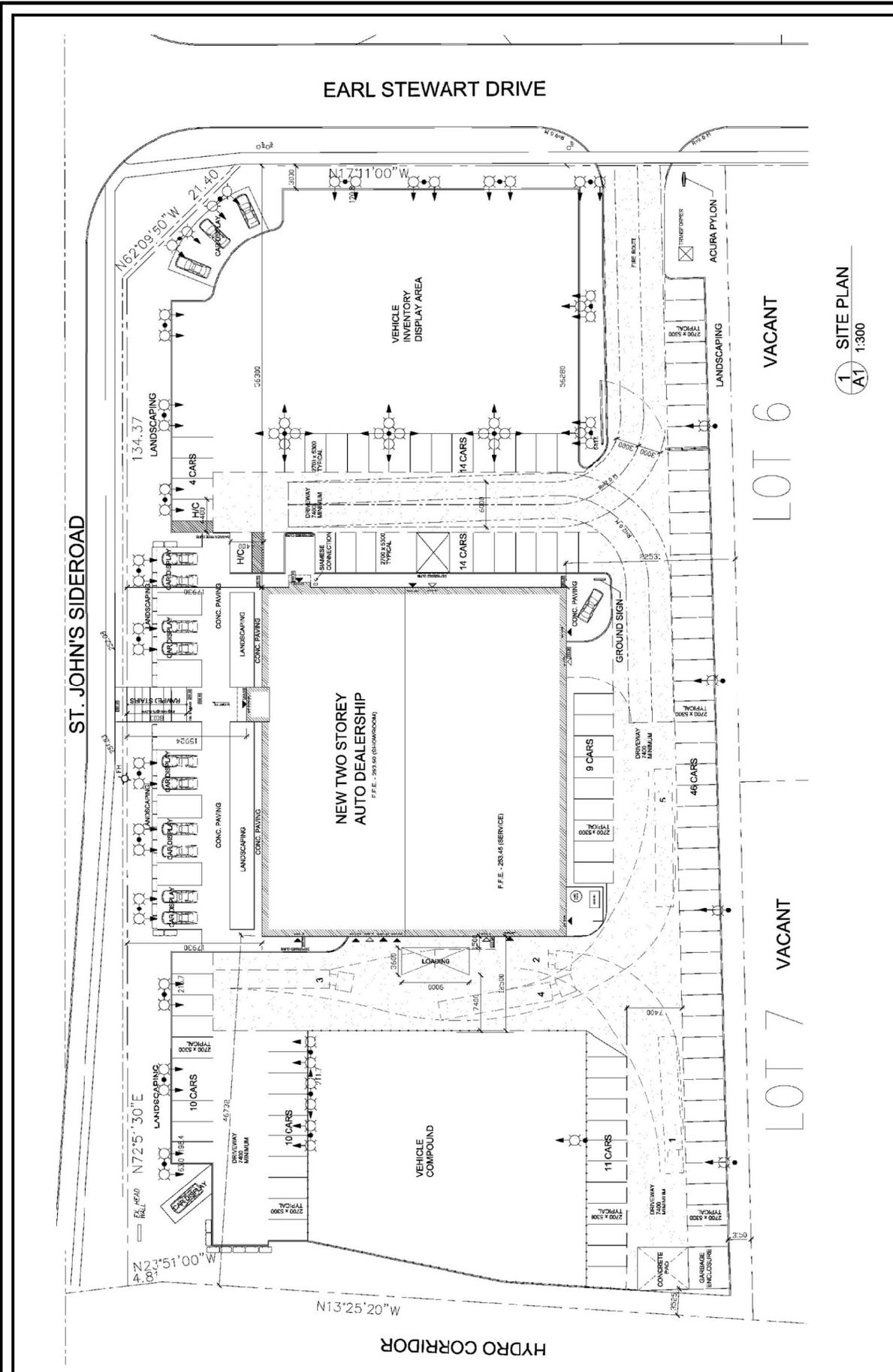
APPLICANT: CHAFAM PREMIERE INC. & STERNE MOTORS LTD.
FILE: ZBA-2014-06
FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, February 10, 2014. Drawing provided by Carson Woods Architects Limited.



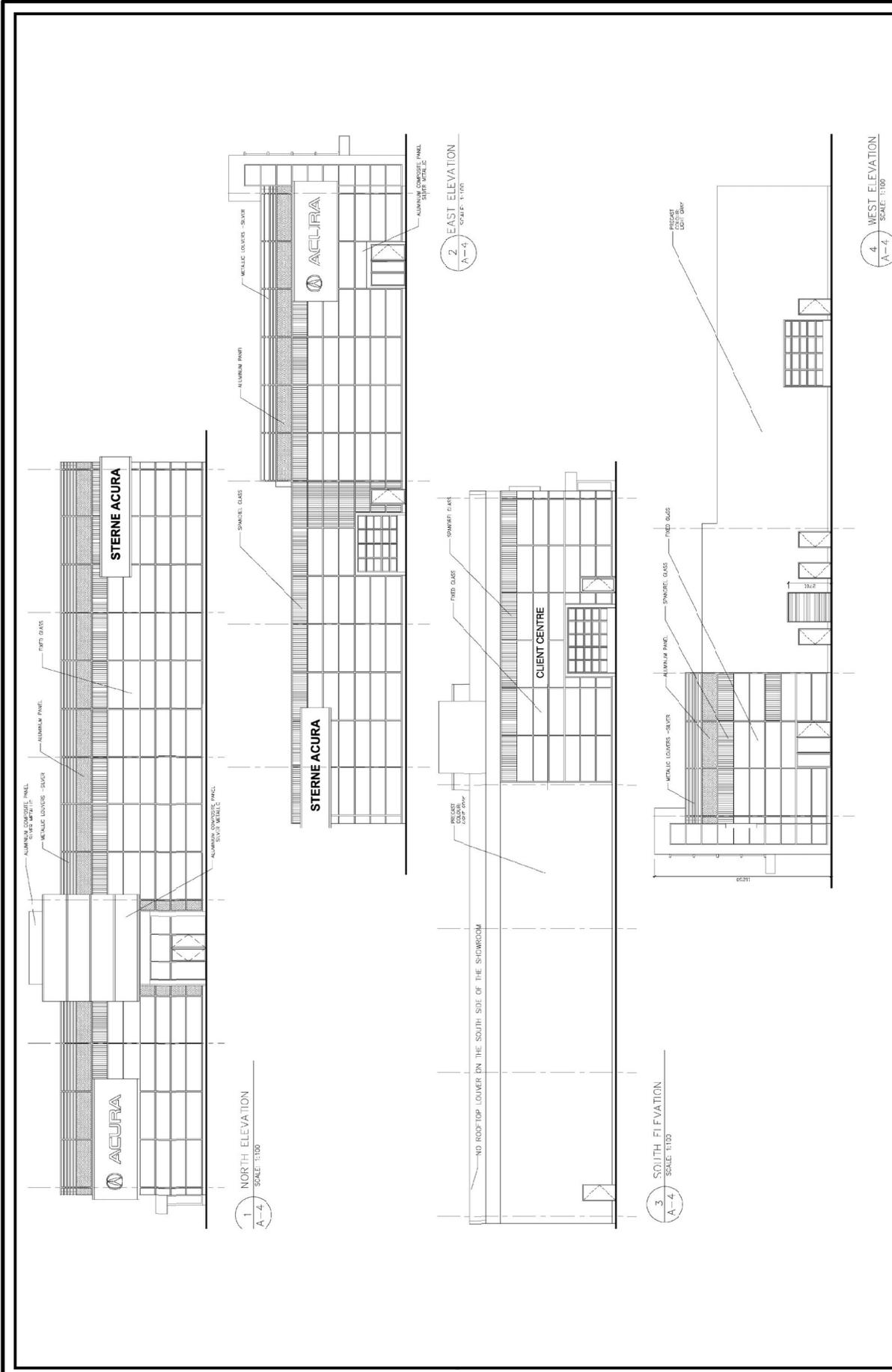
Map created by the Town of Aurora Planning & Development Services Department, August 26, 2014. Drawing provided by Carson Woods Architects Limited.



1 SITE PLAN
 A1 1:300

PROPOSED SITE PLAN

APPLICANT: CHAFAM PREMIERE INC. & STERNE MOTORS LTD.
 FILE: ZBA-2014-06
 FIGURE 5



PROPOSED ELEVATIONS

APPLICANT: CHAFAM PREMIERE INC. & STERNE MOTORS LTD.

FILE: ZBA-2014-06

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, February 10, 2014. Drawing provided by Carson Woods Architects Limited.

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5693-15

**BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on February 25, 2015**

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA
HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Special Council – Public Planning meeting held on February 25, 2015 in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

READ A FIRST AND SECOND TIME THIS 25TH DAY OF FEBRUARY, 2015.

**READ A THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF FEBRUARY,
2015.**

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK