



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, NOVEMBER 25, 2015

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



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

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

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

2. APPROVAL OF THE AGENDA

RECOMMENDED:

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

3. PLANNING APPLICATIONS

4. READING OF BY-LAW

RECOMMENDED:

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

5790-15 BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on November 25, 2015

pg. 28

5. ADJOURNMENT

AGENDA ITEMS

1. **PL15-080 – Applications for Official Plan Amendment and Zoning By-law Amendment** pg. 1
Carpino Construction Inc.
15278 Yonge Street
File Numbers: OPA-2015-04, ZBA-2015-10
Related File: SP-2015-08

RECOMMENDED:

THAT Report No. PL15-080 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. **PL15-086 – Application for Zoning By-law Amendment** pg. 16
Small Steps Programs Inc.
138 Centre Street
Part of Lot 2 (North of Centre Street, East of Railroad)
Registered Plan 107
File Number: ZBA-2015-11
Related File: SP-2015-09

RECOMMENDED:

THAT Report No. PL15-086 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.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-080

SUBJECT: *Applications for Official Plan Amendment and Zoning By-law Amendment*
Carpino Construction Inc.
15278 Yonge Street
File Numbers: OPA-2015-04, ZBA-2015-10
Related File: SP-2015-08

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

DATE: *November 25, 2015*

RECOMMENDATIONS

THAT Report No. PL15-080 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 Official Plan Amendment and Zoning By-law Amendment applications to permit 126 stacked, back-to-back townhouse units on the 1.1 ha site.

BACKGROUND

The subject Official Plan and Zoning By-law Amendment applications were submitted on August 20, 2015. On September 10, 2015, a Notice of Complete Application respecting the Official Plan and Zoning By-law Amendments were published in the Auroran and Aurora Banner newspapers.

Public Notification

On November 5, 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. Notice of the Public Planning meeting signs were also posted on the subject lands fronting Yonge Street and Machell Avenue. Public Meeting notification has been provided in accordance with the *Planning Act*.

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Report No. PL15-080

Location/ Land Use

The subject property is located on the west side of Yonge Street, municipally known as 15278 Yonge Street (Figure 1). The total area of land holding is 1.1 hectares in size and consists of two irregularly shaped parcels.

The subject lands have the following characteristics:

- Eastern portion of the site has 82.0 m of frontage on Yonge Street and the western portion has 38.5 m of frontage on Machell Avenue;
- Site generally slopes down from the southeast to northwest corner along Yonge Street;
- A 2,790 sqm (30,000 sqft) one storey building was previously located on site (former Liquidation World) has been demolished;
- Balance of the site predominately asphalt surface parking lot; and,
- Two full moves access points to the subject lands, one access from Machell Avenue and one access from Yonge Street.

The surrounding land uses are as follows:

North: Automotive service shops and vacant lot;

South: Dollarama store and Bank of Montreal;

East: Yonge Street, TD Bank and one storey retail/ commercial uses; and,

West: Machell Avenue, single detached residential units and one six (6) storey apartment building.

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.

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Report No. PL15-080

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 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, complete communities.

The Region Official Plan recognizes that the housing market is faced with demand for a broader variety of housing types and sizes to meet the diverse range of needs of the Region’s residents and workers. Meeting these needs allows people to live and work in their communities as they progress through the stages of life. Policy 3.5 requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with York Region forecasts, intensification and density requirements.

Section 8.3.8 of the Region of York Official Plan states that amendments to local Official Plans may be exempt from Regional approval if they are of local significance and no Regional interest is adversely affected. The Owner has requested the York Region Planning and Development Services to exempt the requested Official Plan Amendment from York Region approval as it qualifies as a locally significant amendment.

Town of Aurora Official Plan

The subject lands are designated as “The Aurora Promenade” by the Official Plan and more specifically as “Upper Downtown” within the Aurora Promenade Secondary Plan Area (Figure 2). The ‘Upper Downtown’ is contiguous with and integral to the historic ‘Downtown’. The purpose of the ‘Upper Downtown’ designation is to guide development, while extending and reinforcing the heritage ‘main street’ character and identity associated with the ‘Downtown’ designation to the south of Wellington Street. Careful regulation of land uses and control over the scale and character of new structures is required in order to enhance the pedestrian experience. Retail, entertainment and cultural venues are encouraged, as well as the introduction of more residential uses.

The proposed stacked, back-to-back residential development requires an Official Plan Amendment to address stand-alone, as well as first floor residential land use policies on the subject lands.

Zoning By-law 2213-78, as amended

The subject property is zoned “Central Commercial (C2) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. The C2 zone only permits dwelling units above the first storey.

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Report No. PL15-080

An Amendment to the Zoning By-law is required to re-zone the subject lands to allow for stacked, back-to-back dwelling units as a permitted use and site specific exceptions to accommodate the proposed 126 unit development. The applicant is proposing to rezone the subject lands from “Central Commercial (C2) Zone” to “Row Dwelling Residential (R6-XX) Exception Zone” as illustrated on Figure 3. The proposed R6-XX Exception Zone permits the uses listed below.

- A minimum of 126 Stacked, Back-to-Back Row-House Dwelling Units

Proposal

Site Plan

As illustrated on Figure 4, the proposed site plan illustrates 126 stacked, back-to-back townhouse condominium dwelling units within six (6) separate buildings. Proposed buildings have a consistent level of architectural design and detail on each building façade. Each unit is two (2) stories in height, with a two (2) storey unit stacked on-top of another two (2) storey unit. Approximately two-thirds of all units will have two bedrooms with the remaining third of units having three (3) bedrooms. Each townhouse unit will have private amenity space of approximately 25.0 sqm/ unit. Ground floor units will have a ground floor porch, balcony or patio, while the upper units will have a balcony and roof top terrace.

The proposed buildings will be four (4) storeys in height with rooftop terraces. Residential parking will be located partially below ground, beneath the units. Visitor parking will be outdoors at ground level throughout the subject lands. Overall, 131 resident parking spaces and 17 visitor parking spaces will be provided on the subject lands. Circulation through the proposed redevelopment will be from a 6.0 m wide private condominium road with access from Machell Avenue. No direct access from Yonge Street is proposed. The current driveway access to Yonge Street will be closed.

Urban Design

Under the provisions of the Official Plan, the proposed development is subject to The Aurora Promenade – Concept Plan – Urban Design Strategy and Aurora Promenade Streetscape Design and Implementation Plan. The Urban Design Guidelines identify the subject property as a ‘Key Visual Terminus Site’ by the Aurora Promenade Urban Design Framework. 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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Report No. PL15-080

Reports and Studies

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

- Planning Justification Report, by Malone Given Parsons;
- Draft Official Plan Amendment, by Malone Given Parsons;
- Draft Zoning By-law amendment, by Malone Given Parsons;
- Conceptual Site Plan, by Guthrie Muscovitch Architects;
- Urban Design Report, by Guthrie Muscovitch Architects;
- Conceptual Buildings Elevations, by Guthrie Muscovitch Architects;
- Streetscape Plan, by Boona Studio Inc.;
- Lighting Plan by Nova Trend Engineering Group Ltd;
- Snow Storage Plan by Guthrie Muscovitch Architects;
- Floodplain Mapping, by SCS Consulting Group Ltd;
- Geotechnical Study, by Soil Engineers Ltd;
- Phase 1 Environmental Site Assessment (ESA), by Soil Engineers Ltd;
- Tree Preservation Protection and Replacement Plan, by Landscape Planning Ltd;
- Functional Servicing Report (FSR), by SCS Consulting Group Ltd.;
- Grading and Drainage Plan, by SCS Consulting Group Ltd;
- Service Infrastructure Master Plan, by SCS Consulting Group Ltd;
- Stormwater Management Report, by SCS Consulting Group Ltd;
- Entrance Analysis, by Nextrans Engineering; and,
- Traffic Impact Study; by Nextrans Engineering.

COMMENTS

Public Comments

Planning Staff have received comments from the public circulation. At the time of writing 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, summarized as the following issues:

- Concerns regarding no commercial uses proposed;
- Traffic concerns as a result of the proposed development and its impacts on Machell Avenue and Irwin Avenue which may hinder the ability to turn onto Yonge and Wellington Street as a result of the proposed development;

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- Street width on Machell Avenue is too narrow. The proposed development will restrict the ability for existing residents (Machell Avenue) to use the subject lands to park their personal vehicles.

Any written or verbal comments provided at the Public Planning Meeting will be considered in the technical review of the applications and addressed in a future report to Council. A preliminary review of the proposed Official Plan and Zoning By-law Amendment applications 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 applications will be reviewed in the context of the applicable Provincial, Regional and Town policies;
- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Official Plan and Zoning By-law amendments;
- Commercial market study and Phase 2 Environmental Site Assessment required;
- Further evaluation of the underground access to Block 1 from Machell Avenue; and,
- Confirmation of a potential right turn lane from Yonge Street onto Wellington Street.

LINK TO STRATEGIC PLAN

The proposed Official Plan and Zoning By-law Amendments support 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 Official Plan and 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 and Work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan.**

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.

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SERVICING ALLOCATION

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

FINANCIAL IMPLICATIONS

At the time of Site Plan agreement, fees and securities will be applied to the development, including applicable collection of Community Improvement Benefit as may be applied for the construction of community and recreational facilities. Further financial implications will be addressed when a technical review of the future proposal is completed.

PREVIOUS REPORTS

None.

CONCLUSIONS

The above matters, but not limited to, will be considered in the technical review of applications, together with comments received from the public and Council expressed at the Public Planning Meeting or in writing. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

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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 – Block 5, West and North Elevation
- Figure 6 – Conceptual Elevations – Block 5, South and East Elevation
- Figure 7 – Proposed Rendering (Yonge Street)

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- November 12, 2015.

Prepared by: Drew MacMartin, Planner – Extension 4347


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


Patrick Moyle
Interim Chief Administrative Officer



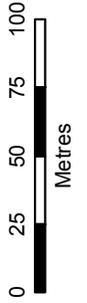
LOCATION MAP

APPLICANT: Carpino Construction Inc.
FILES: OPA-2015-04 & ZBA-2015-10

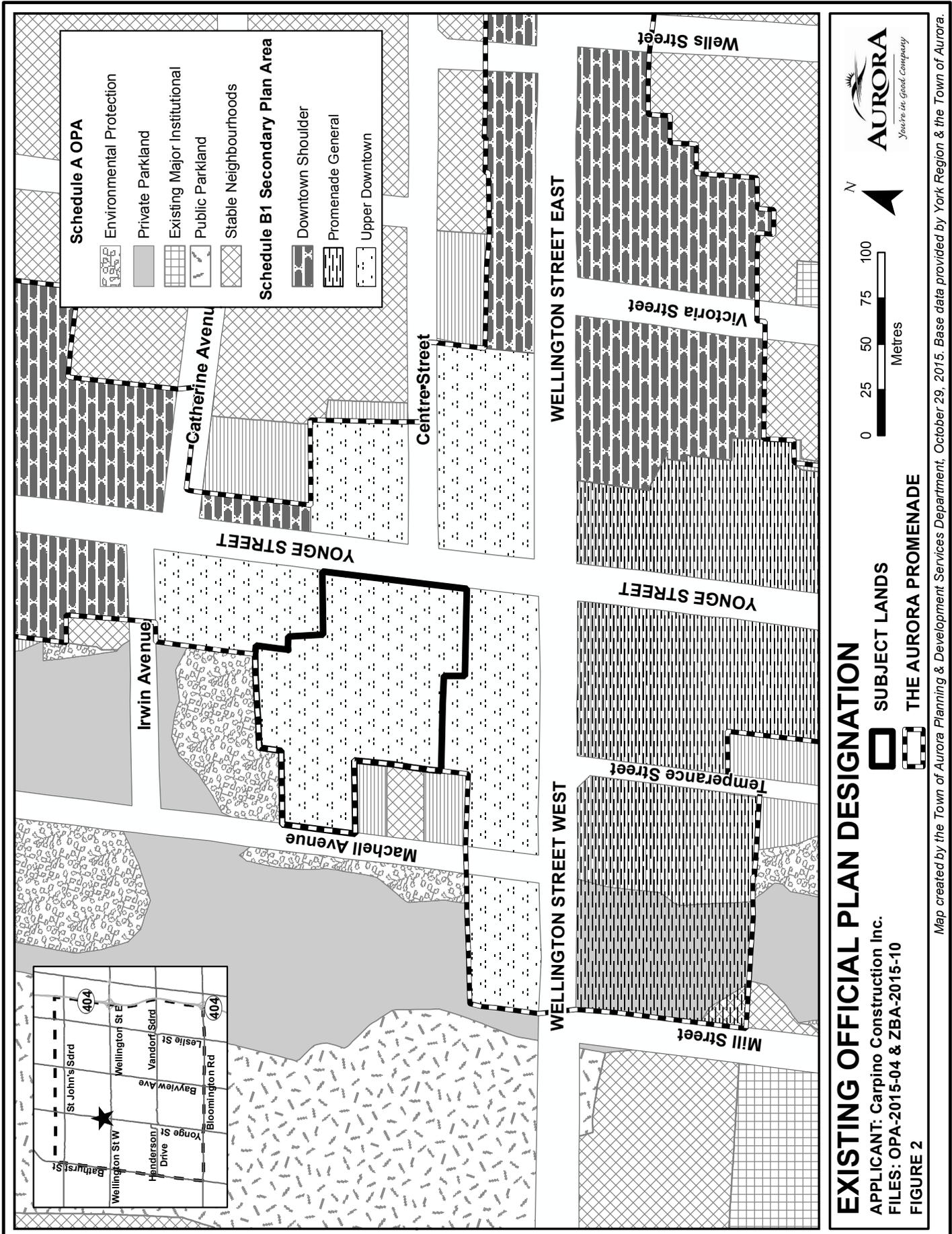
FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, October 29, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



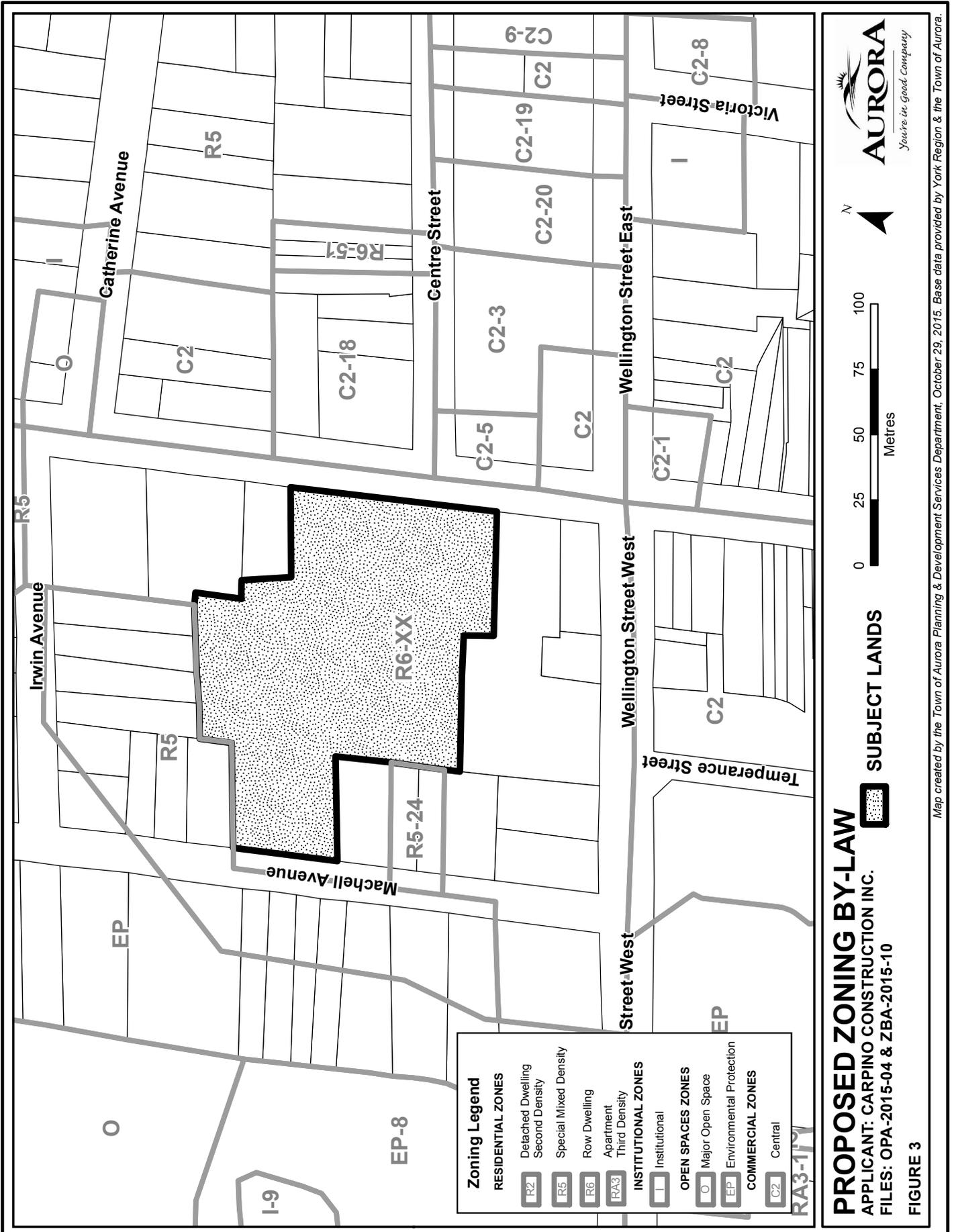
EXISTING OFFICIAL PLAN DESIGNATION

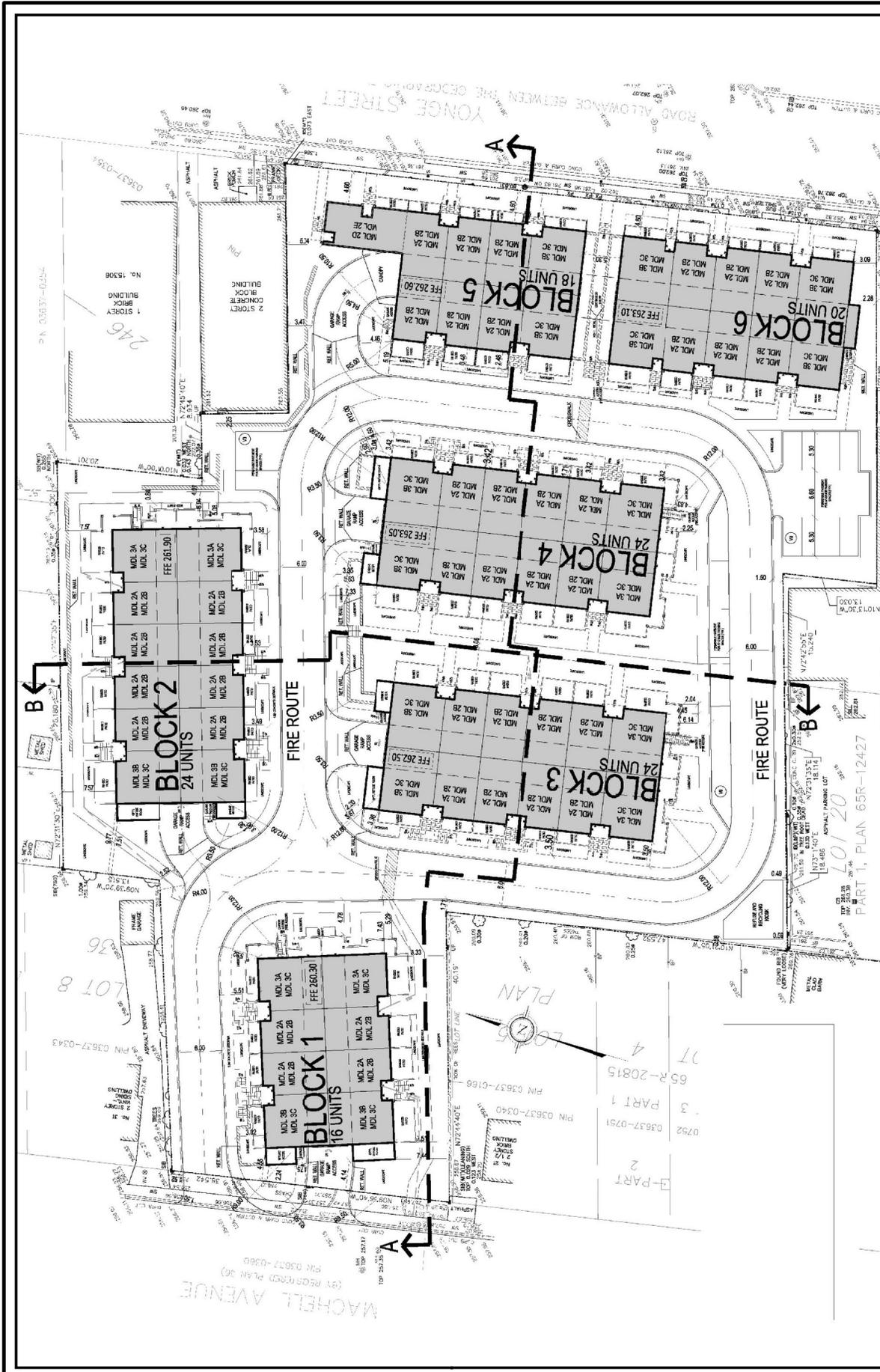
APPLICANT: Carpino Construction Inc.
 FILES: OPA-2015-04 & ZBA-2015-10
 FIGURE 2

SUBJECT LANDS
THE AURORA PROMENADE



Map created by the Town of Aurora Planning & Development Services Department, October 29, 2015. Base data provided by York Region & the Town of Aurora.





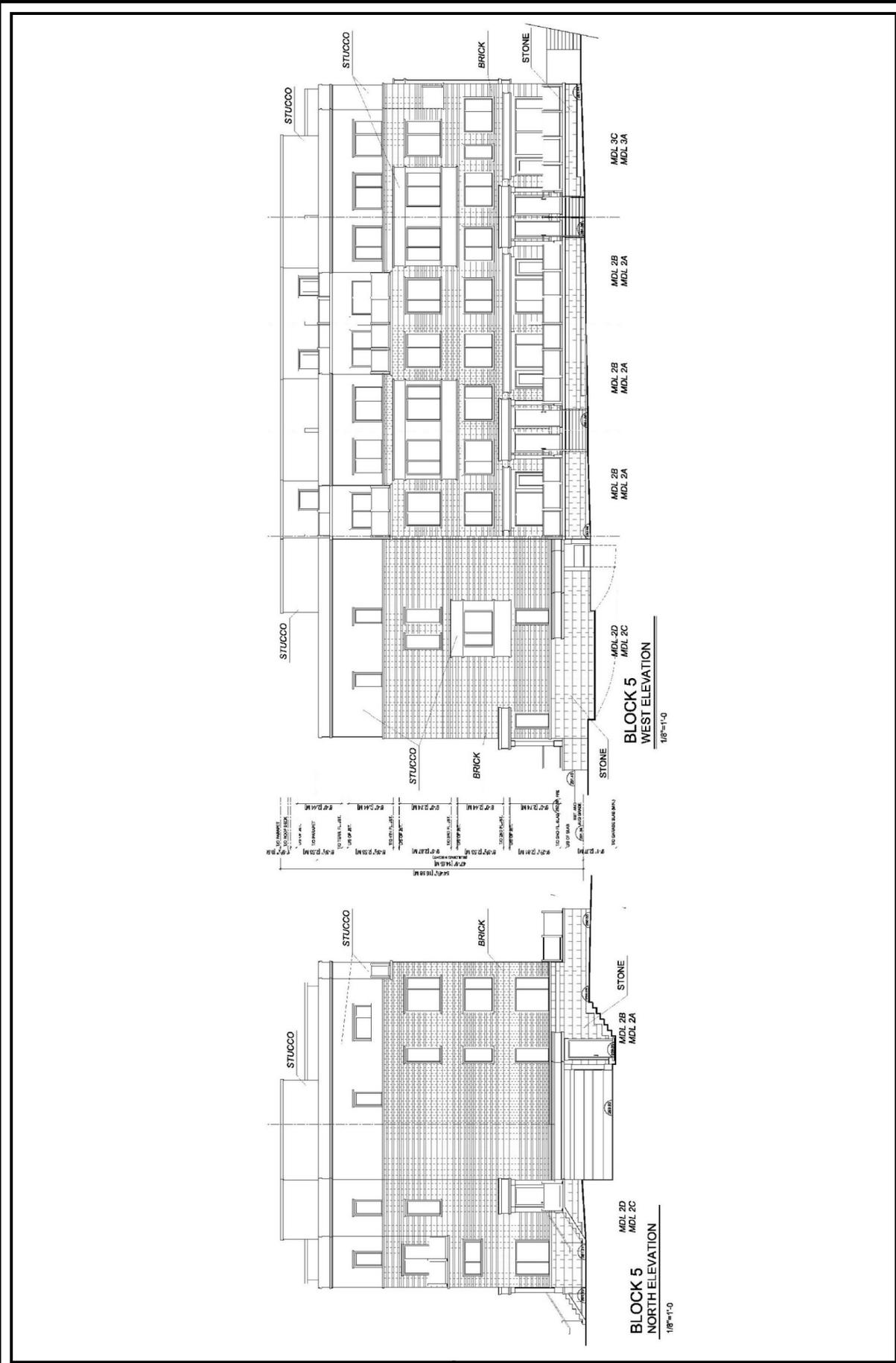
CONCEPTUAL SITE PLAN

APPLICANT: Carpino Construction Inc.
 FILES: OPA-2015-04 & ZBA-2015-10

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, October 29, 2015. Photo provided by Guthrie Muscovitch Architect.

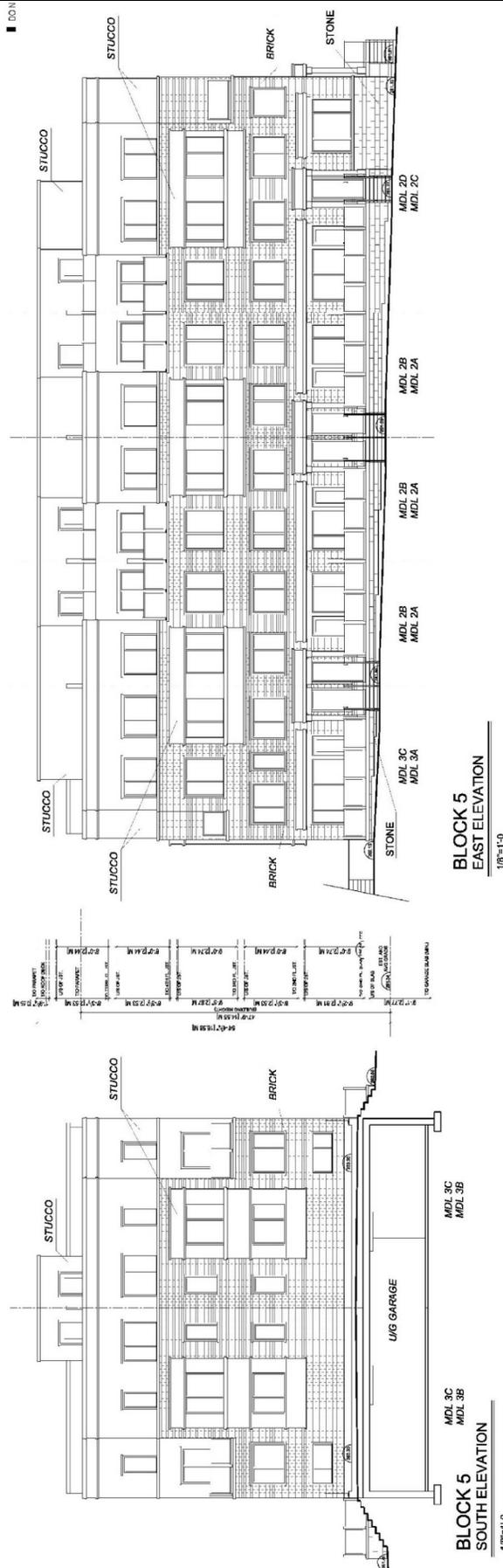


CONCEPTUAL ELEVATIONS – BLOCK 5, WEST AND NORTH ELEVATION

APPLICANT: Carpino Construction Inc.
 FILES: OPA-2015-04 & ZBA-2015-10

FIGURE 5





CONCEPTUAL ELEVATIONS – BLOCK 5, SOUTH AND EAST ELEVATION

APPLICANT: Carpino Construction Inc.
 FILES: OPA-2015-04 & ZBA-2015-10

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, October 29, 2015. Photo provided by Guthrie Muscovitch Architect.



PROPOSED RENDERING (YONGE STREET)

APPLICANT: Carpino Construction Inc.
FILES: OPA-2015-04 & ZBA-2015-10

FIGURE 7



Map created by the Town of Aurora Planning & Development Services Department, November 4, 2015.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-086

SUBJECT: *Application for Zoning By-law Amendment*
Small Steps Programs Inc.
138 Centre Street
Part of Lot 2 (North of Centre Street, East of Railroad)
Registered Plan 107
File Number: ZBA-2015-11
Related File: SP-2015-09

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

DATE: *November 25, 2015*

RECOMMENDATIONS

THAT Report No. PL15-086 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 related to the proposed Zoning By-law amendment application proposing a day care use on the subject lands. A new two storey, 146.4 m² gross floor area (GFA) addition to the existing building is proposed to accommodate the use. The total GFA of the existing building and addition will be 223.5 m².

BACKGROUND

The subject lands are currently zoned Restricted Industrial (M1-A) Exception Zone, which permits a range of employment uses listed in the Zoning By-law section of this report. The owner has applied to amend the Zoning By-law to permit a day nursery in addition to the permitted employment uses of the M1-A Zone. Site specific by-law exceptions related to lot area, lot frontage, interior side yard, parking, driveway width, and buffer strips are also proposed. A site plan application has also been submitted under file no. SP-2015-09.

The property is included in the Town of Aurora Register of Properties of Cultural Heritage Value or Interest as a non-designated "listed" property. The subject building is

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one of a row of Schulman Cottages built circa 1912.

Public Notification

On November 5, 2015 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers and given by mail to all addressed property Owners within a minimum of 120 metres of the subject lands. Notice of the Public Planning meeting signs were also posted on the subject lands fronting Centre Street. Public Meeting notification has been provided in accordance with the *Planning Act*.

Location and Land Use

The subject lands, municipally known as 138 Centre Street, are located between Industrial Parkway North and Walton Drive (Figure 1). The property has a lot area of 612.1 m² and a frontage of 10.38 m on Centre Street. An existing two storey building having a GFA of 108.9 m² is located on the subject property. Seven (7) parking spaces are located to the rear of the building.

The surrounding land uses are as follows:

North: Institutional (Public Works Yard)
South: Commercial and Centre Street
East: Residential
West: Commercial

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.

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Report No. PL15-086

York Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable 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, complete communities.

Official Plan

The subject lands are within the Aurora Promenade and designated as "Promenade General" by the Town of Aurora Official Plan (Figure 2). The "Promenade General" Designation is intended to promote transformation of the area into a vibrant, pedestrian oriented mixed use area. Permitted uses include multiple unit residential, communal housing, live-work units, commercial units including retail stores, restaurants and personal services, tourist accommodations, commercial and/or government offices, research and data processing facilities, child care facilities, institutional uses, cultural, recreational and entertainment uses, conference centres, parking facilities at grade and/or in structure, parks and urban squares, public uses, and public and private utilities.

The Aurora Promenade contains built form policies intended to ensure that new development is compatible with the character and context of the community. Development applications are reviewed taking into consideration matters related to exterior design including the character, scale, colour, building materials, appearance, and design features of buildings.

Zoning By-law

The subject lands are currently zoned "Restricted Industrial (M1-A) Exception Zone by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). The M1-A Zone permits warehouses, industrial uses, ancillary retail, commercial self storage facilities, data processing centres, fitness centres, recreation centres, private clubs, office uses accessory to a permitted use, offices other than the offices of a doctor or drugless practitioner, light repair shops, research labs, trade schools, and any industrial use which existed as of August 17, 1981.

The existing building and lot existed prior to the approval of Zoning By-law 2213-78 and as such are legal non-conforming. Site specific by-law exceptions will be required to recognize the proposal. The proposed zoning provisions are summarized in the following table.

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Report No. PL15-086

	Existing Zone Requirement	Proposed Zone Requirement
Permitted Uses	As per M1-A Zone	In addition to permitted uses: Day nursery, Business and professional office*
Lot Area (minimum)	Buildings up to 10 m in height: 1,400 m ² Buildings 10-15 m in height: 4,000 m ²	610 m ^{2*}
Lot Frontage (minimum)	30.0 m	10.0 m*
Front Yard (minimum)	3.0 m	3.0 m
Rear Yard (minimum)	9.0 m	9.0 m
Interior Side Yard (minimum)	Buildings up to 10 m in height: 3.0 m Buildings 10-15 m in height: 6.0 m	0.35 m*
Main building height (maximum)	10.0 m	10.0 m
Parking Requirement (minimum)	1 space for each 10 children of licenced capacity plus 0.26 spaces per employee plus 1 service vehicle space 6 spaces total	4 spaces*
Manoeuvring Space for 45 degree parking (minimum)	4.2 m	3.9 m*
Curbing	15 cm high concrete or treated timber curb required	No curbing*
Driveway Width (minimum)	4.0 m	3.7 m*
Buffer Strip adjacent to residential use (minimum)	3 m grassed strip with earth berm with 1.5 m planting strip with trees and shrubs at least 1.5 m in height, or 1.5 m grassed strip with a solid wood fence a minimum of 1.5 m in height	Nil*

*By-law exception required

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Report No. PL15-086

A minor variance was approved by the Committee of Adjustment on September 11, 2014 (file no. MV-2014-26) to allow a business and professional office and reduce the minimum manoeuvring space for 45 degree parking to 3.9 metres. This minor variance is proposed to be recognized in the proposed zoning.

Reports and Studies

The following reports and plans were submitted with the Zoning By-law amendment application:

- Draft Zoning By-law amendment;
- Planning Justification Report
- Grading and Drainage Review letter
- Site Plan
- Site Grading and Stormwater Management Plan
- Landscape Detail
- Floor Plans and Elevations
- Ontario Building Code Date Matrix
- Topographic Survey

Proposed Site Development

The owner proposes to demolish the existing rear addition and construct a two storey, 146.4 m² GFA addition onto the rear of the existing building. The total GFA would be 223.5 m². The building would be occupied by the Small Steps Early Learning Centre, which would be attended by a maximum of 35 children and have up to five (5) staff. A total of four (4) parking spaces are proposed to the rear of the building. Drop off and pickup manoeuvring is also proposed within this area. Vehicle access would be from the existing single driveway to Centre Street. Proposed landscaping includes the addition of coniferous shrubs in the front of the existing building.

A formal site plan application has been submitted. The plans have been circulated to internal departments and external agencies. The site plan will be considered at a future General Committee meeting.

COMMENTS

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

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Report No. PL15-086

- The application will be reviewed in the context of the applicable Provincial, Regional and Town policies;
- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment.
- Parking spaces, vehicle manoeuvring, building lot coverage, and parking lot coverage;
- Landscape areas and landscape plan; and
- Built heritage.

Summary of Resident Comments

No comments have been received from area residents as of the preparation of this report.

SERVICING ALLOCATION

The single detached dwelling on the property is currently vacant. No servicing allocation is required for the proposed commercial use.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

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

FINANCIAL IMPLICATIONS

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

PREVIOUS REPORTS

None.

November 25, 2015

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Report No. PL15-086

CONCLUSIONS

The above matters will be considered in the technical review of the application, together with comments received from the public and Council expressed at the Public Planning Meeting or in writing. 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 – Proposed Elevations

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – November 12, 2015.

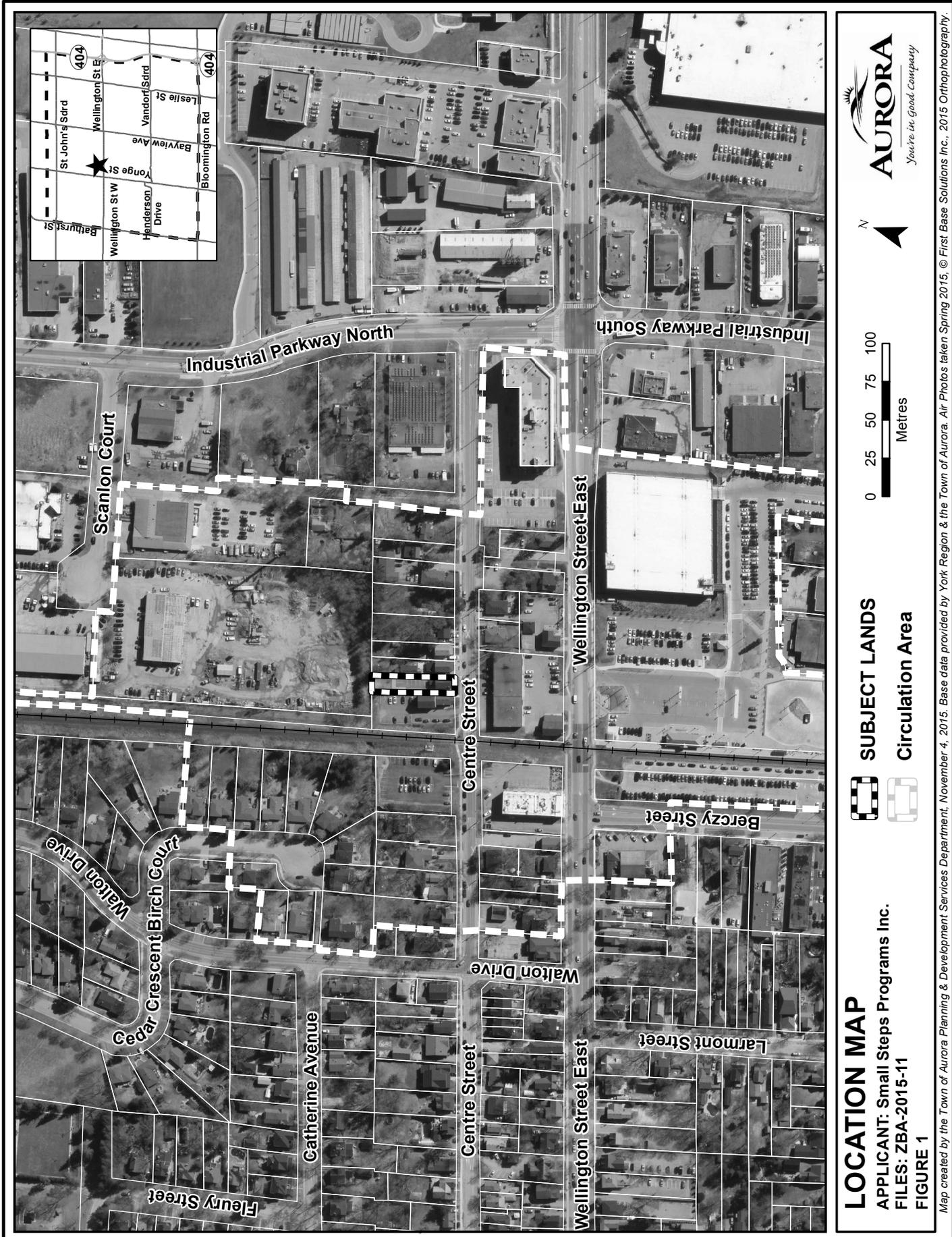
Prepared by: Marty Rokos, Planner, Ext. 4350



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



Patrick Moyle
Interim Chief Administrative Officer



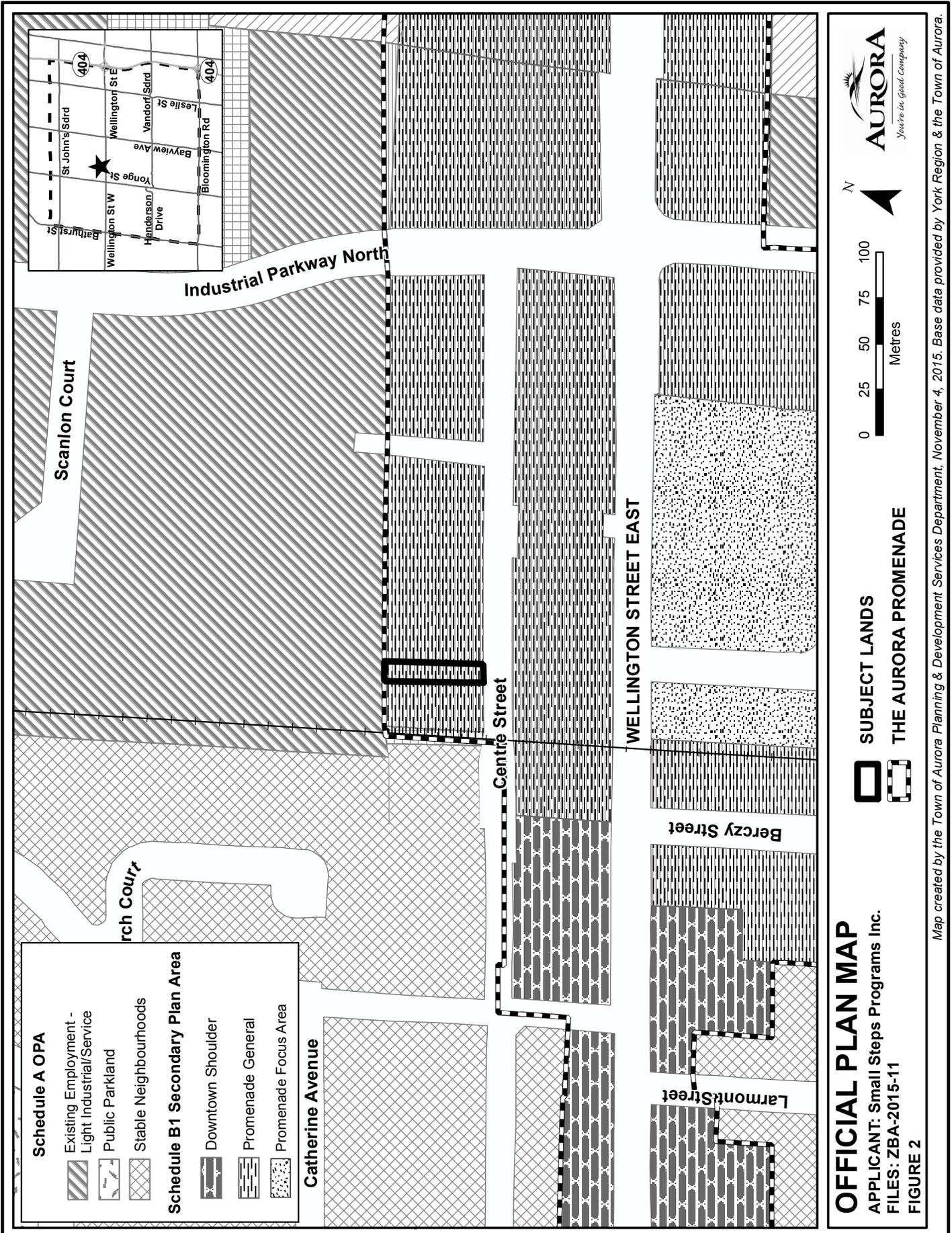
LOCATION MAP
 APPLICANT: Small Steps Programs Inc.
 FILES: ZBA-2015-11
 FIGURE 1

 SUBJECT LANDS
 Circulation Area

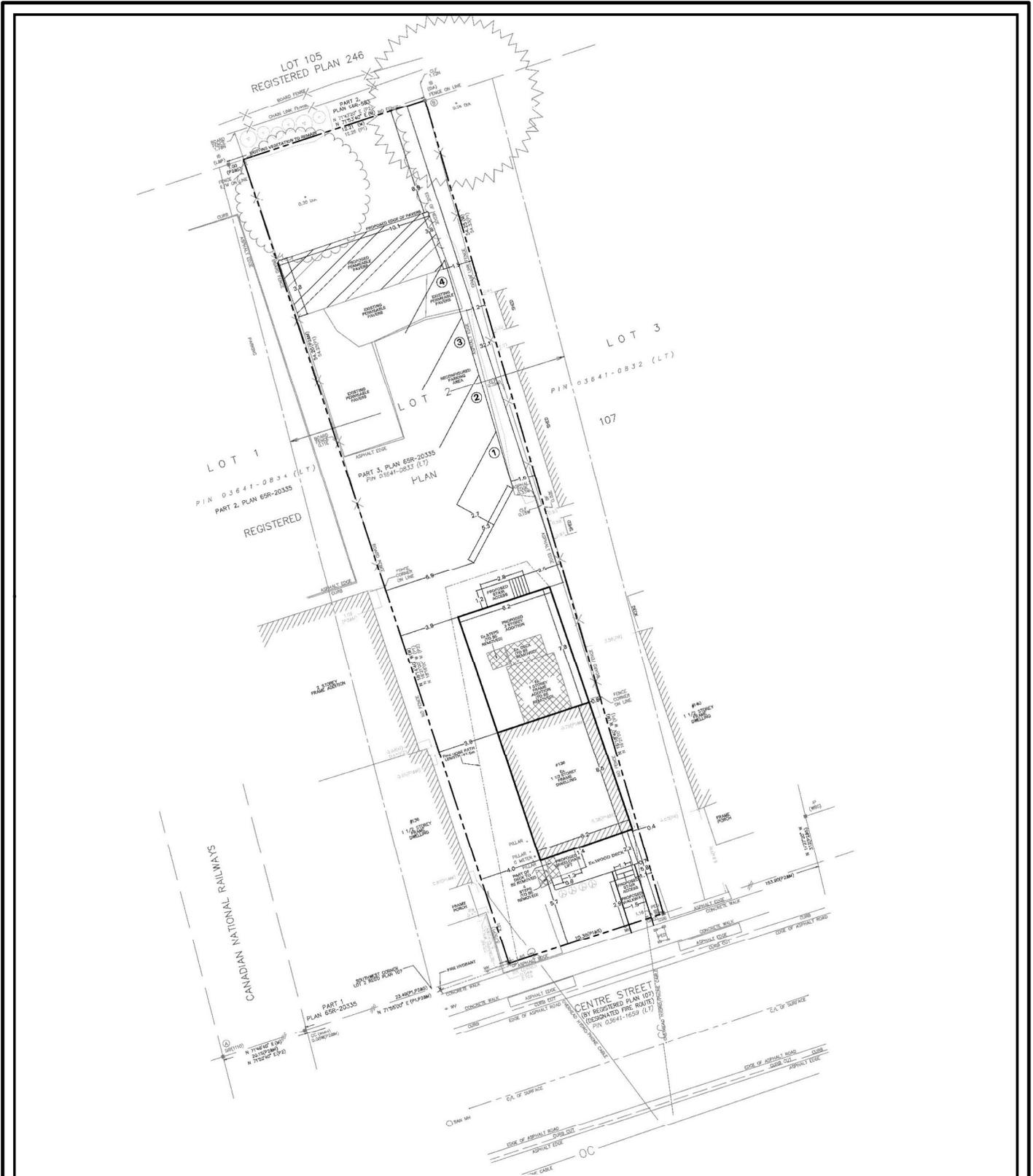
0 25 50 75 100
 Metres



Map created by the Town of Aurora Planning & Development Services Department, November 4, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



OFFICIAL PLAN MAP
 APPLICANT: Small Steps Programs Inc.
 FILES: ZBA-2015-11
FIGURE 2



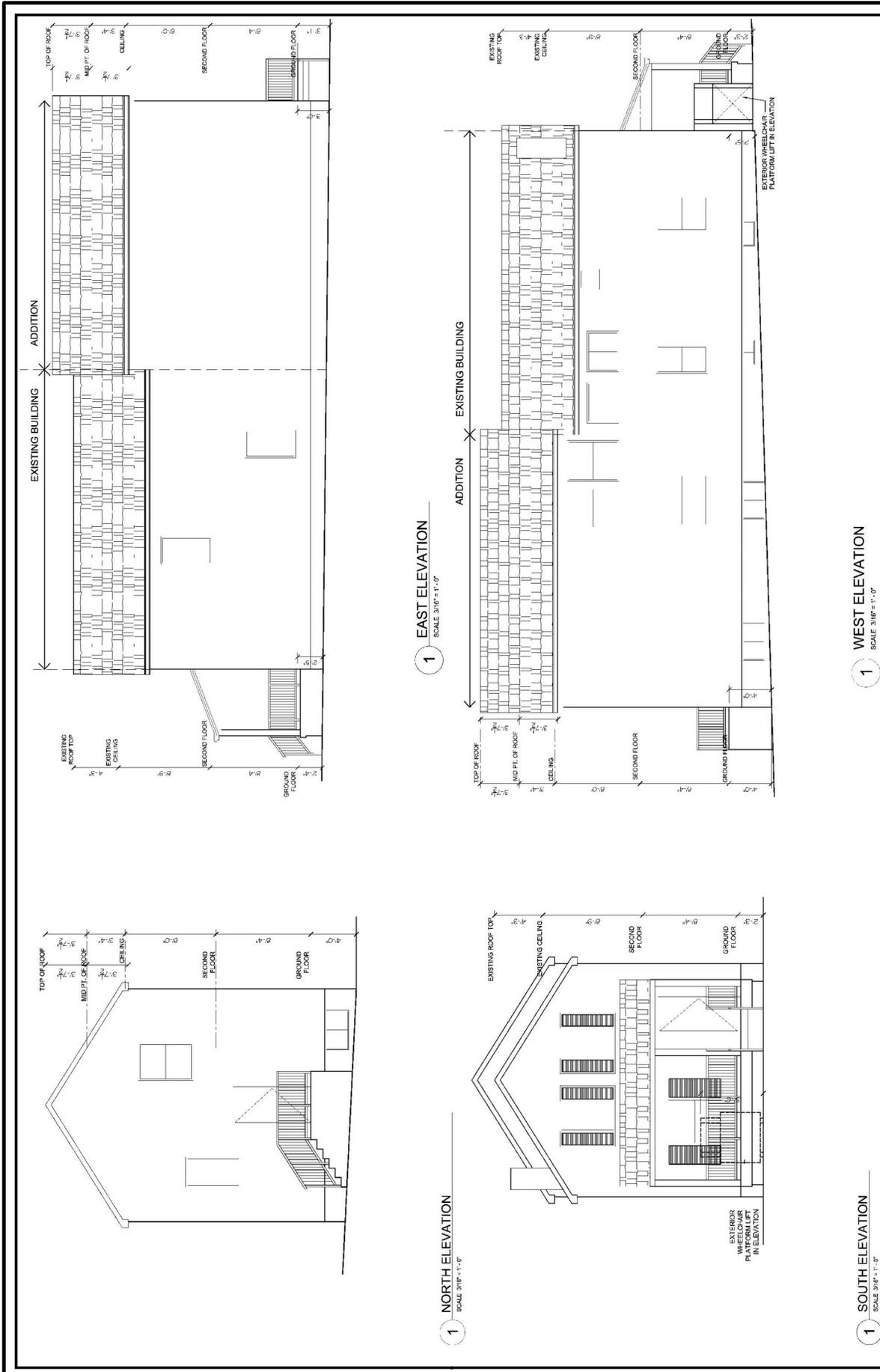
SITE PLAN

APPLICANT: Small Steps Programs Inc.
 FILES: ZBA-2015-11

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, November 4, 2015. Drawing provided by Larkin+ Landuse Planners.



ELEVATIONS
 APPLICANT: Small Steps Programs Inc.
 FILES: ZBA-2015-11

FIGURE 5



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5790-15

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

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

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

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

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

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK