



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, JUNE 24, 2015

6:30 P.M. to 10 P.M.

**CAFETORIUM
ST. MAXIMILIAN KOLBE CATHOLIC HIGH SCHOOL**



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

Wednesday, June 24, 2015
6:30 p.m. to 10 p.m.
St. Maximilian Kolbe Catholic High School

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:

5744-15 BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on June 24, 2015

pg. 23

5. ADJOURNMENT

AGENDA ITEMS

- 1. PL15-051 – Proposed Draft Plan of Subdivision, Official Plan Amendment pg. 1
and Zoning By-law Amendment
Highland Gate Developments Inc.
21 Golf Links Drive
Files: SUB-2015-01, OPA-2015-01, and ZBA-2015-02**

RECOMMENDED:

THAT Report No. PL15-051 be received; and

THAT the public comments heard at the June 24, 2015, Public Planning meeting be received and referred to staff; and

THAT public comments will continue to be heard at the September 30, 2015 and October 28, 2015 Public Planning meetings on the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-051

SUBJECT: *Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment
Highland Gate Developments Inc.
21 Golf Links Drive
Files: SUB-2015-01, OPA-2015-01, ZBA-2015-02*

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

DATE: *June 24, 2015*

RECOMMENDATIONS

THAT Report No. PL15-051 be received; and

THAT the public comments heard at the June 24, 2015, Public Planning meeting be received and referred to staff; and

THAT public comments will continue to be heard at the September 30, 2015 and October 28, 2015 Public Planning meetings on the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information and details related to the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications submitted for 21 Golf Links Drive.

The purpose of the draft plan of subdivision application is to allow a residential plan of subdivision on a 40.89 hectare parcel of land. The purpose of the accompanying Official Plan and Zoning Bylaw Amendment applications is to provide an appropriate land use designation and development policies and zoning provisions with exceptions as required, to implement the proposed Draft Plan of Subdivision.

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BACKGROUND

History

The subject Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment applications were submitted on February 27, 2015. A Notice of Complete Application published in The Aurora Banner and The Auroran on March 19, 2015. On April 15, 2015, the applicant held a community open house and presented the proposed Highland Gate redevelopment plan at Dr. G. W. Williams Secondary School in Aurora to the surrounding residents. A large number of surrounding residents attended the community open house. As such, Planning Staff recommended Council to hold two (2) additional Public Planning Meetings beyond the statutory *Planning Act* requirement to allow public input. Moreover, due to the large volume of residents who attended the open house meeting on April 15, 2015, Planning Staff recommended to Council that the Public Planning meetings be held outside of the Council Chamber, at a suitable venue to accommodate the anticipated large volume of residents.

As such on May 5, 2015 Council passed the following resolution:

“THAT Report No. PL15-039 be received; and

THAT in addition to the June 24, 2015 Public Planning Meeting, two additional Public Planning Meetings be held in September and October for the purpose of receiving additional public comments related to Highland Gate Development Inc. Files: OPA-2015-01, SUB-2015-01 and ZBA-2015-02; and

THAT the Public Planning Meetings be held at a suitable venue outside of Council Chambers, to accommodate the anticipated large volume of residents.”

Public Notification

On March 19, 2015, a Notice of Complete Application respecting the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments was published in the Auroran and Aurora Banner newspapers.

On May 28, 2015 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspaper and given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands (see Figure 1). A Notice of the Public Planning meeting signs were also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

At the time of finalizing this report staff received numerous inquiries and comments from the surrounding residents regarding the proposals. Planning Staff have summarized the

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comments received from the public under the Public Comments section of this report. Any written or verbal comments provided at the Public Planning Meeting will be considered in the technical review of the applications and included in any future reports provided to Council.

Location/ Land Use

The subject lands are located between Yonge Street and Bathurst Street, approximately mid-way between Wellington Street West and Henderson Drive, municipally known as 21 Golf Links Drive (Figure 1). The subject lands have the following characteristics:

- The subject site is comprised of 18 properties;
- In total, the subject site has an approximately area of 41 hectares (101 acres) of land;
- The subject site was formerly a golf course operating as the Highland Gate Golf Club;
- The subject site is surrounded by single detached dwellings, a seniors residence, two apartment buildings;
- The western portion of the Subject lands (generally all lands west of Murray Drive) is within the Oak Ridges Moraine Conservation Plan area, designated as Settlement Area;
- The woodland areas are predominately located off-site (southwest corner and northeast corner of the subject lands);
- A cluster of woodland areas are identified within the subject site (west of Murray Drive between the Eastern Tributary and just north of the existing maintenance facility building on Highland Gate);
- There are three main tributaries which flows through the subject lands. The Easternmost watercourse is identified as Tannery Creek, the central watercourse is identified as the Eastern Tributary and the westernmost watercourse is identified as the Western Tributary. All three watercourses are located in the East Holland River subwatershed;
- There are two large ponds within the subject site along the Western Tributary;
- There are four small dug wetland ponds within the wetland vegetation used as water hazards within the former golf course;
- Wetland areas are identified along the Tannery Creek, Western and Eastern Tributary and just south of Golf Links Drive;

The surrounding land uses are as follows:

North: Single Detached Residential uses;

South: Single Detached Residential uses;

East: Single Detached Residential uses, Seniors residence, Apartment buildings, Yonge Street and Commercial uses and;

West: Single Detached Residential uses, West of Bathurst Street - Kings Riding Golf Course and Vacant Land in Township of King.

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Policy Context

Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) 2014 was issued under Section 3 of the *Planning Act* and came into effect as of April 30, 2014. The PPS provides policy direction for matters of provincial interest related to land use planning and development. The PPS encourages the development of strong communities through the promotion of efficient land use and development patterns. The following are key policies summarized within the PPS that the subject site will be reviewed for consistency.

- Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns (section 1.1);
- Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted (section 1.1.3.1);
- To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area (section 1.4.1 and 1.4.3);
- Healthy, active communities are to be promoted through the provision of public spaces, parks and open space (Section 1.5.1 b);
- Infrastructure and Public Service Facilities shall be coordinated and integrated to meet current and projected needs while promoting green infrastructure (section 1.6);
- Planning for stormwater management shall promote low impact development (section 1.6.6.7);
- Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs (section 1.6.7);
- Energy conservation and efficiency, improved air quality, reduce greenhouse gas emissions and climate change adaptation through land use and development patterns (section 1.8.1);
- The long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved. (Section 2.1.2)
- Protect, improve or restore vulnerable surface and ground water, sensitive surface water and ground water features and their hydrologic functions (Section 2.2.1 d) 2)

Decisions on planning matters shall be consistent with the provisions of the PPS.

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Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2006), as amended in June 2013, is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. Section 1.2.2 of the Growth Plan states the following principles that will guide decisions on how land will be planned, designated, zoned and designed:

- Build compact, vibrant and *complete communities*.
- Plan and manage growth to support a strong and competitive economy.
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations.
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form.
- Provide for different approaches to managing growth that recognize the diversity of communities in the *GGH*.
- Promote collaboration among all sectors – government, private and non-profit – and residents to achieve the vision.

Section 2.1 of the Growth Plan encourages a better use of land and infrastructure can be made by directing growth to existing urban areas. Section 2.2.3 requires a minimum of 40% of all residential development occurring annually within each upper-and single tier municipality will be within the built-up area.

Furthermore, the Growth Plan encourages Planning Authorities to identify natural heritage features and areas that complement, link or enhance natural systems.

Oak Ridges Moraine Conservation Plan (ORMCP)

The ORMCP is an ecologically based plan established by the province to provide land use and resource management within the Moraine. The western portion of the subject lands (generally all lands west of Murray Drive) is regulated by the ORMCP and designated as Settlement Area. According to the ORMCP, lands designated as Settlement Areas are designated for development of an urban type permitting a range of residential, commercial, industrial and institutional uses. While, the Settlement Area is to focus on urban growth, the ORMCP requires development within the Settlement Area to minimize the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area, maintain where possible, improving or restoring the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions.

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Lake Simcoe Protection Plan (LSPP)

The *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. The subject site is located within the East Holland Subwatershed of the *LSPP*. As part of the complete application, the applicant has completed a Landform Conservation Assessment to demonstrate how the proposed development will conform to the policies within the *LSPP*.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" and a small portion of the site as "Regional Greenlands System" 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 and lively communities. Under the York Region's Official Plan, one regional urbanization goal is to enhance the Region's urban structure through City Building, intensification and compact and complete communities.

The primary vision of the Regional Greenlands System, within the York Region's Official Plan is to protect the natural heritage features in a system of cores connected by corridors and linkages. The Regional Greenlands System also provides opportunities for passive recreation, such as hiking and nature appreciation. Urban uses and infrastructure projects should contribute ecological gains to greenlands systems through enhancement and restoration, and the strategic creation of natural habitat.

The proposed development is located within the 5-year and 25 year Wellhead Protection Areas. York Region staff will review the application in relation to the protection of the quality and quantity of York Region's municipal groundwater supplies.

Town of Aurora Official Plan (2012)

The subject lands are designated as "Private Parkland" and "Environmental Protection" by the Town's Official Plan (Figure 2). A portion of the subject lands area identified within the Oak Ridges Moraine Conservation Plan Boundary. The Private Parkland and Environmental Protection does not permit the development of residential uses. As such the applicant has applied for an Official Plan Amendment to redesignate the subject site from Private Parkland and Environmental Protection to Stable Neighbourhood, Environmental Protection and Public Parkland. (Figure 3)

The Aurora Official Plan recognizes that new population growth within the Town shall be accommodated by a combination of intensification and Greenfield residential areas. Section 3.3 e) of the Town's Official Plan provides that approximately 34 percent of new residential growth is to be accommodated through intensification and 66 percent of new residential growth is to be accommodated through Greenfield Residential Area.

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Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Major Open Space (O) Zone”, “Major Open Space (O-2) Exception Zone” and “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. (Figure 4) The existing zoning reflects the former golf course uses. As such, the existing Major Open Space (O) Zone permits uses such as golf courses and public and private parks. The existing O-2 zoning located to the north east of the subject lands is a site specific zoning which permits a parking lot accessory to the golf course. A small portion of the site along Murray Drive is zoned EP-ORM. The EP-ORM permits legally existing uses (as of November 15, 2001), fish, wildlife and forest management, conservation projects, non-motorized trails, transportation, infrastructure and utilities and natural heritage appreciation.

The Applicant has submitted an application to amend the zoning bylaw to implement the proposed Draft Plan of Subdivision. Exceptions to the Detached Dwelling Second Density zone standards of the Town’s comprehensive bylaw have also been sought to implement the proposed residential Draft Plan of Subdivision. (Figure 5)

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Opinion	Malone Given Parsons Ltd.
Draft Plan of Subdivision	Malone Given Parsons Ltd.
Integrated Trails and Open Space Master Plan	Schollen & Company Inc.
Conceptual building elevations for low rise housing	Hunt Design Associates Inc.
Conceptual Site Plan for High Density Site & Building Rendering	Sweeny & Co Architects Inc.
Community Services & Facilities Study	Malone Given Parsons Ltd.
Urban Design Guidelines	MBTW Group
Architectural Control Guidelines	W. Architect
Park Facilities Fit Assessment	Schollen & Company Inc.
Phase 1 & Phase 2 Environmental Site Assessment	Golder Associates
Natural Heritage Evaluation	Beacon Environmental
Flood Impact Study (see FSR and Geomorphic Assessment)	SCS Consulting Group/ Beacon Environmental
Geotechnical Investigation	Golder Associates
Geomorphic Assessment	Beacon Environmental

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Preliminary Hydrogeological Investigation (including Water Budget)	Golder Associates
Tree Inventory and Assessment Report	Schollen & Company Inc.
Landform Conservation Assessment	Malone Given Parsons Ltd./ Beacon Environmental / SCS Consulting Group
Functional Servicing and Stormwater Management Report	SCS Consulting Group
Construction Impact Mitigation Study	SCS Consulting Group
Transportation Study (including Parking and Entrance Analyses)	BA Group
Preliminary Environmental Noise Report	Jade Acoustics Inc.
Stage 1 Archaeological Background Study	Schollen & Company Inc.

Proposal

Proposed Plan of Subdivision

As illustrated on Figure 6, the proposed draft plan of subdivision proposes 184 single detached dwelling lots; a high-density residential block, parkettes, open space/vistas and environmental protection. The following is a breakdown of the major land uses within the proposed Draft Plan of Subdivision application:

Proposed Land Use	Lot and Block #	Units	Area (ha)
Single Detached Residential	1 -184	184	13.92
High Density Block	Block 224	Estimate at 144	0.45
Parkettes	Blocks 185-191		3.84
Open Space / Vistas	Blocks 192-206		1.25
Environmental Protection	Blocks 207-216		14.41
Walkways/ Servicing Blocks	Blocks 217-223		0.46
Existing Parking Lot	Block 225		0.34
Future Residential	Block 226		0.38
Reserves	Blocks 227-229		0.01
17.5m Road	Streets A – J		5.83
Totals		184 *	40.89

* Note: The total residential units including the single detached residential units and the estimated residential units within the high density block is 328 units.

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Proposed Official Plan Amendment

As shown in Figure 3, the applicant is proposing to amend the Town of Aurora Official Plan to permit the development of 184 residential lots and a high density block within the proposed plan of subdivision. The applicant is proposing to amend the existing Official Plan designation from “Private Parkland” and “Environmental Protection” to “Stable Neighbourhoods”, “Public Parkland” and “Environmental Protection”. In addition, the applicant is proposing to amend section 16 – site specific policies to permit a maximum height of ten (10) storeys for a high density mixed use apartment building and to permit a maximum height of three (3) storeys or eleven (11) metres for single detached dwellings.

Proposed Zoning By-law Amendment

As shown in Figure 5, the implementing zoning by-law for the proposed Draft Plan of Subdivision proposes to rezone lands from “Major Open Space (O) Zone” and “Oak Ridges Moraine - Environmental Protection (EP) Zone” to the following zoning classifications:

- Detached Dwelling Second Density Residential (R2) Exception Zone;
- Third Density Apartment Residential (RA3) Exception Zone;
- Environmental Protection (EP) Exception Zone and ;
- Major Open Space (O) Exception Zone.

An amendment to the Zoning By-law is required to facilitate the proposed residential plan of subdivision. The existing zoning of the lands and surrounding area are detailed on Figure 5, attached.

Site specific by-law exceptions will also be required to recognize the proposed residential lots. These exceptions include:

- a reduced minimum front yard setback of 6.0m for the garage and 4.5m for the main dwelling, whereas the by-law requires 6.0m;
- a reduced minimum interior side yard setback of 1.2m whereas the by-law requires 1.5m for a two storey building and 1.2m for bungalows;
- a reduced minimum exterior side yard setback of 4.5m, whereas the by-law requires 6.0m;
- no maximum lot coverage whereas the by-law requires a lot coverage of 35%;
- a maximum height of 11m, whereas the by-law requires a maximum height of 10m;
- to redefine the definition for height to measure from the average grade along the front elevation of the building, whereas the by-law defines building height generally as average finished grade. (as per section 3.17 of the zoning by-law 2213-78, as amended)

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- Allowance for encroachment of architectural features and central air conditioning units, whereas the by-law have specific setback requirements for side, exterior and rear yards as listed in section 6.2.6 of the zoning by-law.

The Owner has submitted a draft Zoning By-law Amendment which is currently under review by staff.

COMMENTS

Agency/Circulation

The proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications has been circulated to internal departments and external agencies for review and comment. The exterior agencies include the following: York Region, Lake Simcoe Region Conservation Authority, Township of King, Public School Board and Catholic School Board, Enbridge Gas Distribution, Powerstream, Rogers and Ontario Power Generations. At the time of this report, Staff has received first submission comments from some internal and external agencies from the circulation. A final comprehensive list of department/agencies comments and any conditions of approval will be included in a future staff report for consideration.

It is noted that York Region has exempted the proposed Official Plan Amendment (OPA) from Regional Approval. Under York Region's official plan policies, the proposed OPA is considered as a local matter and is hereby exempted from approval by Regional Planning Committee and Council.

As per the memorandum of understanding procedures between the Town of Aurora and the Lake Simcoe Region Conservation Authority (LSRCA), the LSRCA will review and provide written comments or recommendations to the Town in context of all the applicable provincial policies as required under subsection 3(6) of the *Planning Act*. In addition, the LSRCA will provide review comments in regards to the Natural Hazard Lands, Natural Heritage, Water Quality and Quantity, Source Water Protection, Stormwater Management and Sub-Watershed Plan. Furthermore, the LSRCA will provide advice to the Town on planning matters where other legislation may be applicable such as the *Environmental Assessment Act*, *Clean Water Act* and the *Endangered Species Act*. The full set of comments and recommended conditions from the LSRCA will be included in a future staff report for consideration.

In order to ensure the proposed development demonstrates a high level of design and is supported by the existing infrastructure, the applicant's "Transportation Study" prepared by BA Group and "Urban Design Guidelines" prepared by MBTW Group will be peer reviewed. The peer reviewer will help provide expert advice pertaining to the findings and conclusions.

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Public Comments

As noted in the Background section of the report, residents from the surrounding neighbourhood of the subject site provided numerous written and verbal comments expressing their concerns and questions regarding the proposed planning applications. Planning Staff have summarized the following issues raised:

Concerns with the proposed streets and increase in traffic

- Concerns regarding the proposed width of the right-of-way being less than the existing right-of-way;
- Difficulties with Fire and Emergency vehicle access and snow removal on narrow streets and cul-de-sac;
- Concerns regarding the single loaded roads;
- Concerns with a road in front and behind the existing lots;
- Disagreement with the findings and assumptions in the applicant's Traffic Study;
- Concerns regarding the increase traffic throughout the subdivision especially at Yonge and Golf Links Drive with a 10 storey residential building;
- The existing speed bumps on Golf Links Drive is an indication of an existing traffic problem with the existing vehicles trips;
- The proposed road pattern will generate additional lighting pollution from extra lighting standards and vehicular headlights;
- The proposed single loaded roads will increase the maintenance cost borne not only to the residents but the rest of the residents in the Town;

Concerns regarding the Open Space, Vegetation and Natural Heritage

- Concerns regarding the loss of continuous green corridor between Bathurst Street and Yonge Street;
- Requesting the protection and compensation of the existing mature trees (60% of the trees are being removed) and wildlife habitat;
- Concerns regarding the quality of the proposed open space and parkettes (east of Murray Drive);
- Requesting the proposal to follow the Trails Master Plan and to provide additional parkland;
- New trees will have a poor chance of survival due to the limit space available;
- Concerns with the accessible environment for pedestrian and cyclist;
- Concerns with the removal of a naturalize ponds for development;
- Not sufficient documentation to address the effect of the development on existing wildlife and stream habitats;

Concerns regarding the Compatibility and Urban Design

- The proposed size of lots and road pattern is not compatible with the surrounding community and does not maintain the primary character of the area;

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- The proposed R2 Exception zone is not compatible and is different than the abutting R1 zoning;
- Concerns regarding the applicant's need to request a reduction to the R2 zoning standards;
- Concerns regarding the density level and square footage of homes;
- The proposed Condo building is not in keeping in context with the architectural style in the Town of Aurora;
- There is not enough buffer between the existing property and the proposed streets;
- The proposed applications will lose the "Town feel" and a sense of place;
- The proposed applications will impact the existing view point of the greenspace;
- Concerns regarding privacy with 3 storey single detached homes and 10 storey apartment buildings;

Concerns regarding Engineering Matters:

- There is no evaluation to the turbidity of the storm flow exiting the super pipe or the methodology presented to bypass the storm flow when overloaded;
- Proposed drainage ditches provides a breeding habitat for mosquitoes;
- Concerns regarding the existing and future flooding for homes located downstream;
- Concerns with the proposed grading differences and the large retaining walls that is being proposed;

Concerns with the existing community during construction

- The proposed construction will cause damages to the foundations of the existing homes, noise, dust and vibration problems;
- The backfill will be stockpiled and create drainage issues during construction;
- The mud and debris from construction will travel into the existing sewer system and will result in costly clean ups;

Conflicts with provincial and municipal policies

- Provincial intensification for Aurora has already been incorporated in the Town's Official Plan without the golf course development;
- Violation to the infill legislation which requires infill development to be the same size and density;
- There is no direction in the Town's Official Plan to turn existing golf courses into development;
- The proposed development does not fully comply with the policies from the Lake Simcoe Protection Plan;

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- The proposed development does not meet the objectives of the Town's Trails Master Plan & Ontario Greenbelt legislation regarding off-road trails and heritage corridor and trails in the moraine;
- The proposed development conflicts with the Vision and Fundamental principles of the Aurora Official Plan regarding connected open space, not protecting stable neighbourhoods or establishing a linked Greenland system;

Concerns about Property Value

- The existing residents paid a heavy premium to back onto a golf course;
- Loss of property value;
- Inquires if property taxes will decrease
- Development fees and taxes should not take precedence over the look and feel of our Town;

Comments regarding comparable applications

- The Town previously denied a subdivision application with substantially fewer infill lots.
- There is a precedent OMB decision that refused an application on the basis the proposed development will change the character of the area and the natural features of the area;
- This development is not comparable to Glenway in nature and history;

Proposed Alternative by residents:

- 2 storey single detached dwellings and bungalows only;
- Connect the existing green space with the existing tunnels;
- Create additional higher quality greenspace on the east side of Murray Drive;
- Focus on the residential development along Yonge Street Promenade and keep the golf course area as a central park;
- The proposed application should incorporate places for fitness trails with workout stations for snowshoeing, cross country skiing, skateboarding and rollerblading;
- Respect the R1 zoning at the end of George Street and Highland Court with less lots and larger homes;
- Signalization at the intersection or round-about at Murray Drive and Golf Link Drive;
- Keep the zoning provision for 35% lot coverage;
- Reduce the total number of residential development to a maximum 70 dwellings;

Staff will continue to work with the applicant and the surrounding residents to help clarify any issues. The applicant will be required to perform further technical review and/or revisions as maybe required by the circulated departments and agencies.

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In addition to the list of summarized comments above, Staff are aware of the encroachment issue between the applicant and various existing residents within the Highland Gate community. It is Staffs understanding that this is a private matter between the respected homeowners and the owner of the subject lands. It is noted the subject lands are registered as Land Title Absolute. Concurrent to the subject applications, the applicant advises that they will continue to have discussions with the respecting residents on this matter.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

SERVICING ALLOCATION

The proposed residential development would require the allocation of water and sanitary sewer capacity by Council, if approved.

FINANCIAL IMPLICATIONS

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

PREVIOUS REPORTS

General Committee Report - Public Consultation Process for Planning Applications – PL15-039 – May 5, 2015

CONCLUSION

Staff will undertake a technical review of the subject application including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council raised at the June 24, 2015 Public Planning Meeting as well as the Public Planning Meeting scheduled for September and October.

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ATTACHMENTS

- Figure 1 – Location/Circulation Map
- Figure 2 – Existing Official Plan Map
- Figure 3 – Proposed Official Plan Map
- Figure 4 – Existing Zoning By-law Map
- Figure 5 – Proposed Zoning By-law Map
- Figure 6 – Proposed Draft Plan of Subdivision- West
- Figure 7 – Proposed Draft Plan of Subdivision- East

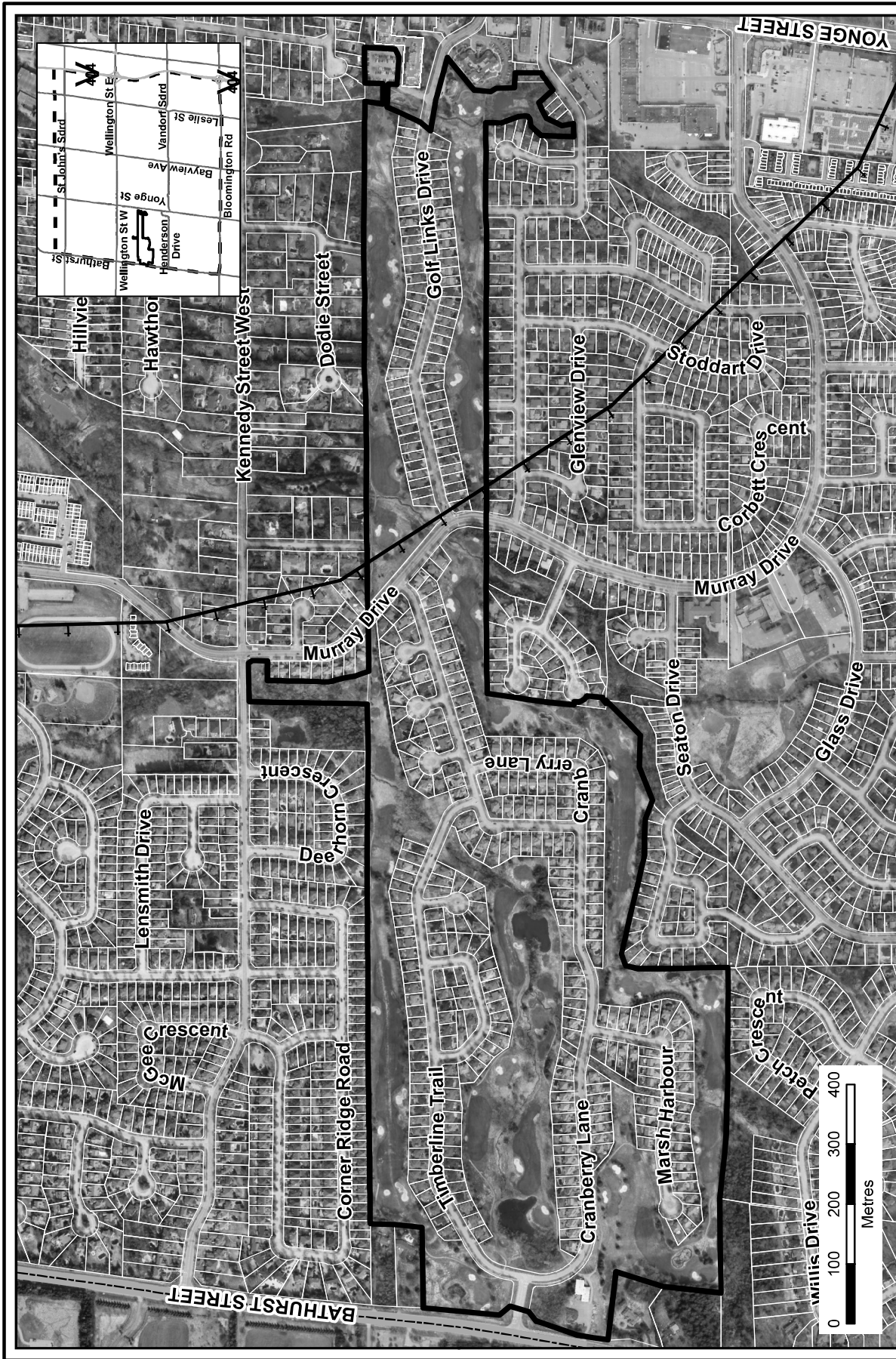
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 17, 2015

Prepared by: Lawrence Kuk, Planner, Ext. 4343


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


Neil Garbe
Chief Administrative Officer

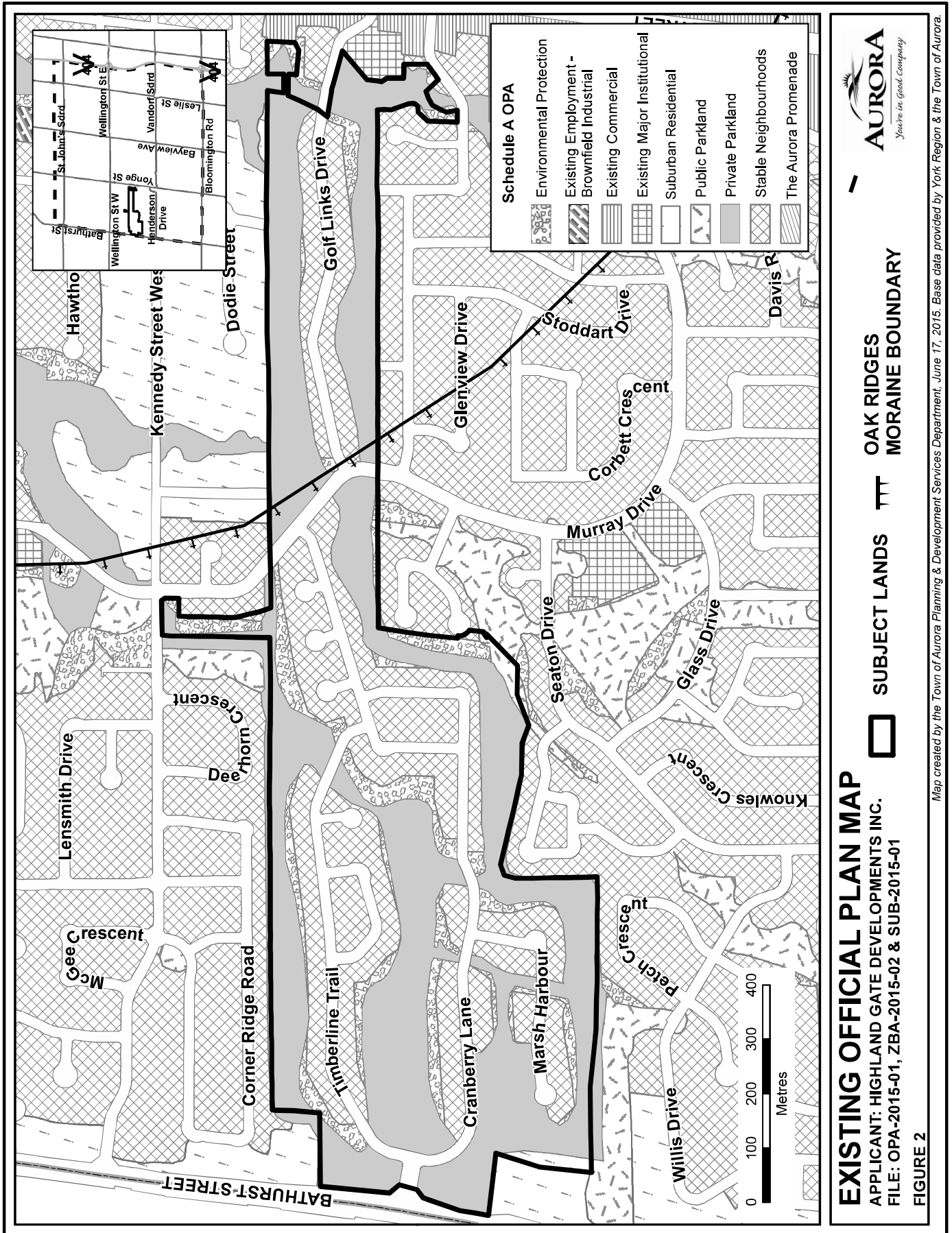


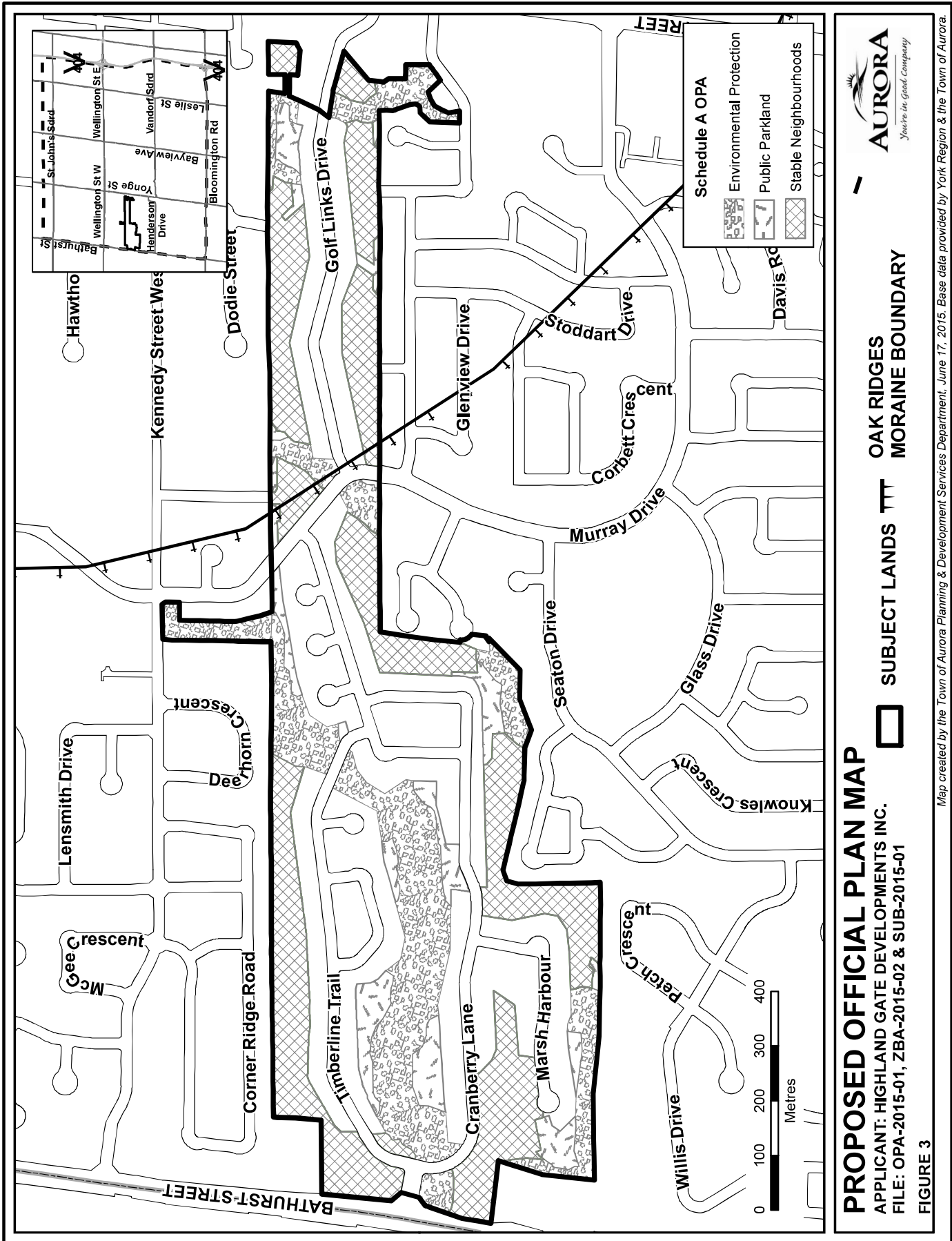
LOCATION/CIRCULATION MAP
 OAK RIDGES
 MORaine BOUNDARY

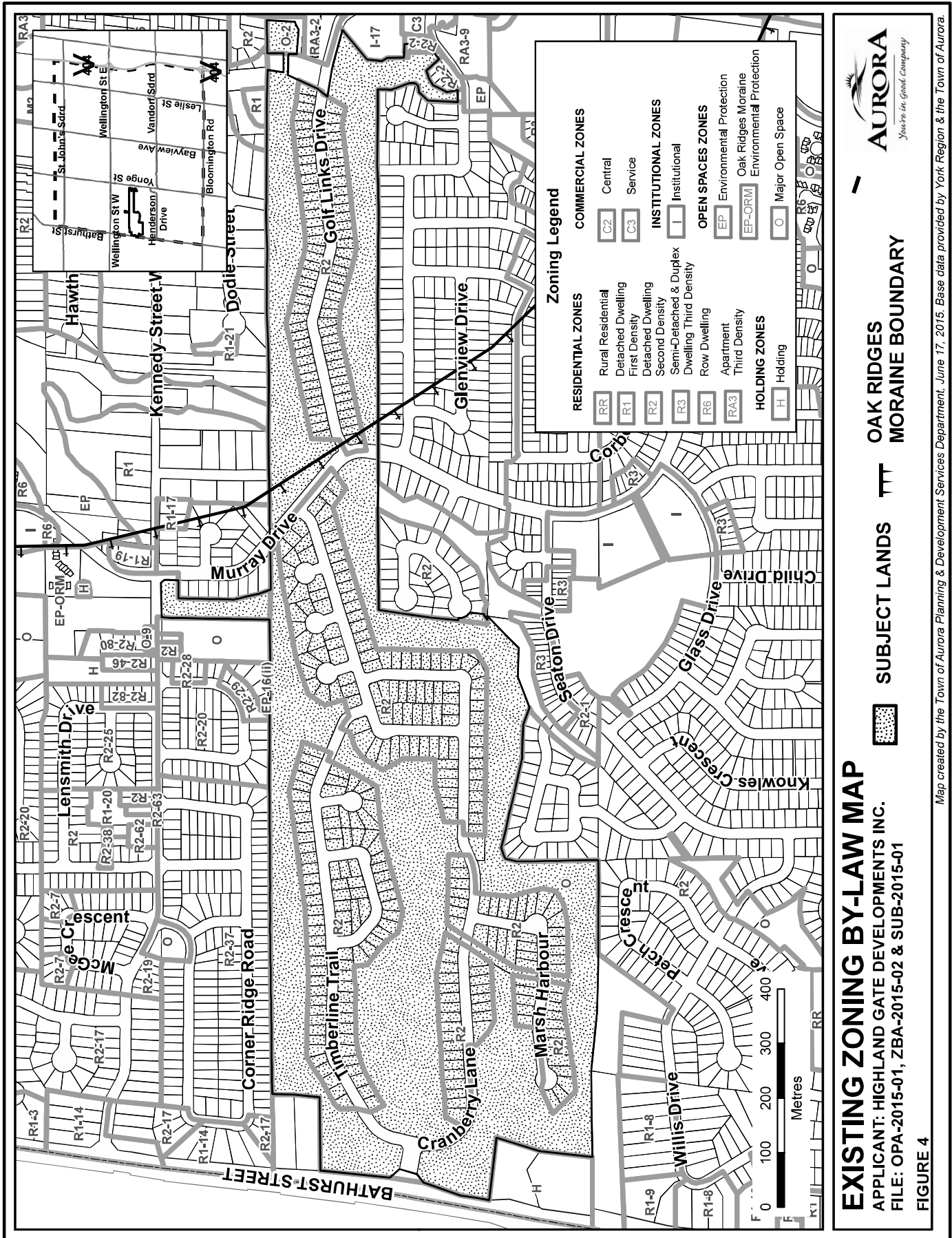
SUBJECT LANDS

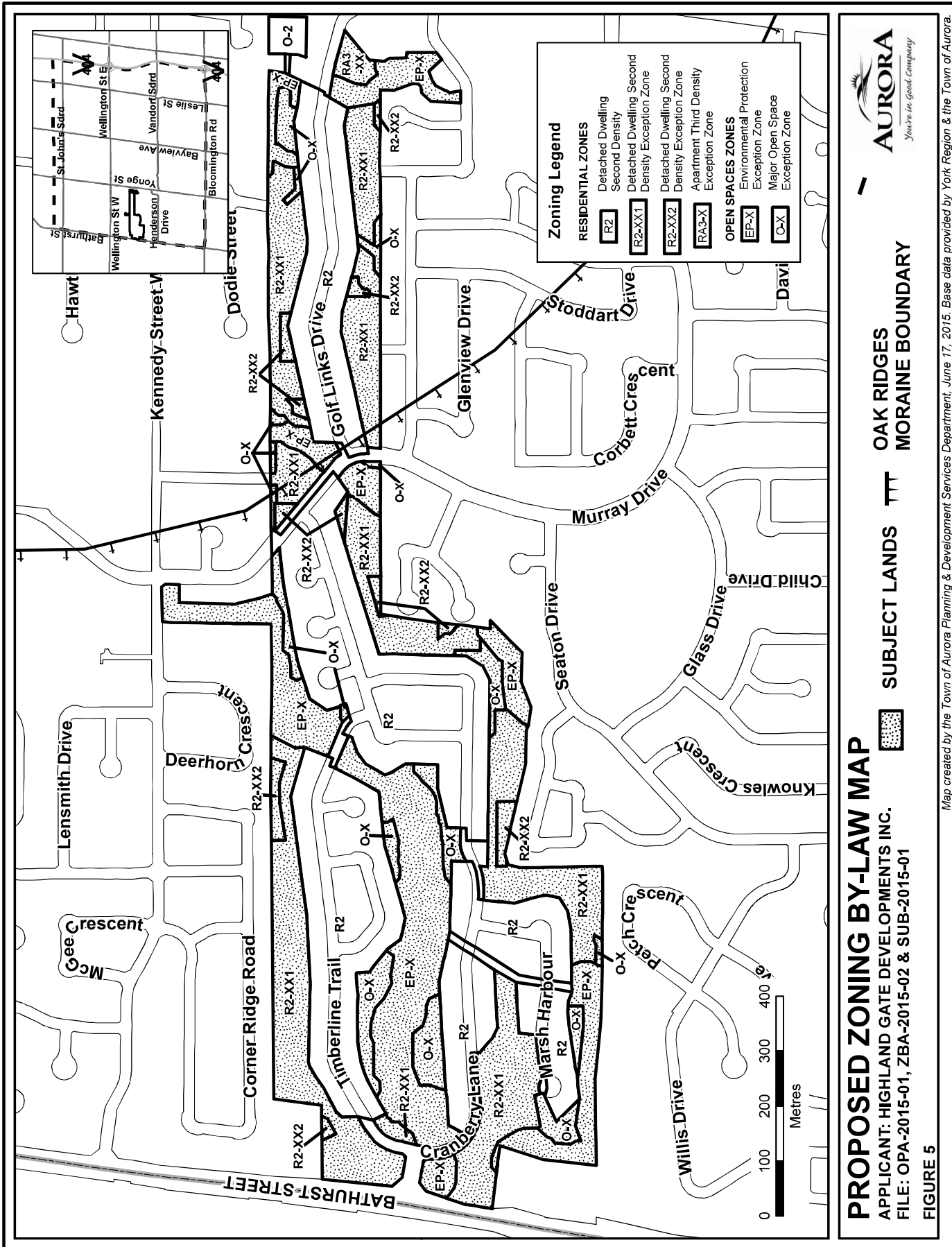
APPLICANT: HIGHLAND GATE DEVELOPMENTS INC.
FILE: OPA-2015-01, ZBA-2015-02 & SUB-2015-01

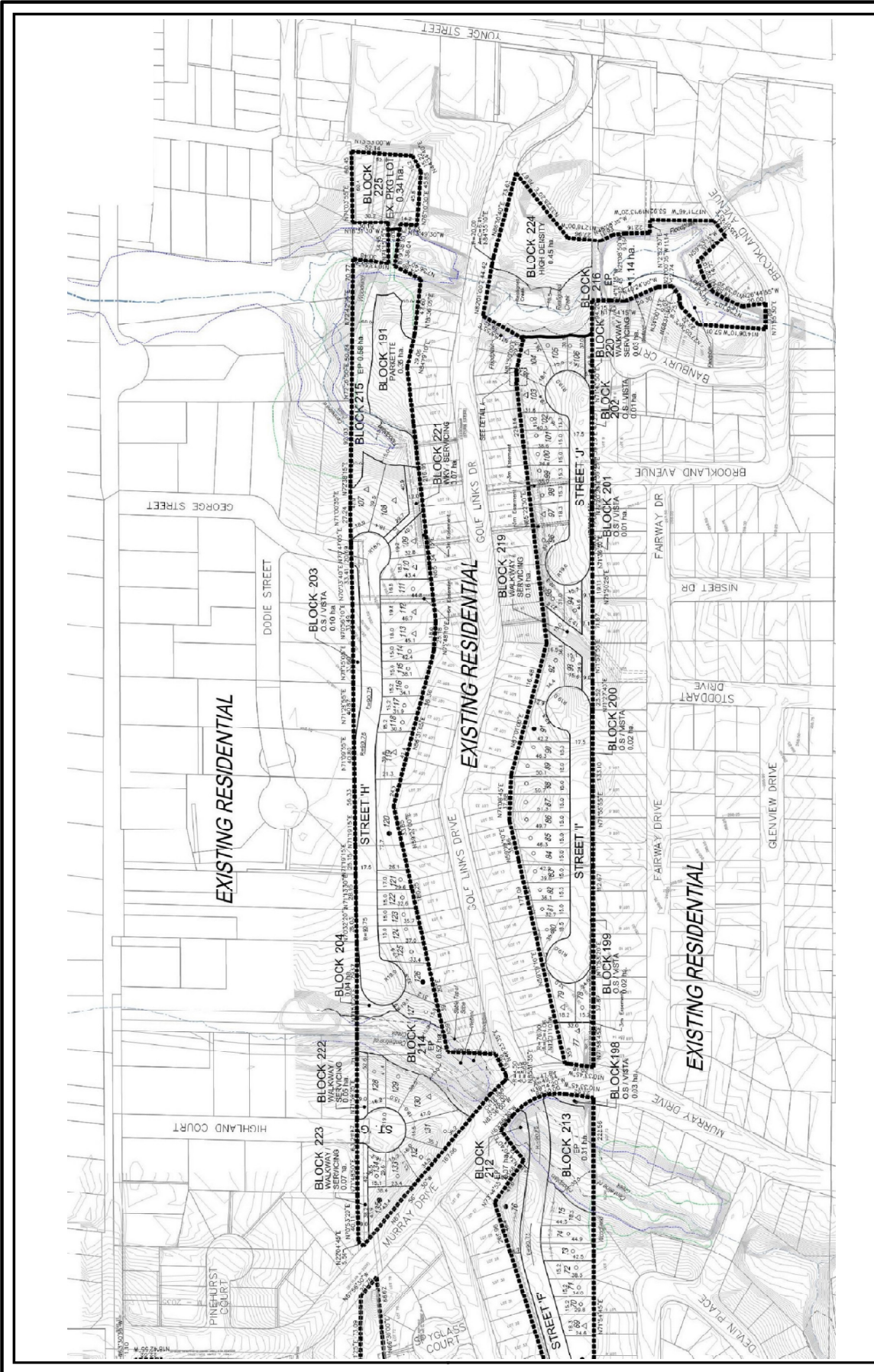
FIGURE 1
 Map created by the Town of Aurora Planning & Development Services Department, June 17, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014. © First Base Solutions Inc., 2014 Orthophotography.











PROPOSED DRAFT PLAN OF SUBDIVISION - EAST

APPLICANT: HIGHLAND GATE DEVELOPMENTS INC.
 FILE: OPA-2015-01, ZBA-2015-02 & SUB-2015-01

FIGURE 7



Map created by the Town of Aurora Planning & Development Services Department, June 16, 2015. Drawing provided by Mallone Given Parsons LTD.

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5744-15

***BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on June 24, 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 June 24, 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 24th DAY OF JUNE, 2015.

READ A THIRD TIME AND FINALLY PASSED THIS 24th DAY OF JUNE, 2015.

GEOFFREY DAWE, MAYOR

STEPHEN M. A. HUYCKE, TOWN CLERK