



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

WEDNESDAY, APRIL 20, 2016

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



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

Wednesday, April 20, 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:

5845-16 BEING A BY-LAW to Confirm Actions by Council Resulting pg. 40
from Special Council – Public Planning Meeting on
April 20, 2016.

5. ADJOURNMENT

AGENDA ITEMS

1. **PDS16-027 – Application for Zoning By-law Amendment** pg. 1
Millwell Properties Inc.
55 Wellington Street West
Part of Lot 27, Registered Plan 246
File Number: ZBA-2016-02

RECOMMENDED:

THAT Report No. PDS16-027 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. **PDS16-028 – Applications for Official Plan Amendment, Zoning** pg. 11
By-law Amendment and Draft Plan of Subdivision
Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
File Numbers: OPA-2015-03, SUB-2015-04, ZBA-2015-08

RECOMMENDED:

THAT Report No. PDS16-028 be received; and

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

3. **PDS16-029 – Application for Zoning By-law Amendment** pg. 25
Small Steps Programs Inc.
138 Centre Street
Part of Lot 2 (North of Centre Street, East of Railroad)
Registered Plan 107
File Numbers: ZBA-2015-11 and SP-2015-09

RECOMMENDED:

THAT Report No. PDS16-029 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2015-11 (Small Steps Programs Inc.) to permit a day nursery and business and professional office in addition to the permitted employment uses of the M1-A Zone be approved; and

THAT the implementing Zoning By-law Amendment be presented at a future Council meeting; and

THAT Site Plan Application File SP-2015-09 (Small Steps Programs Inc.) to permit the development of a new 97.6 m² GFA addition be approved; and

THAT the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.



**TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PDS16-027**

SUBJECT: *Application for Zoning By-law Amendment
Millwell Properties Inc.
55 Wellington Street West
Part of Lot 27 Registered Plan 246
File Number: ZBA-2016-02*

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

DATE: *April 20, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-027 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 to rezone a portion of the subject lands from Central Commercial (C2-1A) Exception Zone to Third Density Apartment Residential (RA3-1 Exception Zone) to increase the maximum number of apartment dwelling units to 118.

BACKGROUND

The subject lands are currently zoned "Central Commercial (C2-1A) Exception Zone" and "Third Density Apartment Residential (RA3-1) Exception Zone", which permit residential and commercial uses as listed in the Zoning By-law section of this report. The owner has applied to rezone that portion of the subject lands zoned Central Commercial (C2-1A) Exception Zone to Third Density Apartment Residential (RA3-1) Exception Zone, and to amend the existing RA3-1 Exception Zone to increase the maximum number of apartment dwelling units from 108 (106 in the RA3-1 Zone plus 2 in the C2-1A Zone) to 118. No exterior changes to the subject lands are proposed.

April 20, 2016

- 2 -

Report No. PDS16-027

Public Notification

On March 31, 2016 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 Wellington Street West and Mill Street. Public Meeting notification has been provided in accordance with the Planning Act.

Location and Land Use

The subject lands, municipally known as 55 Wellington Street West and 20 Mill Street, are located between George Street and Mill Street (Figure 1). The property has a lot area of 8,247 m² and a frontage of 108.51 m on Wellington Street West. The existing building at 55 Wellington Street West is a five (5) storey building with 71 apartment dwelling units and 20 Mill Street is a two (2) storey building with 38 apartment dwelling units. The two buildings have a total GFA of 2,897 m². 109 parking spaces are located on site, including 69 underground spaces.

The surrounding land uses are as follows:

North:	Institutional and Wellington Street West
South:	Institutional
East:	Commercial, environmental protection, and Mill Street
West:	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.

April 20, 2016

- 3 -

Report No. PDS16-027

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.

Official Plan

The subject lands are designated as “Stable Neighbourhoods” and “Public Parkland” by the Town of Aurora Official Plan (Figure 2). The “Stable Neighbourhoods” Designation is intended to protect the area from incompatible forms of development while permitting the area to evolve and be enhanced over time. Permitted uses include ground-related residential uses, existing multiple-unit buildings, secondary suites, communal housing, special needs housing, home occupations, bed and breakfast establishments, elementary schools, places of worship, child care facilities, local convenience/service retail, office uses, parks and recreation facilities, public uses, and private utilities. While existing apartment buildings are permitted, new apartment buildings are not permitted.

Zoning By-law

The subject lands are currently zoned “Central Commercial (C2-1A) Exception Zone” and “Third Density Apartment Residential Exception (RA3-1) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

The C2-1A Zone applies to a portion of the 5 storey building (55 Wellington Street West) and permits banks or other financial establishments, business or professional offices, commercial schools, commercial clubs, clinics, dry cleaning establishment, funeral parlours, institutional uses, hotels or motels, places of entertainment, restaurants, retail stores, light service shops, personal service shops, studios, supermarkets, and a maximum of two (2) dwelling units above the first storey. The commercial space was most recently used as a pre-school and daycare centre. This use no longer exists and the commercial space is currently vacant.

The RA3-1 Zone permits a maximum of 68 apartment dwelling units at 55 Wellington Street West and 38 apartment dwellings special at 20 Mill Street. For the purposes of this property, an apartment dwelling special is specifically defined and means “a separate building containing more than four dwelling units which shall be constructed under a program administered through the Canada Mortgage and Housing Mandate” and must be either bachelor dwelling units or 1 bedroom dwelling units. These units are now administered by York Region.

Including residential density permitted in the C2-1A and RA3-1 Zones, a total of 108 dwelling units are permitted on the subject lands. It is noted that 55 Wellington Street

April 20, 2016

- 4 -

Report No. PDS16-027

West has 71 dwelling units while only 70 units are permitted.

The proposed zoning provisions as applied for by the applicant are summarized in the following table.

	Existing Zone Requirement	Proposed Zone Requirement
Permitted Uses	As per C2-1A Zone and RA3-1 Zone	C2-1A Zone rezoned to RA3-1 Zone*
Apartment Dwelling Units (maximum)	55 Wellington St W: Maximum 68 dwelling units + 2 dwelling units in C2-1A Zone 20 Mill St: Maximum 38 units (bachelor and 1 bedroom only) Total units: 108	55 Wellington St W: Maximum 80 dwelling units* 20 Mill St: Maximum 38 units (bachelor and 1 bedroom only) Total units: 118
Lot Area (minimum)	95.0 m ² per dwelling unit	95.0 m ² per dwelling unit
Lot Frontage (minimum)	30.0 m	30.0 m
Front Yard (minimum)	8.0 m	8.0 m
Rear Yard (minimum)	9.0 m	9.0 m
Side Yards (minimum)	East: 7.0 m West: 9.0 m	East: 7.0 m West: 9.0 m
Building Height (maximum)	15.0 m	15.0 m
Lot Coverage (maximum)	35.0%	35.0%
Floor Area (minimum)	Bachelor: 37.0 m ² 1 bedroom: 55.0 m ² 2 bedroom: 65.0 m ² 3 bedroom: 75.0 m ²	Bachelor: 37.0 m ² 1 bedroom: 55.0 m ² 2 bedroom: 65.0 m ² 3 bedroom: 75.0 m ²
Parking Requirement (minimum)	1.25 spaces per apartment dwelling 0.4 spaces per apartment dwelling special	109 parking spaces*

*By-law exception required

April 20, 2016

- 5 -

Report No. PDS16-027

Reports and Studies

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

- Draft Zoning By-law amendment prepared by Lepek Consulting Inc.;
- Planning Justification Report prepared by Lepek Consulting Inc.;
- Site Plan and architectural drawings prepared by Talo Architect Inc.;
- Topographic Survey prepared by Lloyd & Purcell Ltd.

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:

- The application will be reviewed in the context of the applicable Provincial, Regional and Town policies;
- The consideration of the subject application relative to surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment;
- Suitability of additional dwelling units; and
- Parking supply for additional dwelling units;

Summary of Resident Comments

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

SERVICING ALLOCATION

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

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.

April 20, 2016

- 6 -

Report No. PDS16-027

FINANCIAL IMPLICATIONS

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

PREVIOUS REPORTS

None.

CONCLUSION

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 – Site Plan

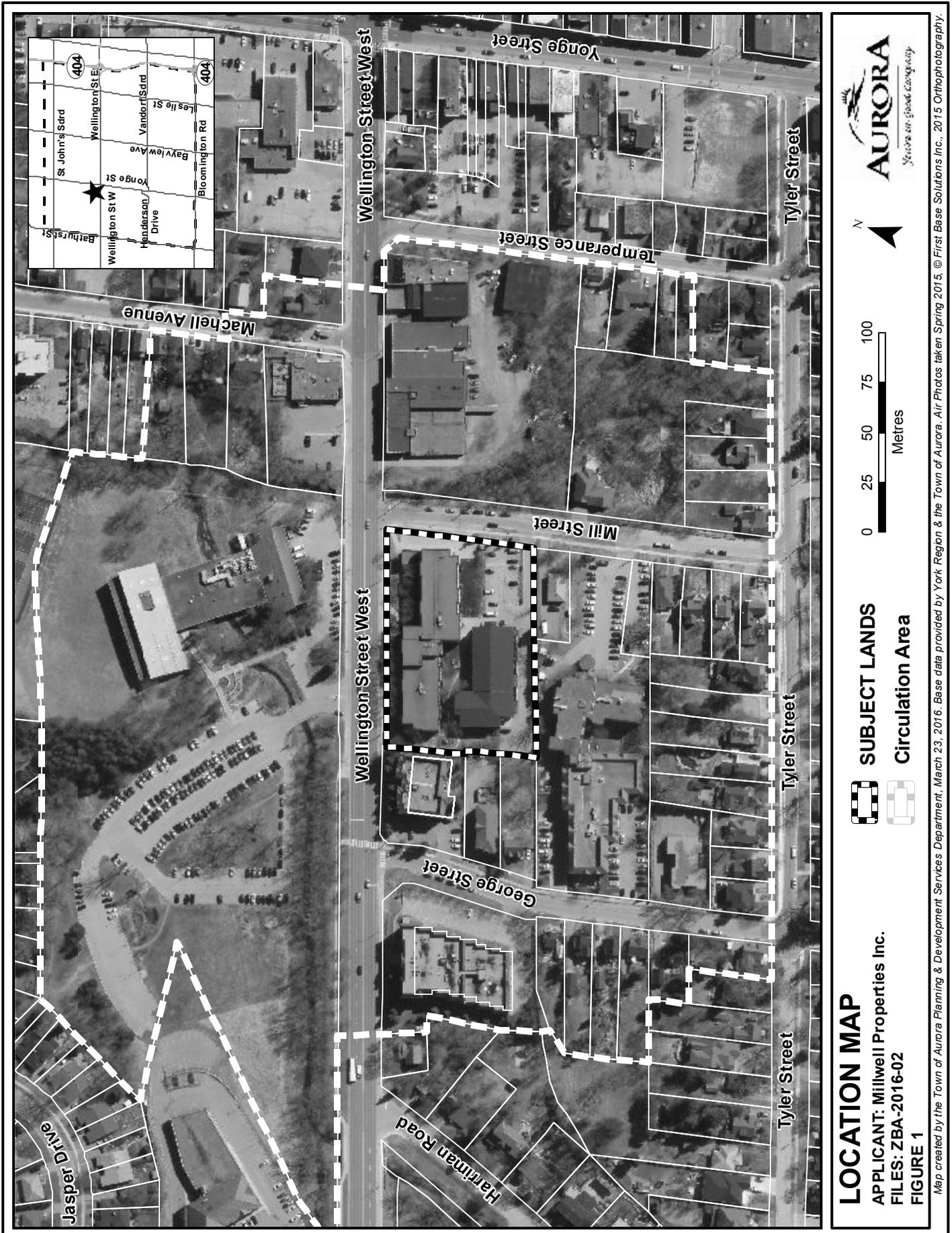
PRE-SUBMISSION REVIEW

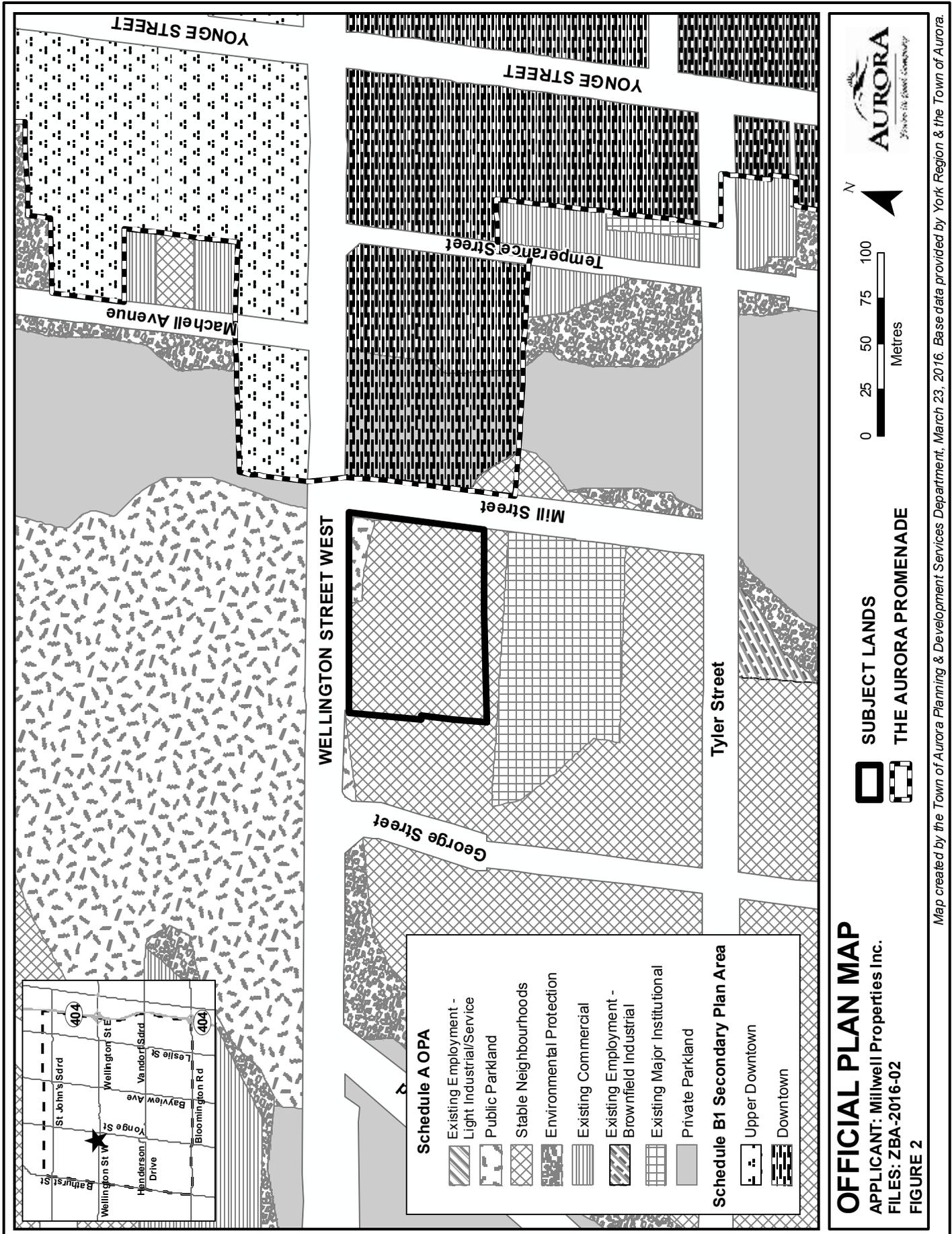
Executive Leadership Team Meeting – April 7, 2016.

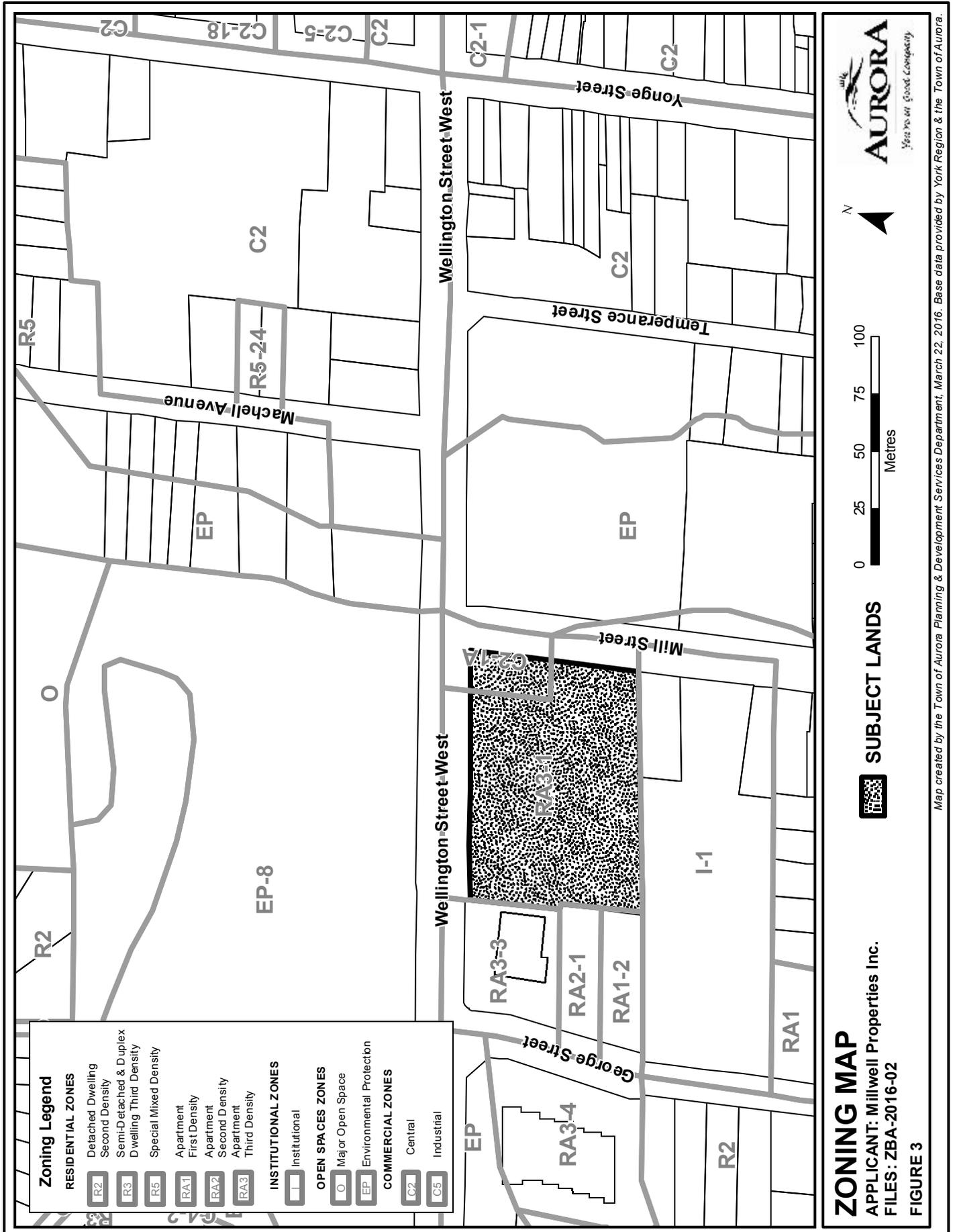
Prepared by: Marty Rokos, Planner, Ext. 4350


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


Doug Nadorozny
Chief Administrative Officer









**TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PDS16-028**

SUBJECT: *Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
File Numbers.: OPA-2015-03, SUB-2015-04, ZBA-2015-08*

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

DATE: *April 20, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-028 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 Official Plan amendment, Zoning By-law amendment, and Draft Plan of Subdivision applications that initially proposed 42 single detached dwelling lots, three (3) open space blocks for stormwater management, and trails. The applicant has recently (March 17, 2016), submitted a revised plan showing 34 single detached lots.

BACKGROUND

The owner has applied to amend the Official Plan and Zoning By-law to permit the proposed Draft Plan of Subdivision. A site specific Official Plan policy amendment to the existing "Cluster Residential" designation is proposed for increased maximum gross residential density, building coverage and a reduced buffer to Estate Residential.

Site specific by-law exceptions related to lot frontage, exterior side yard, main building height, floor area, lot coverage, and garage width are proposed.

April 20, 2016

- 2 -

Report No. PDS16-028

The applications were heard at the Public Planning Meeting on November 30, 2015. At that meeting, Council adopted the following resolutions:

THAT Report No. PL15-088 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 Public Planning meeting.

The owner has submitted a revised draft plan of subdivision, reducing the number of residential lots from 42 in the original proposal to 34. It is noted that a full second submission has not been received by Planning & Development Services. Additional or revised information may be required to support the revised draft plan including:

- Planning Rationale;
- Schedule of Lots and Blocks;
- Full size, scalable engineering plans;
- Stormwater Management Report;
- Functional Servicing Report;
- Bioretention facilities (rain gardens);
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Functional Servicing Report;
- Hydrogeological Study;
- Grading Plan; and
- Traffic Entrance Analysis.

This information will be required to be submitted for review prior to Council consideration.

Public Notification

Public Meeting notification has been provided in accordance with the *Planning Act* for the Public Planning Meeting held on November 30, 2015. Notification for the April 20, 2016 Public Planning Meeting was provided to all interested parties by mail on March 31, 2016.

Location and Land Use

The subject lands, municipally known as 13859, 13875, 13887 Yonge Street, are located between Bloomington Road East and Hunters Glen Road (Figure 1). The subject lands have a total lot area of 4.3 hectares and a frontage of 133 m on Yonge Street. The subject lands are currently occupied by two single detached dwellings which are proposed to be demolished.

April 20, 2016

- 3 -

Report No. PDS16-028

The surrounding land uses are as follows:

North:	Residential
South:	Institutional
East:	Vacant
West:	Yonge Street and institutional

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.

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 subject lands are 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. 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.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" 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 Region's urban structure through city building, intensification and compact, complete communities.

April 20, 2016

- 4 -

Report No. PDS16-028

Yonge Street South Secondary Plan (OPA 34)

The subject lands are designated as “Cluster Residential” by the Yonge Street South Secondary Plan (Figure 2). The lands are designated “Oak Ridges Moraine Settlement Area” by Schedule “J” of the Town of Aurora Official Plan. The southeast corner of the lands are designated “Woodlands Minimum Vegetation Protection Zone” (MVPZ) by Schedule “K” (Figure 3). Schedule “L” identifies the lands as “Category 1 (Complex Landform)” and Schedules “M” identifies the subject lands as a Low Vulnerability Aquifer Class.

The “Cluster Residential” Designation is intended to provide for a range of development patterns which are mutually compatible with the low density of existing development and the environmentally sensitive features and functions of the area. Permitted uses include single detached dwellings, semi-detached dwellings, linked housing townhouses, and private open space. Site specific Official Plan policies will be required to permit the proposed development. The proposed Official Plan policies for the updated 34 lot draft plan are summarized in the following table.

	Existing Official Plan Policy	Proposed Official Plan Policy
Permitted Uses	As per Cluster Residential designation	As per Cluster Residential designation
Gross residential density (maximum)	5 units per hectare	8 units per hectare*
Building coverage (maximum)	12% of all lands within Cluster Residential designation	12% of all lands within constrained and unconstrained lands
Minimum distance separation to Estate Residential designations	35 m between an Estate Residential designation and the limit of a cluster residential unit amenity space	35 m between a house in an Estate Residential designation and a house within a Cluster Residential designation*
Setback from Yonge Street	60 m from centreline	60 m from centreline

*Site specific policy required

Zoning By-law

The subject lands are currently zoned “Estate Residential (ER) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 4). A portion of the subject lands are zoned “Woodlands MVPZ” by Schedule “B” of By-law 4469-03.D. The subject lands are zoned “Low Vulnerability Aquifer Area” by Schedule “C” and “Category 1 (Complex Landform)” by Schedule “E”.

April 20, 2016

- 5 -

Report No. PDS16-028

The ER Zone permits one detached dwelling unit per lot (including a separate dwelling unit for servant quarters) and a home occupation. The owner proposes to rezone the property to “Detached Dwelling Second Density (R2-X1) Exception Zone” and “Major Open Space (O-X1) Exception Zone. It is noted that a revised zoning by-law has not been submitted to accompany the revised draft plan. As such, the proposed zoning provisions summarized in the following table are the same as the zoning presented at the November 30, 2015 Public Planning Meeting:

	Proposed R2-X1 Zone Requirements	Proposed O-X1 Zone Requirements
Permitted Uses	As per R2 Zone	Conservation, trails, stormwater management facilities, municipal servicing infrastructure
Lot Area (minimum)	460 m ²	As per O Zone
Lot Frontage (minimum)	12.0 m	
Front Yard (minimum)	6.0 m	
Rear Yard (minimum)	7.5 m	
Interior Side Yard (minimum)	1.5 m	
Exterior Side Yard (minimum)	4.5 m	
Main building height (maximum)	12.0 m	
Floor area (minimum)	1 storey: 140 m ² 2 storeys: 150 m ²	
Lot Coverage (maximum)	40.0%	
Garage Width (minimum)	6.0 m	

Reports and Studies

The following reports and plans were submitted with the applications:

- Draft Plan of Subdivision, prepared by Brutto Consulting;
- Draft Official Plan Amendment, prepared by Brutto Consulting;
- Draft Zoning By-law Amendment, prepared by Brutto Consulting;
- Planning Rationale, prepared by Brutto Consulting;
- Urban Design Guidelines, prepared by Hunt Design Associates Inc.;
- Schedule of Lots and Blocks, prepared by Brutto Consulting;
- Grading Plan, prepared by WSP;
- Functional Servicing Report, prepared by WSP;
- Geotechnical Investigation, prepared by WSP;

April 20, 2016

- 6 -

Report No. PDS16-028

- Hydrogeological Study, prepared by WSP;
- Noise Report, prepared by Valcoustics Canada Ltd.;
- Traffic Entrance Analysis, prepared by WSP;
- Landform Assessment and Conservation Study, prepared by WSP and Schollen & Company Inc.;
- Lake Simcoe Protection Plan Conformity Review, prepared by WSP;
- Environmental Impact Study, Natural Heritage Evaluation and ORM Conformity Study, prepared by WSP;
- Phase One Environmental Site Assessment, prepared by WSP;
- Stage 1 Archaeological Assessment, Archeoworks Inc.;
- Tree Inventory, prepared by The Urban Arborist Inc.; and
- Topographic Survey prepared by Schaeffer Dzaldov Bennet Ltd.

Proposed Site Development

The owner has recently submitted a revised plan proposing a Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment which would allow the development comprising of 34 single detached lots and three (3) open space blocks for stormwater management (Figure 5). The draft plan proposes a new municipal road (cul-de-sac) that would run east-west through the draft plan. 31 of the proposed 34 single detached dwellings have lot frontages of 15.2 m, with the other lots having frontages of 15.1 m, 16.8 m, and approximately 18 m.

A trail is proposed along the east side of Yonge Street within Blocks 43 and 46. A servicing easement/walkway will connect the proposed Street A to vacant lands to the east designated for future residential development by OPA 34.

A list of all lots/blocks, in addition to the site statistics for the draft plan of subdivision are as follows:

Lot/Block Number	Land Use	Units	Total Area
Lots 1-34	Single detached residential: 15.1 m frontage	1	Approx. 3.0 ha
	15.2 m frontage	31	
	16-18 m frontage	2	
Blocks 43, 46, 47	Open space (SWM)		0.35 ha
Block 48	Walkway/Serviceing easement		0.03 ha
	Road – 18.0 m ROW		Approx. 0.56 ha
Total Area			4.32 ha

April 20, 2016

- 7 -

Report No. PDS16-028

COMMENTS

The original planning application was circulated to all relevant agencies and departments for review and comment when it was submitted. A preliminary review of the revised applications was undertaken by internal departments and external agencies. The following matters were identified to be addressed in greater detail before staff prepare a final report for Council's consideration:

- 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;
- Compatibility with surrounding estate residential and Oak Ridges Moraine land uses;
- Parks & Recreation Services has confirmed that the proposed east-west trail, proposed along the southerly property line in the original submission, is not required;
- Vegetation and naturalization;
- Stormwater ponds/bio-retention facilities;
- Stage 2 Archaeological Assessment; and
- Grading and drainage.

In accordance with the Parks & Recreation Services comment, the east-west trail has been removed from the revised plan. Staff are reviewing whether it would be appropriate to design Street A to allow it to be extended to interconnect with adjacent lands to the east in the future.

Summary of Resident Comments

At the Public Planning Meeting on November 30, 2015, comments were heard from nearby residents as well as a board member of Ratepayers of Aurora Yonge Street South (RAYS). Residents had concerns regarding density, parking, wildlife, property values, aquifer vulnerability, buffer space, Town growth targets. The residents also acknowledged that the developer has been working with area residents.

A number of phone calls and counter inquiries have also been received by Planning Staff, outlining similar concerns as those listed above.

SERVICING ALLOCATION

The two (2) single detached dwellings on the subject lands were privately serviced. The proposed development would require the allocation of servicing capacity.

April 20, 2016

- 8 -

Report No. PDS16-028

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

Public Planning Meeting Report No. PL15-088, dated November 30, 2015.

CONCLUSION

The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are currently under review by staff. Staff will continue to work with the applicant to finalize all outstanding technical matters, as well as 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. In particular, the Zoning By-law amendment application will be reviewed in accordance with the Provincial Policy Statement, Places to Grow Growth Plan, Oak Ridges Moraine Conservation Plan, and Official Plan and in context of existing surrounding land uses.

April 20, 2016

- 9 -

Report No. PDS16-028

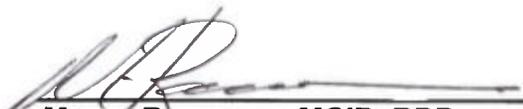
ATTACHMENTS

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – ORM Key Natural Heritage Features
- Figure 4 – Zoning Map
- Figure 5 – Revised Draft Plan of Subdivision, received on March 17, 2016

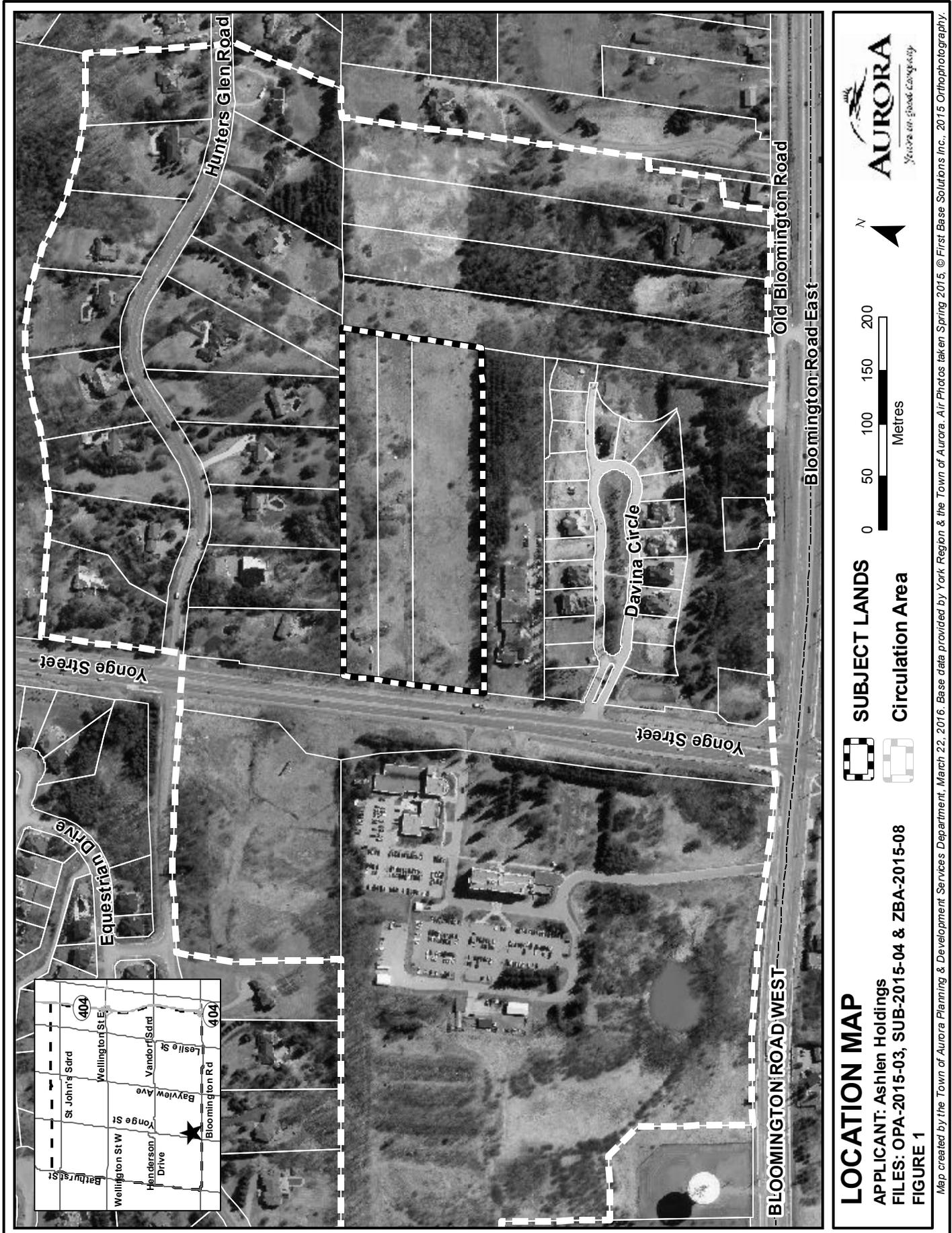
PRE-SUBMISSION REVIEW

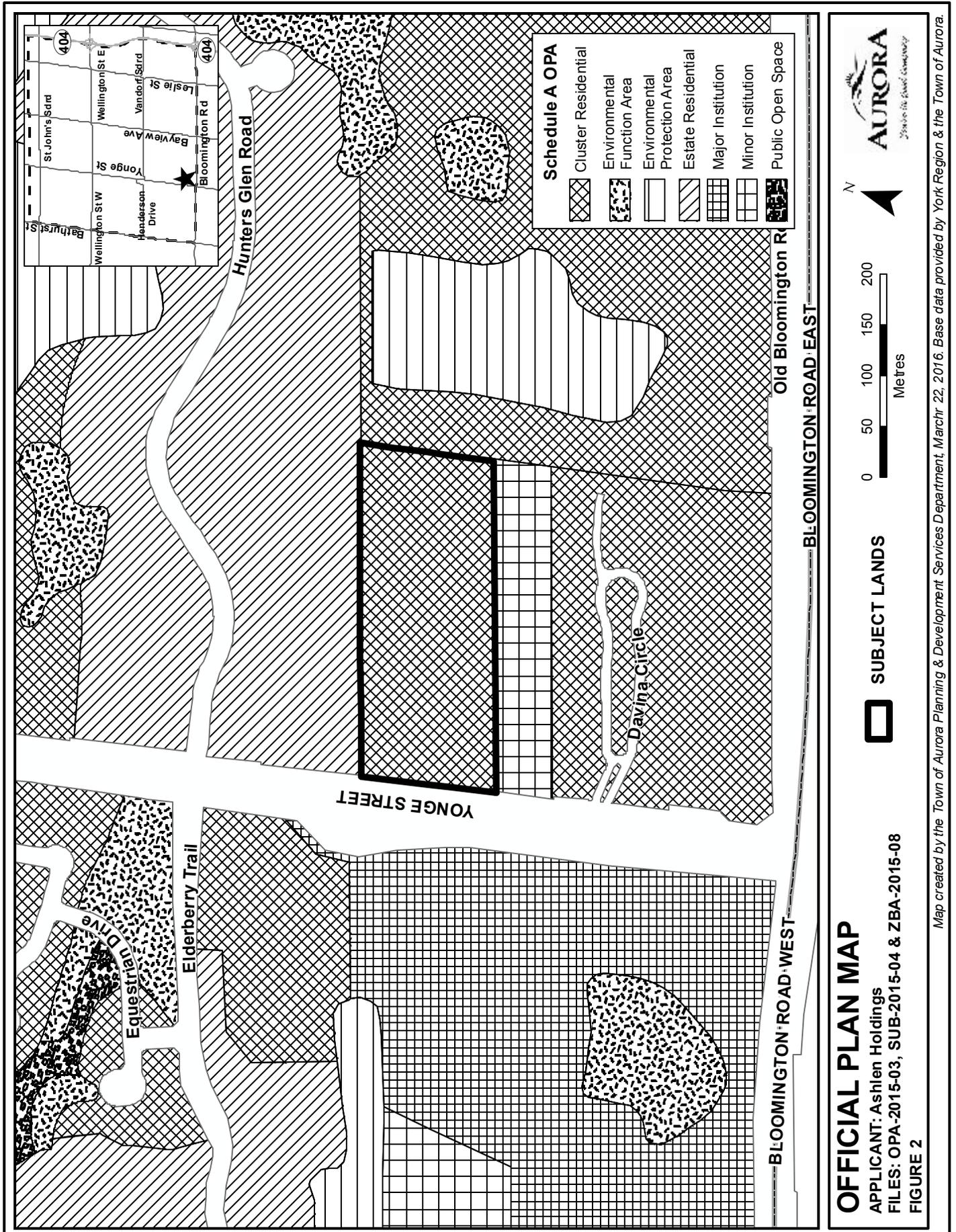
Executive Leadership Team Meeting – April 7, 2016.

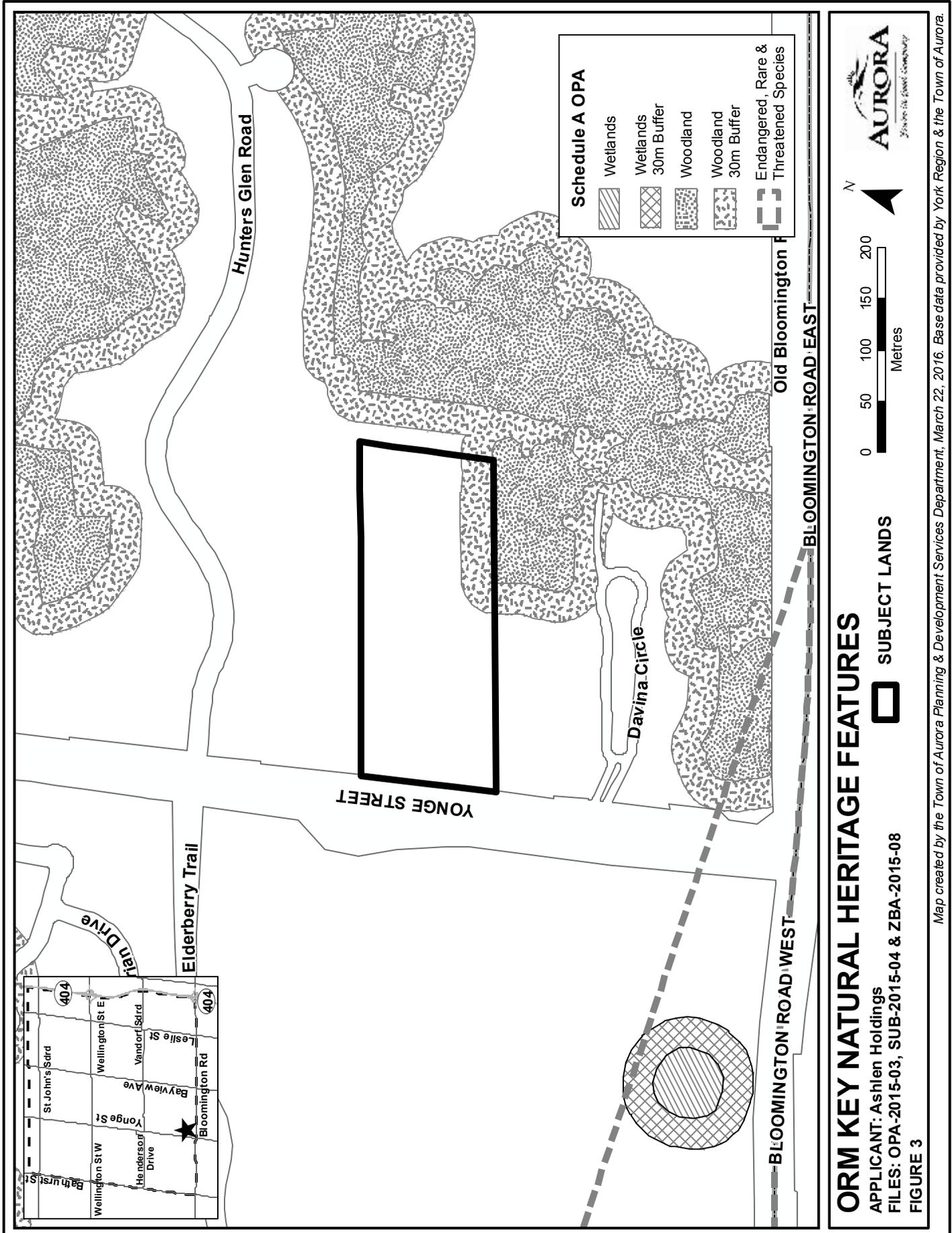
Prepared by: Marty Rokos, Planner, Ext. 4350

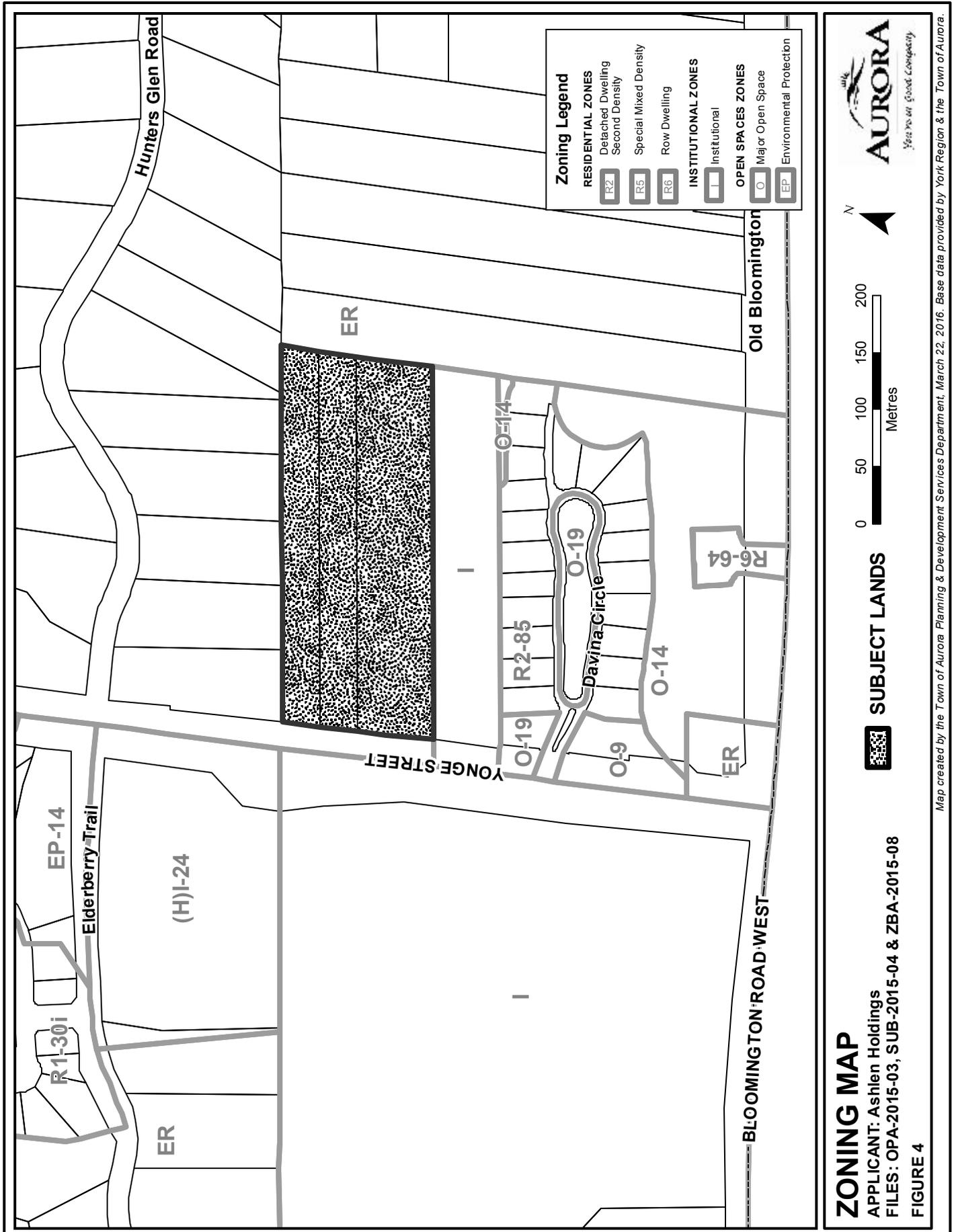

Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services

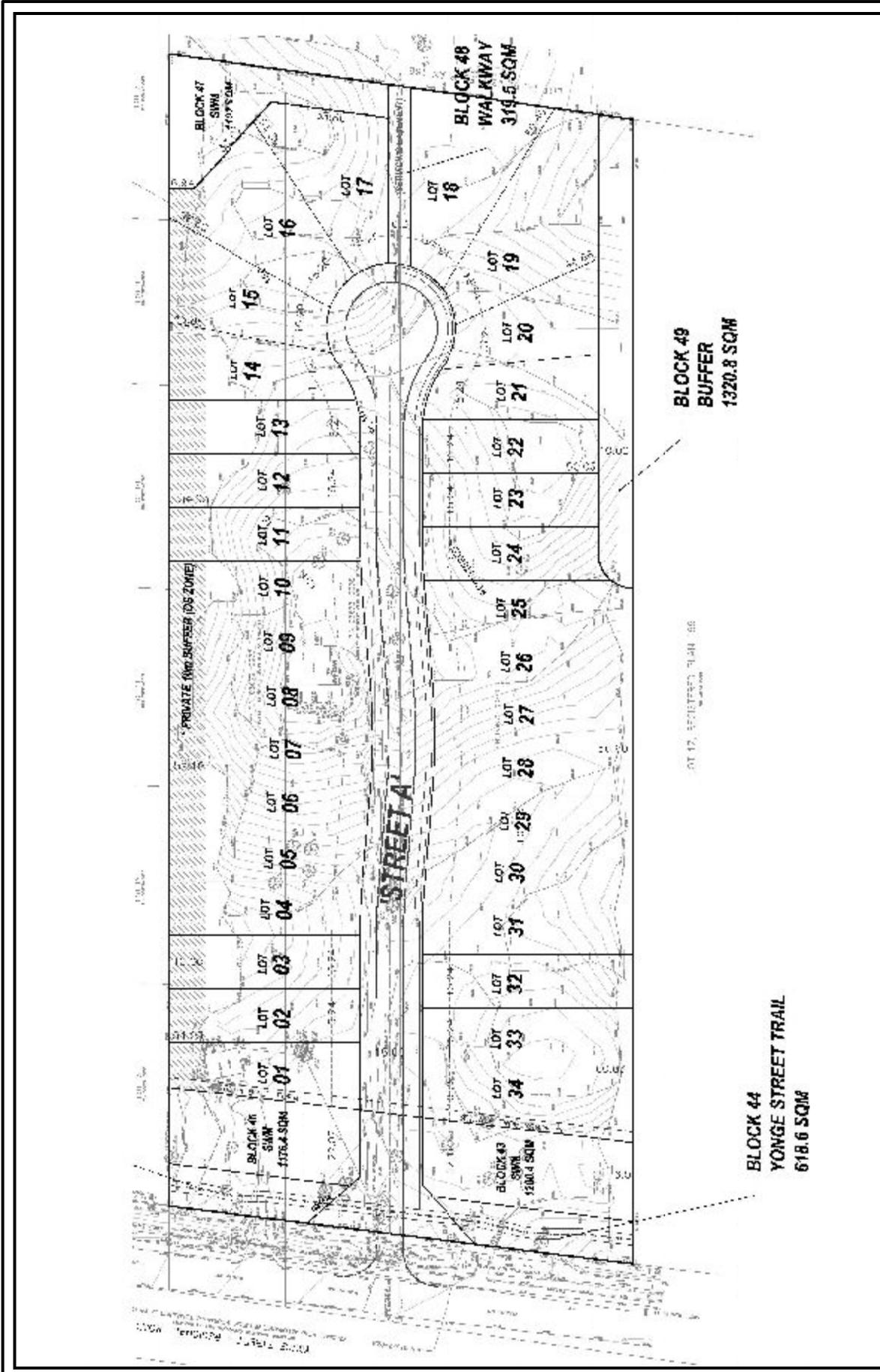

Doug Nadorozny
Chief Administrative Officer











DRAFT PLAN OF SUBDIVISION

APPLICANT: Ashlen Holdings
FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, March 22, 2016. Drawing provided by Brutto Consulting



**TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PDS16-029**

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 Numbers: ZBA-2015-11 and SP-2015-09*

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

DATE: *April 20, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-029 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2015-11 (Small Steps Programs Inc.) to permit a day nursery and business and professional office in addition to the permitted employment uses of the M1-A Zone be approved; and

THAT the implementing Zoning By-law Amendment be presented at a future Council meeting; and

THAT Site Plan Application File SP-2015-09 (Small Steps Programs Inc.) to permit the development of a new 97.6 m² GFA addition be approved; and

THAT the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

PURPOSE OF THE REPORT

This report outlines the proposal for a Zoning By-law amendment application and a Site Plan application to permit a day nursery use for the development of the subject lands for the construction of a 97.6 m² GFA addition, as illustrated in Figure 4. A business and professional office would also be permitted.

April 20, 2016

- 2 -

Report No. PDS16-029

BACKGROUND

History

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

At that meeting Council passed the following resolution:

“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 **Public Planning meeting.**”*

Since the Public Planning Meeting, the applicant has worked with Town staff to address staff and public comments. A detailed discussion of these comments is provided in the Planning Considerations section of this report.

Location/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 108.8 m² is located on the subject property. Seven (7) parking spaces are currently 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

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.

April 20, 2016

- 3 -

Report No. PDS16-029

Town of Aurora 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.

Town of Aurora 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. A day nursery is not a permitted use within the M1-A Zone. On September 11, 2014 the Committee of Adjustment approved a minor variance to allow business and professional offices as a primary use (File No. MV-2014-26). The minor variance applies to the existing building but not the proposed addition. As such, a Zoning By-law Amendment is required.

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.

Site Design

The Zoning By-law Amendment application was accompanied by a Site Plan application which proposes a new two storey addition onto the rear of the existing building. The pertinent site statistics are as follows:

April 20, 2016

- 4 -

Report No. PDS16-029

	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	1 space for each 10 children of licenced capacity plus 0.26 spaces per employee plus 1 service vehicle space 6 spaces total
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*
Loading spaces (minimum)	Buildings between 300 m ² and 2500 m ² floor area: 2 spaces	Nil*

*By-law exception required

April 20, 2016

- 5 -

Report No. PDS16-029

COMMENTS

The subject applications were circulated to Town departments, Enbridge, GO Transit, Ontario Power Generation, Powerstream, York Region, Rogers, Bell Canada, and local school boards. There are no objections to the proposed development. The applicant is addressing technical comments from the first and second Site Plan submissions, which are summarized below and will be completed prior to finalization of the implementing zoning by-law and execution of the site plan agreement. All comments have been provided to the applicant.

Planning Considerations

Provincial Policy Statement (PPS)

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest for land use planning matters within the Province of Ontario. The proposal demonstrates cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposal is transit supportive given the property's proximity to existing YRT and GO bus routes along Wellington Street East and the Aurora GO Station. The subject applications are in keeping with the PPS.

Places to Grow Plan for the Greater Golden Horseshoe

The subject lands are located within the built-up area of the Growth Plan for the Greater Golden Horseshoe, as amended. A significant portion of population and employment growth is required to be accommodated within existing built-up areas through intensification. The plan encourages transit-supportive densities and a healthy mix of residential and employment land uses. In this regard, the subject applications reflect conformity to the Growth Plan.

York Region Official Plan

The subject lands are located within the Urban Area of the York Region Official Plan, as amended. Population and employment growth in the Region will be accommodated primarily within the Urban Area. The lands are also located on a Regional Arterial road, which encourages mixed-use land development, supported by public transit services. The subject applications are considered to conform to the York Region Official Plan.

Town of Aurora Official Plan

As identified previously, the property is designated as "The Aurora Promenade" and more specifically as within the "Promenade General" designation of the Town of Aurora Official Plan. The Promenade General designation is intended to promote transformation of the area into a vibrant, pedestrian oriented mixed use area.

April 20, 2016

- 6 -

Report No. PDS16-029

The proposal has been evaluated per the policies of the Official Plan. The Promenade General designation permits child care facilities. The parking policies of the Promenade Plan specify a parking rate of between 2.5 and 3.0 spaces/100 m² GFA for all office and institutional uses. The Aurora Promenade policies require between 6 and 7 parking spaces for the proposed day nursery and business and professional office uses. Built form policies of the Promenade General designation outline minimum coverage by a building or buildings (50%), maximum lot coverage by a surface parking (25%), and a prohibits interior side yard setbacks. The site plan proposes a building lot coverage of 10.8%, parking lot coverage of 56.5%, and interior side yards of 3.9 m (west) and 0.4 m (east).

Section 11.17 c) of the Official Plan states that performance standards for the Aurora Promenade may be remedied through a re-zoning or variance application and shall not require an Official Plan Amendment provided the application meets the intent of the Official Plan and the Aurora Promenade Concept Plan-Urban Design Strategy are achieved. The proposed building addition is designed to be consistent with the built form of the area. The built form polices relating to the side yard and lot coverage are intended to prevent surface parking from dominating the property and impacting the urban design principles of the Aurora Promenade. The site plan is considered to meet the intent of the policies while allowing adequate parking to be accommodated. The 3.9 m westerly side yard is necessary to allow enough space for a single lane driveway, which would be shared by vehicles and pedestrians.

Planning Staff are of the opinion that the proposed day nursery and business and professional office uses and building conform to the land use and development policies of the Official Plan and are compatible with the surrounding land uses.

Zoning Bylaw

The subject lands are currently zoned "Restricted Industrial (M1-A) Exception Zone" by the Town of Aurora Zoning By-law, as amended (Figure 3). The applicant is proposing to locate the Small Steps Programs Inc. day nursery in the existing building and proposed addition. Site specific by-law exceptions will be required to recognize the existing lot size, frontage and building on the property and allow the proposed addition as submitted by the site plan. These exceptions include:

- Day nursery and business and professional office uses permitted;
- Reduced minimum lot area;
- Reduced minimum lot frontage;
- Reduced minimum driveway width;
- No requirement for curbing;
- No requirement for buffer strips; and
- No requirement for loading spaces.

April 20, 2016

- 7 -

Report No. PDS16-029

Planning Staff have evaluated the above proposed by-law amendment and exceptions to the by-law and have determined these to be appropriate in the context of the subject lands. The subject lands are located in an area characterized by a mix of land uses, including residential, commercial, and industrial. The GO Transit Barrie line is located approximately 25 m to the west of the subject lands and the Aurora GO station is approximately 90 m to the south. Planning Staff are of the opinion that the proposed zoning amendment application is appropriate and compatible with adjacent and neighbouring development, and in particular the uses envisioned along Centre Street by the Promenade Plan.

Proposed Development

The owner proposes a two storey, 97.6 m² addition onto the rear of the existing 108.8 m² building, a total of 206.4 m² GFA. An existing addition with 11.9 m² GFA is proposed to be demolished. The addition and existing building would be used by the Small Steps Programs Inc. day nursery. The day nursery would be used by a maximum of 35 children and have five (5) employees. A new walkway would connect the existing front porch to the municipal sidewalk. A wheelchair lift would also be incorporated into the porch for barrier free access. Vehicle access to the site would be via a 3.9 m wide driveway along the westerly property line, with parking to the rear of the building. An outdoor play area is proposed at the rear of the property north of the parking lot. Planning Staff are satisfied with the site plan.

Traffic and Parking

A total of six (6) parking spaces are proposed to the rear of the building, which conforms to the current parking provisions of the Zoning By-law and the Promenade parking policies. This is an increase from the originally proposed four (4) parking spaces. The parking lot would be accessed via a 3.9 m wide single lane driveway. The six (6) spaces will accommodate one (1) staff parking space and spaces for drop offs and pickup of children. The applicant's traffic engineer has recommended that a procedural memorandum be distributed to parents that would include information on parking supply, access and egress operations, staff assistance, and potential initiatives to reduce the number of vehicular trips to and from the daycare. The engineer has verified that pickups and drop-offs can be accommodated on site and that the single lane driveway can accommodate the vehicular movements. The Town's Traffic Analyst has reviewed the application and is satisfied with the Parking Justification related to the access, parking and manoeuvring layout.

Cultural Heritage

The addition is proposed to the rear of the existing building. It will include building materials to match the original structure. Heritage Staff have reviewed the rezoning and site plan applications and are satisfied with the submission.

April 20, 2016

- 8 -

Report No. PDS16-029

Landscaping

In response to previous submissions, Parks & Recreation Services Staff required a larger landscaped area in the front yard as well as more details about the landscaping. The owner has increased the size of the proposed front yard landscaping bed, which now includes Dense Yew (or similar), Variegated Hosta (or similar), and Daylilies. As of the date of the preparation of this report, Parks & Recreation Services Staff are reviewing the current submission.

Engineering

In response to previous submissions, the owner has responded to the Town's Development Planning Engineer's comments and has provided further information as well as an itemized response. As of the date of the preparation of this report, the Development Planning Engineer is generally satisfied with the engineering submission subject to final review of detailed engineering plans as part of the site plan agreement.

Central York Fire Services Staff have reviewed the applications and have no comments.

External Agency Comments

Comments have been received by York Region, Rogers, Enbridge, PowerStream, and Metrolinx. All of the agencies that submitted comments are satisfied with the applications or have no objections.

Summary of Resident Comments

At the Public Planning Meeting dated November 25, 2015, one resident of Centre Street expressed concerns regarding parking, drop-off space, play space, and safety. Planning Staff have not received any further comments from residents.

The play area for children is proposed at the rear of the subject lands. Play areas in day nurseries are regulated by the Ministry of Education. As noted previously, Infrastructure & Environmental Services Staff have reviewed the proposed site plan and have no concerns with parking, drop-off space, or safety.

LINK TO STRATEGIC PLAN

The proposed Zoning By-law Amendment and Site Plan Applications support 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:

April 20, 2016

- 9 -

Report No. PDS16-029

Strengthening the fabric of our community: Through the review and approval of the Zoning By-law Amendment and Site Plan, commercial growth opportunities are created in accordance with the *Work with development community to meet the intensification targets to 20131 as identified in the Official Plan* action item.

The proposed Zoning By-law Amendment and Site Plan Applications support the Strategic Plan goal of *Enabling a diverse, creative and resilient economy* through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the review and approval of the Zoning By-law Amendment and Site Plan, commercial growth opportunities are created in accordance with the *Develop plans to attract businesses that provide employment opportunities for our residents* action item.

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 applications with an explanation for the refusal.

FINANCIAL IMPLICATIONS

Administrative fees will be payable upon execution of the site plan agreement. An enactment surcharge will be payable before the implementing by-law is presented to Council. Applicable cash in lieu of parkland and DC charges will be paid prior to the issuance of building permits.

PREVIOUS REPORTS

Public Planning Meeting Report No. PL15-086 dated November 25, 2015.

April 20, 2016

- 10 -

Report No. PDS16-029

CONCLUSION

Planning & Development Services staff have reviewed the subject Zoning By-law Amendment and Site Plan Applications in accordance with the provisions of the Town's Official Plan and in the context of the compatible surrounding and future land uses. Staff recommend approval of Zoning By-law Amendment application file: ZBA-2015-11 and Site Plan Application SP-2015-09.

ATTACHMENTS

Figure 1 – Location Map
Figure 2 – Official Plan Map
Figure 3 – Zoning Map
Figure 4 – Site Plan
Figure 5 – Elevations

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – April 7, 2016.

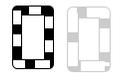
Prepared by: Marty Rokos, Planner, Ext. 4350


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

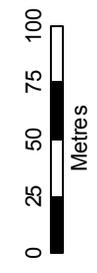

Doug Nadorozny
Chief Administrative Officer



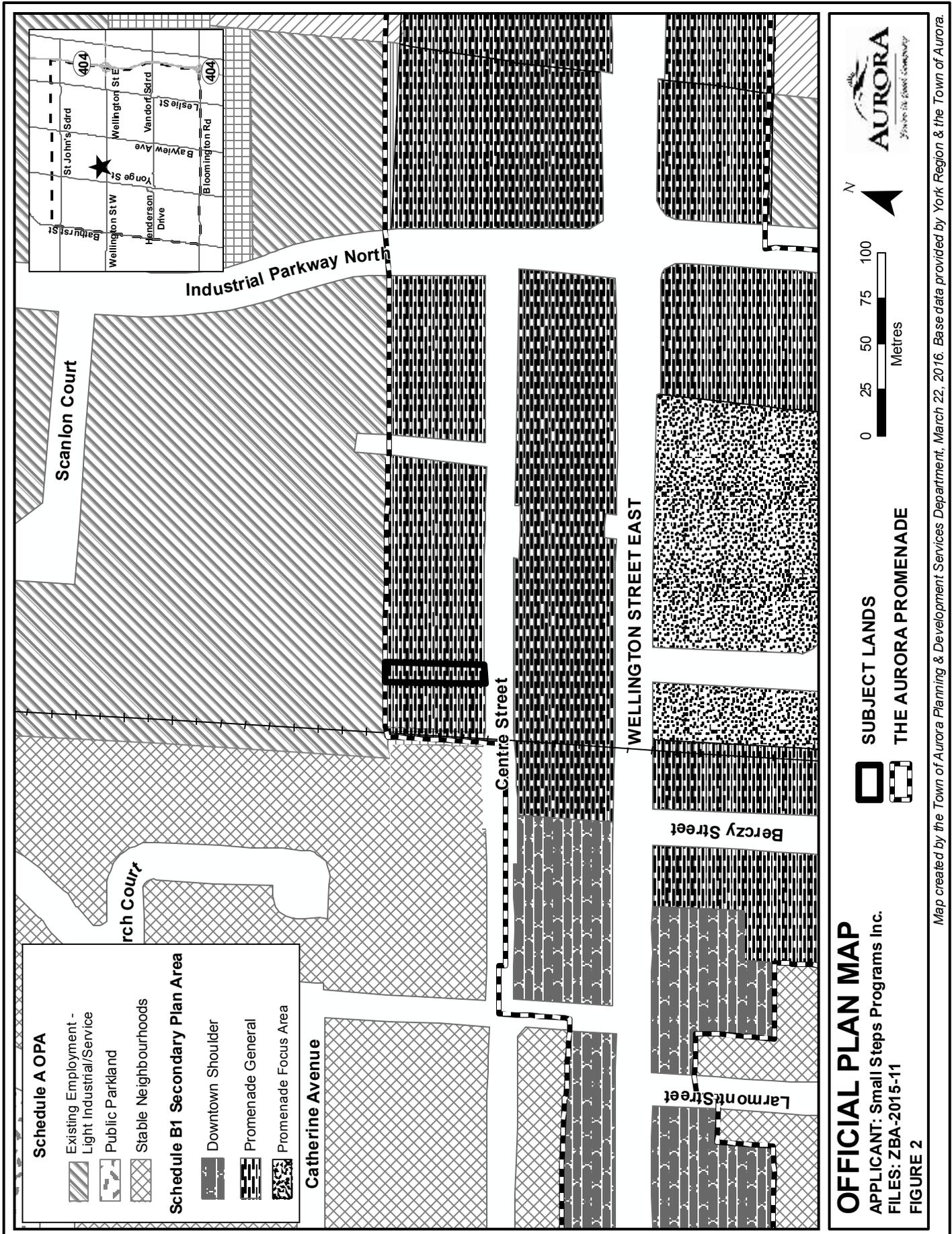
LOCATION MAP
 APPLICANT: Small Steps Programs Inc.
 FILES: ZBA-2015-11
 FIGURE 1

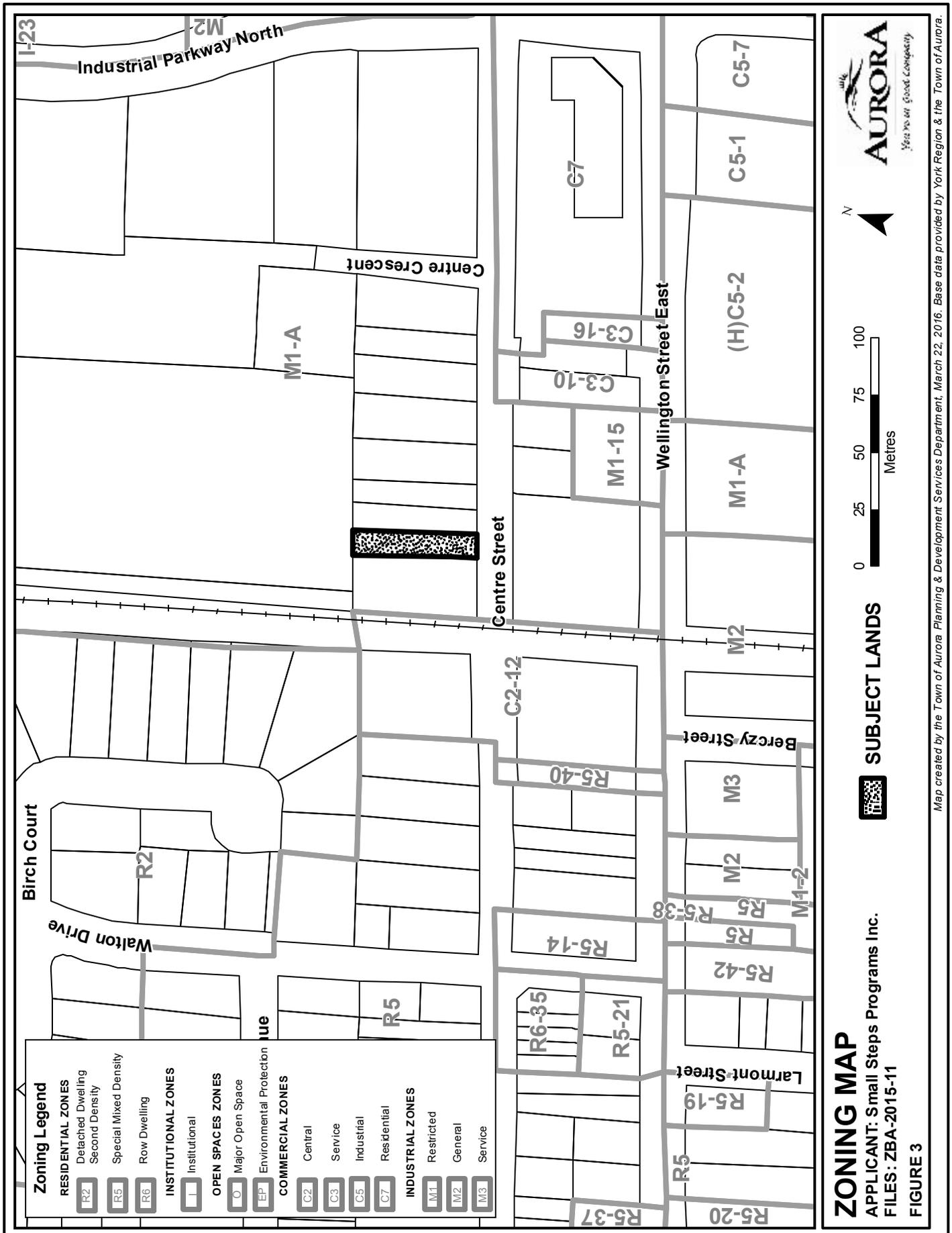


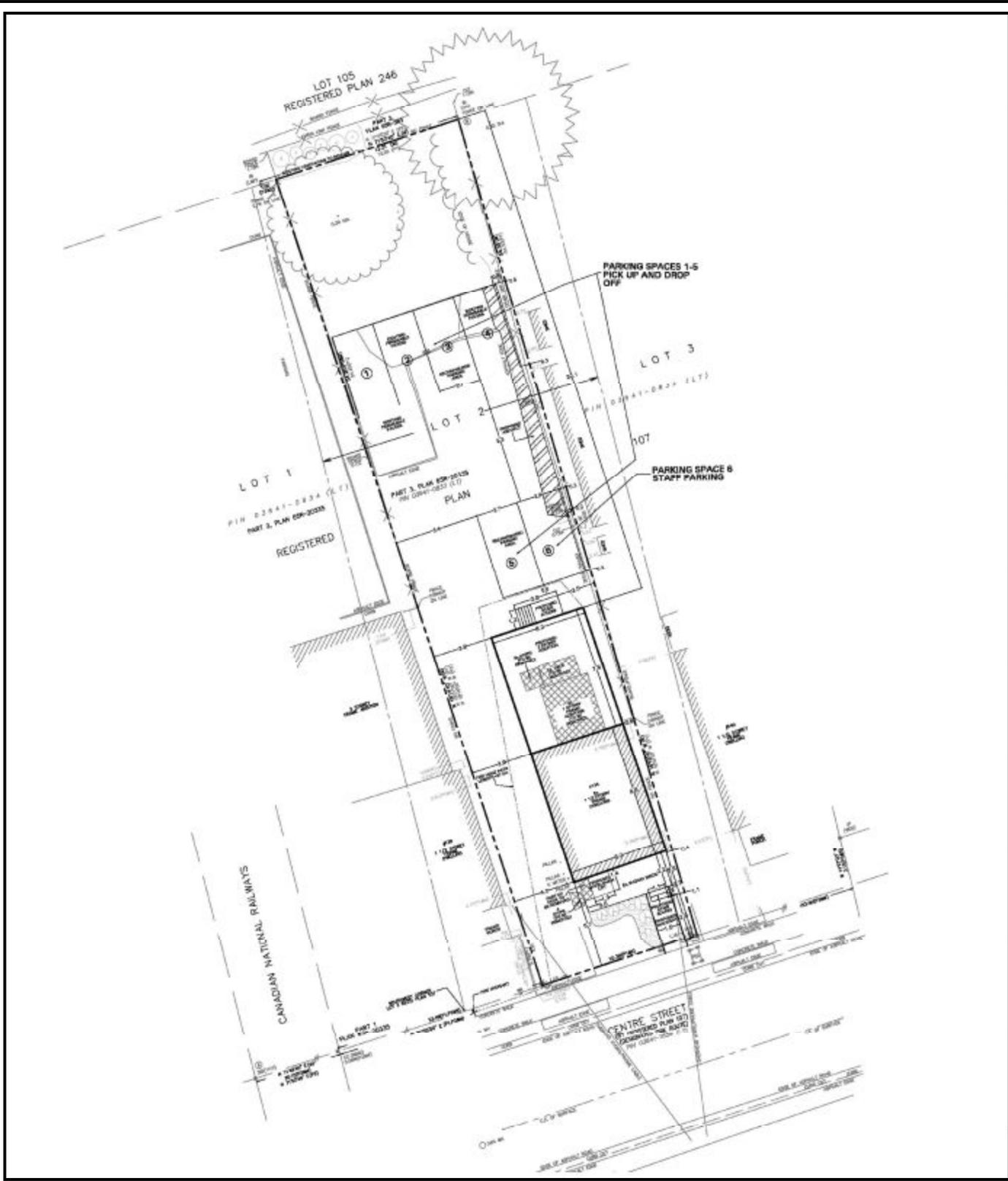
SUBJECT LANDS
Circulation Area



Map created by the Town of Aurora Planning & Development Services Department, March 22, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.







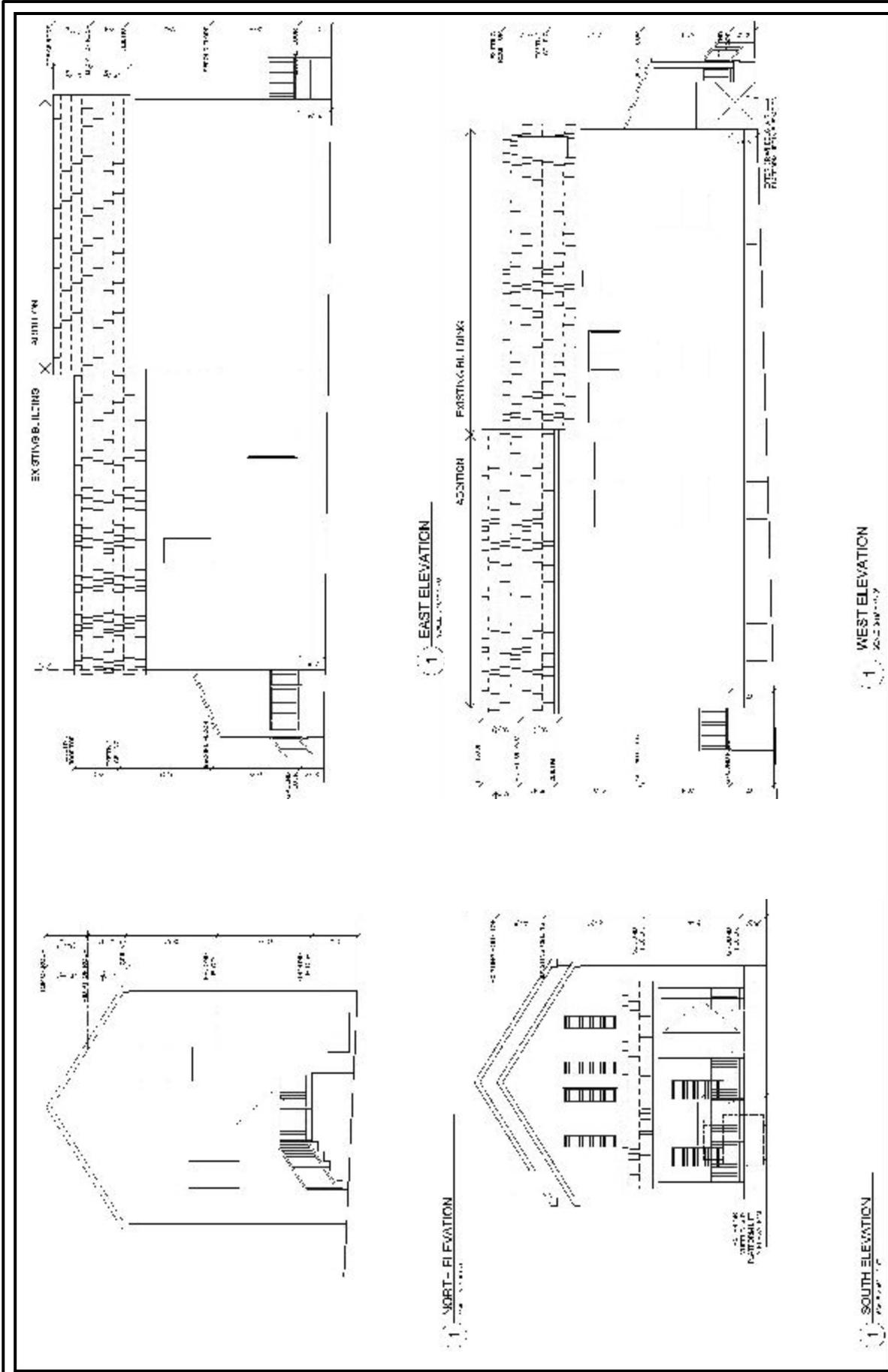
SITE PLAN

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

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, March 22, 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 5845-16

***BEING A BY-LAW to Confirm Actions by Council
Resulting from Special Council – Public Planning
Meeting on April 20, 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 April 20, 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 20TH DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 20TH DAY OF APRIL, 2016.

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK