



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, FEBRUARY 24, 2016

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



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

Wednesday, February 24, 2016
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:

5824-16 BEING A BY-LAW to Confirm Actions by Council Resulting pg. 27
from Special Council – Public Planning Meeting on
February 24, 2016.

5. ADJOURNMENT

AGENDA ITEMS

1. **PDS16-008 – Proposed Zoning By-law Amendment** pg. 1
Lora Cai, Xun Gong & Richard Gong
15342 Yonge Street (Horton Place)
File: ZBA-2015-16
Related File: SP-2015-10

RECOMMENDED:

THAT Report No. PDS16-008 be received; and

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

2. **PDS16-010 – Applications for Official Plan Amendment and** pg. 14
Zoning By-law Amendment
2283986 Ontario Limited
15255 Leslie Street & 1540 Wellington Street East
File Numbers: OPA-2015-06 and ZBA-2015-17

RECOMMENDED:

THAT Report No. PDS16-010 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. PDS16-008

SUBJECT: *Proposed Zoning By-law Amendment*
Lora Cai, Xun Gong & Richard Gong
15342 Yonge Street (Horton Place)
File: ZBA-2015-16
Related File: SP-2015-10

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

DATE: *February 24, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-008 be received; and

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

PURPOSE OF THE REPORT

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

BACKGROUND

The subject Zoning By-law Amendment application was submitted on December 21, 2015. The subject Zoning By-law Amendment application was deemed to be complete by the Town on January 20, 2016.

Public Notification

On February 4, 2016, a Notice of a Public Planning Meeting respecting the application was given by mail to all addressed property owners within a minimum of 120 metres of the subject property, by information signage posted on Yonge Street and Irwin Avenue, and by notification in the Aurora Banner and Auroran newspapers.

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

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Location/Land Use

The subject lands are located on the west side of Yonge Street and municipally known as 15342 Yonge Street (see Figure 1). The subject lands have the following characteristics:

- total site area of 2,995 m² (0.74 acres);
- existing two storey building with total Gross Floor Area (GFA) of 289.68 m² and a lot coverage of 5.8%;
- frontage on Yonge Street of 66.2m (217.3 ft);
- frontage on Irwin Avenue of 40.3m (132.2 ft); and
- designated under Parts IV and V of the *Ontario Heritage Act*

The surrounding land uses are as follows:

North: Existing residential, and beyond The Koffler Museum of Medicine (Hillary House)
South: Irwin Avenue, and beyond vacant commercial lands;
East: Yonge Street, and beyond existing Institutional; and
West: Existing residential

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” and “Regional Corridor” by 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

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Region’s urban structure through city building, intensification and compact, complete communities. Regional Corridors support a range and mix of activities that enrich the character and meet the needs of the local community. Regional Corridors are planned to function as urban mainstreets that have a compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form.

Official Plan

As illustrated on Figure 2, the subject lands are designated as “The Aurora Promenade” and more specifically as within the “Downtown Shoulder Area” of the Town of Aurora Official Plan. The Downtown Shoulder Area designation is primarily residential in character, although some homes have been converted to a mix of uses including offices. The purpose of the Downtown Shoulder Area is to protect and reinforce the heritage ‘residential’ character and identity. The proposed Office use is considered to conform to the Official Plan. Schedule “D” of the Official Plan identifies the property as Designated Under Parts IV and V of the *Ontario Heritage Act*.

Northeast Old Aurora Heritage Conservation District Plan:

The subject lands are located within the Northeast Old Aurora Heritage Conservation District Plan. The goal of the Heritage Conservation District Plan is to provide a framework to guide the preservation, development, re-development and alteration of the properties and streetscapes located within the boundaries of the District. Within the District Plan, the subject lands are considered a High Value Heritage Property, where existing buildings will be conserved, any new construction on the properties will be at the rear of the lots, and new construction will be architecturally sympathetic to the principal building.

Zoning By-law

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

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

	Existing Residential Zone Requirement	Proposed “R5-X” Exception Zone
Permitted Uses	As per “R5” Zone	-As per “R5” Zone* -Business and Professional Office

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Front yard (minimum)	6.0 m	6.0 m
Rear Yard (minimum)	7.5 m	7.5 m
Interior Side yard (minimum)	1.5 m	1.5 m
Exterior Side yard (minimum)	6.0 m	6.0 m
Manoeuvring Space (minimum)	7.4 m	6.5 m*
Parking Space (minimum)	3.3 spaces per 90 m ² (11 spaces required)	3.3 spaces per 90 m ² (11 spaces provided)

*R5 By-law exception required

Minor exceptions to the By-law may also be required for grading, buffer strips and required loading spaces

Proposed Site Development

The Owner proposes to convert the existing building, which was formerly a residence to allow business and professional offices use. No building additions are proposed as indicated on Figure 4. A laneway is proposed around the existing structure to a new parking area on the south side of the main building for eight (8) parking spaces. An additional three (3) parking spaces are proposed immediately west of the existing Yonge Street entrance. Access will continue to be provided from the existing entrance onto Yonge Street.

The existing Carriage House (accessory structure) located immediately North West of the main building is to be salvaged and relocated to the Hillary House for future reconstruction. This matter was previously considered and approved by Council.

Reports and Studies

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

- Draft Zoning By-law Amendment, prepared by HBR Planning Centre Inc.
- Planning Justification Report, prepared by HBR Planning Centre Inc.
- Tree Inventory and Preservation Plan, prepared by Kelly's Tree Care Ltd.
- Environmental Impact Study, prepared by River Stone Environmental Solutions Inc.
- Geotechnical Investigation, Retaining Wall Design and Slope Stability Study,

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prepared by Soil Engineers Ltd.

- Phase 1 Environmental Site Assessment, prepared by G2S Environmental Consulting Inc.
- Stormwater Management and Site Servicing Brief, prepared by Cole Engineering
- Parking Review Study, prepared by Cole Engineering
- Stage 1 & 2 Archaeological Assessment, prepared by Archeological & Cultural Heritage Services
- Heritage Impact Assessment, prepared by MTBW-Wai
- Conceptual Landscape Plan, prepared by Mark Setter Associates
- Designated Substances Survey, prepared by G2S Environmental Consulting Inc.

COMMENTS

Parking/ Maneuvering

The Promenade Shoulder Area designation of the Official Plan requires a minimum of 2.0 spaces and a maximum of 3.0 spaces per 100m² of office use GFA for the subject lands. Given the total Gross Floor Area of 289.6 m², the applicant requires a maximum of twelve (12) parking spaces on the subject lands. Vehicles enter and exit the property via an existing access from Yonge Street. The applicant has proposed eleven (11) parking spaces on the subject lands. Section 11.14.1 e) of the Official Plan states that land use specific and/or alternative parking requirements may be provided in the implementing zoning by-law. Maneuvering space and parking requirements will be reviewed by Staff.

Buffering/ Landscaping

Where a lot is used for Commercial and is adjacent to any Residential Zone, the Zoning By-law requires a buffer/ landscaping strip on the lands. The Zoning By-law requires a minimum 1.5 metre landscaping strip with a solid wood fence of 1.8 metres. The applicant is proposing a 3.0 metre landscaping strip along all lot lines. No fencing is proposed along all lot lines. As part of site plan review, Staff will assess landscaping/ screening to ensure appropriate screening on the subject lands.

Heritage

The existing building is included within the Register of Properties of Cultural Heritage Value or Interest as a designated property. Also known as the "Horton Place" the property is designated under both Part IV (Individual) and Part V (Heritage Conservation District). The property is located within the Northeast Old Aurora Heritage Conservation District. The building was constructed in 1875 and designed in an Italianate architecture style. The structure is one of the best examples of Italianate Architecture within the Town. The Northeast Old Aurora Heritage Conservation District Plan identifies the subject lands a High Value Heritage Property.

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Abutting heritage resources include the Redman House, which is located immediately north of the subject lands. There is one (1) additional listed heritage property located to the west of the subject property.

An existing Carriage House (constructed in 1875) will be removed as part of the proposed development. The Carriage House will be salvaged and relocated to the Hillary House for future heritage conservation purposes. More information with regards to the Carriage House can be found in Heritage Advisory Committee report No. HAC15-010 and Heritage Advisory Committee Memorandum dated December 14, 2015.

No additions or exterior alterations are proposed for the existing building. The owner proposes three sunroofs and a staircase to the western entrance, which will be addressed in a Heritage Permit and Site Plan processes. The interior of the main building will be modified to accommodate the proposed office use.

Environmental Protection

The western portion of the subject lands are located within a regulation area as identified by the LSRCA. No development is proposed within the LSRCA jurisdiction area. Staff will review the request from the LSRCA and provide comment in a recommendation report to Council.

Department Comments

A preliminary review of the proposed zoning by-law amendment application has been undertaken by internal departments and external agencies.

Staff have identified the following matters to be reviewed in greater detail to staff preparing a final report for Council's consideration.

- Compatibility and appropriateness of the proposed office use
- Review heritage conformity
- Review of existing LSRCA regulation area on the west portion of the lands
- Review of vehicular access/ parking/ maneuvering space
- Review of proposed landscaping and screening

Summary of Resident Comments

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

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SERVICING ALLOCATION

None.

LINK TO STRATEGIC PLAN

The proposed Zoning By-law Amendment Application 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:

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

ALTERNATIVE(S) TO THE RECOMMENDATIONS

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

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

Heritage Advisory Committee Report No. HAC15-010 dated, September 9, 2015; and, Heritage Advisory Committee Memorandum, dated December 14, 2015

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.

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ATTACHMENTS

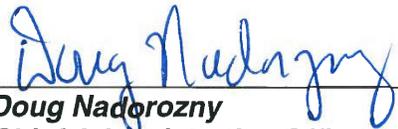
- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Proposed Site Plan
- Figure 5 – Photo of Property (15342 Yonge Street)

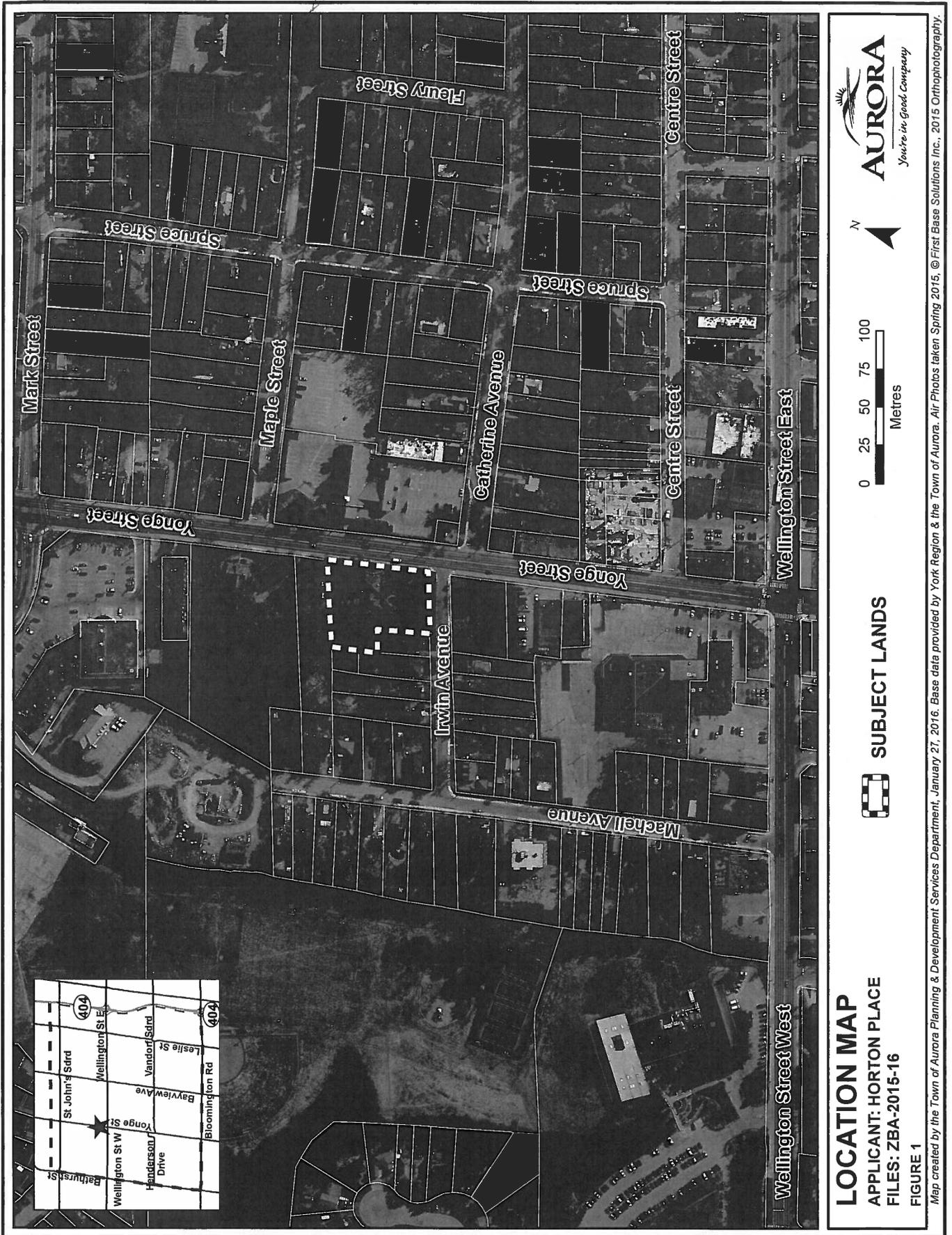
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting –February 11, 2016

Prepared by: Jeff Healey, Planner- Ext. 4349

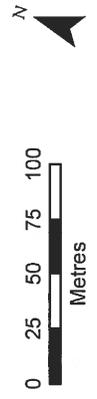

Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services


Doug Nadorozny
Chief Administrative Officer

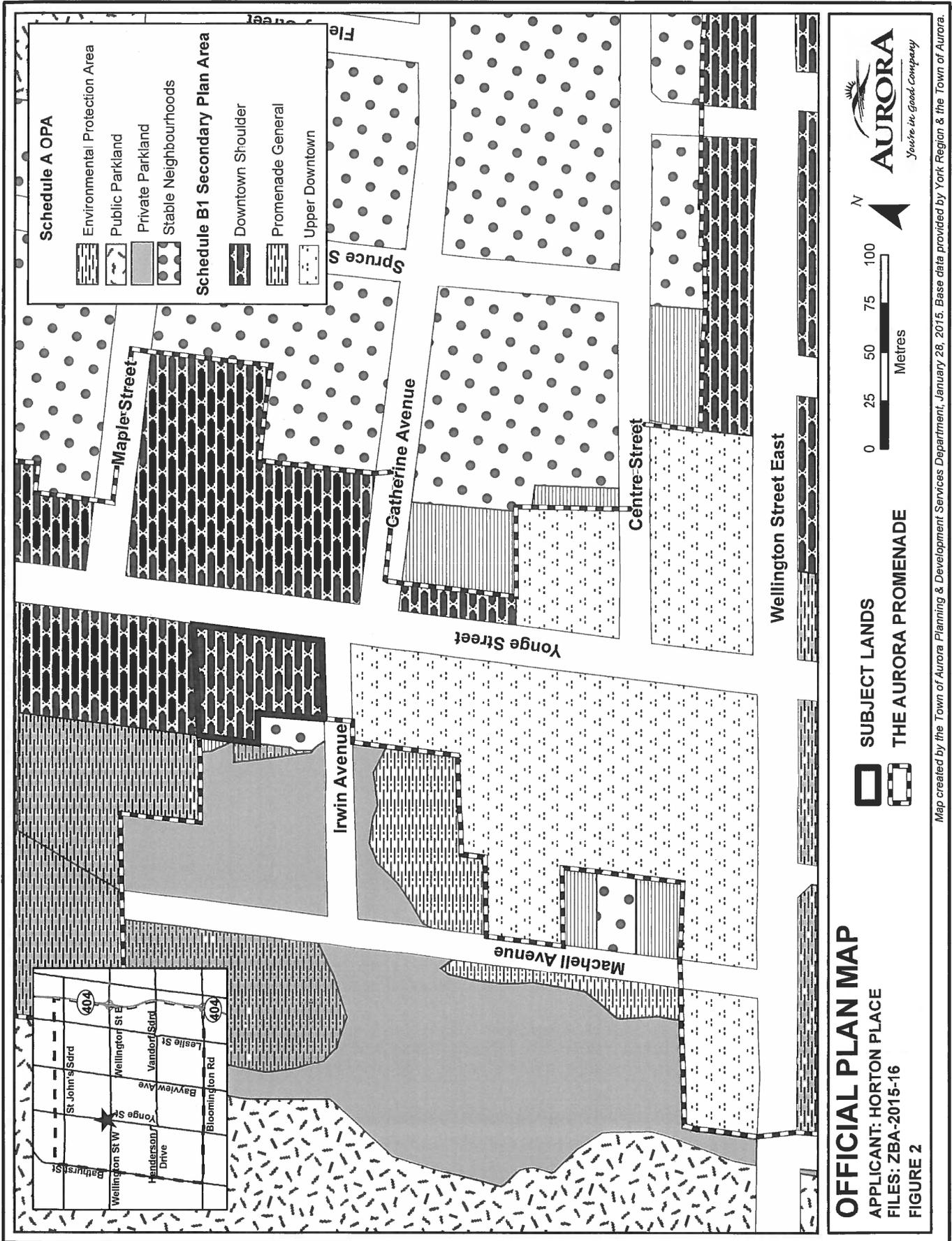


LOCATION MAP
 APPLICANT: HORTON PLACE
 FILES: ZBA-2015-16
 FIGURE 1

 **SUBJECT LANDS**

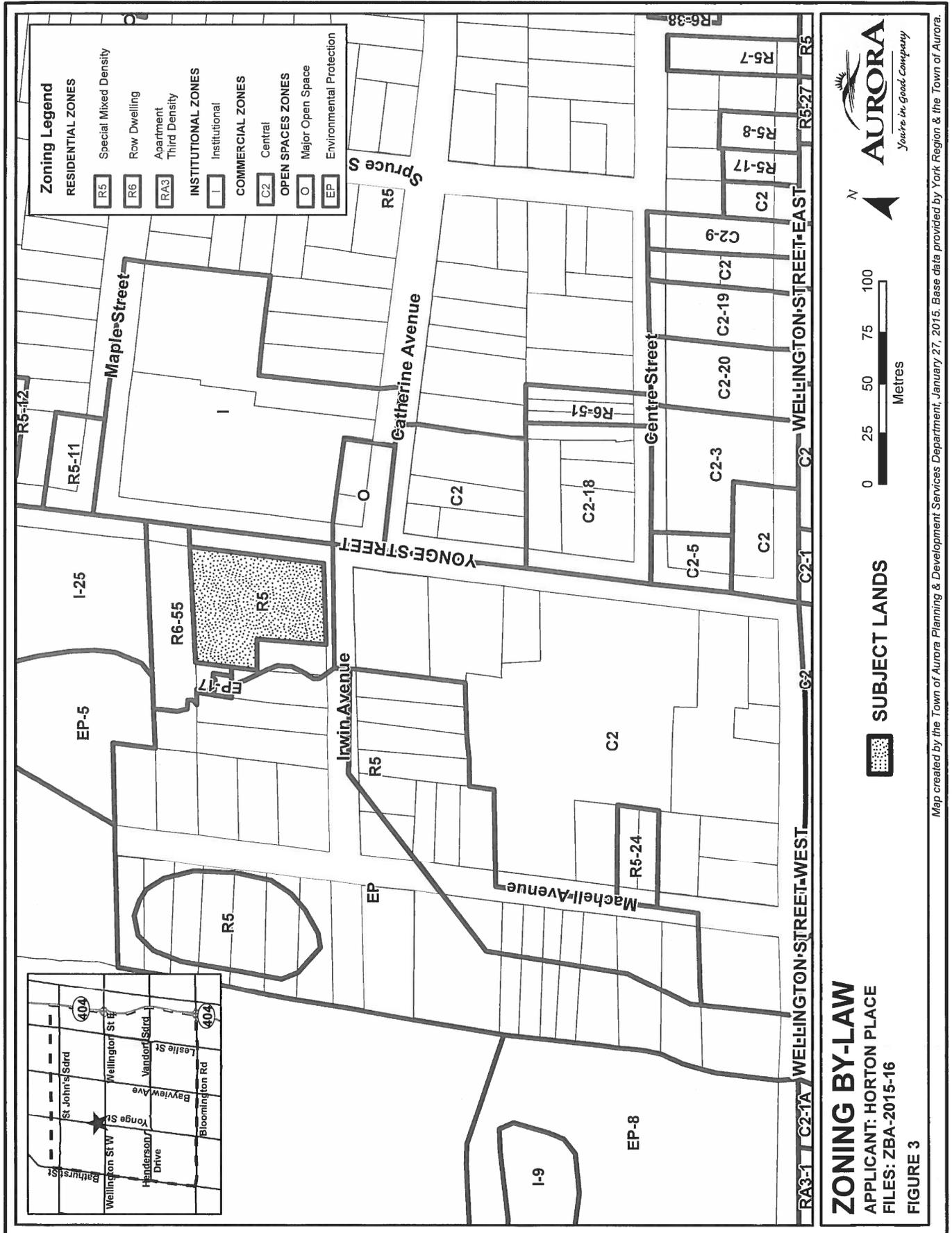


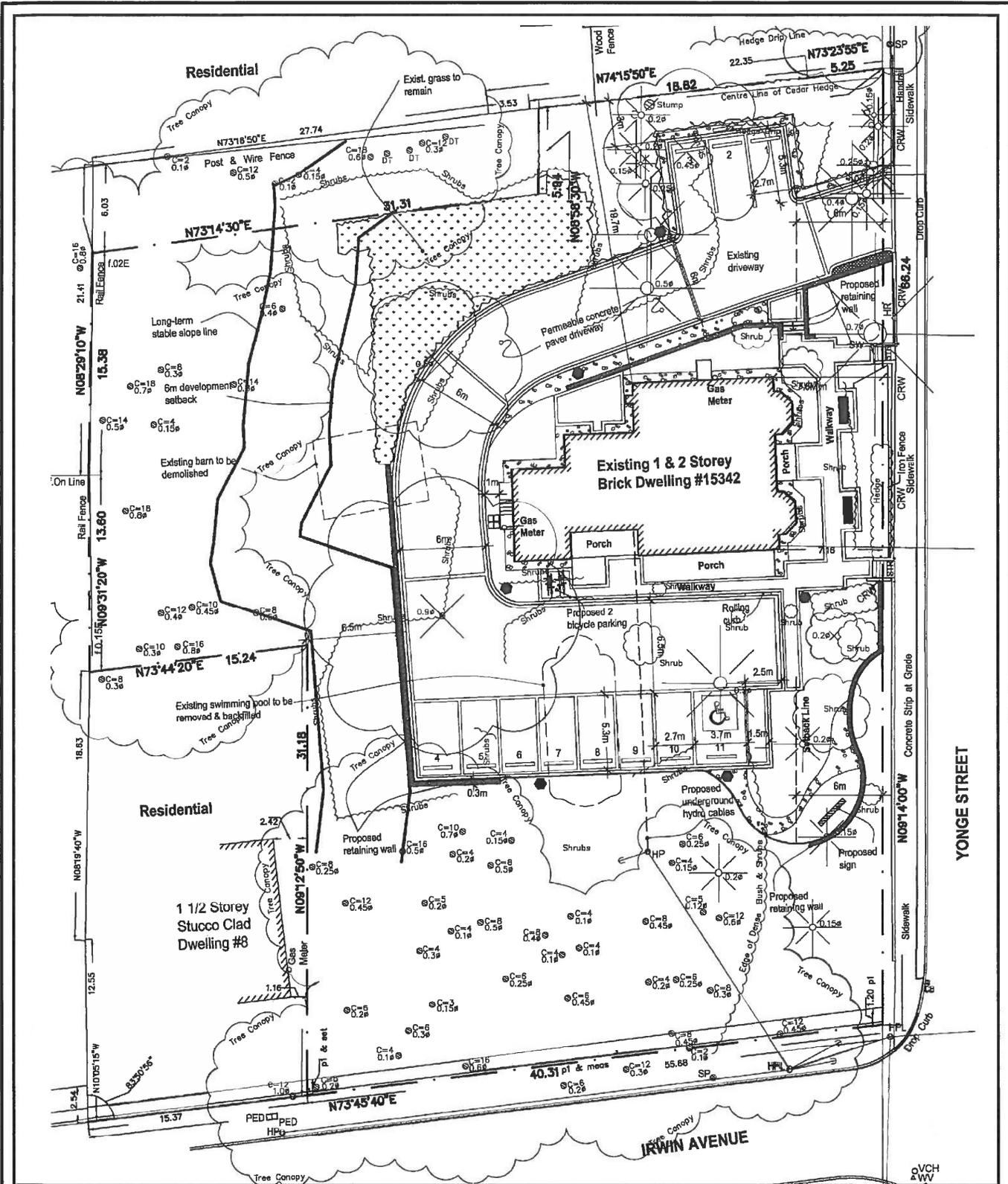
Map created by the Town of Aurora Planning & Development Services Department, January 27, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.



OFFICIAL PLAN MAP
 APPLICANT: HORTON PLACE
 FILES: ZBA-2015-16
 FIGURE 2







PROPOSED SITE PLAN

APPLICANT: HORTON PLACE
 FILES: ZBA-2015-16
 FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, January 28, 2016. Drawing provided by SustainGlobe Ltd.

