



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, OCTOBER 28, 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, October 28, 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:

5775-15 BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on October 28, 2015.

pg. 24

5. ADJOURNMENT

AGENDA ITEMS

1. **PL15-083 – Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Highland Gate Developments Inc. 21 Golf Links Drive** pg. 1
Files: SUB-2015-01, OPA-2015-01, ZBA-2015-02

RECOMMENDED:

THAT Report No. PL15-083 be received; and

THAT comments presented at the Public Planning Meetings on June 24, 2015, September 30, 2015, and October 28, 2015, including all written comments received, be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-083

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: *October 28, 2015*

RECOMMENDATIONS

THAT Report No. PL15-083 be received; and

THAT comments presented at the Public Planning Meetings on June 24, 2015, September 30, 2015 and October 28, 2015, including all written comments received, 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 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.

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 Auran on March 19, 2015. On April 15,

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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.

On May 5, 2015 Council passed a resolution to hold three (3) Public Planning Meetings for the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment applications. Council's resolution is as follows:

"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."

On June 24, 2015, the first statutory Public Planning Meeting was held at St. Maximilian Kobe Catholic High School. Council passed the following resolution at the June 24, 2015 Public Planning Meeting:

"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 back 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."

On September 30, 2015, the second Public Planning Meeting was held at St. Maximilian Kobe Catholic High School. Council passed the following resolution at the September 30, 2015 Public Planning Meeting:

"THAT Report No. PL15-073 be received; and

THAT the public comments heard at the September 30, 2015 Public Planning meeting be received and referred back to staff; and

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

Public Notification

On October 8, 2015 a Notice of the third Public Planning Meeting was published in the Auroran and Aurora Banner newspaper, given by mail to and interested parties and 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 notifying the public about the third Public Planning Meeting. Public Meeting notification has been provided in accordance with the *Planning Act*.

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;

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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.

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)

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- 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.

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.

The *Growth Plan* also provides intensification policies and growth targets for each upper-tier and single-tier municipality in the Greater Golden Horseshoe. Aurora's upper-tier, York Region, subsequently assigned growth targets and intensification targets to each local municipality, for the years 2006 to 2031, through their Regional Official Plan (2010). Intensification is considered to be any growth occurring within the Built-Up Area, as defined by the Provincially-delineated Built Boundary (2006).

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

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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.

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

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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.

The Town of Aurora's population growth target as set out in the Town's Official Plan is 70,200 persons by 2031. As of mid-2015, nine years into the 25-year forecast period, the Town's population is approximately 56,600, which represents 34% progress towards the 2031 target. It is important to note that both total population growth and intensification targets within the Provincial *Growth Plan* represent minimums.

Also of note, the amended *Growth Plan* updates the population and employment forecasts and extends the planning horizon by adding growth increments for years 2036 and 2041. York Region is currently in the process of a forecasting exercise to distribute the additional growth to each area municipality.

Aurora Trails Master Plan

The Trails Master Plan as approved by Council is a long-term (50 year) plan which provides recommendations and policies related to trail planning, potential education and promotion programs that support trail use and healthy living. The Aurora Trails Master Plan provides guidelines to designing a connected trail system. The proposed applications will be reviewed for consistency with the Aurora Trails Master Plan.

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.

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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
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.

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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.

Approximately 48% of the proposed draft plan of subdivision is identified as parkettes, open space and environmental protection areas.

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.

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

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COMMENTS

Town Department/ Agency Comments

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. Staff has received final comments and conditions from the following agencies:

Both the York Region District School Board and the York Catholic District School Board have provided final comments in regard to the proposed planning applications. The York Region District School Board indicated that no public elementary schools sites are required within the proposed development. The York Catholic District School Board has no additional comments or objections to its approval.

Fire Services have indicated that the building code only requires fire access routes to be a minimum of 6.0 metres wide. Fire Services have no objection to the amendment to the existing Official Plan or Zoning By-law amendment.

The Town's Infrastructure & Environmental Services (IES) have reviewed the Traffic Consideration Report dated February 2015 prepared by BA Consulting Group Ltd and the Peer Reviewer comments from Poulos Chung Limited dated September 18, 2015. IES concurs with the peer reviewer's findings and has no concerns with addressing detail design matters through conditions of draft plan approval. Together with the Ministry of Environmental Stormwater Management Planning and Design Manual (2003), Lake Simcoe Region Conservation Authority (LSRCA) and York Region Staff, IES also supports the use of low impact development (LID) for stormwater management.

Parks & Recreation Services is currently reviewing the documents in support of the subject planning applications and are in consultation with the applicant and their consultants. Parks & Recreation Staff have provided their preliminary comments to the applicant and have identified matters that require further discussion, including the following:

Parkland & Open Space

- The location, configuration, dedication amount and proposed use and facility fit of the proposed parkland and open space blocks to be conveyed to the Town;

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- Conveyances of any parkland and open space lands to Town should be free of all encroachments and encumbrances;
- Fencing to Town standards will be required on the municipal side of the lot line for all proposed and existing lots abutting parkland and open space lands conveyed to the Town;
- Naturalization and restoration plans for ponds and buffer areas.

Tree Removal, Preservation & Management

- An assessment of the value of trees on subject lands is required to determine value of compensation planting;
- Site specific tree preservation lot plans will be required in certain circumstances;
- A vegetation management strategy will be required as a condition of draft plan of subdivision approval to address all vegetation removals and preservation issues.

Trails

- Consideration of the proposed trails that are shown on-road rather than off-road.
- Coordination of the trails plan and the sidewalk location plan;
- Further details regarding cost and timing of trail construction;
- The condition of the existing cart path underpasses and any improvements that may be needed to the underpasses shall be included as a condition of approval.

Bioswales

- Details of landscaping proposed for bioswale features;
- Maintenance requirements of bioswale features;
- Requirement for a maintenance fee for bioswale features.

The Lake Simcoe Region Conservation Authority (LSRCA) have now provided final comments in regard to the proposed planning applications. The LSRCA has reviewed the background (technical) reports associated with the planning applications in the context of the Provincial Policy Statement (PPS), Oak Ridges Moraine Conservation Plan (ORMCP), Lake Simcoe Protection Plan (LSPP) and the Ontario Regulation 179/06 of the Conservation Authorities Act.

The LSRCA has indicated that they are satisfied that all outstanding matters can be addressed through conditions of approval associated with the draft plan of subdivision application.

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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.

Peer Review Comments

The submitted Transportation Study was circulated to Poulos Chung Limited for peer review. The Town has retained The Planning Partnership to provide urban design comments related to the concept plan, architectural style and streetscape. Furthermore, R.J. Burnside & Associates Limited were retained by the Town to review the Golder report with respect to hydrogeological study. In addition to the Golder report, R.J. Burnside & Associates Limited will also review the Functional Storm Sewer Report and the Natural Heritage Evaluation as it pertains to the hydrogeological conditions. The peer reviewer will help provide expert advice pertaining to the findings and conclusions of the related technical reports.

Planning Staff received peer review comments from Poulos Chung Limited regarding the Transportation Considerations Report dated February 2015 authored by BA Group. In summary, the Peer Reviewer finds the background traffic forecasts are accurate. The observed vehicle generation rate and the Institute of Transportation Engineers code have been accurately applied to the proposed development. The Peer Reviewer independently conducted the intersection capacity analysis and replicated the same outputs as recorded in BA Group's transportation report. Upon reviewing all signalized and unsignalized intersections, the Peer Reviewer concluded that all vehicle movements are adequately accommodated with minimal delay. The total traffic volume on Golf Links Drive is at a reasonable and acceptable level. The overview of Transportation Demand Management strategies and plans are acceptable. Poulos Chung Limited reviewed the cross section of the proposed 17.5 metres right-of-way and considers the proposed road width to be reasonable and capable of satisfactory servicing all primary modal demands. Poulos Chung Limited is familiar with this standard and it has successfully been employed in many locations.

Planning Staff received peer review comments from The Planning Partnership regarding the Urban Design Guidelines and Architectural Design Guidelines. The Planning Partnership considers the guidelines were well written and provides a good framework for the development of a new neighbourhood within an existing community. The Planning Partnership recommends the language be strengthened and have the Urban Design Guidelines coordinated with the Architectural Control Guidelines.

Planning Staff received peer review comments from R.J. Burnside & Associates Limited. R.J. Burnside & Associates Limited reviewed the following documents: Preliminary Hydrogeological Investigation, Natural Heritage Evaluation, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report and the Preliminary results of Water Budget Analysis. Based on their review of the technical

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reports, the Peer Reviewer has provided comments for consideration in the Town's Draft Plan Conditions.

A full set of department and agency comments and any conditions will be included in a future staff report for consideration.

Public Comments

Prior to the June 24, 2015 Public Planning Meeting, a list of public comments provided are summarized in staff report no. PL15-051. Comments at the June 24, 2015 and September 30, 2015 Public Planning Meetings were recorded and are summarized as follows:

- Concerns with the pre and post construction activities and its impact to the existing homes;
- Oppose the Commercial units on the ground floor of the proposed condominium building;
- All parking spaces for the Condominium building should be on site and not off site;
- Burden to existing tax payer;
- Inquiries regarding the timing of construction;
- Concerns regarding the existing grading and drainage of the subject lands;
- Concerns with the loss of mature vegetation, natural features and native species;
- Concerns of the lack of public open space, proper trails connection between Bathurst to Yonge Street in the proposed plan;
- Concerns regarding the proposed density, height, lot sizes and the total number of proposed lots;
- Concerns with the proposed condominium building and its impact to the adjacent watercourse, adding to the traffic issue, height issue, shadow effect and the loss of view;
- Concerns regarding the proposed width of the right-of-way being less than the Town's engineering standards and the existing right-of-way;
- Inability to park on narrow street – right of way;
- Concerns with the proposed single-loaded streets and its impact to the existing homes (vehicular headlight, noise, safety and privacy);
- Concerns with the increase of vehicular traffic on the existing local roads and the lack of traffic calming measures;
- Concerns with the lack of active transportation measures;
- The proposal does not conform with the Town's Official Plan policies or the Town's Trails Master Plan;
- How will property taxes be affected as a result of the proposed development?
- The proposed development will reduce the existing property values;
- Municipality can prevent the proposed development by exercising the existing "One Foot Reserves";

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- Concerns regarding the quality of the proposed open space and parkettes (east of Murray Drive);
- 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;
- Concerns with the proposed tennis court use in regards to lighting and the loss of natural environment.

The Town's website provides a response to questions asked at the Public Planning Meetings and summarized a response to frequently asked questions. This information is available at the Town's website www.aurora.ca.

The applicant has provided a response to comments received from the June 24, 2015 and September 30, 2015 Public Planning Meetings. The applicant's response is available on the applicant's website at www.highlandgateaurora.com.

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.

Staff are aware that the Owner of the subject lands has had discussions with various existing residents within the Highland Gate community to clarify the proposed development and to resolve some of the property specific concerns listed above. This is a private matter between the respected homeowners and the owner of the subject lands. Concurrent to the subject applications, the applicant advises that they will continue to have discussions with the respecting concerns from the 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

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.

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PREVIOUS REPORTS

General Committee Planning Report No. PL15-039 dated, May 5, 2015;
Public Planning Meeting Report No. PL15-051 dated, June 24, 2015; and
Public Planning Meeting Report No. PL15-073 dated, September 30, 2015.

CONCLUSION

Town Staff will finalize their review of the subject applications including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council and provide a comprehensive report at a future General Committee Meeting.

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 – October 21, 2015

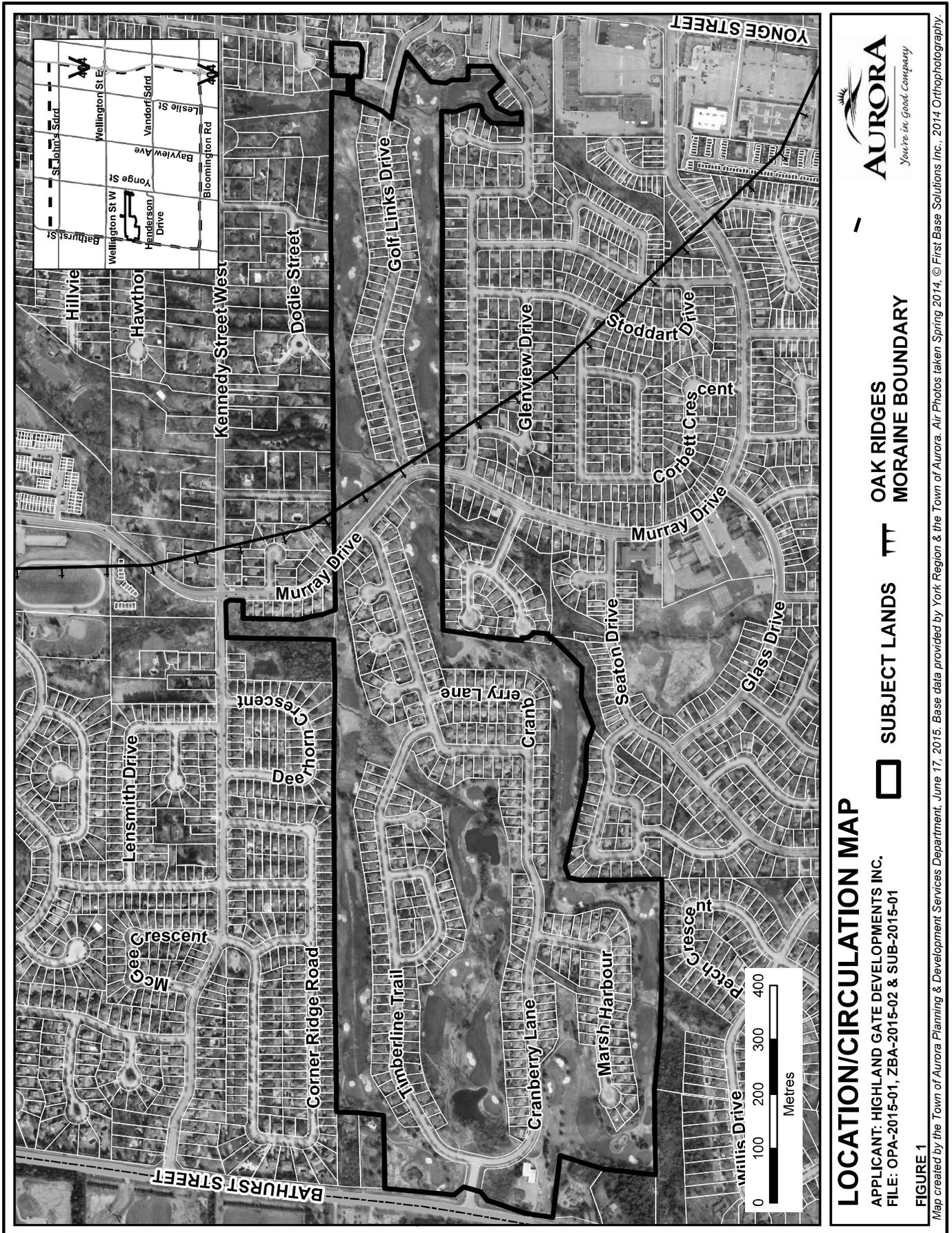
Prepared by: Lawrence Kuk, Planner, Ext. 4343



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



Patrick Moyle
Interim Chief Administrative Officer



OAK RIDGES
 MORaine BOUNDARY



SUBJECT LANDS

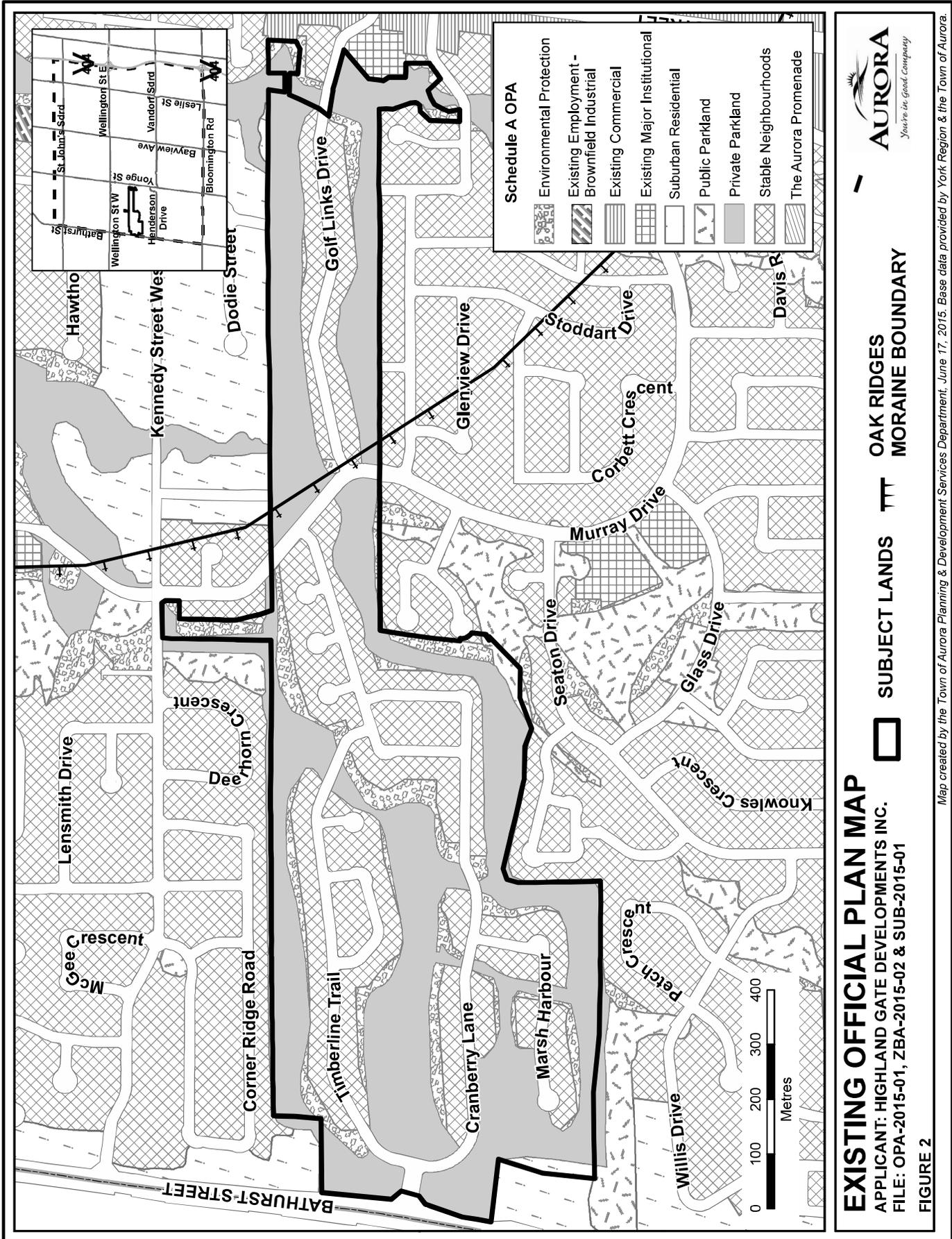


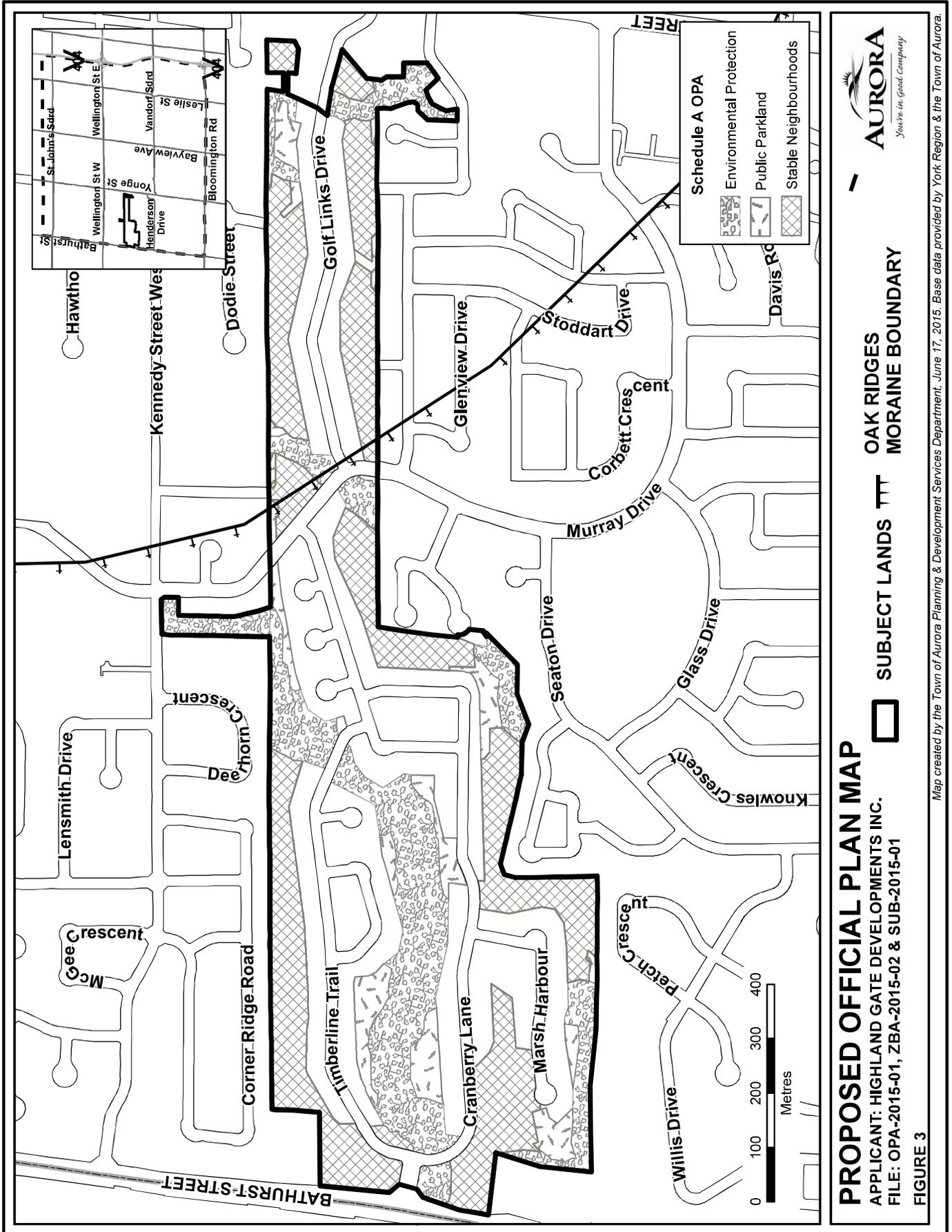
LOCATION/CIRCULATION MAP

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 OFFICIAL PLAN MAP

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

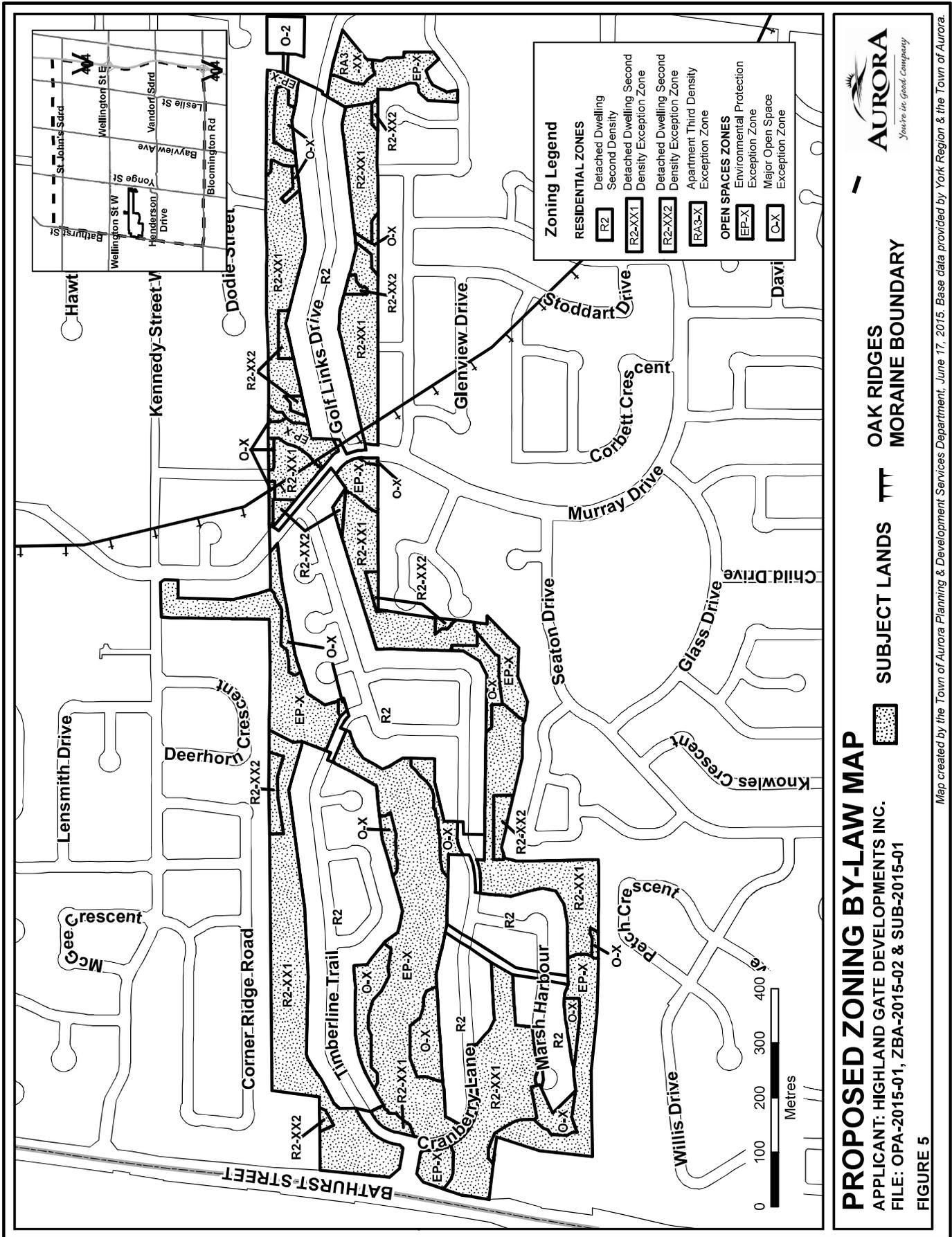
FIGURE 3

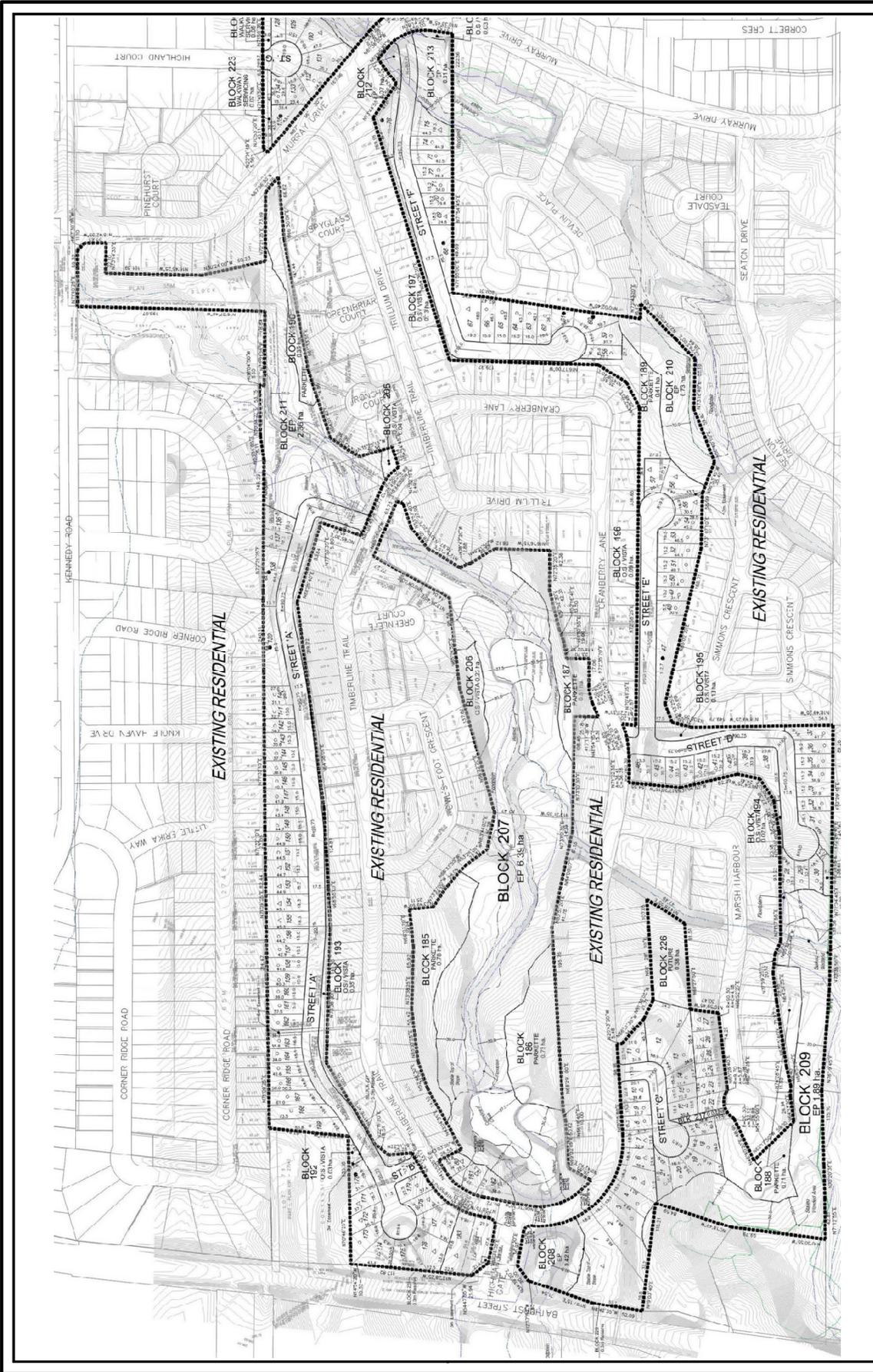
**OAK RIDGES
 MORaine BOUNDARY**

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, June 17, 2015. Base data provided by York Region & the Town of Aurora.





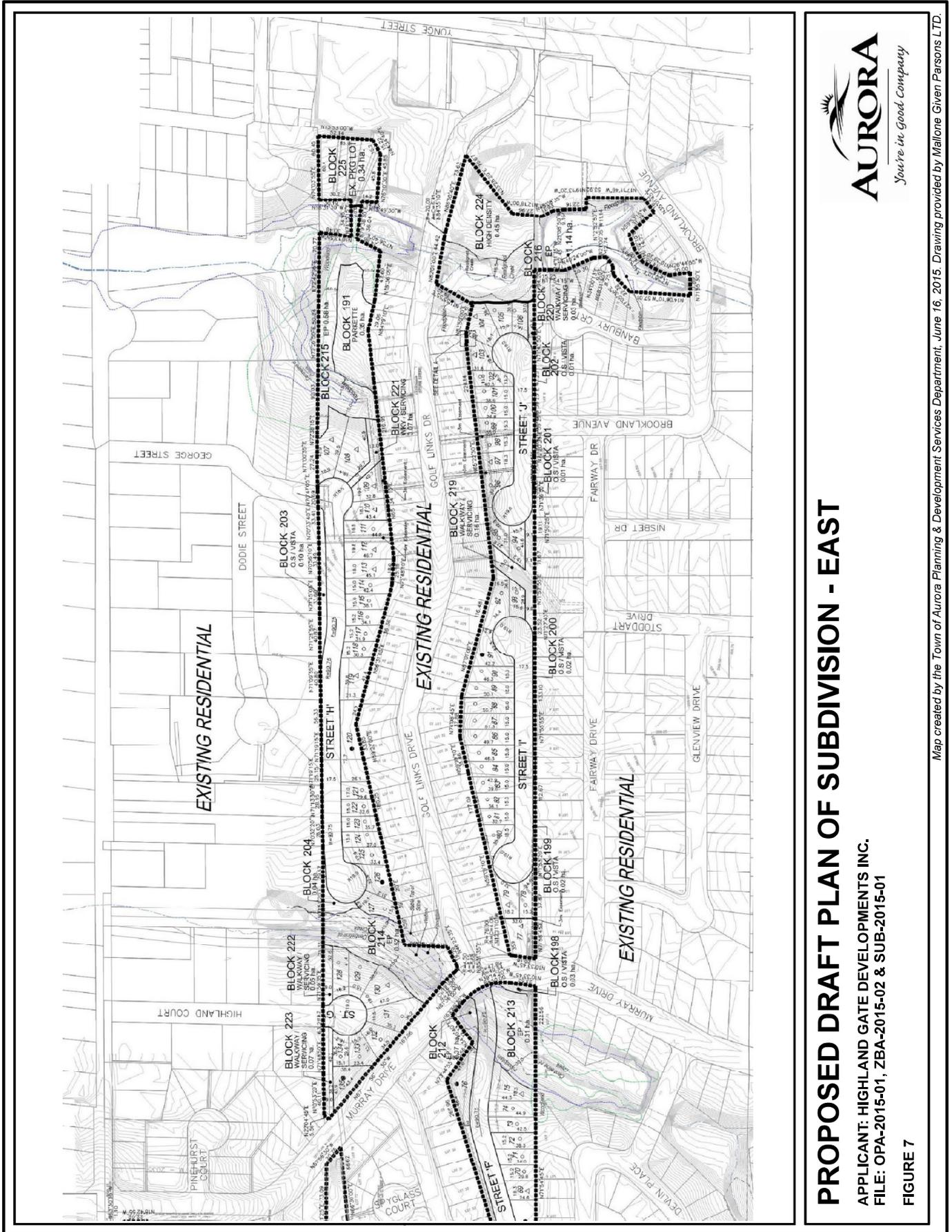
PROPOSED DRAFT PLAN OF SUBDIVISION - WEST

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

FIGURE 6



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



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 5775-15

***BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on October 28, 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 October 28, 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 28th DAY OF OCTOBER, 2015.

***READ A THIRD TIME AND FINALLY PASSED THIS 28th DAY OF OCTOBER,
2015.***

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK