



# **Special Council Public Planning Meeting Agenda**

**Thursday, December 15, 2016  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



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

Thursday, December 15, 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:

**5939-16** Being a By-law to Confirm Actions by Council Resulting from a Special Council – Public Planning Meeting on December 15, 2016.

**5. Adjournment**

## Agenda Items

- 1. PBS16-103 – Application for Zoning By-law Amendment  
Worthman & Cwenar  
19-21 Machell Avenue  
Lot 5, Registered Plan No. 36  
File Number: ZBA-2016-11**

**Recommended:**

1. That Report No. PBS16-103 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. PBS16-104 – Application for Official Plan Amendment and  
Zoning By-law Amendment  
The Gathering Place of Aurora  
210 Edward Street  
Part of Block B & C Edward Street, Reg. Plan 488, Part 1  
65R13909  
File Numbers: OPA-2016-02 and ZBA-2016-06  
Related File Number: SP-2016-09**

**Recommended:**

1. That Report No. PBS16-104 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. PBS16-103**

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**Subject:** Application for Zoning By-law Amendment  
Worthman & Cwenar  
19-21 Machell Avenue  
Lot 5, Registered Plan No. 36  
File Number: ZBA-2016-11

**Prepared by:** Glen Letman, Manager of Development Planning

**Department:** Planning and Building Services

**Date:** December 15, 2016

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## **Recommendations**

1. That Report No. PBS16-103 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 Zoning By-law Amendment application submitted for 19-21 Machell Avenue.

- Proposed Zoning By-law to legalize two (2) existing semi-detached units on the subject lands by rezoning the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5-XX) Exception Zone”.
- The Heritage Advisory Committee will review the proposed Zoning By-law Amendment and any impacts of the proposed development on the built heritage.
- Staff has identified matters to be addressed in greater detail prior to staff preparing a final report for Council’s consideration.

## **Background**

The subject Zoning By-law Amendment application was submitted to the Town on November 2, 2016.

### **Location / Land Use**

The subject lands are located north of Wellington Street East, west of Yonge Street, directly south of 15278 Yonge Street (Carpino Construction Inc.) and are municipally known as 19-21 Machell Avenue (see Figure 1). The subject lands consist of a rectangular parcel that is approximately 808 sqm in area (0.12 acres), and having a frontage of 20.1m on Machell Avenue and a lot depth of 40.2m. The subject lands are listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. The existing building located on the subject lands was constructed circa 1880, designed in an Ontario gothic house style of architecture.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: stacked, back-to-back townhouse dwelling units (15278 Yonge Street);  
South: existing residential;  
East: stacked, back-to-back townhouse dwelling units (15278 Yonge Street);  
West: Machell Avenue 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 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. 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 considered to be designated as “Stable Neighbourhoods” 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.

The Official Plan also contains policies to conserve and enhance existing cultural heritage resources where appropriate.

### Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Central Commercial (C2) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

An Amendment to the Zoning By-law is required to re-zone the subject lands to legalize two (2) existing semi-detached units on the subject lands. The applicant is proposing to rezone the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5) Zone” as illustrated on Figure 4.

### Reports and Studies

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

<b>Report Name</b>	<b>Report Author</b>
Planning Justification Report	Templeton Planning Ltd.
Draft Zoning By-law	Templeton Planning Ltd.
Lot Severance Survey	Delph & Jenkins North Ltd.

### Proposed Applications

#### Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Central Commercial (C2) Zone” to “Special Mixed Density Residential (R5) 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 C2 zoning requirements with the proposed R5 Exception Zone.

	<b>Parent C2 Zone Requirement</b>	<b>Proposed R5 Exception Zone</b>
Permitted Uses	<ul style="list-style-type: none"> <li>- Banks or other financial establishments</li> <li>- Business or professional offices</li> <li>- Commercial schools</li> <li>- Commercial Clubs</li> <li>- Clinics</li> <li>- Dry Cleaning Establishments</li> <li>- Dwelling units above the first storey</li> <li>- Funeral parlours</li> <li>- Institutional uses, including churches, libraries, government offices, post office</li> <li>- Hotels or motels</li> <li>- Places of Entertainment</li> <li>- Restaurants</li> <li>- Retail Stores</li> <li>- Service shops, light</li> <li>- Service shops, personal</li> <li>- Studios</li> <li>- Supermarkets</li> </ul>	-one semi-detached dwelling per lot
Lot Area (minimum)	230.0 square metres	650 sqm
Lot Frontage (minimum)	10.0 metres	9.0m per lot
Front Yard (minimum)	-	- Main Building 3.5 m - Garage 6.0 m
Rear Yard (minimum)	7.5 metres	7.5 m
Interior Side Yard (minimum)	-	1.5 m
Floor Area (minimum)	-	-
Lot Coverage (maximum)	-	40.0%
Height (maximum)	5 storeys, provided the 4 <sup>th</sup> and 5 <sup>th</sup> storeys are set back a minimum of 3 metres from the main front and exterior walls of the third storey	11.0 m

Note: 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.

## Future Consent Application

The Owner intends to file an application for consent for consideration by the Committee of Adjustment in the near future. The Owner seeks to obtain consent approval to divide the subject lands into two parcels of land based on the demising wall of the existing semi-detached dwelling. Figure 5 illustrates that the proposed westerly lot (21 Machell Avenue, Part 2, Lot 5) will have an area of 442.6 square metres. The adjoining easterly lot (19 Machell Avenue, Part 1 Lot 5) will have an area of 361.4 square metres. In order to facilitate the severance, it is necessary to rezone the subject lands from Central Commercial (C2) Zone to Residential Special Mixed Density (R5-XX) Exception zone. The existing central Commercial Zone provisions do not include a semi-detached dwelling as a permitted use.

## Analysis

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

- The 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;
- Consideration of the Heritage Act and implementation of the Cultural Heritage Resource policies of the Official Plan as part of the proposed Zoning Amendment and future severance on the subject lands; and
- Conformity with the Stable Neighbourhood Official Plan Designation.

## Public Comments

At the time of writing this report, Planning Staff have received no comments from residents from the surrounding neighbourhood and general public.

## Advisory Committee Review

The Heritage Advisory Committee will review the proposed Zoning By-law Amendment application 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 November 24, 2016, a Notice of Complete Application and Notice of Public Planning Meeting respecting the Zoning By-law Amendment application was published in the Auroran and Aurora Banner newspapers. In addition, the notices were 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 Zoning By-law Amendment application supports the Strategic Plan goal of Supporting an exception 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 Zoning By-law Amendment application 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 2023 as identified in the Town's Official Plan

## **Alternatives 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**

Planning and Building Services reviewed the proposed Zoning By-law Amendment in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Zoning By-law Amendment is considered to be in keeping with the development standards of the Town. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

December 15, 2016

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Report No. PBS16-103

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### **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- Site plan

### **Previous Reports**

None.

### **Pre-submission Review**

Reviewed by the Chief Administrative Officer and the Director of Planning and Building Services.

### **Departmental Approval**



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

### **Approved for Agenda**



**Doug Nadorozny**  
**Chief Administrative Officer**

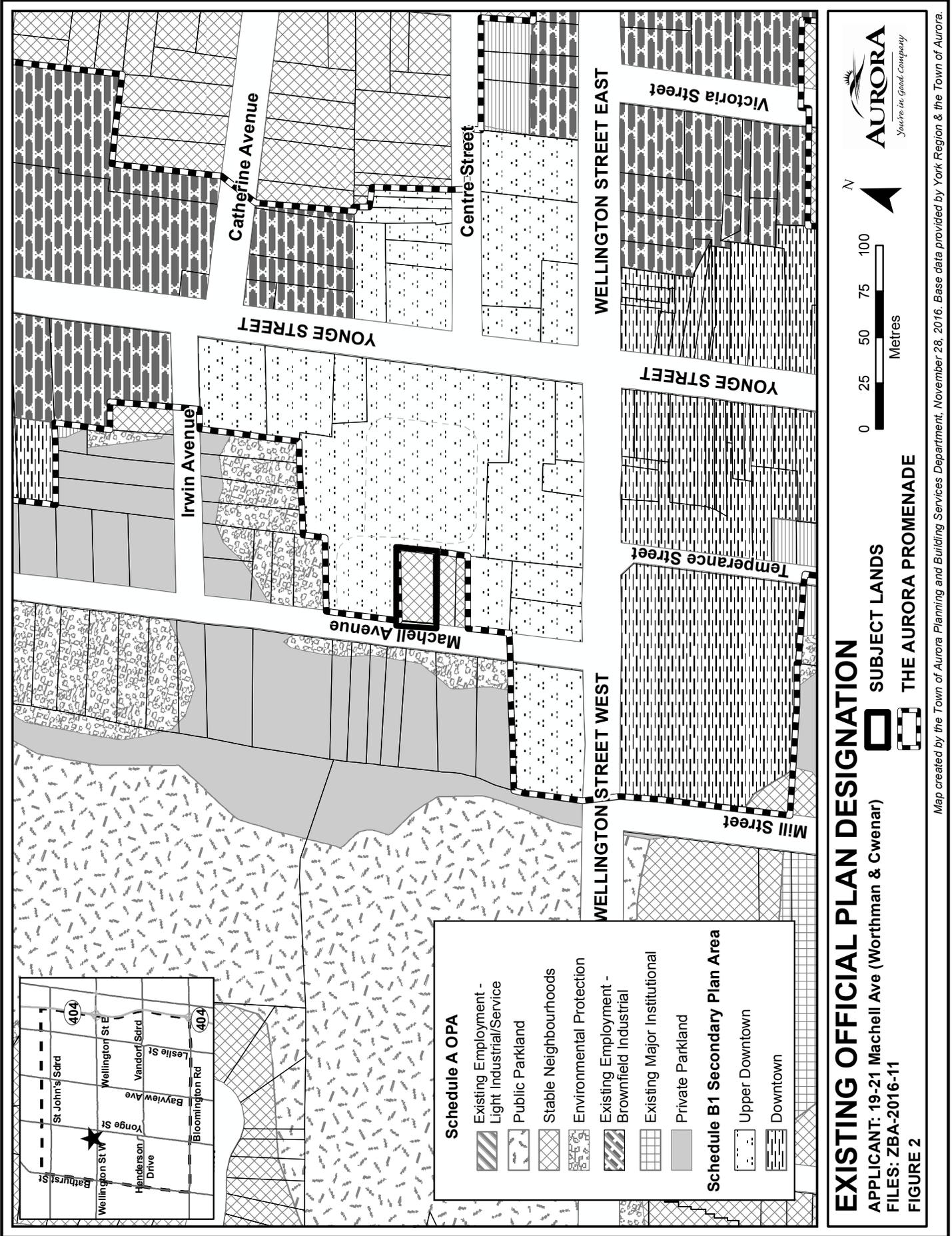


**LOCATION MAP**  
APPLICANT: 19-21 Machell Ave (Worthman & Cwenar)  
FILES: ZBA-2016-11  
**FIGURE 1**

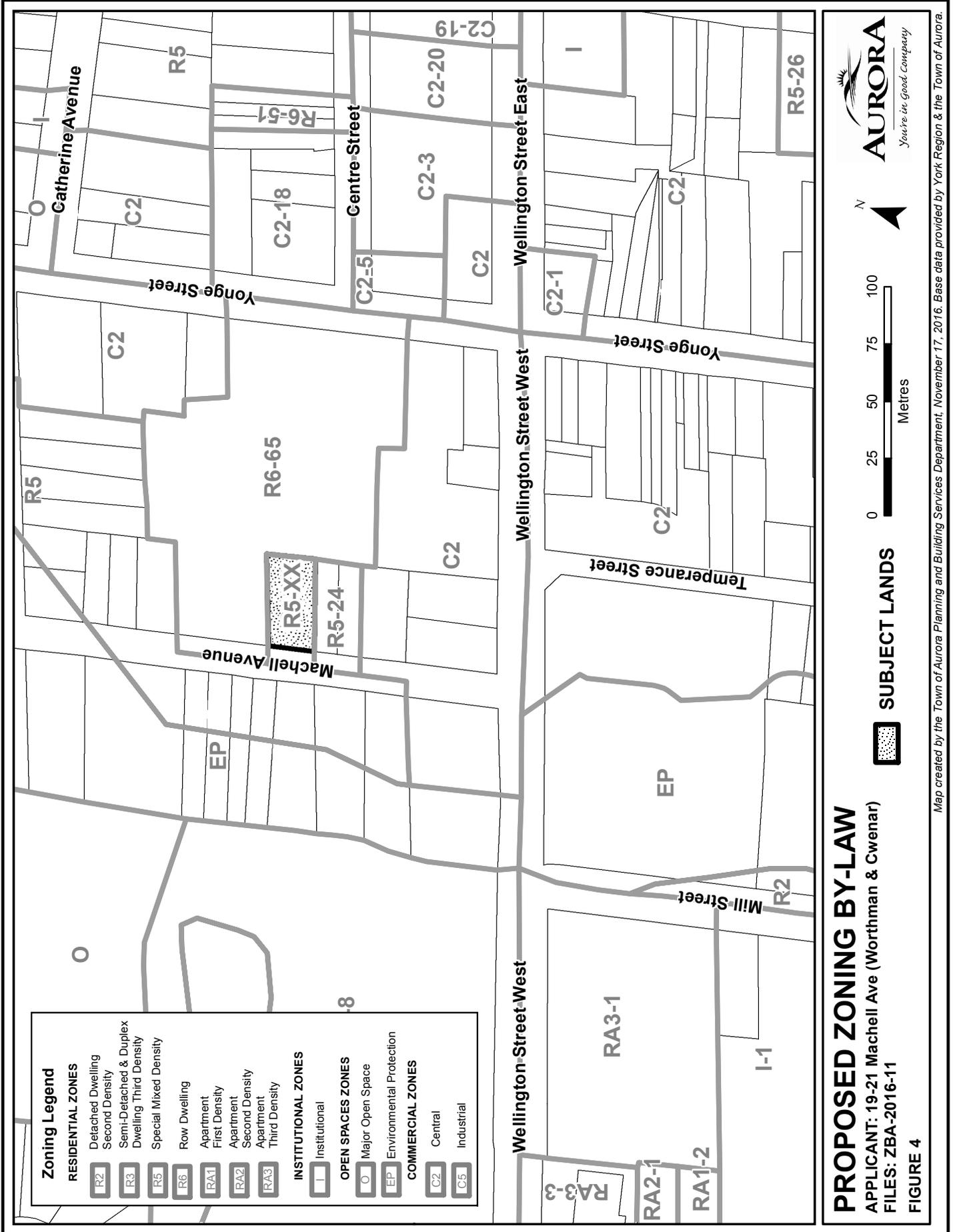
 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, November 17, 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. PBS16-104**

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**Subject:**           **Application for Official Plan Amendment and  
Zoning By-law Amendment  
The Gathering Place of Aurora  
210 Edward Street  
Part of Block B & C Edward Street, Reg. Plan 488, Part 1 65R13909  
File Numbers: OPA-2016-02 and ZBA-2016-06  
Related File Number: SP-2016-09**

**Prepared by:**   **Marty Rokos, Planner**

**Department:**   **Planning and Building Services**

**Date:**            **December 15, 2016**

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## **Recommendations**

- 1. That Report No. PBS16-104 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**

The purpose of this report is to provide Council with background information related to the proposed Official Plan Amendment and Zoning By-law Amendment applications on the subject lands.

The owner proposes to re-designate the portion of the subject lands designated “Existing Employment – Light Industrial/Service” to “Existing Employment – Light Industrial/Service Site Specific Policy Area No. XX” and amend the provisions of the “General Industrial (M2-9) Exception Zone” to permit a place of worship in the entire existing building.

- The applications have been circulated for comment.
- A portion of the existing building has been used for a place of worship for the past 11 years.
- A site plan application has also been submitted (file SP-2016-09) to permit the development of a front entrance addition and the parking area.

- A comprehensive report with recommendations and options will be presented at a future General Committee meeting.

## **Background**

The subject lands are currently designated “Existing Employment – Light Industrial/Service” and “Public Parkland” by the Official Plan and zoned “General Industrial (M2-9) Exception Zone”. The Official Plan and Zoning By-law permit a variety of employment uses as noted in the Official Plan and Zoning By-law sections of this report.

In 2005, Council passed By-law 4709-05.D to permit a place of worship on the subject lands to a maximum GFA of 232 m<sup>2</sup>. The owner has applied to re-designate and rezone the property to allow the entire building (GFA of 1,516 m<sup>2</sup>) to be converted to a place of worship. An addition to the front of the building facing Edward Street is also proposed as well as a reorganization of the parking spaces within the existing paved parking lot.

## **Location / Land Use**

The subject lands, municipally known as 210 Edward Street, are located between Dunning Avenue and Engelhard Drive (Figure 1). The property has a lot area of 4,322 m<sup>2</sup>, a frontage of 11.4 m on Dunning Avenue and a flankage of 122.25 m on Edward Street. The existing building was previously used as a bowling alley.

## **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Dunning Avenue, residential, employment, and environmental protection  
South: Employment  
East: Edward Street and employment  
West: Environmental protection

## **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. 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 “Existing Employment – Light Industrial/Service” and “Public Parkland” by the Town of Aurora Official Plan (Figure 2). The “Existing Employment – Light Industrial/Service” designation is intended to accommodate a broad range of employment opportunities as well as service commercial uses and retail uses of a quasi-industrial nature within existing employment areas. The “Public Parkland” designation is intended to maintain parkland as open space with facilities that meet the recreation needs of residents, tourists and visitors. The northerly portion of the subject lands is designated “Public Parkland”.

Permitted uses in the “Existing Employment – Light Industrial/Service” designation include office/research uses, industrial and manufacturing uses, warehouse facilities, enclosed storage including self-storage units, industrial supply and service and contractor sales, micro-industries that support non-noxious uses, automotive and recreational vehicle related uses, service commercial uses, commercial recreational facilities, conference uses, public and/or private educational facilities, ancillary/accessory retail functions directly related to the industrial, manufacturing, and/or office uses, parks and recreation uses, public uses, utilities, child care facilities, and wholesale facilities. A place of worship was a permitted use within the “General Industrial” designation of the old Official Plan (1991). As such, the place of worship was allowed by By-law 4709-05.D, approved on October 25, 2005, and was limited to a maximum of 232 m<sup>2</sup> GFA by the Zoning By-law. The “Existing Employment – Light Industrial/Service” Designation of the Town’s current Official Plan is limited in its scope of permitted uses, and a place of worship is not permitted as a principle use as requested by the owner. An amendment to the Official Plan is required to allow a place of worship as the principal use.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “General Industrial (M2-9) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

The M2-9 Zone permits specific employment uses as outlined in the chart on pages 5-6 of this report. An amendment to the By-law is required to allow a place of worship with a maximum GFA of 1,516 m<sup>2</sup>.

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 as well as the Site Plan Application:

Name	Report Author
<b>Official Plan Amendment and Zoning By-law Amendment Applications</b>	
Site Survey	JH Architecture
Conceptual Site Plan	JH Architecture
Planning Justification Report	IBI Group
Draft Official Plan Amendment	IBI Group
Draft Zoning By-law Amendment	IBI Group
Floor Plans	JH Architecture
Colour renderings	n/a
<b>Site Plan Application</b>	
Architectural Site Plan	JH Architecture
Electrical Site Plan	JH Architecture
Plan of Survey	Lloyd & Purcell Ltd.
3D Rendering	JH Architecture

**Proposed Application**

Proposed Official Plan Amendment

As shown in Figure 3, the Applicant proposes to amend the Existing Employment – Light Industrial/Service designation. The owner has submitted a draft Official Plan Amendment which is currently under review by staff. The proposed OPA would create a site specific Official Plan policy that would add a place of worship as a permitted use.

Proposed Zoning By-law Amendment

As shown in Figure 3, the Applicant proposes to amend the existing Site Specific M2-9 Exception Zone. The owner has submitted a draft Zoning By-law which is currently under review by staff. The proposed Zoning By-law amendment as applied for by the owner would increase the maximum GFA for a place of worship to 1,516 m<sup>2</sup> and amend provisions related to parking spaces, parking setbacks and manoeuvring. It would also recognize existing site conditions such as the lot frontage, curbing, landscaping, and loading. The following is a table to compare the difference between the current M2-9 zoning requirements with the proposed zoning requirements.

	<b>Existing M2-9 Exception Zone Requirements</b>	<b>Proposed M2-9 Exception Zone Requirements</b>
Permitted Uses	warehouses and industrial uses, ancillary retail, commercial self storage facilities, data processing centres, fitness centres, recreation centres, private clubs, laundries, motor vehicle body shops, motor vehicle rental establishments, motor vehicle repair garages, office uses accessory to a permitted use on the same premise, offices other than the offices of a doctor or drugless practitioner in multi-premises buildings, light and heavy repair shops, research labs, trade schools, transportation terminals, and a place of worship to a maximum GFA of 232 m <sup>2</sup>	warehouses and industrial uses, ancillary retail, commercial self storage facilities, data processing centres, fitness centres, recreation centres, private clubs, laundries, motor vehicle body shops, motor vehicle rental establishments, motor vehicle repair garages, office uses accessory to a permitted use on the same premise, offices other than the offices of a doctor or drugless practitioner in multi-premises buildings, light and heavy repair shops, research labs, trade schools, transportation terminals, and a place of worship to a maximum GFA of 1,516 m <sup>2</sup> *
Lot Area (minimum)	1,400.0 m <sup>2</sup>	1,400.0 m <sup>2</sup>
Lot Frontage (minimum)	30.0 m	12.0 m*
Front Yard (minimum)	3.0 m	3.0 m
Rear Yard (minimum)	9.0 m	9.0 m

	<b>Existing M2-9 Exception Zone Requirements</b>	<b>Proposed M2-9 Exception Zone Requirements</b>
Side Yard (minimum)	3.0 m	3.0 m
Floor Area (minimum)	1 storey: 120.0 m <sup>2</sup> 2 storeys: 130.0 m <sup>2</sup>	1 storey: 120.0 m <sup>2</sup> 2 storeys: 130.0 m <sup>2</sup>
Height (maximum)	10.0 m	10.0 m
Parking (minimum)	1 parking space per 10 seats	1 parking space per 10 seats
Parking space dimensions (minimum)	2.7 x 5.5 m	2.7 x 4.2 m*
Manoeuvring Space (minimum)	7.4 m	One way: 3.0 m* Two way: 6.0 m*
Curbing	15 cm high curb required	No required curb*
Parking in Yards	Parking separated from street line by minimum 1.5 m landscaped strip	No minimum separation between parking and street line*
Parking Space Location	Minimum 1.5 m from side or rear lot line	No minimum setback from side or rear lot line*

Note: The proposed by-law exceptions 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.

#### Site Plan

As illustrated on Figure 4, the applicant is proposing to use the existing building to expand the existing place of worship use. A 113 m<sup>2</sup> GFA addition is proposed at the front of the building facing Edward Street that would serve as the main entrance to the building.

The building addition and changes to the parking lot circulation would result in a reduction in parking spaces from 80 to 52. The proposed number of parking spaces would conform to the minimum zoning requirements. Driveway access would via two driveways from Edward Street. A third driveway at the northerly portion of the site would

be removed. A municipal sidewalk was constructed along the Edward Street frontage in 2015.

## **Analysis**

A preliminary review of the Official Plan and Zoning By-law Amendment applications 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 Official Plan policies including policies intended to protect employment lands;
- Zoning performance provisions;
- Necessity of limiting the GFA of the place of worship use; and
- Changes to parking layout and circulation.

## **Public Comments**

Planning Staff have not received any comments from the public as of the preparation of this report.

## **Advisory Committee Review**

The Site Plan application will be reviewed by the Accessibility Advisory Committee.

## **Financial Implications**

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

## **Communications Considerations**

On November 24, 2016, a Notice of Complete Application and Public Planning Meeting was published in the Aurora Banner and Auroran newspapers and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. On the same date, two Notice of Public Planning Meeting signs were also posted on the subject lands fronting Edward Street and Dunning Avenue. Public notification has been provided in accordance with the *Planning Act*.

## **Link to Strategic Plan**

The proposed Official Plan and Zoning By-law Amendment applications support the Strategic Plan goal of Enabling a diverse, creative and resilient economy through their 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 proposed Official Plan and Zoning By-law Amendment applications on the subject lands, the applicant will assist in attracting business in accordance with the Develop plans to attract businesses that provide employment opportunities for our residents action item.

## **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 Official Plan Amendment, Zoning By-law Amendment, and Site Plan applications will be reviewed in accordance with Provincial, Regional and municipal Official Plan, zoning and development standards.

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

December 15, 2016

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Report No. PBS16-104

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### **Attachments**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Zoning By-law
- Figure 4 – Proposed Site Plan
- Figure 5 – Conceptual Rendering

### **Previous Reports**

None.

### **Pre-submission Review**

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

### **Departmental Approval**

### **Approved for Agenda**



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



**Doug Nadorozny**  
**Chief Administrative Officer**

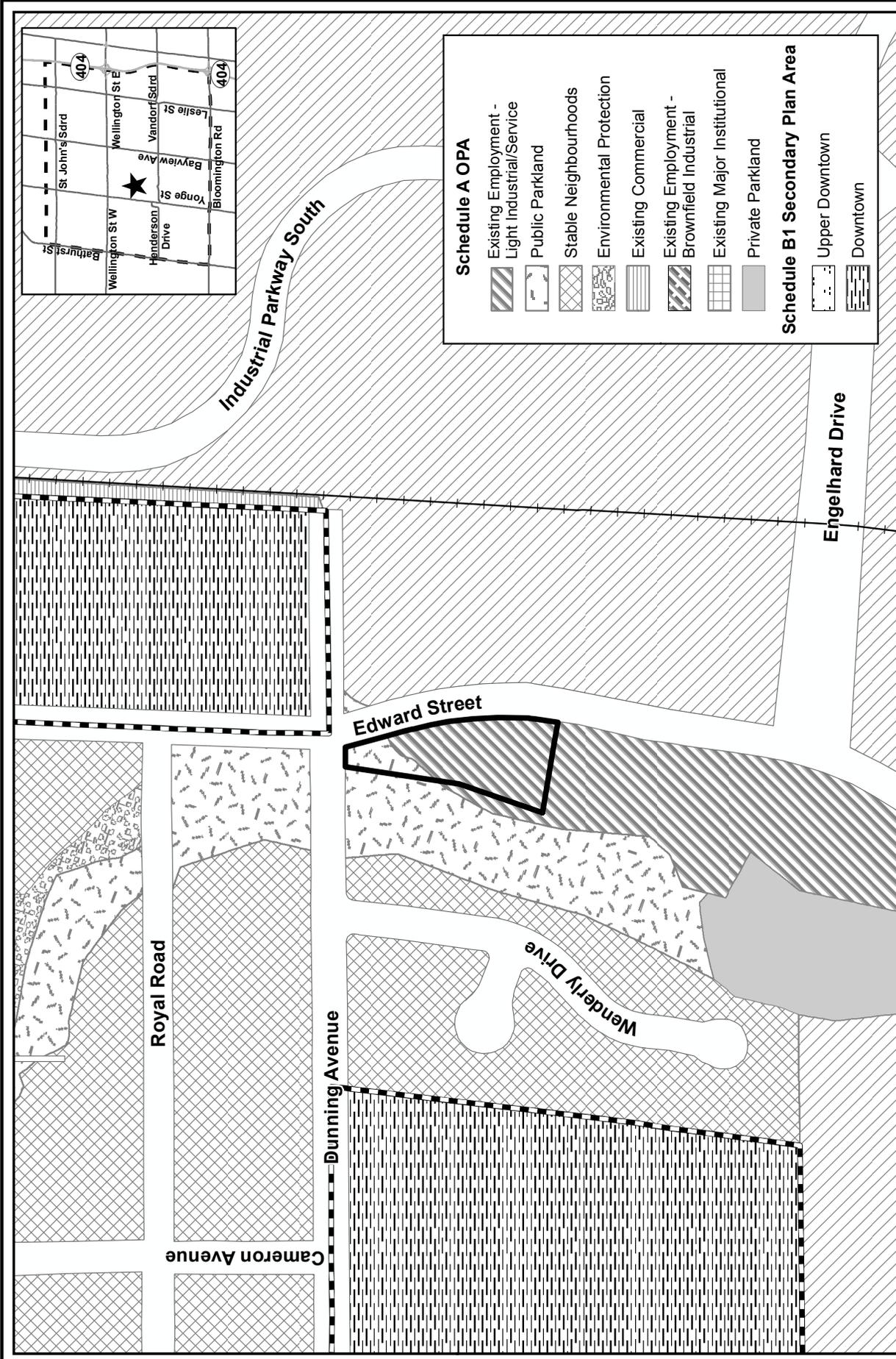


**LOCATION MAP**  
APPLICANT: The Gathering Place of Aurora  
FILES: OPA-2016-02 & ZBA-2016-06  
**FIGURE 1**



**SUBJECT LANDS**





**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: The Gathering Place of Aurora  
 FILES: OPA-2016-02 & ZBA-2016-06  
**FIGURE 2**

**SUBJECT LANDS**

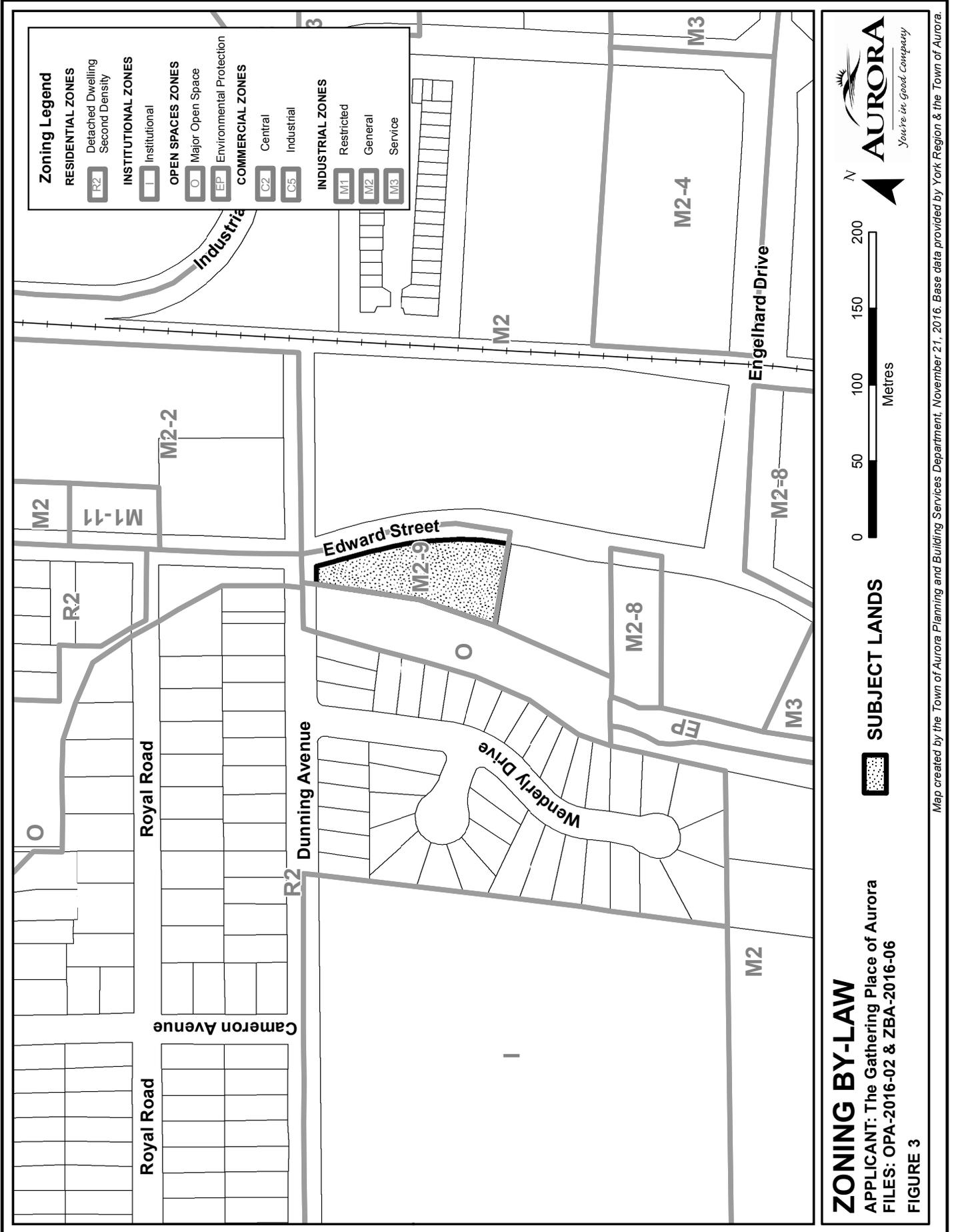
**THE AURORA PROMENADE**

Map created by the Town of Aurora Planning and Building Services Department, November 18, 2016. Base data provided by York Region & the Town of Aurora.

**AURORA**  
 You're in Good Company

0 25 50 75 100  
 Metres

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

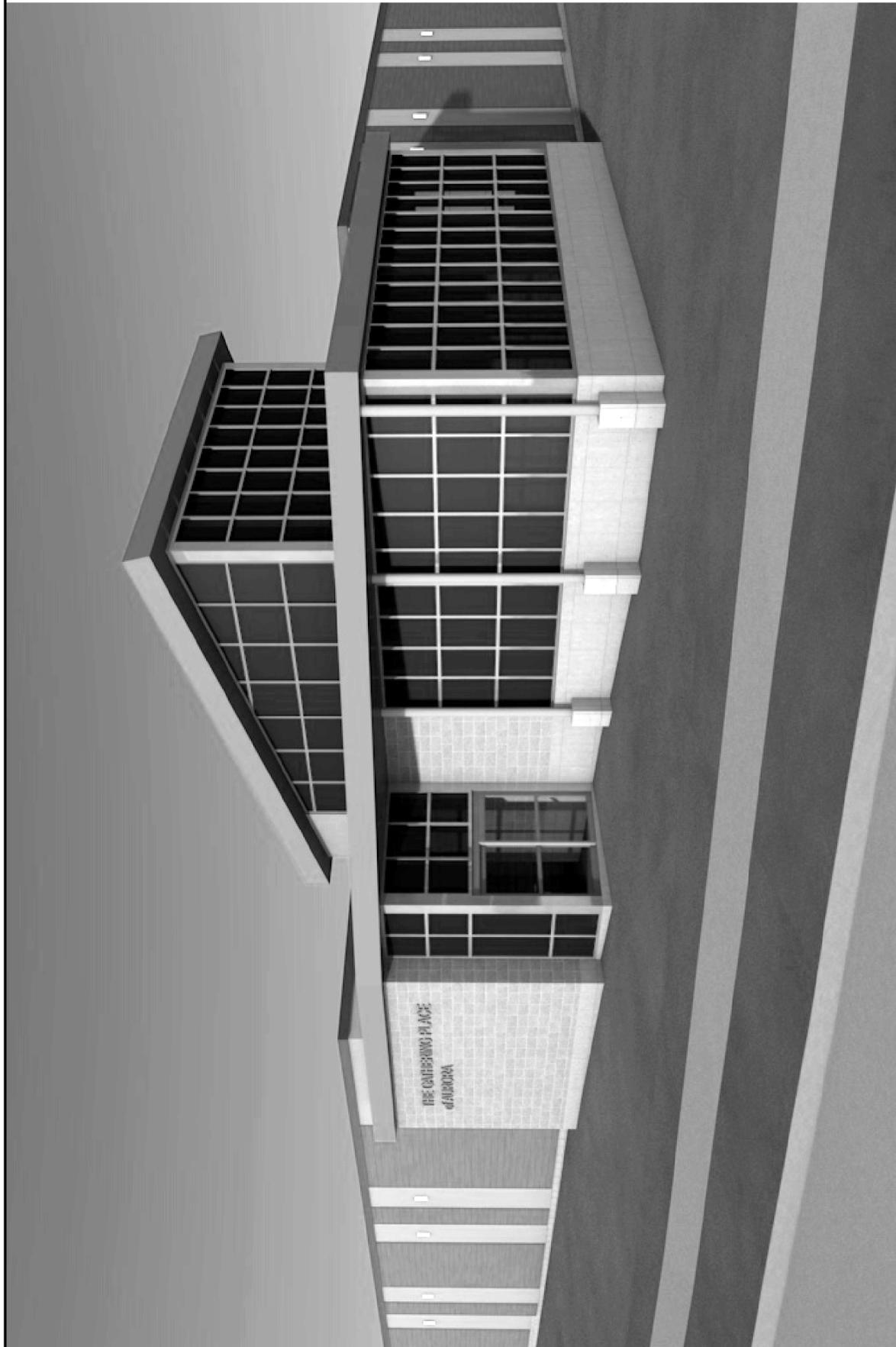
**SUBJECT LANDS**

**ZONING BY-LAW**  
 APPLICANT: The Gathering Place of Aurora  
 FILES: OPA-2016-02 & ZBA-2016-06

**FIGURE 3**

Map created by the Town of Aurora Planning and Building Services Department, November 21, 2016. Base data provided by York Region & the Town of Aurora.





**PROPOSED ADDITION**

APPLICANT: The Gathering Place of Aurora  
FILES: OPA-2016-02 & ZBA-2016-06

FIGURE 5



**The Corporation of The Town of Aurora**

**By-law Number 5939-16**

**Being a By-law to Confirm Actions by Council  
Resulting from a Special Council – Public Planning  
Meeting on December 15, 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 December 15, 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 15<sup>th</sup> day of December, 2016.**

**Read a third time and finally passed this 15<sup>th</sup> day of December, 2016.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**