

Public Release  
October 25, 2016



**Town of Aurora  
Additional Items to  
Special Council – Public Planning  
Meeting Agenda**

Wednesday, October 26, 2016

7 p.m.

Council Chambers

- **Replacement Report for Item 1 – PBS16-079  
Application for Draft Plan of Subdivision and Zoning By-law Amendment  
Ballymore Building (South Aurora) Corporation  
14452 Yonge Street  
Part Lot 75, Concession 1  
File Numbers: SUB-2016-02 and ZBA-2016-09**



**Town of Aurora  
Public Planning Report**

**No. PBS16-079**

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**Subject:** Application for Draft Plan of Subdivision and  
Zoning By-law Amendment  
Ballymore Building (South Aurora) Corporation  
14452 Yonge Street  
Part Lot 75, Concession 1  
File Numbers: SUB-2016-02 and ZBA-2016-09

**Prepared by:** Drew MacMartin, Planner

**Department:** Planning and Building Services

**Date:** October 26, 2016

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## **Recommendation**

- 1. That Report No. PBS16-079 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 Draft Plan of Subdivision and Zoning By-law Amendment applications submitted for 14452 Yonge Street.

- Proposed Draft Plan of Subdivision to allow 40 single detached dwelling units developed as a plan of condominium.
- Proposed Zoning By-law Amendment to implement the Plan of Subdivision from "Rural (RU-ORM) Oak Ridges Moraine" to "Detached Dwelling Second Density Residential (R2-XX) Exception Zone, Major Open Space (O-22) Exception Zone and Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".
- The Heritage Advisory Committee will review the proposed Draft Plan of Subdivision and any impacts of the proposed development on the built heritage resource.
- Staff has identified matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration.

## **Background**

The subject Draft Plan of Subdivision and Zoning By-law Amendment application were submitted to the Town on August 11, 2016.

## **Location and Land Use**

The subject lands are located west of Yonge Street and south of the railway/ GO transit line and are municipally known as 14452 Yonge Street (see Figure 1). The subject lands consist of an irregular shaped parcel that is 8.1 ha (20 acres) in size and has a frontage of 6.0 metres on Yonge Street. The subject lands are listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. The existing building located on the east portion of the lot can be described as an arts and crafts bungalow constructed circa 1930.

The subject lands are located within the East Holland River subwatershed of Lake Simcoe and features a rolling terrain, with open meadows and heavily treed area.

The proposed development site is located directly north of the BG Properties development (formerly Coutts) which was draft approved for 195 residential units in June of 2013.

## **Surrounding Land Uses**

North: Railway/ GO transit and existing residential;  
South: BG Properties, 195 residential unit Draft Approved Subdivision;  
East: Yonge Street, Aurora chamber of commerce office and existing residential;  
West: Railway/ GO transit and existing 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 principal 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 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 Yonge 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 – Yonge Street South Secondary Plan (OPA 34)

No Amendment to the Official Plan is proposed by the applicant. As illustrated on Figure 2, the subject lands are designated as “Cluster Residential”, “Private Open Space”, “Building Setback”, “Ecological Buffer”, “Environmental Protection Area” and “Environmental Restoration Area”. A brief description of the Land Use Designations that apply to the subject lands is as follows:

#### Cluster Residential

The permitted uses in the “Cluster Residential” Designation are single detached dwellings, semi-detached dwellings, linked housing, townhouses and private open space. The Block Plan approval encourages an appropriate mix of units related to consideration of landform conservation efforts and overall compatibility with existing development. The site is within Block ‘F’ of the Town of Aurora Yonge Street South Secondary Plan. A Block Plan (File: SUB-2010-01, Block F) has been previously applied for and approved on the subject lands.

To the greatest extent possible, land within a Cluster Residential designation shall be retained in an open or natural condition, either as Private or dedicated Public Open Space and shall not form part of individual lots. Areas retained as open space are intended to preserve the natural landscape quality of the area.

#### Private Open Space

Lands described as “Private Open Space” are held in private ownership and shall be limited to uses which retain the site in a primarily open condition.

#### Environmental Protection Areas (EPA's)

Lands described as Environmental Protected Areas (EPA's) contain the most significant areas of ecological importance within the Secondary Plan. It is the Town's intent to acquire such areas or ensure their preservation through conservation easements. No new development or land alterations shall be permitted with EPA's except for matter such as erosion and flood control works or ecologically based restoration or management.

#### Environmental Restoration Areas (ERA)

Environmental Restoration Areas are intended to link and enhance EPA and Environmental Function Areas (EFA) to provide wildlife movement corridors and habitat. Such features may or may not contain natural features in their current state, however, it is intended that they will eventually resemble those areas in terms of species diversification and ecological functions. Within ERAs, appropriate trails, stormwater management facilities, roads and public works are permitted provided that the ecological functions of these areas are not compromised.

#### Ecological Buffer

The intent of ecological buffers is to provide adequate separation between environmental areas and adjacent areas used or intended for development. Ecological buffers shall be a minimum of 10.0 metres in width measured from the dripline of trees on the boundary of the EPA to the rear lot line or equivalent of the development.

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

The subject lands are currently zoned "Rural Oak Ridges Moraine (RU-ORM) 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 Owner is proposing to rezone the subject lands from "Rural Oak Ridges Moraine (RU-ORM) Zone" to the applicable zone designations described under the Proposed Application section of this report.

#### **Reports and Studies**

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

<b>Report Name</b>	<b>Report Author</b>
Architectural and Urban Design Guidelines	John G. Williams Architect
Natural Heritage Evaluation	Beacon Environmental
Landform Conservation Study	Schollen & Company Inc.
Phase 1 Environmental Site Assessment (ESA)	Canada Projects Inc. (CPG)
Phase 2 Environmental Site Assessment (ESA)	Soils Engineers Ltd.
Tree Inventory and Assessment Report and Landscape Drawings	Schollen & Company Inc.
Geotechnical Study/ Soils Report	Soils Engineers Ltd.
Hydrogeological Study/ Water Balance	WSP Canada Inc.
Lake Simcoe Protection Conformity Report	Malone Given Parsons Ltd.
Functional Servicing Report	Sabourin Kimble & Associates
Transportation Reliance Letter	Cole Engineering
Environmental Noise Assessment	Valcoustics Canada Ltd.
Stage 1 & 2 Archaeological Assessment	Archaeological Services Inc. (ASI)
Cultural Heritage Impact Assessment	Archaeological Services Inc. (ASI)

## **Proposed Applications**

### Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Rural (RU-ORM) Zone” to “Detached Dwelling Second Density Residential (R2-XX) Exception Zone”, “Major Open Space (O-22) Exception Zone” and “Oak Ridges Moraine Environmental Protection (EP-ORM) 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 parent R2 zoning requirements with the proposed R2-XX Exception Zone.

	<b>Parent R2 Zone Requirement</b>	<b>Proposed R2 Exception Zone</b>
Permitted Uses	-One detached dwelling per lot - a home occupation	- One detached dwelling per lot - a home occupation
Lot Area (minimum)	460 square metres	300.0 square metres*
Lot Frontage (minimum)	15.0 metres	9.0 metres*
Front Yard (minimum)	6.0 metres	- Main Building 4.5 metres* - Garage 6.0 metres
Rear Yard (minimum)	7.5 metres	7.5 metres
Side Yard (minimum)	-one (1) storey – 1.2 metres -two (2) storeys – 1.5 metres	- one side 1.2 metres - other side 0.6 metres*
Exterior Side Yard (minimum)	6.0 metres	- Main Building 3.0 metres - Garage 6.0 metres*
Floor Area (minimum)	-One (1) storey – 120 sqm -Two (2) storey – 130 sqm	-One (1) storey – 120 sqm -Two (2) storey – 130 sqm
Lot Coverage (maximum)	35%	40 %*
Height (main building) (maximum)	10.0 metres	11.0 metres*
Parking	One (1) space for each detached dwelling unit	A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage.*

Note: The proposed site specific exceptions are indicated in the table above 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.

#### Proposed Draft Plan of Subdivision

**The proposed Draft Plan of Subdivision consists of lots and blocks for 40 single detached dwelling units, open space, storm water management pond, environmental protection, lands to be retained by applicant and private road.**

The conceptual Draft Plan of Subdivision proposes 40 single detached condominium dwelling units (Figure 5). The future Plan of Condominium application will provide for a common element portion of the development proposal consisting of a private road network and a private storm water management pond. Blocks within the Draft Plan of Subdivision are proposed for Open Space and Environmental Protection Area. The eastern portion of the property where the existing house is located will be retained by the Owner. Due to environmental constraints within the eastern half of the subject lands, access to the proposed development will be provided from the south, through the BG Property lands (formerly Coutts, File: SUB-2012-03) which connect to Yonge Street.

The 40 single detached dwelling units propose frontages ranging from 11.6 metres to 17.5 metres and depths ranging between 32 metres and 41 metres. For servicing purposes, the proposed development will have an estimate total population of approximately 124 persons.

#### Trail Network

Wherever possible, identified trails will be brought into public ownership and designated as Public Open Space as reflected in the Trails Master Plan (Figure 6). In some cases trails may utilize public road allowances or easements over private land including areas designated Private Open Space. Wherever environmentally feasible, trails will be encouraged in locations which link and provide access within or adjacent to environmental lands and where it can be demonstrated that public access will not have a negative impact on the natural areas. Figure 7 illustrates a concept of the Owner's landscape plan and trail design.

## **Analysis**

A preliminary review of the proposed Draft Plan of Subdivision 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 Draft Plan of Subdivision and Zoning By-law amendments;
- Consideration/ accommodations for servicing and private road access from the subject lands to the abutting lands to the north (14476 Yonge Street);
- Consideration of proposed trails through the Open Space blocks;
- Consideration of noise impacts of the proposed development in relation to the Metrolinx train line and proposed 22.5m railway setback whereas 30.0m is the railway standard to residential areas;
- Consideration of the Heritage Impact of the proposed development on the subject lands; and
- Conformity with the Oak Ridges Moraine Conservation Plan and the Yonge Street South Secondary Plan.

### **Advisory Committee Review**

The Heritage Advisory Committee will review the proposed Draft Plan of Subdivision to comment on the impacts of the proposed development on the built cultural heritage on the subject lands.

### **Financial Implications**

There are no financial implications

### **Communications Considerations**

On September 8, 2016, a Notice of Complete Application respecting the Draft Plan of Subdivision and Zoning By-law Amendment applications was published in the Aurora and Aurora Banner newspapers.

On October 6, 2016 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers and 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 Draft Plan of Subdivision and Zoning By-law Amendment 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 objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications 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 2013 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 Zoning By-law
- Figure 5: Draft Plan of Subdivision
- Figure 6: Trails Master Plan for OPA 34 Area
- Figure 7: Landscape Concept Plan and Trail Design

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team Meeting review on October 13, 2016.

### **Departmental Approval**

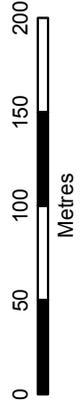
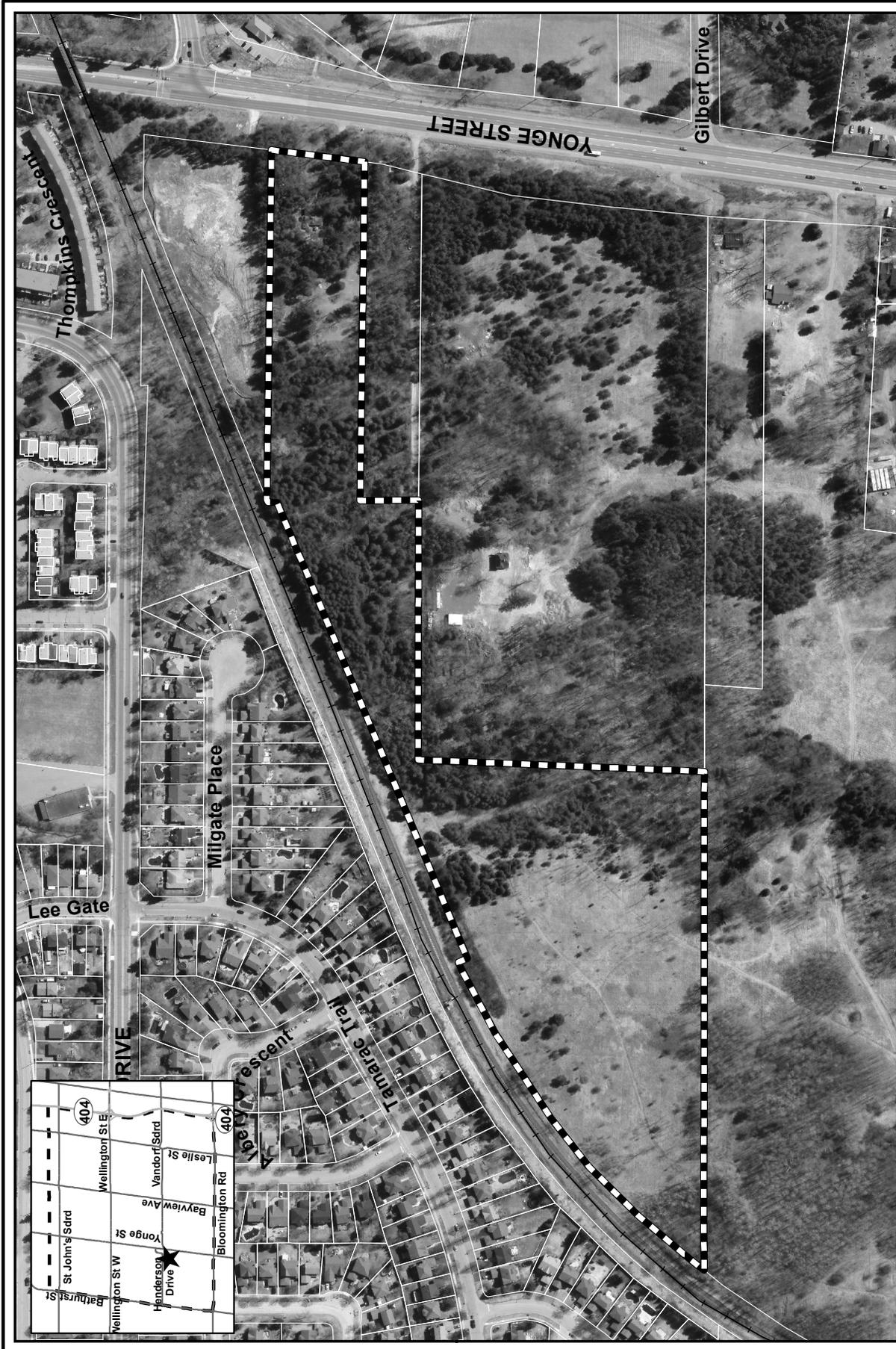


**Marco Ramunno, MCIP, RPP  
Director,  
Planning and Building Services**

### **Approved for Agenda**



**Doug Nadorozny  
Chief Administrative Officer**

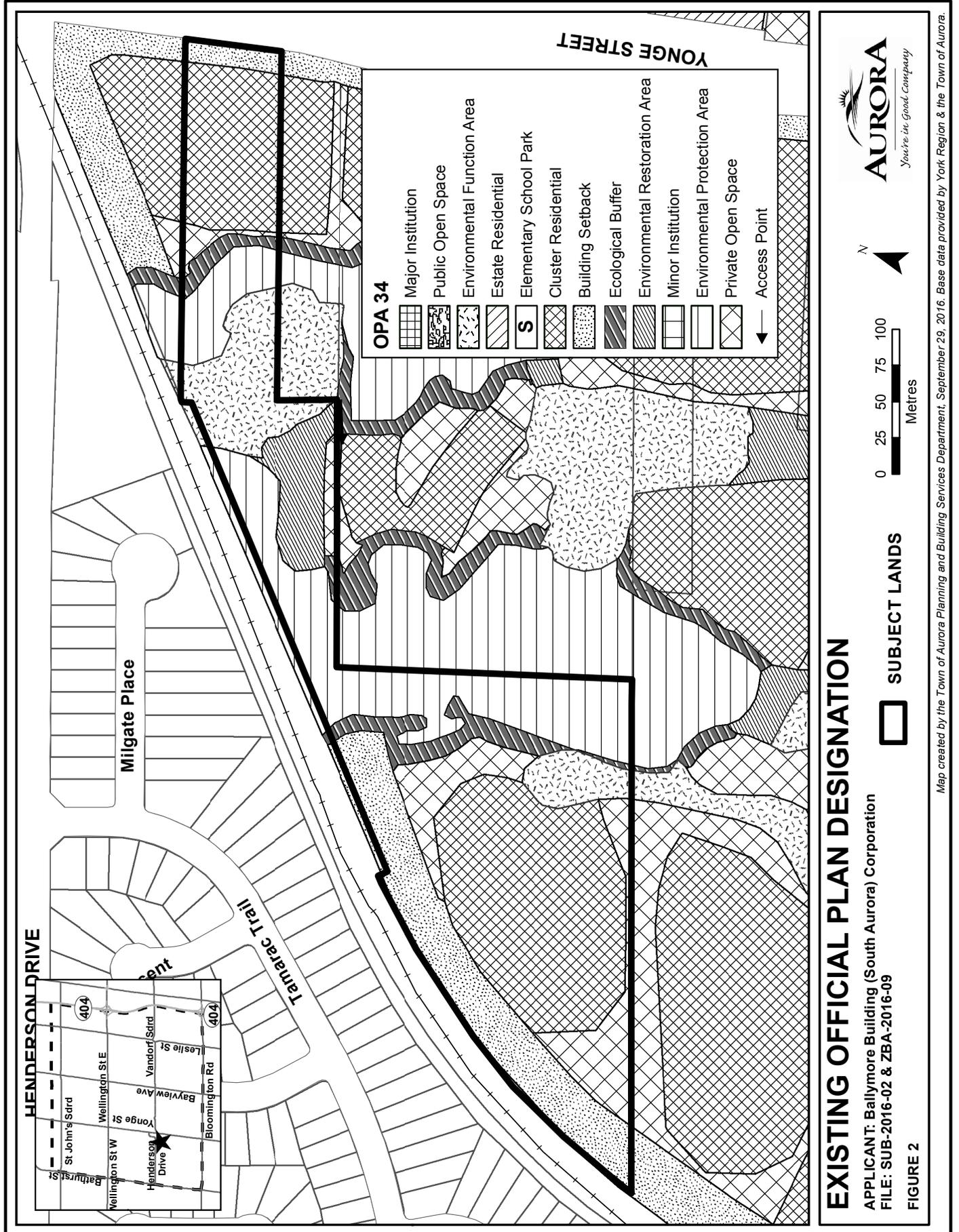


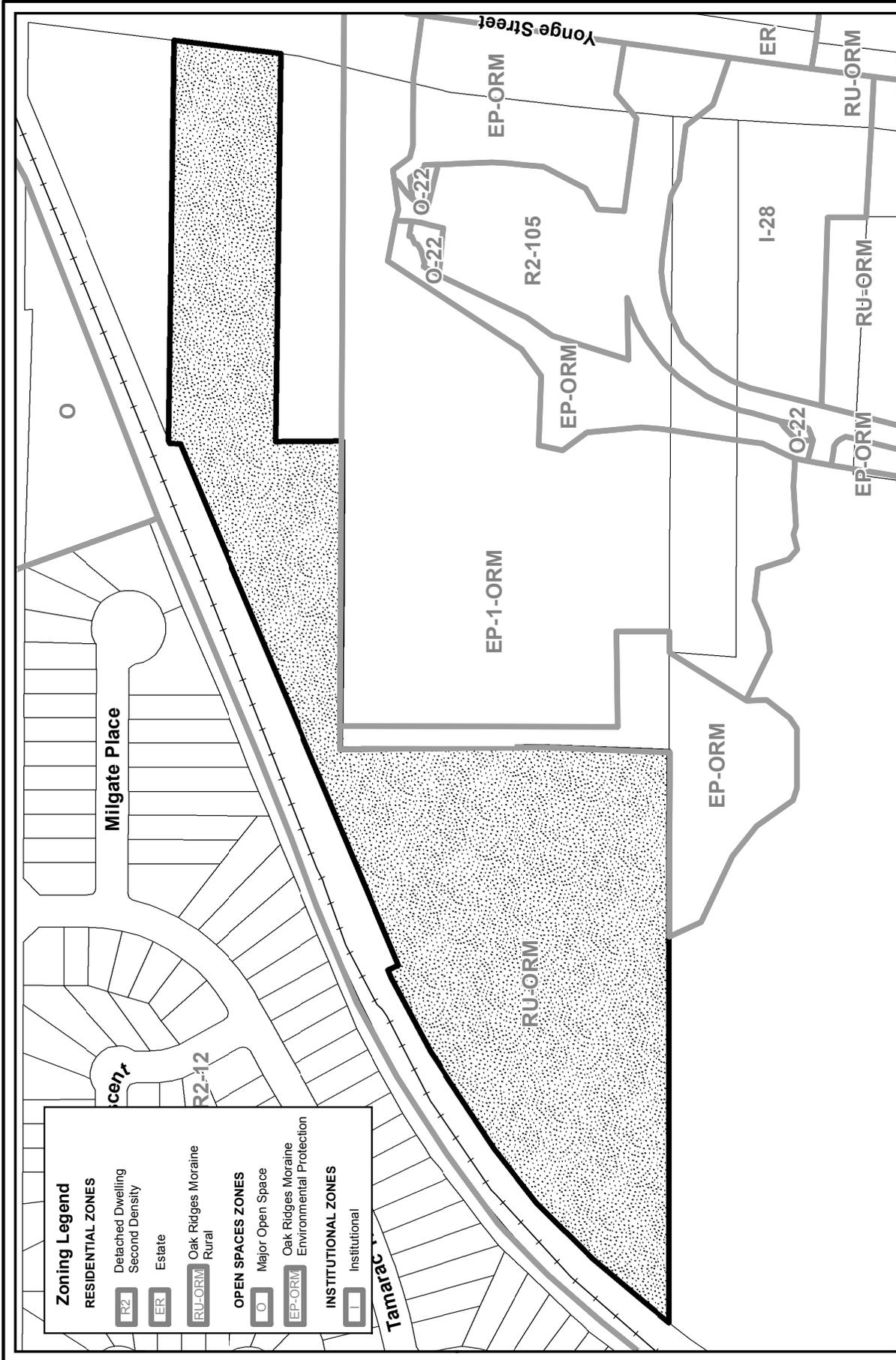
**Subject Lands**

**LOCATION MAP**

**APPLICANT:** Ballymore Building (South Aurora) Corporation  
**FILE:** SUB-2016-02 & ZBA-2016-09  
**FIGURE 1**

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



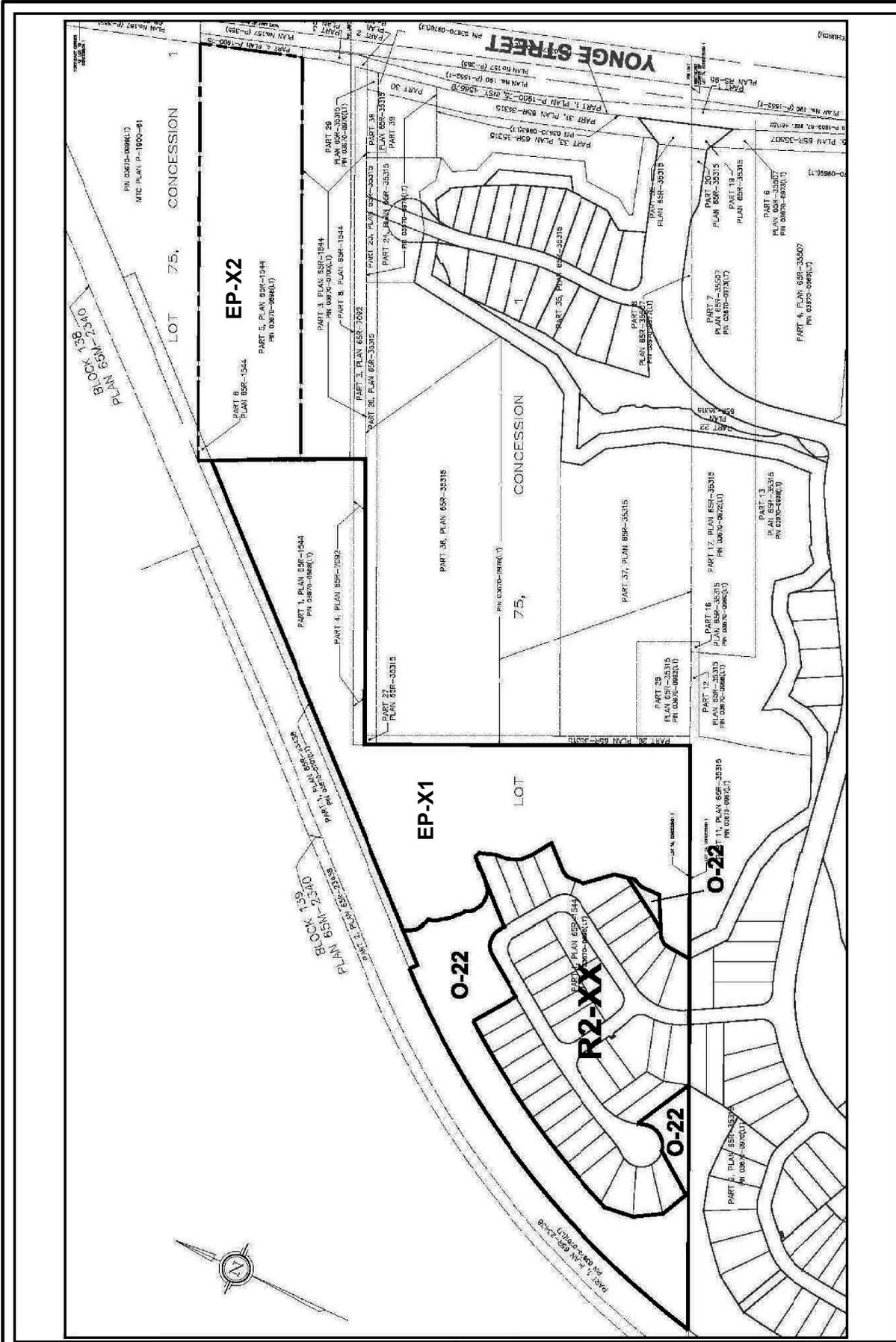


**ZONING BY-LAW**  
 APPLICANT: Ballymore Building (South Aurora) Corporation  
 FILE: SUB-2016-02 & ZBA-2016-09  
**FIGURE 3**

**SUBJECT LANDS**

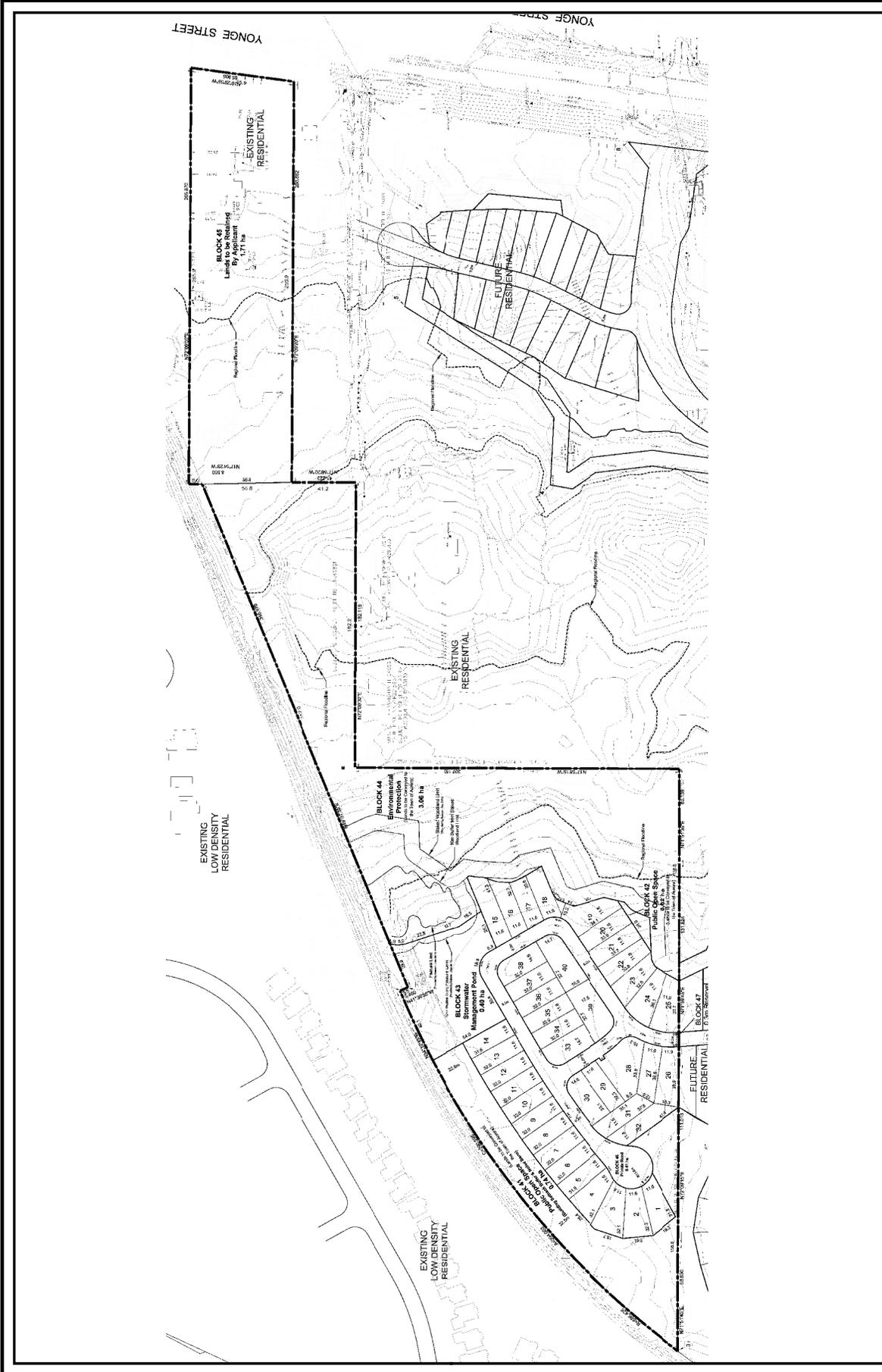
**AURORA**  
*You're in Good Company*

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



  
**PROPOSED ZONING BY-LAW**  
 APPLICANT: Ballymore Building (South Aurora) Corporation  
 FILE: SUB-2016-02 & ZBA-2016-09  
**FIGURE 4**

Map created by the Town of Aurora Planning and Building Services Department, September 29, 2016. Drawing provided by Malone Given Parsons LTD.

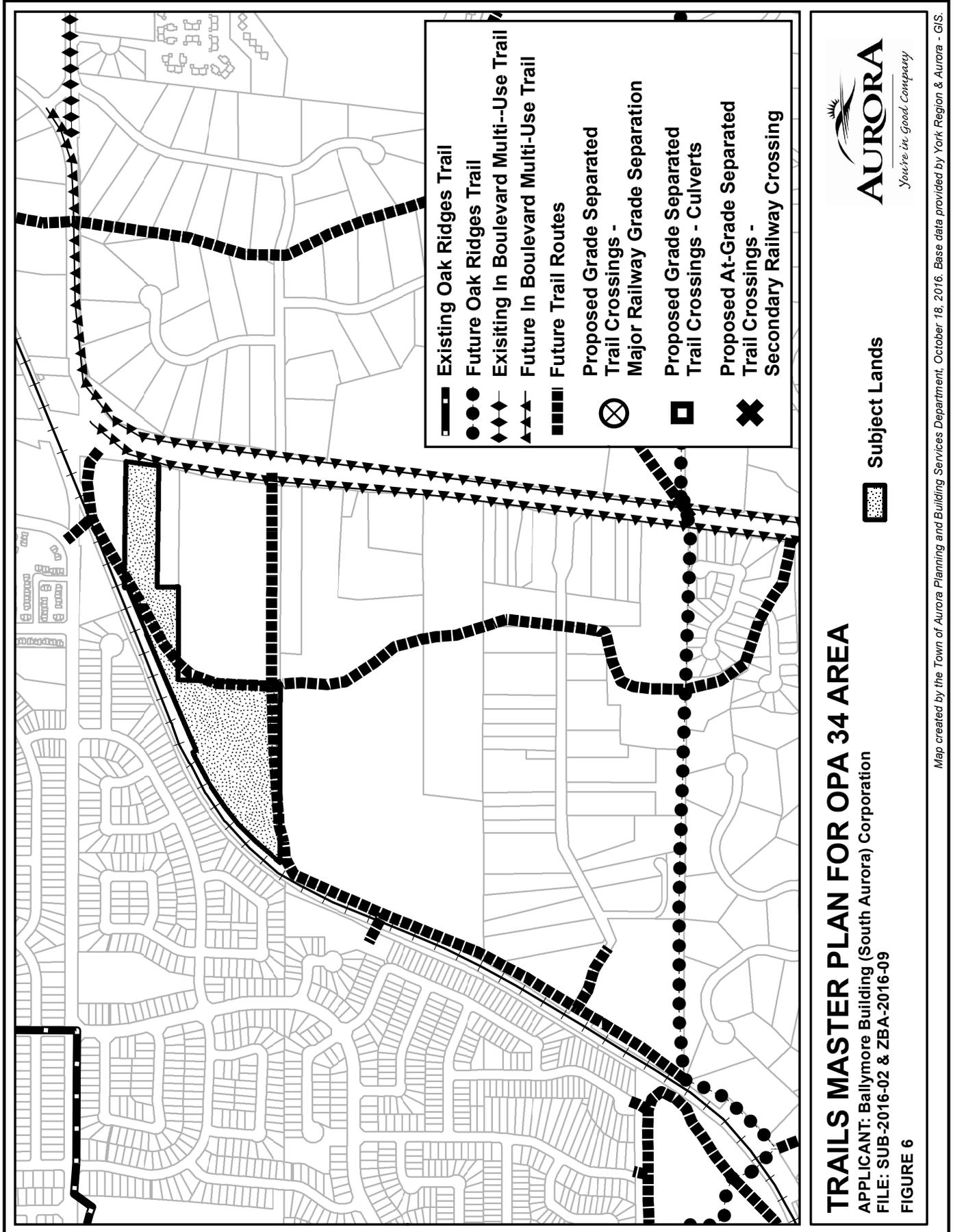


**DRAFT PLAN OF SUBDIVISION**

APPLICANT: Ballymore Building (South Aurora) Corporation  
 FILE: SUB-2016-02 & ZBA-2016-09

**FIGURE 5**





**TRAILS MASTER PLAN FOR OPA 34 AREA**

APPLICANT: Ballymore Building (South Aurora) Corporation  
 FILE: SUB-2016-02 & ZBA-2016-09

FIGURE 6



 Subject Lands



**LANDSCAPE CONCEPT PLAN AND TRAIL DESIGN**

APPLICANT: Ballymore Building (South Aurora) Corporation

FILE: SUB-2016-02 & ZBA-2016-09

FIGURE 7