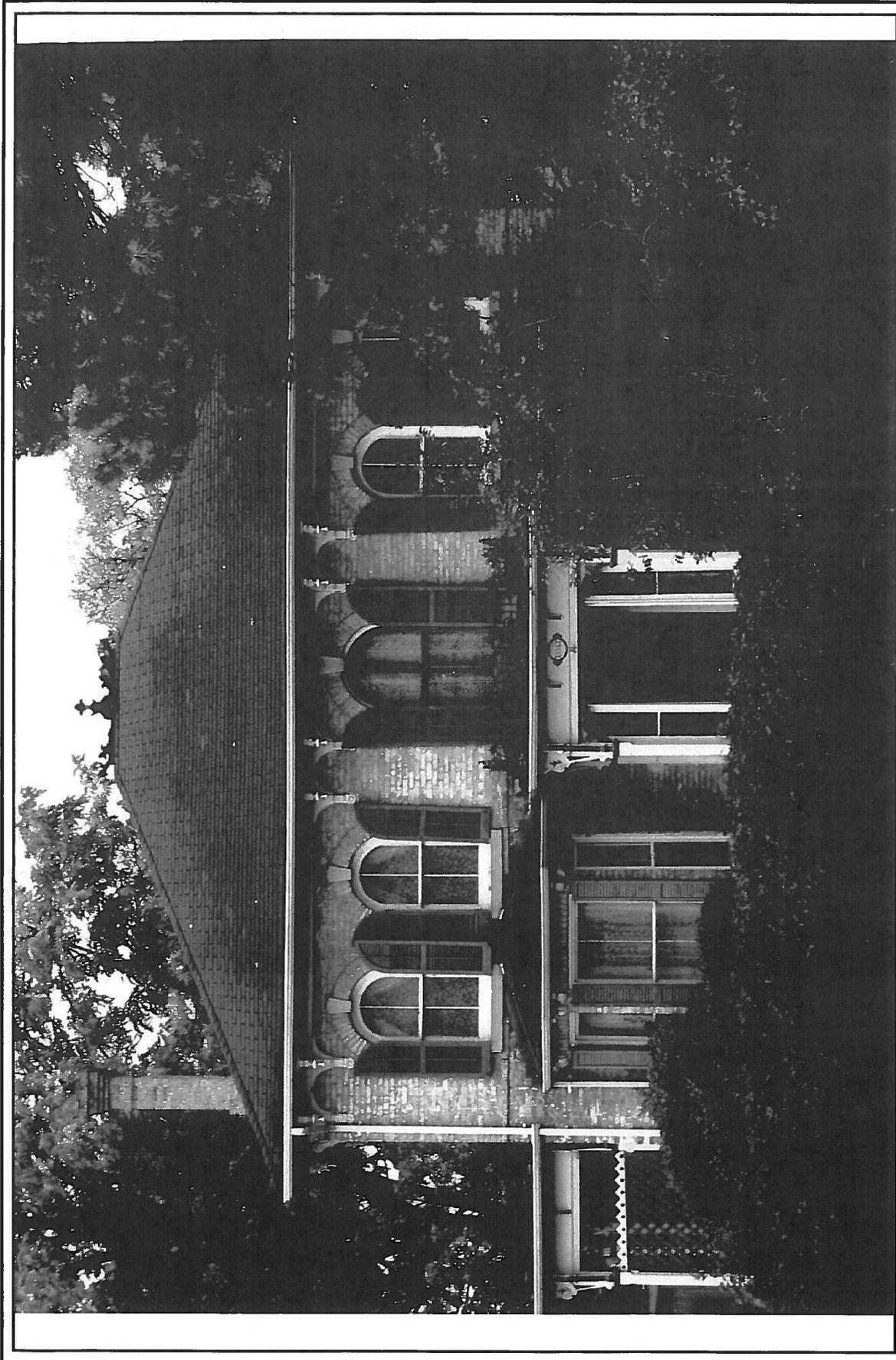


PHOTO OF PROPERTY
APPLICANT: HORTON PLACE
FILES: ZBA-2015-16
FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, January 28, 2016. Drawing provided by SustainGlobe Ltd.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PDS16-010

SUBJECT: *Applications for Official Plan Amendment and Zoning By-law Amendment
2283986 Ontario Limited
15255 Leslie Street & 1540 Wellington Street East
File Numbers: OPA-2015-06 and ZBA-2015-17*

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

DATE: *February 24, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-010 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, Zoning By-law Amendment applications to permit the development of a multi-tenant commercial building with retail sales and service commercial uses as the primary use.

BACKGROUND

On June 25, 2013 Council approved an amendment to the Zoning By-law 2213-78, as amended to permit a gasoline bar and convenience store with car wash on 15255 Leslie Street. In addition, Council approved a site plan application over 15255 Leslie Street and 1540 Wellington Street East to permit the development of the subject lands for the development of a gasoline Bar, convenience store with a car wash, an automobile service station and a multi-tenant commercial unit building.

The subject Official Plan and Zoning By-law Amendment applications were submitted on December 23, 2015. On January 14, 2016, a Notice of Complete Application respecting the Official Plan and Zoning By-law Amendments were published in the Auran and Aurora Banner newspapers.

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Public Notification

On February 4, 2016 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 (400 feet) of the subject lands. Notice of the Public Planning meeting signs were also posted on the subject lands fronting on Wellington Street East and Leslie Street. Public Meeting notification has been provided in accordance with the *Planning Act*.

Location/ Land Use

The subject property is located at the northeast corner of the Leslie Street and Wellington Street East, municipally known as 15255 Leslie Street and 1540 Wellington Street East (Figure 1). The total area of land holding is 0.7 hectares in size and has approximately 164 metres of frontage along Wellington Street East and 50 metres along Leslie Street.

The subject lands have the following characteristics:

- Subject lands are currently occupied by Ultramar Gas Station and Mr. Lube Automobile Service Station;
- Both access points along Wellington Street East and the one access point along Leslie Street are restricted to a right-in/right-out access due to the centre medians along the rights of way;
- The subject lands is situated at a lower grade than the adjoining property to the south;

The surrounding land uses are as follows:

North: Commercial use (Smart Centres Commercial Development);
South: Wellington Street and East Shell Gas Station use;
East: Commercial use (Smart Centres Commercial Development);
West: Leslie Street and ESSO Gas Station use.

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

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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 (YROP). The western half of the site is within a Wellhead Protection Area (WHPA-D). Both Leslie Street and Wellington Street East are identified as regionally owned roads within the YROP with planned street widths of up to 36 metres. In addition, the subject lands are located within the Lake Simcoe Watershed and are subject to the applicable policies of the Lake Simcoe Protection Plan.

The protection of employment lands is considered a Regional interest, Section 4.3 of the YROP 2010 provides planning policy direction related to the subject lands. Policy 4.3.11 of the YROP allows for a limited amount of ancillary uses on employment lands provided that the proposed uses are intended to primarily service business in the employment lands and that the ancillary uses collectively do not exceed 15% of an employment area as defined in the local official plan.

York Region has exempted the proposed Official Plan Amendment (OPA) from Regional Approval. Under section 8.3.8 of 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.

Bayview Northeast Area 2B Secondary Plan (Official Plan Amendment No. 30).

As illustrated on Figure 2, the western portion of the subject lands are designated as "Community Commercial," and the eastern portion of the subject lands are designated as "Business Park", within the Bayview Northeast Area 2B Secondary Plan (Official Plan Amendment No. 30).

Under the Community Commercial designation, the northeast and southeast corners of the Wellington Street East and Leslie Street intersection automobile service stations and accessory car washes are permitted.

The eastern portion of the subject lands is designated as "Business Park". The intension of the Business Park designation under section 3.5.1 a) is to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and

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community facilities geared generally to satisfying the needs of residents, businesses and employees in the Town of Aurora and the Region.

Limited retail and service commercial uses are permitted subject to the policies within Section 3.5.2 c) of the Official Plan Amendment No. 30. Section 3.5.2 c) states that limited retail sales and service commercial uses may be permitted as part of a hotel, a motel or an office building subject to satisfying the following criteria:

- I. the retail sales or service commercial use shall be designed as an integral part of and located internal to the hotel, motel or office building;
- II. primary access shall be provided from the interior lobby of the building;
- III. retail sales in an office building shall be limited to convenience goods necessary to serve the occupants;
- IV. retail sales in a hotel or motel shall be those normally and customarily provided to cater to the exclusive needs of hotel or motel patrons; and
- V. personal services shall be limited to those generally servicing businesses and employees within the Business Park designation such as barbershops, beauty salons and dry cleaning pick-up establishments.

In addition, Section 3.5.2 f) of the Official Plan prohibits the following uses in the Business Park designation:

- commercial "self-storage" warehouses;
- outdoor storage;
- auto commercial uses;
- automobile service stations;
- car washes;
- automobile repair uses;
- autobody paint and repair; and
- retail uses involving accessory outdoor storage and/or display of merchandise.

Zoning By-law 2213-78, as amended

The westerly portion of the subject lands is currently zoned Service Commercial "C3-18" Exception Zone. The "C3-18" Exception Zone limits the permitted uses to an automobile service station, automobile washing establishment, convenience retail stores and gasoline bars. The C3-18 exception zone also permits a number of exceptions to the development specifications such as front yard, exterior side yard required parking space.

The easterly portion of the subject lands is currently zoned Service Commercial Exception Zone "C3-1" by the Town of Aurora Zoning By-law 2213-78, as amended. The "C3-1" Exception Zone limits the specific type of commercial retail use to "animal hospitals and kennels, antique shops, automobile service stations, convenience retail

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stores, farm implement dealerships, gasoline bars, garden and nursery sales and supply establishment including commercial greenhouses.”

Proposal

As illustrated on Figures 4 and 5, the applicant proposes to amend the existing policies related to retail uses within the business park designation of Official Plan Amendment No. 30. As such, the Business Park designation will be maintained with the allowance for a greater range of retail type uses on the 0.46 hectares parcel of business park land. The purpose of the amendment is to permit automobile service station and retail sales and service commercial uses as a primary use, whereas the existing official plan policies limits retail uses to be ancillary to a permitted business park use.

In addition, the applicant is proposing to harmonize the two existing exception zone by amending the existing zoning from “Service Commercial C3-18 Exception Zone” and “Service Commercial “C3-1” Exception Zone to “Service Commercial “C3-XX” Exception Zone. The proposed zoning amendment will allow the applicant to expand the permitted uses on both the westerly and easterly portions of the subject lands to include a wider range of retail uses.

The applicant has applied to amend the Zoning By-law to permit an expansion of Service Commercial uses as follows. It is noted that the uses represent the complete listing of commercial uses permitted by the base C3 – Service Commercial Zone provision of Zoning By-law 2213-78, as amended.

- Animal hospital and kennels
- Automobile service stations
- Automobile washing establishment
- Convenience retail stores
- Gasoline bars
- Restaurants, drive thru or take out
- Commercial schools
- Data processing centre
- Day nursery, day centre-adult, day centre-intergenerational, provided no part of the building is used for industrial uses or warehouses
- Drug stores
- Dry cleaning distribution depot
- Dry cleaning establishment
- Financial Institution
- Fitness centre
- Libraries, post offices, and government administrative offices
- Medical and dental laboratories
- Professional and business offices
- Places of entertainment

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- Printing, media and communications establishment
- Research and training facility
- Retail stores
- Service shops, light
- Service shops, personal
- Studios

Reports and Studies

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

- Planning Justification Report, prepared by KLM Planning Partners Inc;
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc;
- Draft Zoning By-law, prepared by KLM Planning Partners Inc;
- Approved Site Plan, prepared by J & B Engineering Inc;
- Site Servicing Plan, prepared by J & B Engineering Inc;
- Email Correspondence from York Region's Environmental Services Department dated November 18, 2015; and
- Survey of the property, prepared by Holding Jones Vanderveen Inc.

COMMENTS

A preliminary review of the proposed Official Plan and Zoning By-law Amendment applications have been undertaken by internal departments and external agencies. Staff have 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 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;
- The consideration of the Town's Official Plan's business park policies with respect to the proposed expansion of the existing retail uses.

PUBLIC COMMENTS

At the time of writing of this report, Planning Staff did not receive any comments from the surrounding properties.

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Report No. PDS16-010

LINK TO STRATEGIC PLAN

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: By rezoning the subject lands to permit service commercial uses, this will help *Develop plans to attract businesses that provide employment opportunities for our residents.*

The subject application supports the Strategic Plan goal of *supporting an exceptional quality of life for all* through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: By permitting service commercial uses in an underutilized property at a secondary gateway of Aurora, *the review of surplus lands and structures to facilitate growth and revitalization in the community* action item is realised.

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

N/A

FINANCIAL IMPLICATIONS

N/A

PREVIOUS REPORTS

Public Planning Report No. PL13-026, April 24, 2013
General Committee Report No. PL13-039, June 18, 2013

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.

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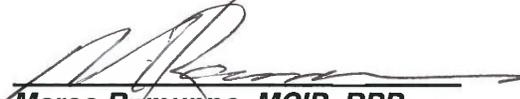
ATTACHMENTS

- Figure 1: Location Map
- Figure 2: Existing Official Plan Designation
- Figure 3: Existing Zoning By-law
- Figure 4: Proposed Site Specific Official Plan Policy
- Figure 5: Proposed Zoning By-law

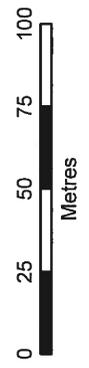
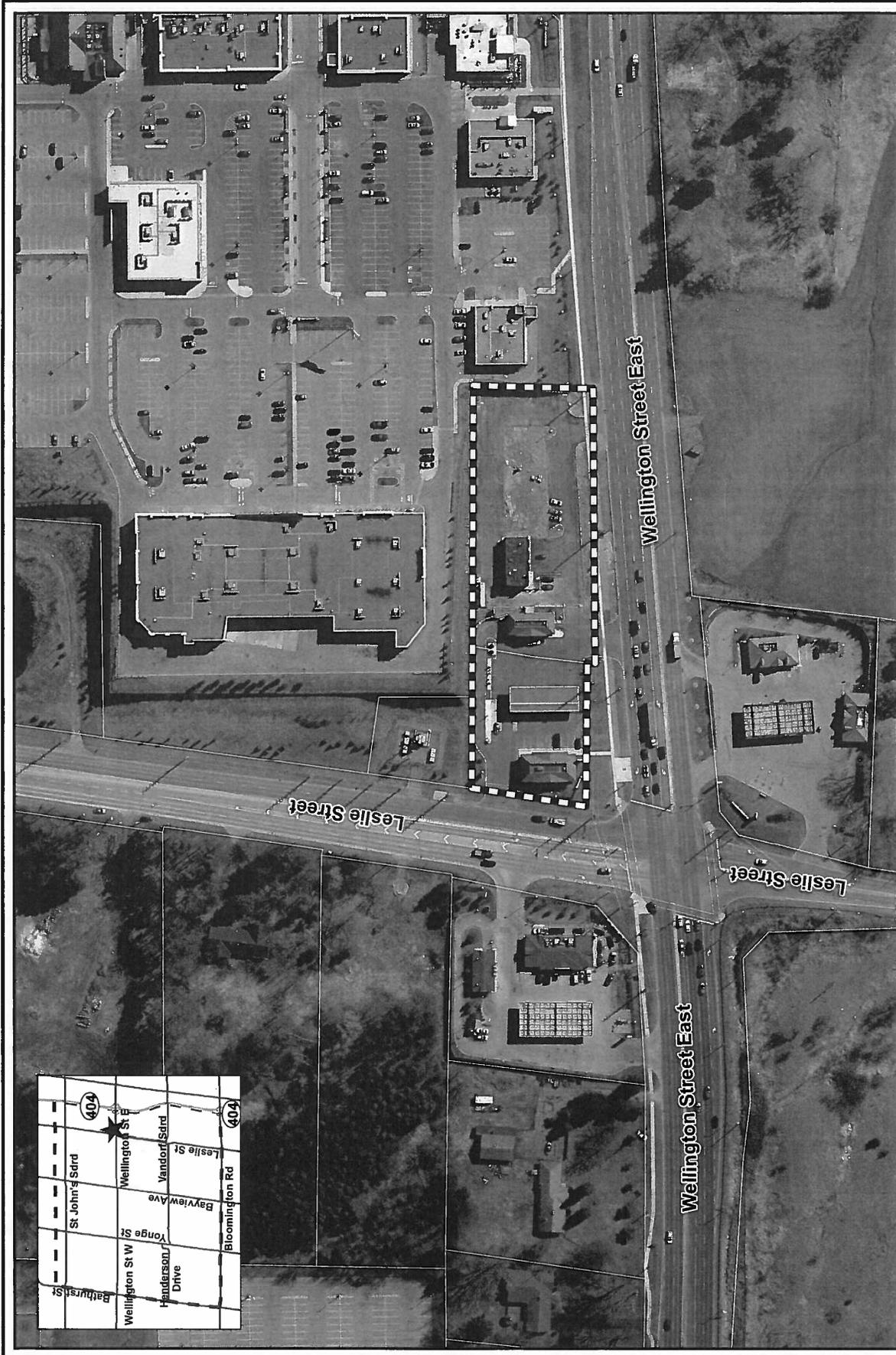
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- February 11, 2016.

Prepared by: Lawrence Kuk, Planner – Extension 4343


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


Doug Nadorozny
Chief Administrative Officer

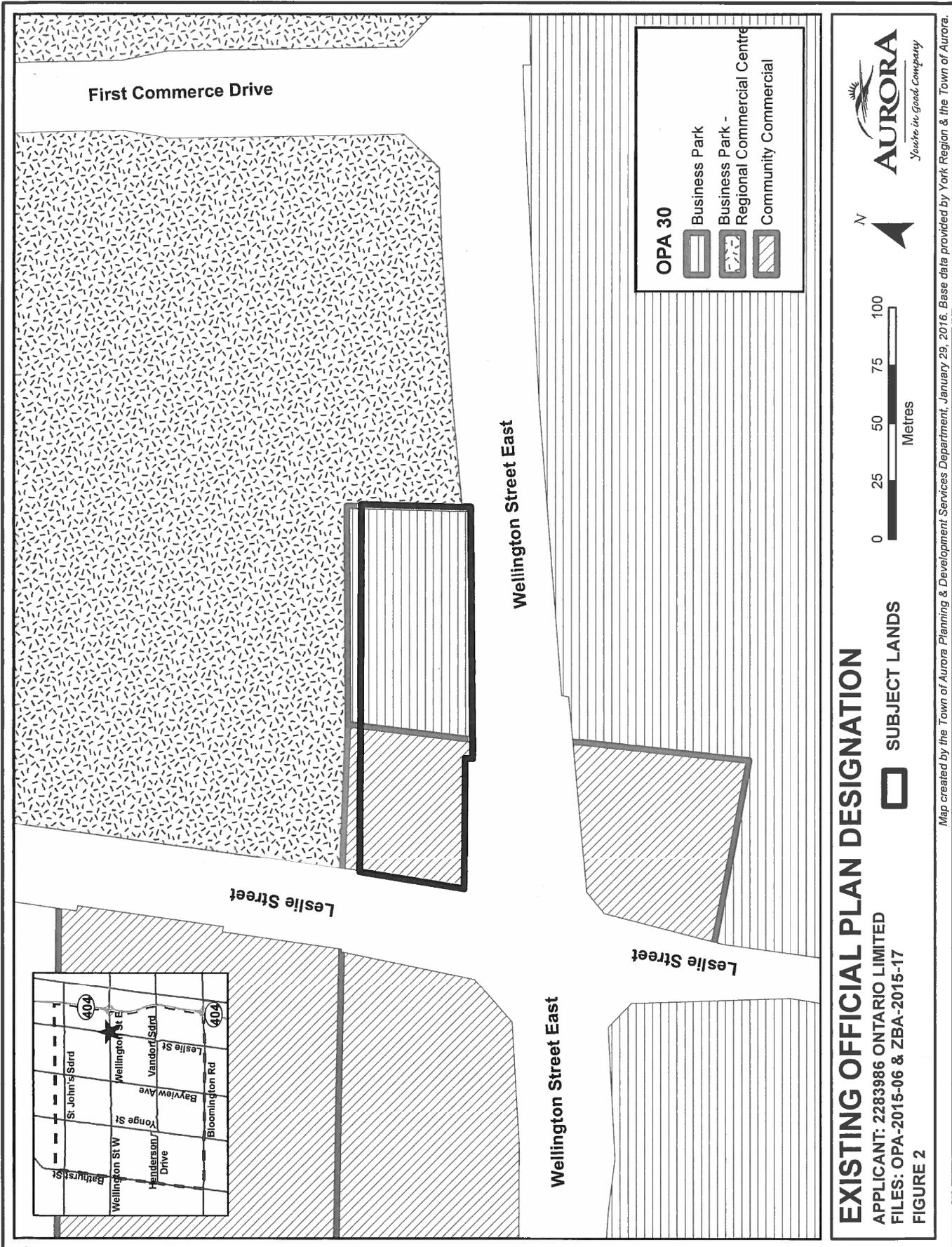


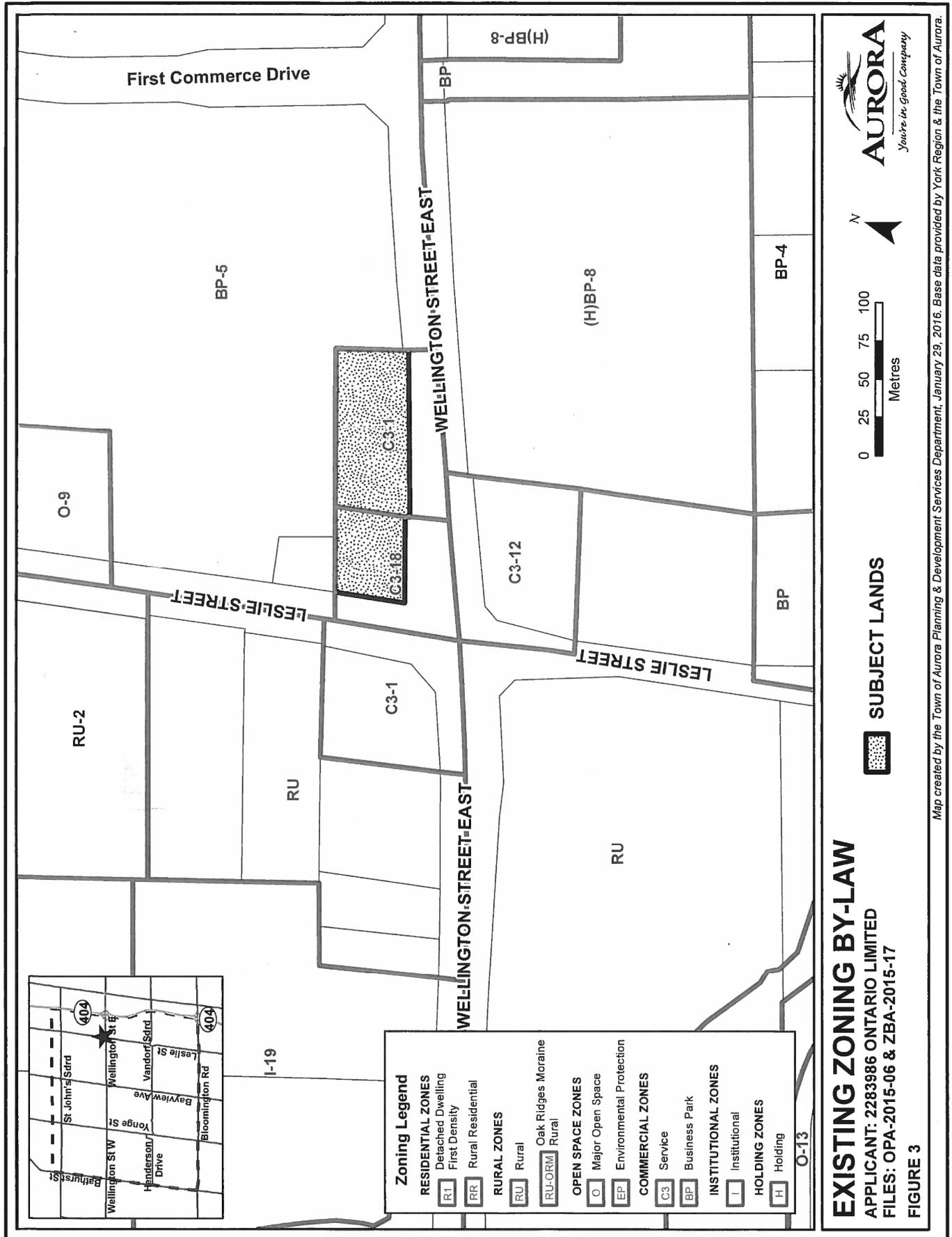
 **SUBJECT LANDS**

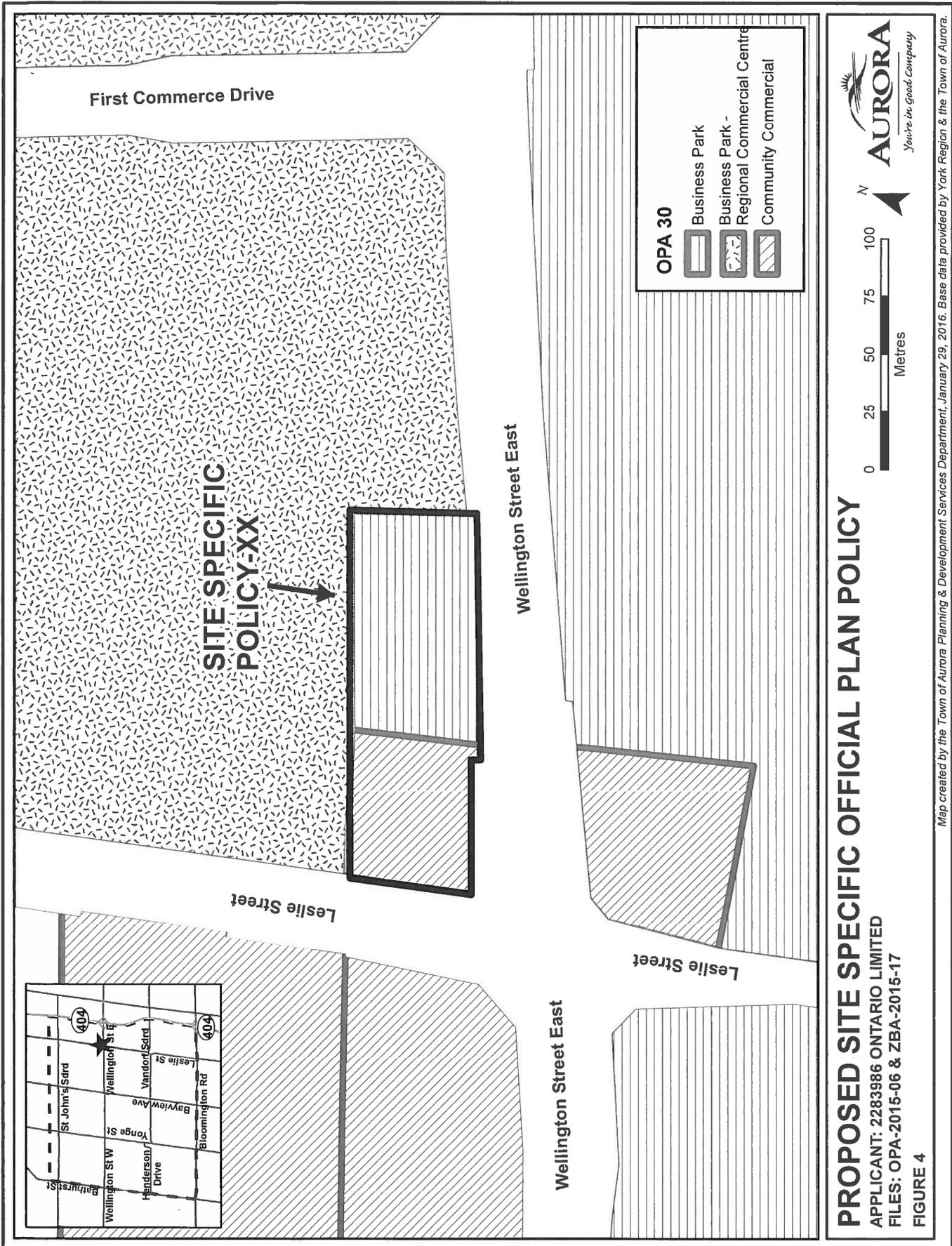
LOCATION MAP
 APPLICANT: 2283986 ONTARIO LIMITED
 FILES: OPA-2015-06 & ZBA-2015-17

FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, January 29, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.





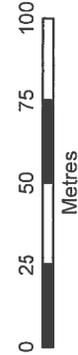


PROPOSED SITE SPECIFIC OFFICIAL PLAN POLICY

APPLICANT: 2283986 ONTARIO LIMITED
 FILES: OPA-2015-06 & ZBA-2015-17

FIGURE 4

Map created by the Town of Aurora Planning & Development Services Department, January 29, 2016. Base data provided by York Region & the Town of Aurora.



OPA 30

-  Business Park
-  Business Park - Regional Commercial Centre
-  Community Commercial



Map created by the Town of Aurora Planning & Development Services Department, January 29, 2016. Drawing provided by SustainGlobe Ltd.

PROPOSED ZONING BY-LAW

APPLICANT: 2283986 ONTARIO LIMITED

FILES: OPA-2015-06 & ZBA-2015-17

FIGURE 5



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5824-16

**BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on February 24, 2016.**

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

1. THAT the actions by Council at its Special Council – Public Planning meeting held on February 24, 2016, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

READ A FIRST AND SECOND TIME THIS 24TH DAY OF FEBRUARY, 2016.

**READ A THIRD TIME AND FINALLY PASSED THIS 24TH DAY OF FEBRUARY,
2016.**

JOHN ABEL, DEPUTY MAYOR

PATTY THOMA, DEPUTY CLERK