



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

MONDAY, SEPTEMBER 21, 2015

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



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

Monday, September 21, 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:

5765-15 BEING A BY-LAW to Confirm Actions by Council pg. 40
Resulting from Special Council – Public Planning
Meeting on September 21, 2015

5. ADJOURNMENT

AGENDA ITEMS

1. **PL15-069 – Proposed Zoning By-law Amendment** pg. 1
2419059 Ontario Inc.
497 Wellington Street West
File: ZBA-2014-07
Related File: SP-2015-01

RECOMMENDED:

THAT Report No. PL15-069 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. **PL15-078 – Proposed Zoning By-law Amendment** pg. 15
Leswell Investments Inc.
1452 Wellington Street East
Part of Lots 3 and 4, Registered Plan No. 525
File: ZBA-2015-04

RECOMMENDED:

THAT Report No. PL15-078 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. **PL15-070 – Official Plan Amendment** pg. 30
Ancillary Uses Policy
Aurora 2C Secondary Plan Business Park

RECOMMENDED:

THAT Report No. PL15-070 be received; and

THAT staff be directed to schedule the Draft Official Plan Amendment for an upcoming General Committee meeting.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-069

SUBJECT: *Proposed Zoning By-law Amendment*
2419059 Ontario Inc.
497 Wellington Street West
File: ZBA-2014-07
Related File: SP-2015-01

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

DATE: *September 21, 2015*

RECOMMENDATIONS

THAT Report No. PL15-069 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 a revised Zoning By-law Amendment application proposing to permit fifteen (15) detached condominium units on the subject lands.

BACKGROUND

History

The proposed Zoning By-law Amendment application was heard at the Public Planning Meeting held on February 25, 2015.

At that meeting Council passed the following resolution:

THAT Report No. PL15-009 be received; and

THAT staff be directed to report back to another Public Planning meeting to address the issues raised at the Public Planning meeting of February 25, 2015.

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Report No. PL15-069

Since the Public Planning Meeting, the applicant has prepared a new proposal responding to the comments and concerns raised at the public meeting. The applicant has reduced the number of residential units from twenty-two (22) to fifteen (15) residential units and has changed the unit type from townhomes to detached residential dwellings.

Public Notification

On September 3, 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 February 25, 2015 Public Planning Meeting.

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 m² (1.96 acres);
- total proposed building area of 4,444 m²
- total proposed residential units: 15
- 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

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

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Report No. PL15-069

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

Oak Ridge's Moraine Conservation Plan (ORMCP)

The ORMCP is a provincial document that provides land use and resource management direction for the Oak Ridges Moraine. The subject lands are located within the Settlement Area of the ORMCP. As part of the complete application, the applicant has completed a Environmental Impact Study, prepared by LGL Limited to demonstrate mitigation measures of the proposed development and monitoring of the existing wildlife and vegetation post-development.

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 lands are located within the East Holland Subwatershed of the LSPP.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" 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.

Town of Aurora Official Plan (2010)

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.

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Report No. PL15-069

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 on the subject lands.

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

Proposed Site Development

The original application submitted to Planning and Development Services comprised of twenty-two (22) block townhouse units on the subject lands. Since the February 25, 2015 Public Planning meeting, the Owner has revised the application to propose fifteen (15) detached condominium units on the subject lands. 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.

A site plan application was filed with the Town for the 22 unit townhouse proposal. A revised site plan will be required. The site plan for the proposed development will be presented to General Committee in a subsequent meeting for consideration.

Based on the comments provided by the Public and Council at the February 25, 2015 Public Planning Meeting, the owner has submitted the revised plan to seek Council feedback on the proposal.

Reports and Studies

The owner has not submitted revised reports or a draft by-law for the revised application at this time. Studies and reports submitted with the application are identified in report PL15-009. Revised reports will be required for staff review prior to final consideration by General Committee of the Zoning By-law Amendment.

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 a plan of subdivision containing detached residential dwellings.

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Report No. PL15-069

Section 8.1.3 a) of the Official Plan states that new development and site alteration abutting existing residential development shall be sympathetic to the form and character of the exiting development and shall be compatible with regards to building scale and urban design.

As part of the future staff report to General Committee, staff will review the proposal to evaluate compatibility with the surrounding neighbourhood and conformity to the development policies of the Official Plan.

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 will be required to submit a revised Environmental Impact Study, which will be reviewed by the Town and LSRCA 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 below the top of bank are to be zoned as a Major Open Space Exception Zone.

Landscaping/ Buffering

The existing vegetation 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 revised landscaping plan and associated vegetation management plan as part of the site plan review process.

Parking/ Maneuvering Space

At total of thirty-eight (38) parking spaces are proposed on the subject lands. A minimum of two (2) parking spaces are proposed for eleven (11) units and a minimum of four (4) parking spaces are proposed for the remaining four (4) units. 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 a single direct access to Wellington Street West, which is an arterial road under the control of the Region of York. The applicant submitted a Traffic Impact Study with the original application for the subject lands.

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Report No. PL15-069

Department Comments

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

- compatibility of proposed land use
- 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 additional correspondence received by mail, phone and email with regards to the revised application are as follows:

- Increased population density
- Conformity with the existing residential neighbourhood
- Conformity with Section 3 of the Official Plan

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:

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Report No. PL15-069

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

Public Planning Report No. PL15-009 – February 25, 2015

CONCLUSIONS

A revised plan showing fifteen (15) single detached units has been submitted by the owner for Council's consideration and feedback. 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
- 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 (Revised)
- Figure 7 – Original Site Plan - Dated August 27, 2014

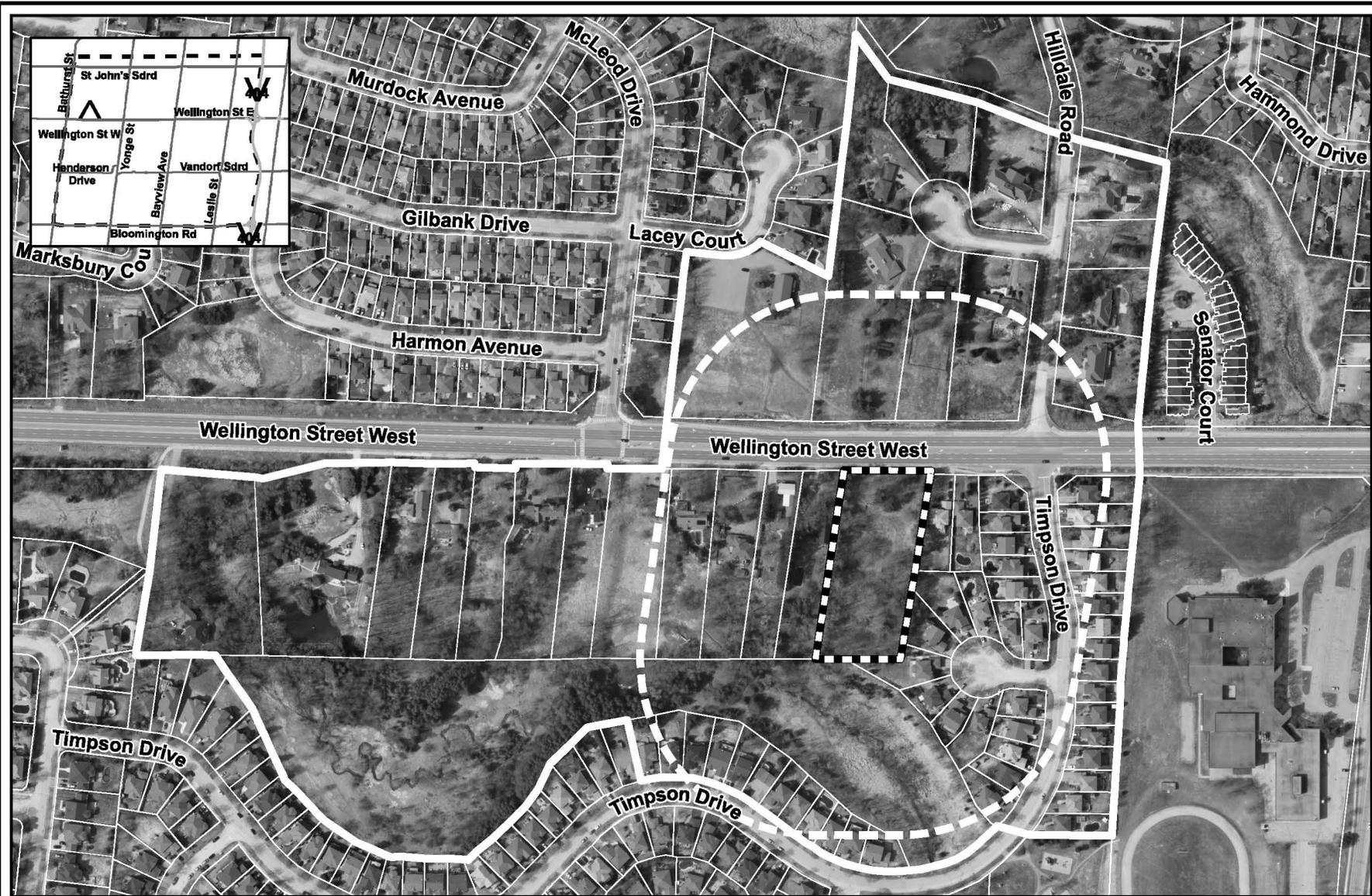
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting –September 10, 2015

Prepared by: Jeff Healey, Planner- Ext. 4349


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

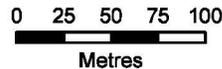

Patrick Moyle
Interim Chief Administrative Officer



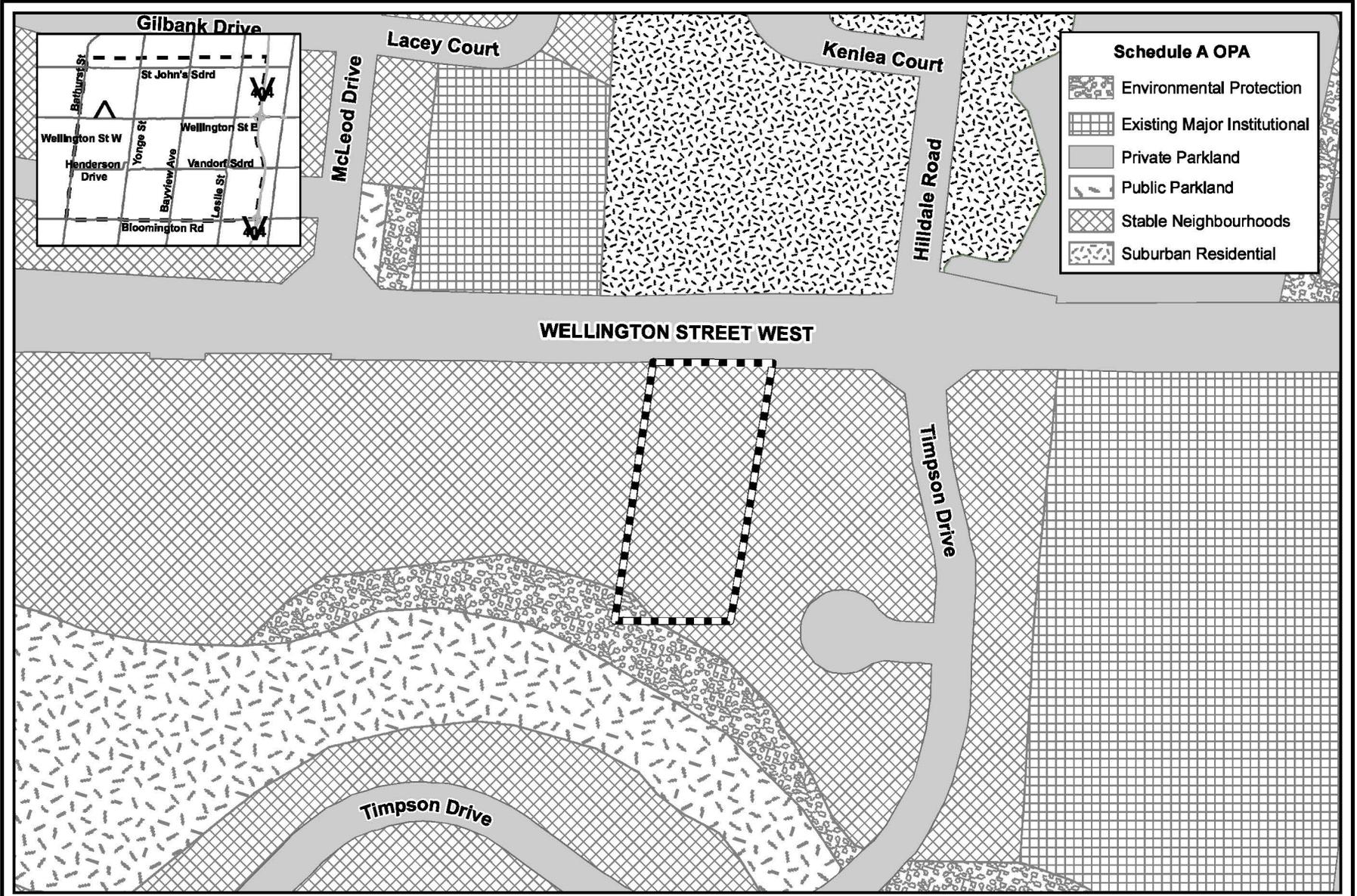
LOCATION MAP

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

-  Subject Lands
-  Circulation Area
-  Extended Circulation Area



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

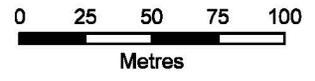


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OFFICIAL PLAN MAP

APPLICANT: 2419059 Ontario Inc.
 FILE: ZBA-2014-07
 FIGURE 2

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, August 28, 2015. Base data provided by York Region & the Town of Aurora.



Zoning Legend

RESIDENTIAL ZONES

R2	Detached Dwelling Second Density
R6	Row Dwelling
RR	Rural Residential

INSTITUTIONAL ZONES

I	Institutional
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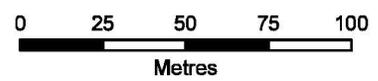
OPEN SPACES ZONES

O	Major Open Space
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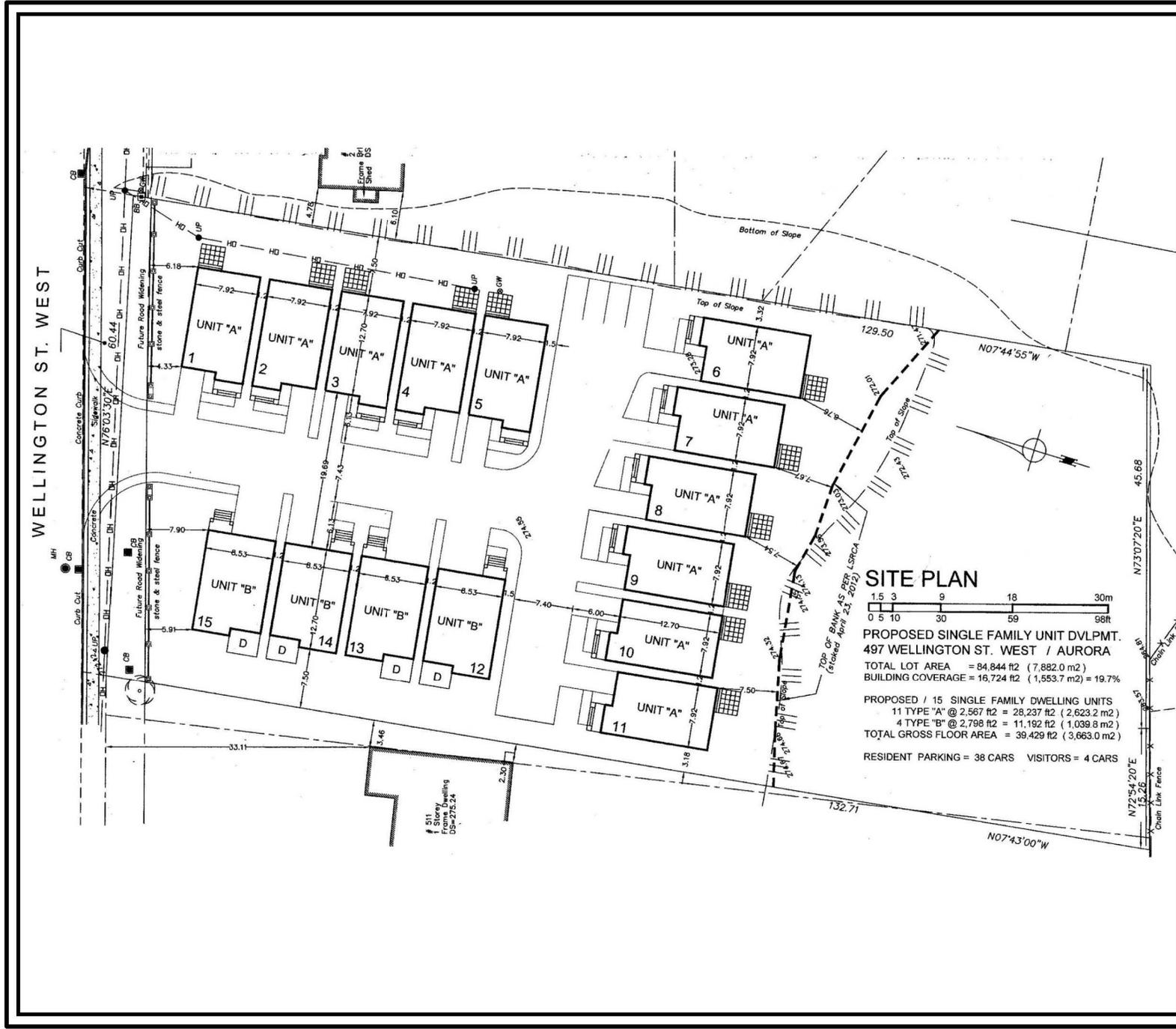
ZONING MAP

APPLICANT: 2419059 Ontario Inc.
 FILE: ZBA-2014-07
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, August 28, 2015. Base data provided by York Region & the Town of Aurora.



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, August 28, 2015. Photo provided by the Town of Aurora.



Front - Unit A3

Rear - Unit A3

Front - Unit B

Rear - Unit B

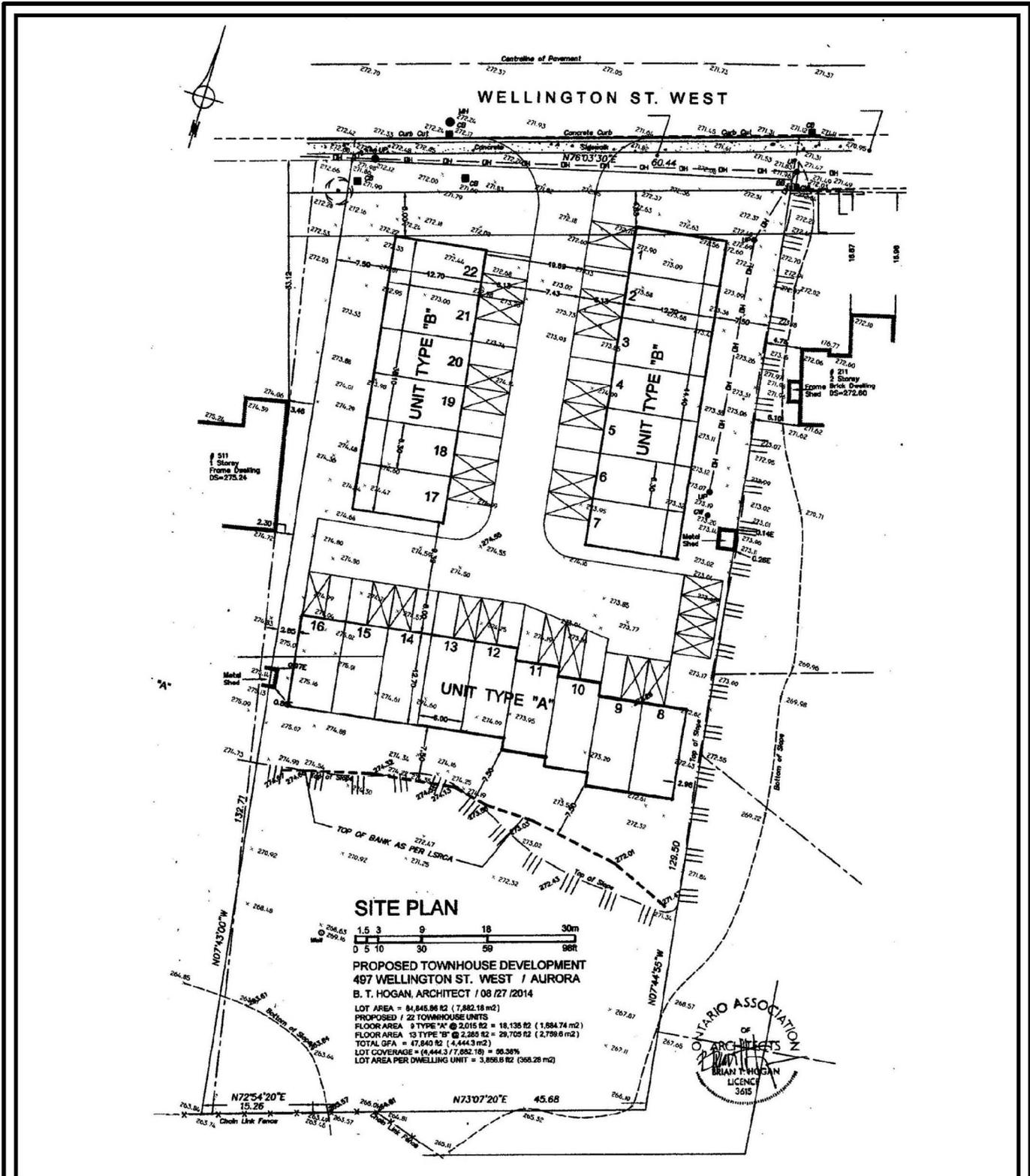
PROPOSED ELEVATIONS

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

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, August 28, 2015. Photo provided by Brian T. Hogan Architect.



ORIGINAL SITE PLAN - DATED AUGUST 27, 2014

APPLICANT: 2419059 Ontario Inc.

FILE: ZBA-2014-07

FIGURE 7



Map created by the Town of Aurora Planning & Development Services Department, September 8, 2015. Drawing provided by Intelliterra Inc.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-078

SUBJECT: *Proposed Zoning By-law Amendment*
Leswell Investments Inc.
1452 Wellington Street East
Part of Lots 3 and 4, Registered Plan No. 525
File: ZBA-2015-04

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

DATE: *September 21, 2015*

RECOMMENDATIONS

THAT Report No. PL15-078 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 to allow construction of two freestanding commercial buildings on the subject lands.

BACKGROUND

The subject Zoning Amendment application was submitted on May 26, 2015. On July 2, 2015, a Notice of Complete Application respecting the Zoning By-law Amendment was published in the Auroran and Aurora Banner newspapers.

On August 27, 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. 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 public comments from the notice regarding the development proposal. Planning Staff have summarized the 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

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Report No. PL15-078

technical review of the applications and included in any future reports provided to Council.

Location/ Land Use

The subject property is located on the north side of Wellington Street East and west of Leslie Street, municipally known as 1452 Wellington Street East (Figure 1). The subject lands have the following characteristics:

- In total, the subject property has an approximately area of 0.58 hectare (1.45 acres);
- Currently the subject land is used for residential purposes and contains a single family dwelling and detached garage.

The surrounding land uses are as follows:

North: Vacant Lands;

South: Wellington Street East and Vacant Land;

East: Existing commercial uses, Leslie Street and;

West: Single Detached Residential uses, Stronach Aurora Recreation Complex.

Policy Context

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.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" 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.

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The Regional Official Plan also recognizes retail as an essential component of a healthy economy. Policy 4.4.1 provides retail be designed to be pedestrian friendly, transit supportive and integrated into pedestrian and cycling networks with high quality urban design.

The proposed development is located within the 10 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

The subject lands are designated as "Community Commercial" by the Bayview Northeast Area 2B Secondary (OPA 30) (Figure 2). The intent of the Community Commercial designation is to accommodate uses which generally cater to weekly shopping and service needs of residents and business.

The Official Plan policies also require the Owner to demonstrate how the proposed development will conform to the existing urban design guideline – Wellington Street East Corridor (Area 2B) – Urban Design Guidelines. The existing urban design guidelines require the development to not be developed as a traditional commercial "strip". A traditional commercial "strip" consists of little or no pedestrian amenity, unscreened and expansive parking lots and little or no landscaping on public and private property.

The proposed commercial development does not require an Official Plan Amendment but will be reviewed in conjunction with the policies of the Official Plan.

Zoning By-law 2213-78, as amended

The subject property is zoned "Rural General (RU) Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The "Rural" Zone does not permit commercial developments.

It is noted that Public Meeting notification identified that the owner had applied to rezone the lands to a Central Commercial Zone category. The Central Commercial (C2) zoning categorization applies to lands specifically within the downtown core area of Aurora. As such, staff have spoken to the applicant to advise that the more appropriate proposed zone categorization for the subject application would be the Service Commercial (C3) zone pursuant to Zoning Bylaw 2213-78, with appropriate exceptions. The applicant has acknowledges this and has provided a letter requesting the application be amended to the Service Commercial Exception (C3-X) zone to allow the proposed commercial plaza use. The C3 zone permits the uses listed below. A future staff report will evaluate the suitability of uses to be applied as a site specific C3-X Exception zone applying to the lands.

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As illustrated on Figure 3, the applicant is proposing to rezone the property to Service Commercial "C3" Exception Zone.

- animal hospitals
- antique shops
- automotive rental establishments (2972-88)
- automobile service stations and service centres
- automobile washing establishments
- clinics
- convenience retail stores
- day care centre, including outdoor play area
- dry cleaner's distribution depots
- dry cleaning establishment (2597-83)
- gasoline bars
- garden and nursery sales and supply establishments
- hotels, motels and tourist homes
- motor vehicle and trailer sales areas
- public garages, mechanical
- public transportation terminals
- restaurants and take-out restaurants
- supermarkets
- retail stores accessory to the above
- one apartment dwelling unit in accordance with the provisions of Section 7.4 (3145-89) - temporary sales trailers and/or offices
- outside storage in accordance with the provisions of Section 19.3 may be permitted in conjunction with an above noted permitted use

Exceptions to the By-law will include:

- a) a reduced minimum front yard setback of 3.0m for a patio associated with a restaurant, whereas the by-law requires 10.0m;
- b) to permit the maximum width of any joint ingress and egress driveway ramp measured along the street line (property line) to be 12.0 m, whereas the by-law requires a maximum of 9.0m.

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Proposal

Site Design

The pertinent site statistics are as follows:

Site Statistics	Provided	Required
Building A (Restaurant including outdoor patio)	466.59 sq. m	N/A
Building B (multi-tenant commercial unit – first floor and second floor)	1,347.05 sq. m.	N/A
Total Building Area (GFA)	1,813.64 sq. m.	N/A
Minimum Lot Area	0.58 hectares	0.14 hectares
Parking Spaces	87 parking spaces (4.79 parking spaces / 100 sq. m)	82 parking spaces (4.5 parking spaces / 100 sq. m)
Accessible parking	4 spaces	2 spaces
Building Coverage (total)	22%	N/A
Loading Spaces	2 spaces	2 spaces

Site Plan

As illustrated on Figure 4, the proposed site plan shows one right in and right out vehicular access off Wellington Street East.

Building “A” is proposed to be a restaurant with a patio facing Wellington Street East. Building “B” is proposed to be a multi-tenant commercial building on the ground floor with a daycare nursery and play area on the second floor.

A parking lot with 87 parking spaces is proposed to be in the centre of the commercial development. The Owner has submitted a formal site plan application (file no. SP-2015-04), which is currently under review.

Urban Design

Under the provision of Official Plan Amendment No. 30, the proposed development is subject to the Wellington Street East Corridor (Area 2B) Urban Design Guidelines. The Urban Design Guidelines identify the subject property as a secondary gateway into the Town. As such, the proposed development is subject to an urban design and architectural peer review to the satisfaction of the Town. The Planning Partnership has been retained to peer review the urban design and architectural components of the development.

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Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application:

Report Name	Report Author
Planning Justification Report	Michael Smith Planning Consultants Development Coordinators Ltd.
Conceptual Site Plan	Y.T. Architectural Services
Draft amending Zoning By-law	Michael Smith Planning Consultants Development Coordinators Ltd.
Traffic Impact Study	Mark Engineering
Environmental Impact Statement	Beacon Environmental
Hydrogeological Study	Soil Engineers Ltd.
Geotechnical Study	Soil Engineers Ltd.
Stormwater Management Report (includes grading plan and stormwater plan)	A.M. Candaras Associates Inc.

COMMENTS

A preliminary review of the proposed zoning by-law amendment application has been undertaken by internal departments and external agencies. Staff has identified the following matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment.
- Conservation Authority's approval related to stormwater management, floodplain and grading.
- Landscaping design will be required with emphasis on pedestrian movement and accessibility. Streetscaping should be consistent with the Town 's development standards.
- Region's approval related to the vehicular access location and design. Other comments related to technical aspects of the development will be addressed as part of the site plan application.
- The urban design and site layout of the proposed commercial development will be reviewed in greater detail at the site plan approval stage.

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Report No. PL15-078

Public Comments

Planning Staff have received comments from the public circulation. At the time of writing of this report, residents from the surrounding neighbourhood of the subject site provided written and verbal comments expressing their concerns and questions regarding the proposed planning application. Planning Staff have summarized the following issues raised:

- Concerns regarding the proposed width of the access driveway;
- Concerns with the proposed grading differences and the proposed drainage patterns;
- The increase in noise, odour and lighting being generated;
- Concerns regarding the use of a Day Care Nursery being located adjacent to a gas station; and
- Inquiries regarding the extension of the center median on Wellington St East.

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

LINK TO STRATEGIC PLAN

The proposed Official Plan and Zoning By-law amendments supports the Strategic Plan Goal of **Enabling a Diverse, Creative and Resilient Economy** through promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business; and

Develop plans to attract businesses that provide employment opportunities for our residents.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

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.

SERVICING ALLOCATION

Not Applicable

FINANCIAL IMPLICATIONS

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

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Report No. PL15-078

PREVIOUS REPORTS

N/A

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.

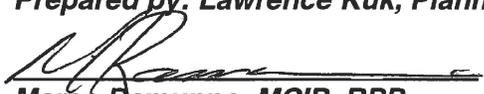
ATTACHMENTS

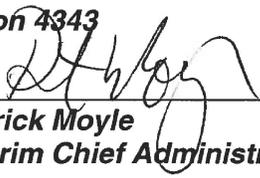
- Figure 1- Location Map
- Figure 2- Existing Official Plan Designation
- Figure 3- Proposed Zoning By-Law
- Figure 4- Conceptual Site Plan
- Figure 5 – Conceptual Elevations – Building “A”
- Figure 6 – Conceptual Elevations – Building “B” – East and North
- Figure 7 – Conceptual Elevations – Building “B” – West and South

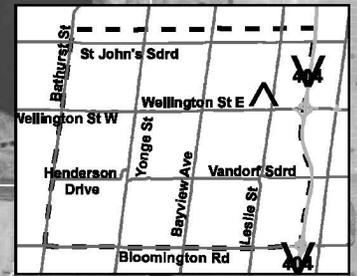
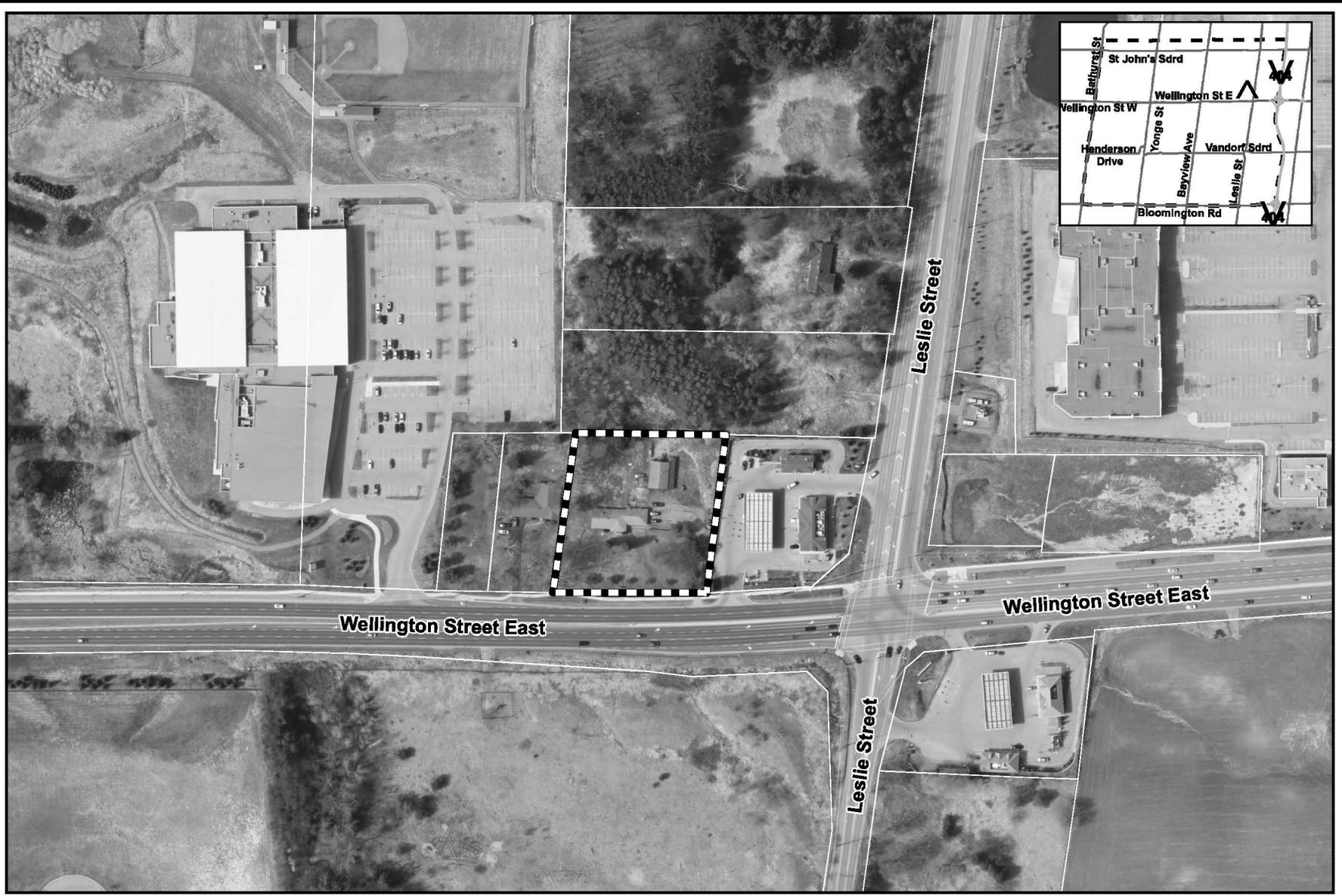
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- September 10, 2015

Prepared by: Lawrence Kuk, Planner- Extension 4343


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


Patrick Moyle
Interim Chief Administrative Officer



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LOCATION MAP

APPLICANT: Leswell Investments Inc.
 FILE: ZBA-2015-04

 SUBJECT LANDS

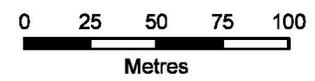
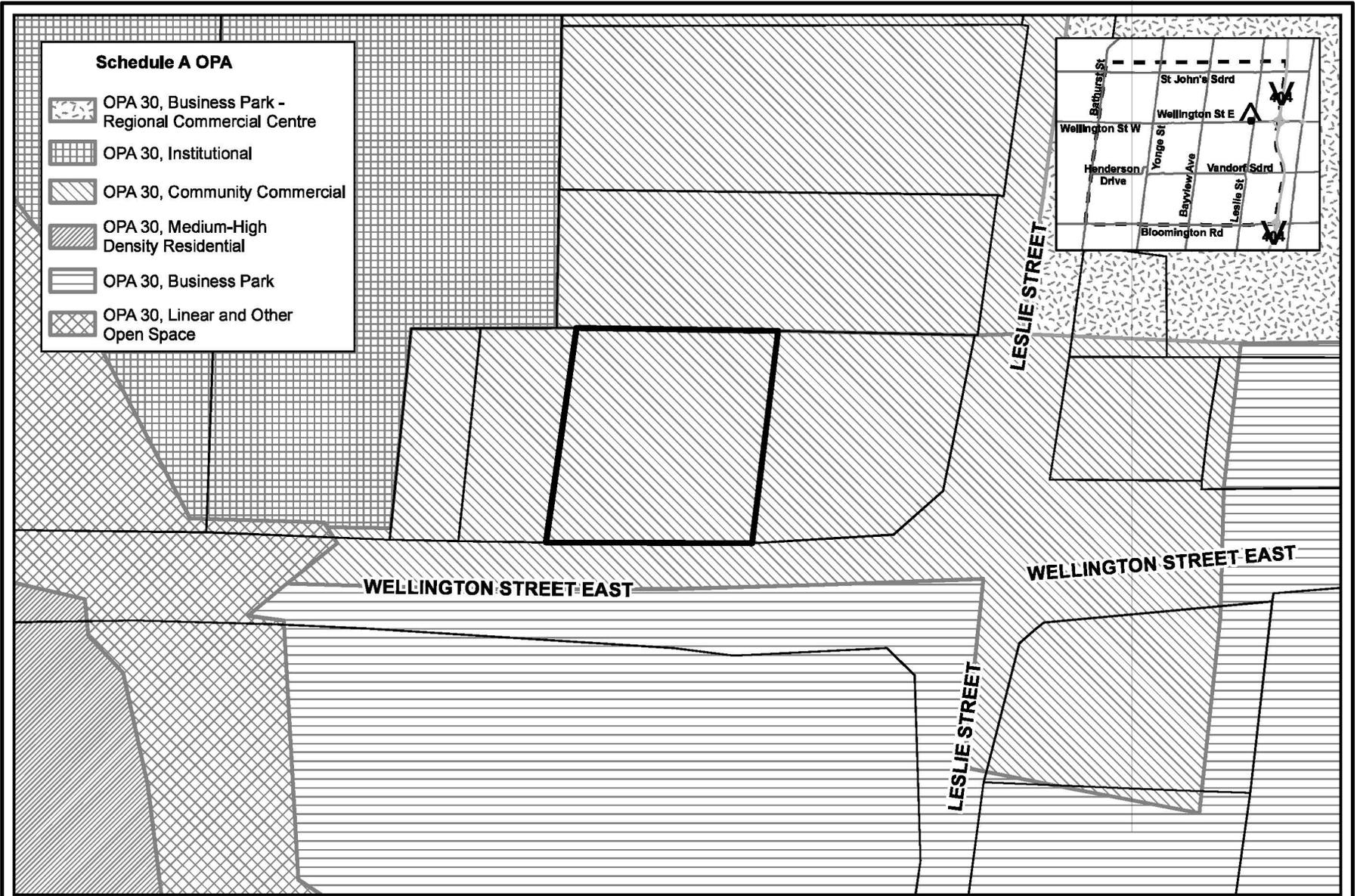


FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, August 12, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014, © First Base Solutions Inc., 2014 Orthophotography.



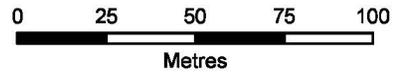
Schedule A OPA

- OPA 30, Business Park - Regional Commercial Centre
- OPA 30, Institutional
- OPA 30, Community Commercial
- OPA 30, Medium-High Density Residential
- OPA 30, Business Park
- OPA 30, Linear and Other Open Space

EXISTING OFFICIAL PLAN MAP

APPLICANT: Leswell Investments Inc.
 FILE: ZBA-2015-04
 FIGURE 2

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, August 14, 2015. Base data provided by York Region & the Town of Aurora.



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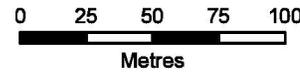
PROPOSED ZONING BY-LAW

APPLICANT: Leswell Investments Inc.

FILE: ZBA-2015-04

FIGURE 3

 **SUBJECT LANDS**





CONCEPTUAL SITE PLAN

APPLICANT: Leswell Investments Inc.
 FILE: ZBA-2015-04

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, August 13, 2015. Drawing provided by Y.T. Architectural Services Inc.



CONCEPTUAL ELEVATIONS - BUILDING A

APPLICANT: Leswell Investments Inc.
FILE: ZBA-2015-04

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, August 13, 2015. Drawing provided by Y.T. Architectural Services Inc.



CONCEPTUAL ELEVATIONS - BUILDING B - EAST & NORTH

APPLICANT: Leswell Investments Inc.
FILE: ZBA-2015-04

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, August 13, 2015. Drawing provided by Y.T. Architectural Services Inc.



CONCEPTUAL ELEVATIONS - BUILDING B - WEST & SOUTH

APPLICANT: Leswell Investments Inc.
FILE: ZBA-2015-04

FIGURE 7





TOWN OF AURORA
PUBLIC PLANNING REPORT

No. PL15-070

SUBJECT: *Official Plan Amendment*
Ancillary Uses Policy
Aurora 2C Secondary Plan Business Park

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

DATE: *September 21, 2015*

RECOMMENDATIONS

THAT Report No. PL15-070 be received; and

THAT staff be directed to schedule the Draft Official Plan Amendment for an upcoming General Committee meeting.

PURPOSE OF THE REPORT

The purpose of this report is to present the attached Draft Official Plan Amendment (OPA) to Council and members of the public in order to obtain their input. Staff are also seeking Council's direction at this time and are fulfilling the Statutory Public Planning Meeting requirements under the *Planning Act*.

BACKGROUND

Aurora 2C Secondary Plan (OPA No. 73)

The Aurora 2C Secondary Plan was adopted by Council in September 2010 and approved by York Region with modifications in June 2012. It was developed based on a series of public consultation. The Secondary Plan establishes detailed land use policies for the last remaining "Greenfield" development area in Aurora. The area covers the north east portion of Town consisting of approximately 1100 acres (445 hectares). The Secondary Plan will accommodate approximately 8,000 new residents (3000 new housing units) on lands west of Leslie Street and between 5,200 and 6,400 new employment opportunities on lands designated for Business Park uses east of Leslie Street. The Secondary Plan contains significant protected and linked environmental lands (approximately 150 hectares) and also includes 24 hectares of Parkland.

September 21, 2015

- 2 -

Report No. PL15-070

Business Park Ancillary Uses Policy

The policies of the “Business Park 1” designation state that: “No more than **20 percent** of the **employment** within the Business Park 1 designation shall be allocated for Ancillary Uses that primarily serve the business functions in the Business Park. Ancillary Uses are small-scale retail and commercial uses.” The York Region Official Plan contains a similar policy with respect to employment lands; however Ancillary Uses are not permitted to exceed **15 percent** of an **employment area**. The purpose of the proposed OPA is to harmonize the policies of the Aurora 2C Secondary Plan with the York Region Official Plan. The lands affected by the proposed OPA are the 2C Business Park located along the Highway 404 Corridor; on the east side of Leslie Street and north of Wellington Street East. The location of the 2C Business Park is illustrated on Figure 1.

COMMENTS

Planning Justification

The proposed OPA represents a conformity exercise for the purpose of harmonizing the ancillary use policies of the Aurora 2C Secondary Plan Business Park with the employment lands policies of the York Region Official Plan. The difference in policy is the result of an Ontario Municipal Board hearing held regarding the York Region Official Plan.

The way the maximum allowable percentage of Ancillary Uses in the “Business Park 1” designation is calculated will also be affected by this Amendment. The “Business Park 1” designation policy requires the maximum allowable percentage of Ancillary Uses to be calculated as a percentage of **employment**; the York Region Official Plan requires the maximum allowable percentage of Ancillary Uses to be calculated as a percentage of an **employment area**. By conforming to the York Region Official Plan, implementation and calculation of the maximum allowable Ancillary Uses policy will be simplified.

Notification

As well as being advertised in the local newspapers (The Banner and The Auroran) and the Town’s Notice Board, notification was also given to all of the affected landowners within the Aurora 2C Business Park.

LINK TO STRATEGIC PLAN

By amending the Official Plan to ensure that a sufficient amount employment land is available for employment uses, the Strategic Plan Goal of **Enabling a diverse, creative and resilient economy** is being supported.

September 21, 2015

- 3 -

Report No. PL15-070

Furthermore, the Strategic Plan Objectives which are being supported by the proposed OPA include: ***Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business*** and ***supporting small business and encouraging a more sustainable environment***. Specifically, these objectives are being supported by ensuring an adequate supply of employment lands dedicated to a wide range of high quality employment uses.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Council has the option of not amending the Ancillary Uses policies of the Aurora 2C Secondary Plan "Business Park 1" designation.

FINANCIAL IMPLICATIONS

Not applicable.

PREVIOUS REPORTS

None.

CONCLUSIONS

Staff have drafted an OPA to bring the Ancillary Uses policy of the Aurora 2C Secondary Plan "Business Park 1" designation into conformity with the York Region Official Plan. The Draft OPA is attached to this report for Council's review as Appendix 1. The Draft OPA proposes to change the maximum allowable percentage of Ancillary Uses from **20 percent** of the **employment** to **15 percent** of the **employment area** within the "Business Park 1" designation. Staff are recommending that Council direct staff to schedule the Draft OPA for an upcoming General Committee meeting subject to the resolution of any issues.

ATTACHMENTS

Figure 1: Location of the Aurora 2C Business Park
Appendix 1: Draft Official Plan Amendment

September 21, 2015

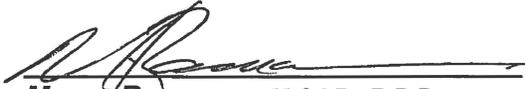
- 4 -

Report No. PL15-070

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting - September 10, 2015

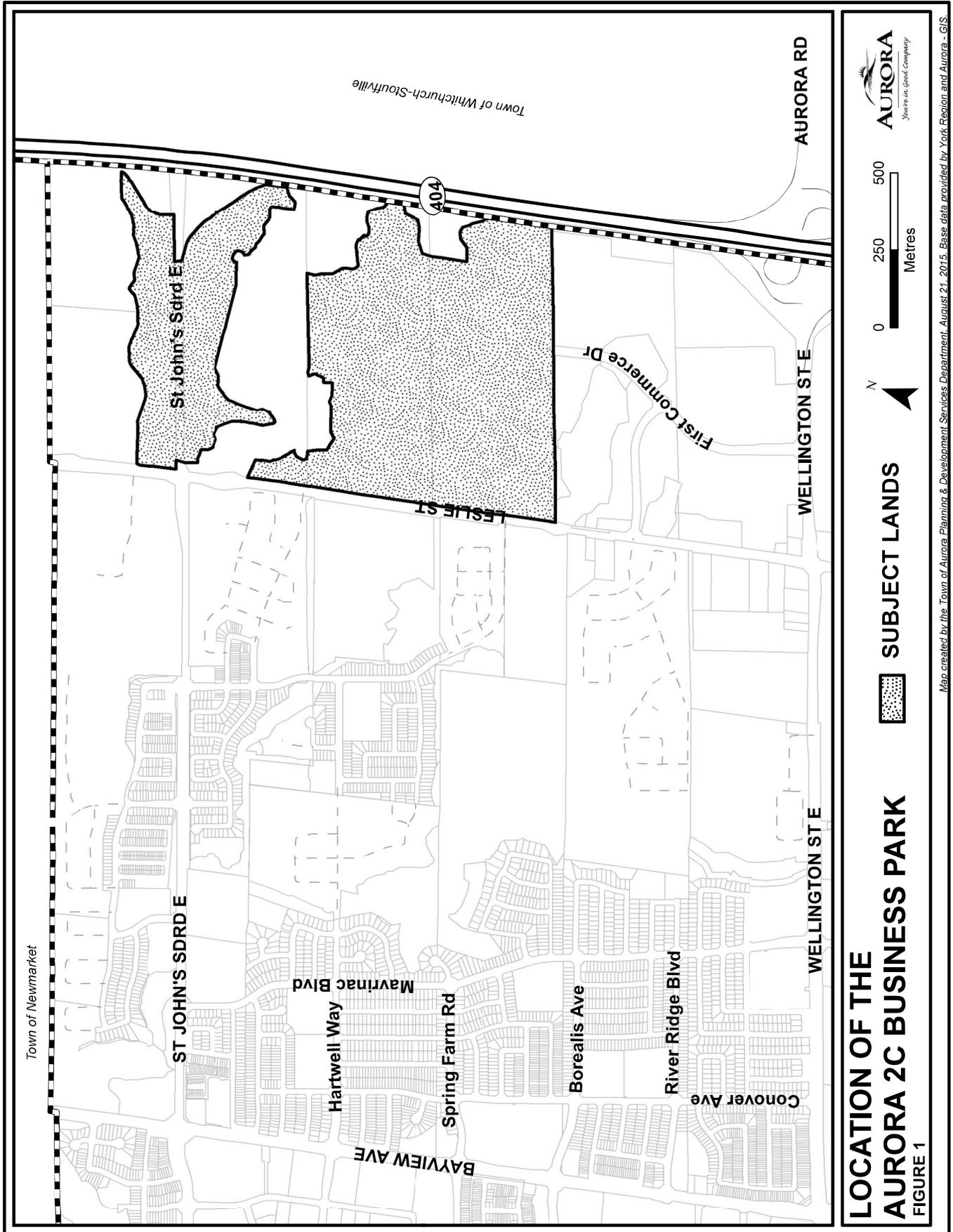
Prepared by: Fausto Filipetto, Senior Policy Planner, Extension 4342



Marco Ramunno, M.C.I.P., R.P.P.
**Director of Planning & Development
Services**



Patrick Moyle
Interim Chief Administrative Officer



Map created by the Town of Aurora Planning & Development Services Department, August 21, 2015. Base data provided by York Region and Aurora - GIS.

Appendix 1



AMENDMENT NO. [REDACTED]

TO THE OFFICIAL PLAN

FOR THE TOWN OF AURORA

**AMENDMENT NO. [REDACTED]
TO THE OFFICIAL PLAN
FOR THE TOWN OF AURORA**

The Amendment No. [REDACTED] to the Official Plan for the Town of Aurora Planning Area which was adopted by the Council of The Corporation of the Town of Aurora is hereby approved in accordance with sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**THE REGIONAL MUNICIPALITY
OF YORK**
per:

Date: _____

Name:
Title:

**AMENDMENT NO. [REDACTED]
TO THE OFFICIAL PLAN
FOR THE TOWN OF AURORA**

STATEMENT OF COMPONENTS

PART I – THE PREAMBLE

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

PART II – THE AMENDMENT

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

PART I – THE PREAMBLE

1. Introduction

This part of the Official Plan Amendment No. [REDACTED], entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to amend the “Business Park 1” designation in the Aurora 2C Secondary Plan (OPA No.73) to conform to the policies of the York Region Official Plan (YROP) regarding Ancillary Uses in employment areas.

3. Location

This Amendment will affect the 2C Business Park located along the Highway 404 Corridor; on the east side of Leslie Street and north of Wellington Street East.

4. Basis of the Amendment

The Basis of the Amendment is as follows:

The policies of the Aurora 2C Secondary Plan “Business Park 1” designation state that: “No more than **20 percent** of the **employment** within the Business Park 1 designation shall be allocated for Ancillary Uses that primarily serve the business functions in the Business Park. Ancillary Uses are small-scale retail and commercial uses.” The YROP contains a similar policy with respect to employment lands, however Ancillary Uses are not permitted to exceed **15 percent** of an **employment area**. The purpose of this Amendment is to harmonize the policies of the Aurora 2C Secondary Plan with the York Region Official Plan.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II – The Amendment, consisting of the following text, constitutes Amendment No. [REDACTED] to the Official Plan.

2. Details of the Amendment

The Aurora 2C Secondary Plan (OPA No. 73) is hereby amended as follows:

Item (1): Section 3.4.1n of the Aurora 2C Secondary Plan (OPA No. 73) is hereby amended by deleting the first sentence and replacing it with the following:

3.4.1n No more than **15 percent** of the total **employment area** within the Business Park 1 designation shall be allocated for Ancillary Uses that primarily serve the business functions in the Business Park.

3. Implementation and Interpretation

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5765-15

***BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on September 21, 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 September 21, 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 21st DAY OF SEPTEMBER, 2015.

***READ A THIRD TIME AND FINALLY PASSED THIS 21st DAY OF
SEPTEMBER, 2015.***

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK