



Special Council Public Planning Meeting Agenda

**Wednesday, September 28, 2016
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
Special Council – Public Planning
Meeting Agenda**

Wednesday, September 28, 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 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:

5903-16 Being a By-law to Confirm Actions by Council Resulting from a Special Council – Public Planning Meeting on September 28, 2016.

5. Adjournment

Agenda Items

- 1. PBS16-070 – Application for Zoning By-law Amendment
Canadian Tire Corporation
14700 Yonge Street
Part of Lots 76 and 77, Concession 1
File Number: ZBA-2016-05**

Recommended:

1. That Report No. PBS16-070 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

- 2. PBS16-075 – Applications for Official Plan Amendment and
Zoning By-law Amendment
1754260 Ontario Limited (Polo Club)
15286 and 15306 Leslie Street
Part of Lot 21, Concession 2
File Numbers: OPA-2016-03 and ZBA-2016-07**

Recommended:

1. That Report No. PBS16-075 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.



**Town of Aurora
Public Planning Report**

No. PBS16-070

**Subject: Application for Zoning By-law Amendment
Canadian Tire Corporation
14700 Yonge Street
Part of Lots 76 and 77 Concession 1
File Number: ZBA-2016-05**

Prepared by: Marty Rokos, Planner

Department: Planning and Building Services

Date: September 28, 2016

Recommendations

- 1. That Report No. PBS16-070 be received; and**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning & Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

Executive Summary

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law Amendment application on the subject lands. The owner proposes to amend the site specific C4-15 Zoning provisions to allow additional commercial uses on the subject lands.

- The application has been circulated for comment. Comments have been provided to the owner.
- One public comment has been received as of the preparation of this report.
- A Site Plan Exemption application will be required for the proposed site changes.

Background

The subject lands are currently zoned “Shopping Centre Commercial (C4-15) Exception Zone”, which permits a retail store selling home products, automotive supply and sport and leisure products as noted in the Zoning By-law section of this report. The owner has applied to amend the site specific zoning provisions to allow all of the uses permitted by the C4 parent zone as well as a bake shop special, private commercial club, take-out restaurant, drive-through restaurant, and temporary garden centre. The owner proposes to divide the building formerly occupied by Canadian Tire into smaller commercial spaces. Minor site changes are also proposed, including new loading docks.

Location / Land Use

The subject lands, municipally known as 14700 Yonge Street, are located between Henderson Drive and Murray Street (Figure 1). The property has a lot area of 3.06 hectares and a frontage of 156.6 m on Yonge Street. The existing building is a 7,781 m² GFA former Canadian Tire store that is now vacant. 350 parking spaces are currently provided.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Commercial
South: Residential and commercial
East: Yonge Street, Aurora War Memorial Peace Park and commercial
West: Residential

Policy Context

Provincial Policies

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.

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Report No. PBS16-070

York Region Official Plan (YROP)

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.

Town of Aurora Official Plan

The subject lands are designated as “Aurora Promenade” and more specifically “Promenade General” and “Promenade Focus Area” by the Town of Aurora Official Plan (Figure 2). The “Promenade General” designation is intended to promote transformation into a vibrant, pedestrian-oriented area through the introduction of higher densities and high quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhood. Areas within the “Promenade Focus Area” designation share many characteristics with the “Promenade General” designation but present exceptional opportunities afforded by their entryway locations, existing or planned infrastructure, and major community amenities/services. This designation is intended to provide enhanced development potential.

Permitted uses in both designations include multiple unit buildings, townhouses, apartment buildings, communal housing, live-work units, commercial uses including retail stores, restaurants and personal services, tourist accommodation, 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, a variety of parks and urban squares, public uses, and utilities. Prohibited uses include single detached and semi-detached dwelling units and automotive-oriented uses of any kind including but not limited to sales, service and gas stations.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Shopping Centre Commercial (C4-15) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

The C4-15 Zone permits a retail store selling home products, automotive supply and sports and leisure products within a single building, which may include ancillary uses such as automotive service and repair, garden and nursery sales including seasonal outside storage, food services which are ancillary and accessory to the main permitted uses, and associated warehousing and office space.

Reports and Studies

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

Name	Report Author
Planning Rationale Report	Hunter & Associates Ltd.
Parking Study	WSP and MMM Group
Functional Servicing Report	Trafalgar Engineering Ltd.
Draft Zoning By-law	Hunter & Associates Ltd.
Site Plan	Turner Fleischer Architects Inc.
Elevations	Turner Fleischer Architects Inc.
Survey	Speight, Van Nostrand & Gibson Limited

Proposed Application

Proposed Zoning By-law Amendment

As shown in Figure 3, the Applicant proposes to amend the site specific C4-15 Exception Zone. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the current C4-15 zoning requirements with the proposed zoning requirements.

	Existing C4-15 Zone Requirement	Proposed C4-15 Zone Requirements
Permitted Uses	Retail store selling home products, automotive supply and sports and leisure products	Automobile service centre, banks or financial establishments, bowling alleys, business and professional offices, clinics, drug stores, dry cleaning establishments, libraries, post offices and government administrative offices, laundries, gasoline bars and automobile washing establishments, medical and dental laboratories, places of entertainment, personal service shops, restaurants, retail stores, supermarkets, 1 apartment suite for a caretaker, bake shop special, private commercial club, take-out restaurants, drive-through restaurants, temporary garden centre*

Lot Area (minimum)	28,000.0 m ²	28,000.0 m ²
Lot Frontage (minimum)	130.0 m	130.0 m
Front Yard (minimum)	110.0 m for main building 12.0 m for other buildings	110.0 m for main building 12.0 m for other buildings
Rear Yard (minimum)	6.0 m	6.0 m
Side Yard (minimum)		
South:	17.0 m	17.0 m
North:	8.5 m	8.5 m
Floor Area (maximum)	8,200.0 m ²	8,200.0 m ²
Lot Coverage (maximum)	35%	35%
Height (maximum)	10.0 m	10.0 m
Parking (minimum)	<ul style="list-style-type: none"> • 6 spaces/100 m² of retail and/or accessory food storage • 1 space/90 m² of warehouse use • 3.3 spaces/90 m² of office use • 6 spaces/100 m² of service centre use 	3.5 spaces/100 m ² of GFA*

Note: The proposed amendments are highlighted and labelled with an asterisk “*”.
Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Conceptual Site Plan

As illustrated on Figure 4, the conceptual site plan is mostly unchanged from the current site layout. The existing building is proposed to be divided into multiple commercial units. Two (2) new loading docks are proposed at the south end of the building to give each unit its own loading docks. The following is a summary of the conceptual commercial development:

	Proposed Use	Site Statistics
Existing Building	Former Canadian Tire	7,781 m ²
Proposed addition	Loading docks	119 m ²

Analysis

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:

- Conformity with Promenade policies including urban design and automotive-oriented uses and a drive through facility;
- Necessity of provisions for garden centre and loading spaces; and
- Potential future building near Yonge Street.

Public Comments

Planning Staff have received one (1) comment from the public as of the preparation of this report. The resident expressed concerns about the proximity of a drive through to homes and food related uses attracting animals.

Advisory Committee Review

No Communication Required.

Financial Implications

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

Communications Considerations

On July 14, 2016, a Notice of Complete Application was published in the Aurora Banner and Auroran newspapers. On September 8, 2016, a Notice of Public Planning Meeting was published in both newspapers and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. A Notice of Public Planning Meeting sign was also posted on the subject lands fronting Yonge Street. Public notification has been provided in accordance with the *Planning Act*.

Alternatives to the Recommendation

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

Conclusions

The above matters will be considered in the technical review of the application, together with comments received from the public and Council expressed at the Public Planning Meeting or in writing. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

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Attachments

Figure 1 – Location Map
Figure 2 – Official Plan Map
Figure 3 – Zoning By-law
Figure 4 – Conceptual Site Plan

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on September 15, 2016.

Departmental Approval

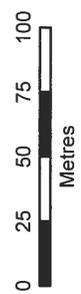
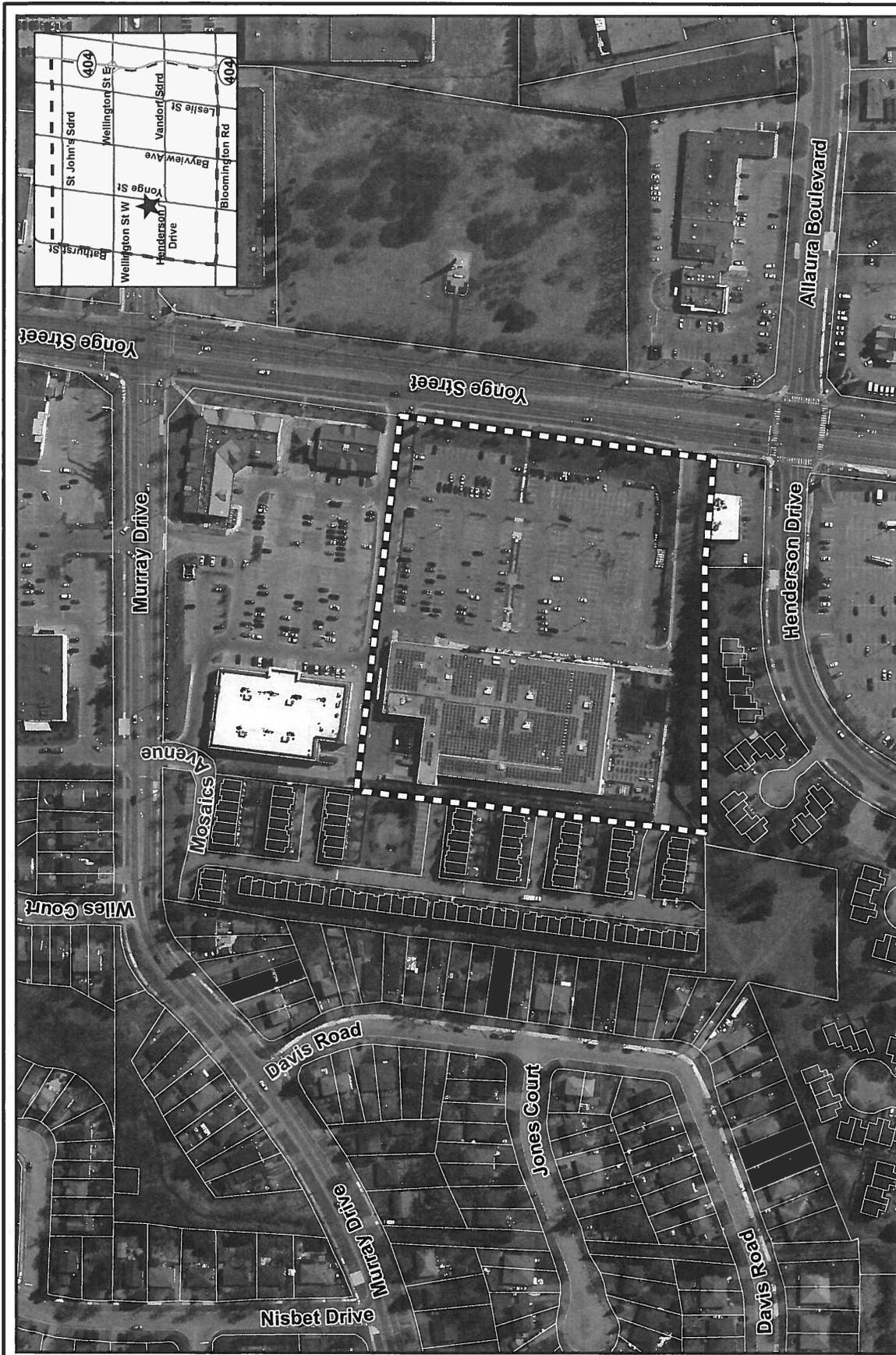
Approved for Agenda



Marco Ramunno
Director, Planning and Building Services



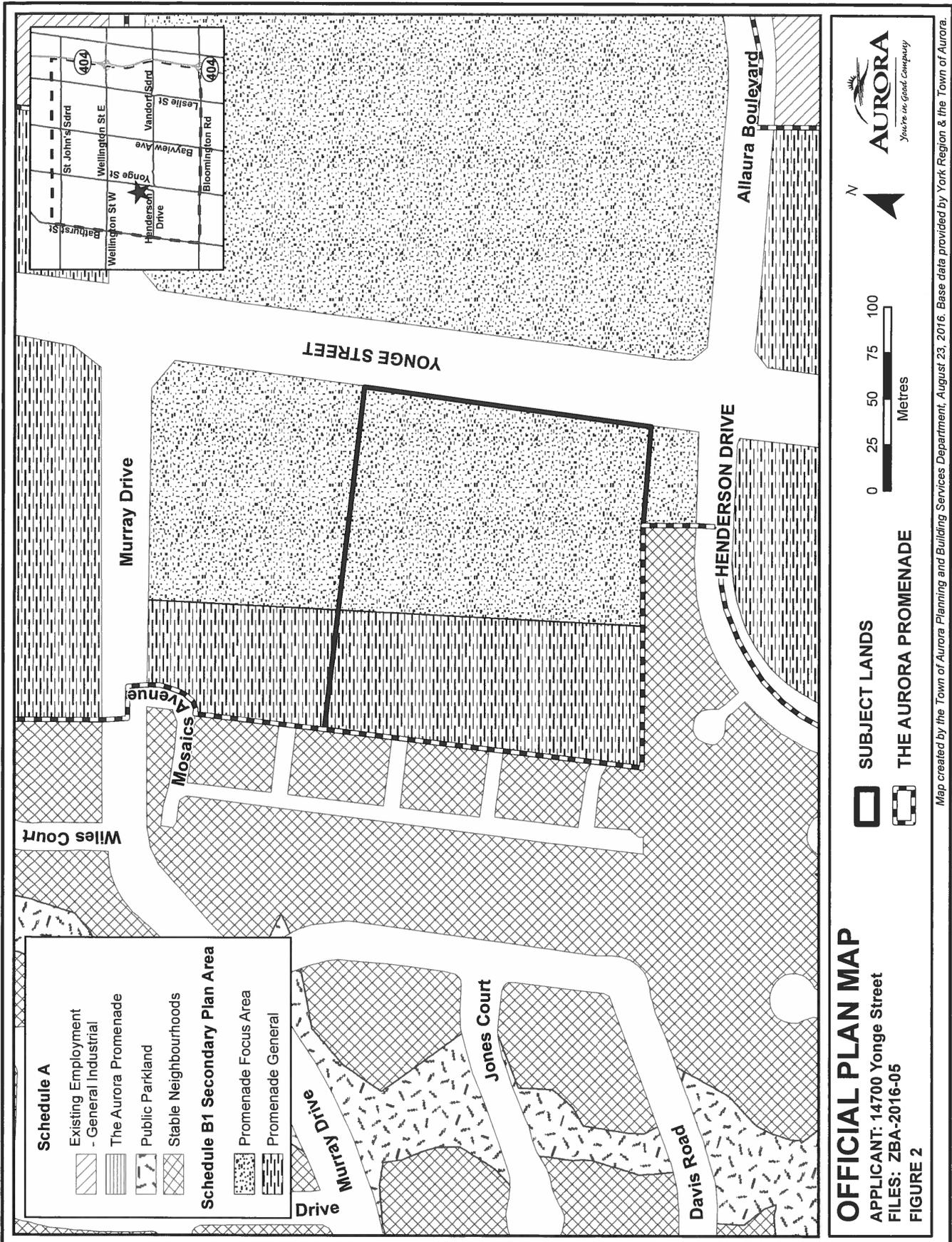
Doug Nadorozny
Chief Administrative Officer



 SUBJECT LANDS

LOCATION MAP
APPLICANT: 14700 Yonge Street
FILES: ZBA-2016-05
FIGURE 1

Map created by the Town of Aurora Planning and Building Services Department, August 23, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.





**Town of Aurora
Public Planning Report**

No. PBS16-075

**Subject: Applications for Official Plan Amendment and
Zoning By-law Amendment
1754260 Ontario Limited (Polo Club)
15286 and 15306 Leslie Street
Part of Lot 21, Concession 2
File Numbers: OPA-2016-03 and ZBA-2016-07**

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: September 28, 2016

Recommendations

- 1. That Report No. PBS16-075 be received; and**
- 2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

Executive Summary

This report provides Council with background information and details related to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted for 15286 and 15306 Leslie Street.

- Proposed Official Plan Amendment: “Community Commercial” to “Medium - High Density Residential”;
- Proposed Zoning By-law Amendment: “Rural (RU)” to “Apartment Third Density (RA3) Exception Zone”;
- To allow two six storeys apartment buildings for a total of 300 units with 2 levels of underground parking;
- One right-in, right-out vehicular access off Leslie Street;
- Proposed increase density from 99 units per hectare to 167 units per hectare;
- Official Plan Amendment No. 30 directs that Building Heights shall not exceed 4 storeys; and
- Only at certain locations along Wellington Street East, building heights may be increased to 7 storeys.

Background

Application History

On December 15, 2009, the previous Owner of the subject lands had an Official Plan Amendment (OPA-2009-02) and Zoning By-law Amendment (ZBA-2007-13) applications heard at the Public Planning Meeting.

At that meeting Council passed the following resolution:

“That approval in principle be given to this proposal; and
That staff be directed to proceed to the next available General Committee Meeting to adopt the proposed Official Plan Amendment; and

That once a formal site plan application has been submitted and reviewed by Town Staff and the Region, the implementing Zoning by-law amendment with the site plan application be presented to Council for consideration.”

On January 26th, 2010, Town Council approved the related Official Plan Amendment No. 71. The amendment changed the designation on the subject land from “Community Commercial”, “Linear & Other Open Space” and “Institutional” to a site specific Community Commercial designation.

The previous Owner never submitted a formal site plan application. Following to the Public Planning Meeting in December 2009, the related zoning by-law amendment application (ZBA-2007-13) remained inactive for 4 years. Due to inactivity, Staff closed the zoning amendment application (ZBA-2007-13) on June 2014. As a result, the implementing zoning by-law was not enacted and the zoning remains as Rural.

In 2015, the ownership of the subject lands changed. The current Owner submitted the subject Official Plan and Zoning by-law Amendment applications on June 29, 2016.

Location and Land Use

The subject lands are located north of Wellington Street and west of Leslie Street municipally known as 15286 and 15306 Leslie Street (see Figure 1). The subject lands are approximately 4.467 acres (1.8 hectare) in size and have a frontage of 114.5 metres on Leslie Street. The site is currently vacant with mature vegetation. The two residential dwellings previously located on the subject site were demolished with permits from the Town.

Surrounding Land Uses

North: Institutional use (Salvation Army);

South: Service Commercial use (Esso Gas Station);

East: Leslie Street and Stormwater Management Facility and Regional Commercial Centre uses;

West: Institutional use (Stronach Aurora Recreation Complex).

Policy Context

Provincial Policies

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.

York Region Official Plan (YROP)

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. The site has frontage along Leslie Street which is an arterial road under the jurisdiction of the Region of York with a right of way of 36 metres. The proposed development is located within Wellhead Protection Area - D.

Town of Aurora Official Plan - Area 2B (OPA 30) Secondary Plan

As illustrated on Figure 2, the subject lands are designated as “Community Commercial” by the Bayview Northeast Area 2B Secondary Plan (OPA 30) as amended by OPA 71. The intent of the “Community Commercial” designation is to provide opportunities for low-rise multi-tenant buildings to accommodate uses which generally cater to weekly shopping and service needs of residents and businesses in the community.

The Applicant has applied to amend the Official Plan designation on the subject lands to “Medium-High Density Residential”, with policy provisions to allow 300 apartment units.

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Town of Aurora Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Rural (RU) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. (Figure 3) The existing zoning reflects the previous rural residential use on the subject lands.

To implement the proposed development, the Applicant has applied to amend the existing “Rural (RU) Zone” to “Apartment Third Density (RA3-X) Exception Zone”.

Reports and Studies

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

Report Name	Report Author
Arborist Report	Strybos Barron King Landscape Architecture
Building Elevations	Romanov Architects Inc.
Functional Servicing Design Brief	Urbantech Consulting
Hydrogeological Assessment	Azimuth Environmental Consulting Inc.
Landscape Concept Plan	Strybos Barron King Landscape Architecture
Noise Impact Letter	WSP Canada Inc.
Phase 1 Environmental Site Assessment	WSP Canada Inc.
Phase 2 Environmental Site Assessment	WSP Canada Inc.
Planning Justification Report	Groundswell Urban Planners Inc.
Preliminary Geotechnical Investigation	WSP Canada Inc.
Site Plan	Groundswell Urban Planners Inc.
Stage 1 -2 Archaeological Assessment	Amick Consultants Limited
Survey	Lloyd and Purcell Ltd.
Tree Inventory and Preservation Plan	Strybos Barron King Landscape Architecture
Underground Parking Plans	Groundswell Urban Planners Inc.
Urban Design Brief	MBTW- Wai
Urban Transportation Considerations	BA Group

Proposed Applications

Proposed Official Plan Amendment

A site-specific “Medium-High Density Residential” designation is proposed to increase the density and height.

As shown in Figure 4, the proposed Official Plan Amendment is to amend the existing designation from “Community Commercial” to a site-specific “Medium-High Density Residential”. The proposed apartment building includes a total of 300 residential units on 4.46 hectares of land. As a result, the proposed overall density is approximately 167 units per hectare. The Bayview Northeast Area 2B Secondary Plan (OPA 30) has a maximum density provision of 99 units per hectare. Therefore, the proposed Official Plan Amendment will exceed the maximum density provisions within OPA 30. In addition, Section 3.2.2 b iii) of OPA 30, limits the overall building height to 4 storeys. At certain locations along Wellington Street East, building heights may increase provided such an increase is considered appropriate as articulated in the Urban Design Guidelines and does not exceed seven storeys in height. The proposed development is to consider two 6 storeys apartment buildings along Leslie Street. As such the proposed development will require an Official Plan Amendment.

Proposed Zoning By-law Amendment

Amendments to the By-law standards are requested to implement the proposed development.

As shown in Figure 5, the Applicant proposes to rezone the subject lands from “Rural (RU) Zone” to “Apartment Third Density (RA3-X) Exception Zone”.

An amendment to the Zoning By-law is required to reflect the proposed development standards. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the parent RA3 zoning requirements with the proposed RA3-X Exception Zone.

	Parent RA3 Zone Requirement	Proposed RA3 Exception Zone
Permitted Uses	One apartment building per lot	Two apartment buildings per 2 lots within the site (combined) This is actually two lots merged into one.*
Lot Area (minimum)	95 square metres/ unit = 2.85 hectare	61 square metres/ unit* = 1.83 hectare

	Parent RA3 Zone Requirement	Proposed RA3 Exception Zone
Lot Frontage (minimum)	30 metres	114.51 metres
Front Yard (minimum)	½ the height of the building and in no case less than 9 metres from the street line	6 metres*
Rear Yard (minimum)	9 metres	23.29 metres
Side Yard (minimum)	½ the height of the building height and in no case less than 9 metres	6 metres*
Exterior Side Yard (minimum)	½ the height of the building height and in no case less than 9 metres	6 metres*
Floor Area (minimum)		
Bachelor	40 square metres	40 square metres
1 bedroom	50 square metres	50 square metres
2 bedrooms	65 square metres	65 square metres
3 bedrooms	75 square metres	75 square metres
Lot Coverage (maximum)	35%	37%*
Height (maximum)	7 storeys	6 storeys (21.0m)
Parking	1.5 spaces / unit with a minimum of 20% of the required spaces be provided for visitors parking	1.25 parking spaces / unit *

Note: The proposed amendments are highlighted and labelled with an asterisk “*”.
Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

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Conceptual Site Plan

The proposed development consist of 2, six storeys apartment buildings with a total of 300 residential apartment units.

The conceptual site plan proposes 2, six storeys apartment buildings with a total of 300 residential apartment units (Figure 6). The proposed development is providing one right-in/ right out access onto Leslie Street. There is a total of 8 parking spaces provided at grade, additional parking for 375 vehicles are provided within the two levels of underground parking. The proposed residential units range from 1 bedroom to 3 bedroom plus den ranging from 60 square metres to 130 square metres. Enhanced landscaping will be implemented around the periphery of the site specifically along the west boundary with existing trees. As shown in figure 7, both buildings are L-shaped with various articulation along the frontage and provides a street presence on Leslie Street.

A formal site plan application has not been submitted by the Owner.

Analysis

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

- The consideration of the subject 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 applicant's urban design brief will be peer reviewed. An Urban design peer reviewer will be obtained to review the urban design policies from the Area 2B & abutting 2C Secondary Plan.
- A revised analysis and calculation of the available servicing capacity for the proposed development is required.
- A revised Traffic study to expand the study area including First Commerce Drive and State Farm Way and Wellington Street East.

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- Discussions relating to the amount of amenity space provided. A detailed Vegetation Management Plan will be required through the site plan approval process to address all tree removal and preservation issues. Compensation planting will be required for all removed vegetation based on the Town's tree Removal/Pruning and Compensation Policy.
- The Lake Simcoe Conservation Authority will review the Hydrogeological Study and the Stormwater Management Report to address the policies of the Lake Simcoe Protection Plan.
- The Region of York to discuss the proposed access off Leslie Street.

Public Comments

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

- Concerns with the proposed building height;
- Concerns with the total number of units proposed;
- Concerns with the massing along Leslie Street; and
- Concerns with the overall lot coverage

Advisory Committee Review

Not applicable.

Financial Implications

There are no financial implications.

Communications Considerations

On July 21, 2016, a Notice of Complete Application respecting the Official Plan and Zoning By-law Amendments was published in the Auroran and Aurora Banner newspapers.

On September 8, 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 (393 feet) of the subject lands. A Notice of the

Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

Link to Strategic Plan

The proposed Official Plan and Zoning By-law Amendments support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed Official Plan and Zoning by-law amendment on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for everyone and Work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan.

Alternative(s) to the Recommendation

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.

Conclusions

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Attachments

- Figure 1: Location Map
- Figure 2: Existing Official Plan Designation
- Figure 3: Existing Zoning By-law
- Figure 4: Proposed Official Plan Designation
- Figure 5: Proposed Zoning By-law
- Figure 6: Conceptual Site Plan
- Figure 7: Conceptual Perspective Drawing

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Report No. PBS16-075

Previous Reports

None.

Pre-submission Review

Agenda Management Meeting review on September 15, 2016.

Departmental Approval

Approved for Agenda



**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**



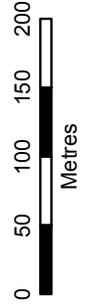
LOCATION MAP

APPLICANT: 1754260 Ontario Limited (Polo Club)
FILES: OPA-2016-03 & ZBA-2016-07

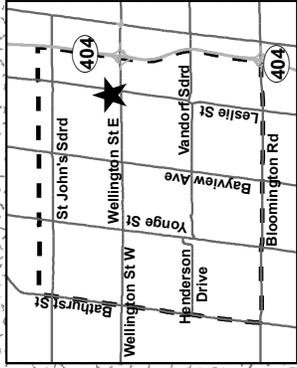
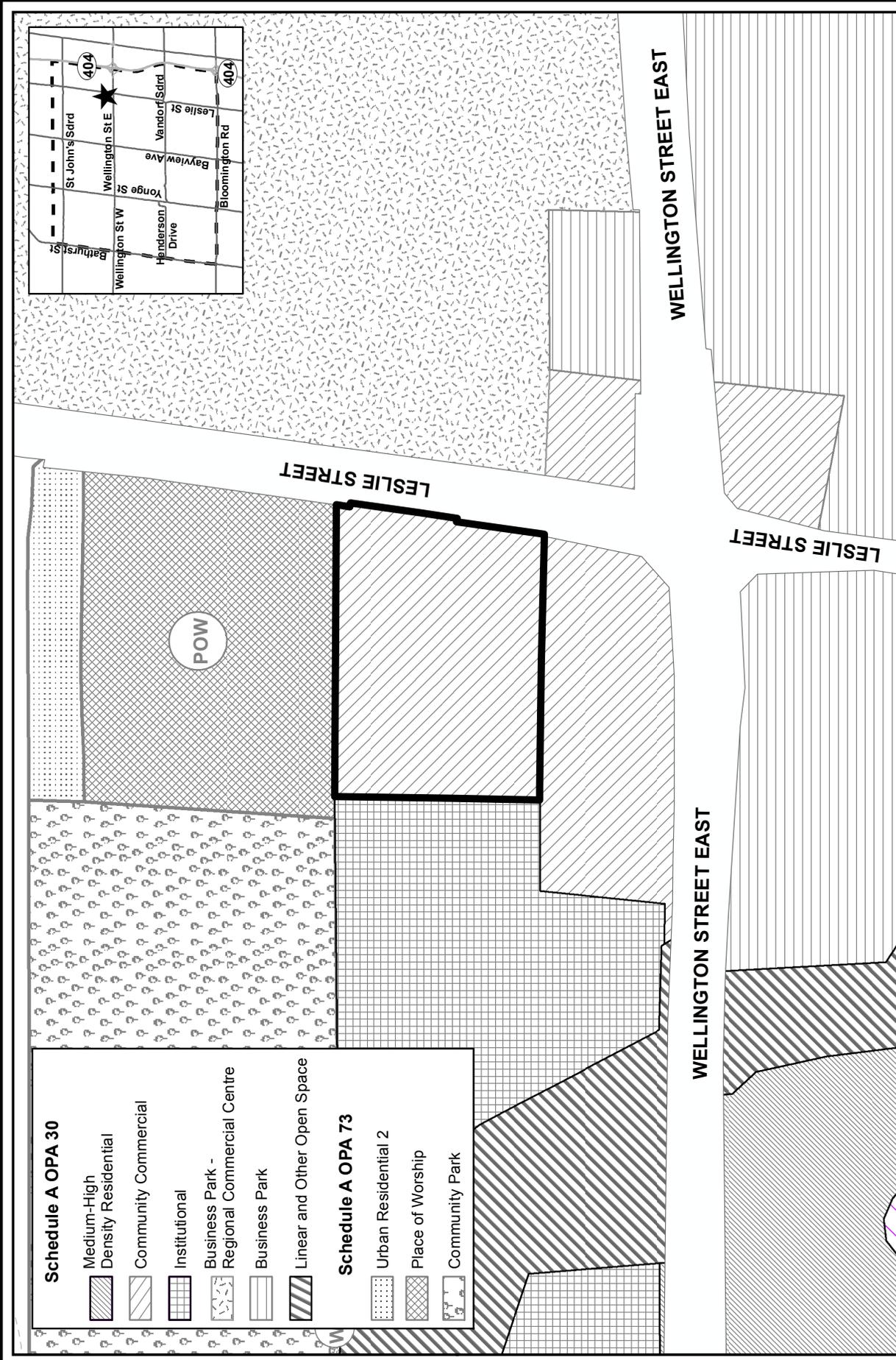
FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, August 30, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



SUBJECT LANDS

EXISTING OFFICIAL PLAN DESIGNATION

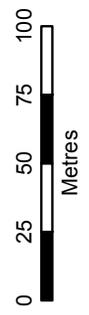
APPLICANT: 1754260 Ontario Limited (Polo Club)
 FILES: OPA-2016-03 & ZBA-2016-07

FIGURE 2

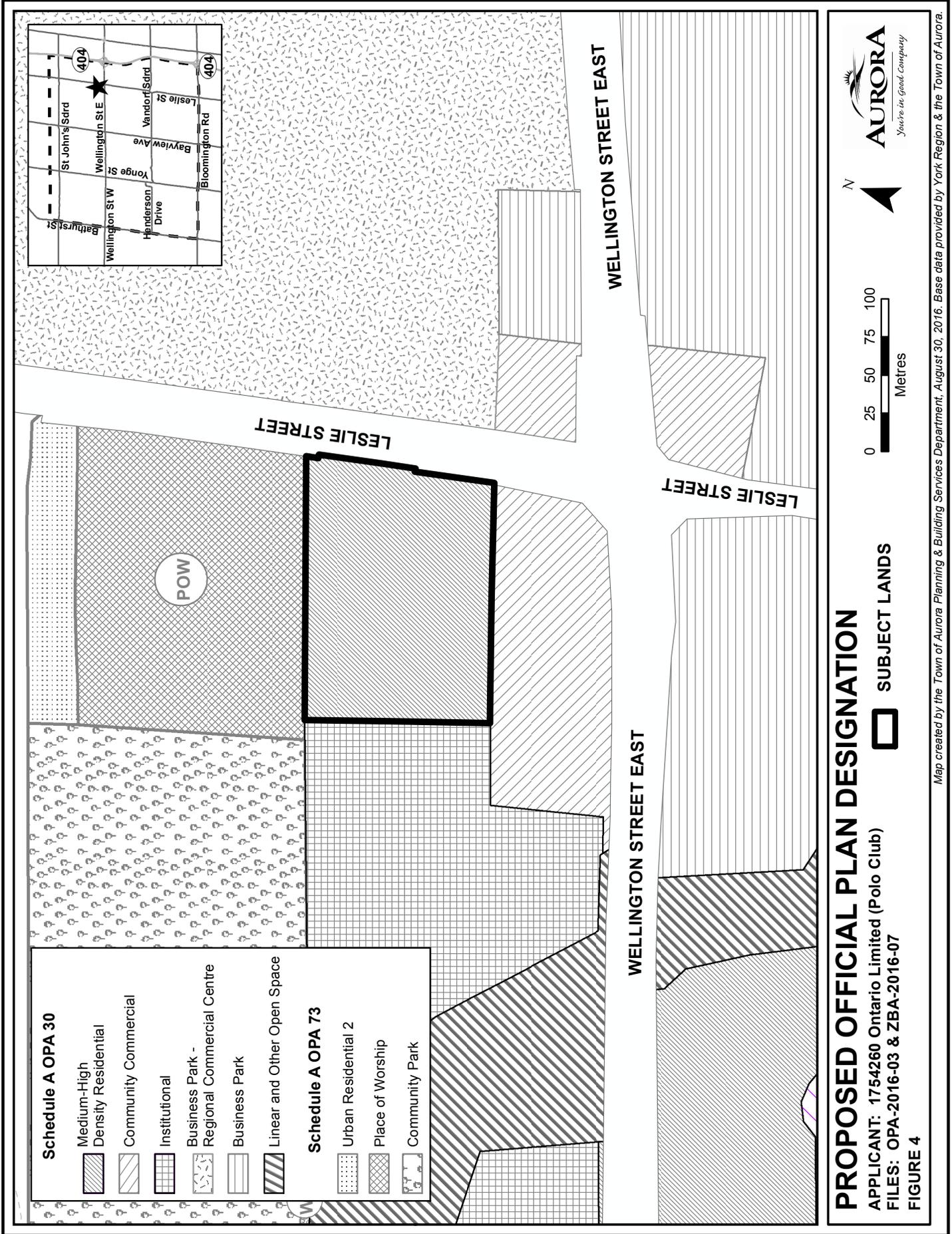


Zoning Legend

COMMERCIAL ZONES	
C3	Service
OPEN SPACES ZONES	
O	Major Open Space
EP	Environmental Protection
INDUSTRIAL ZONES	
BP	Business Park
RURAL ZONES	
RU	Rural
INSTITUTIONAL ZONES	
I	Institutional



EXISTING ZONING BY-LAW
 APPLICANT: 1754260 ONTARIO LIMITED (POLO CLUB)
 FILES: OPA-2016-03 & ZBA-2016-07
FIGURE 3



PROPOSED OFFICIAL PLAN DESIGNATION

APPLICANT: 1754260 Ontario Limited (Polo Club)

FILES: OPA-2016-03 & ZBA-2016-07

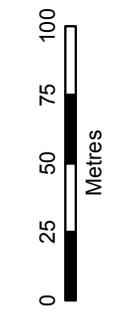
FIGURE 4

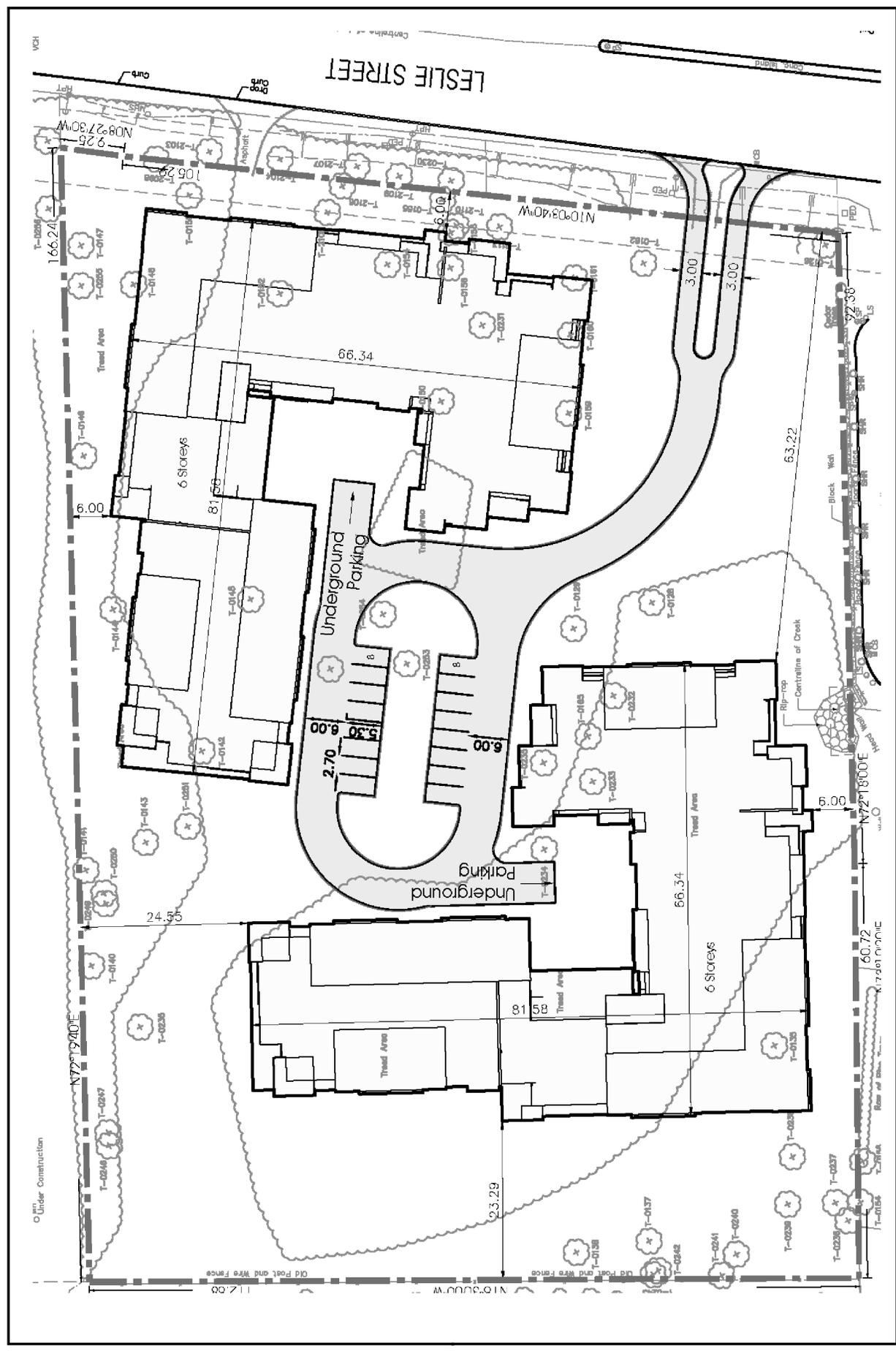




PROPOSED ZONING BY-LAW
 APPLICANT: 1754260 ONTARIO LIMITED (POLO CLUB)
 FILES: OPA-2016-03 & ZBA-2016-07
FIGURE 5

 **SUBJECT LANDS**





CONCEPTUAL SITE PLAN
 APPLICANT: 1754260 Ontario Limited (Polo Club)
 FILES: OPA-2016-03 & ZBA-2016-07
 FIGURE 6



CONCEPTUAL PERSPECTIVE DRAWING

APPLICANT: 1754260 Ontario Limited (Polo Club)
FILES: OPA-2016-03 & ZBA-2016-07

FIGURE 7



The Corporation of The Town of Aurora

By-law Number 5903-16

**Being a By-law to Confirm Actions by Council
Resulting from a Special Council – Public Planning
Meeting on September 28, 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 September 28, 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 28th day of September, 2016.

Read a third time and finally passed this 28th day of September, 2016.

Geoffrey Dawe, Mayor

Patty Thoma, Deputy Clerk