

Public Release
September 19, 2017



Town of Aurora
Additional Items No. 2 to
General Committee Meeting Agenda

Tuesday, September 19, 2017
7 p.m., Council Chambers

- **Replacement Delegation (a) Anthony Biglieri, The Biglieri Group Ltd., representing 2523059 Ontario Inc., Re: Item R2 – PBS17-068 – Proposals for Zoning By-law Amendment Applications (Revised letter attached)**
- **Delegation (c) Jennifer Bentley, Owner, Re: Item R1 – PRCS17-031 – Tree Removal Permit Application – 81 Catherine Avenue**



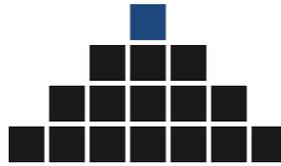
Legislative Services
905-727-3123
Clerks@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

Delegation Request

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 p.m. Two (2) Days Prior to the Requested Meeting Date

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|--|---------------------------------|
| Council/Committee/Advisory Committee Meeting Date: September 19, 2017 - General Committee | |
| Subject: Zoning By-law Amendment Application for 132-198 Old Bloomington Road | |
| Name of Spokesperson: Anthony Biglieri of The Biglieri Group Ltd. | |
| Name of Group or Person(s) being Represented (if applicable): 2523059 Ontario Inc. | |
| Brief Summary of Issue or Purpose of Delegation: Request to Council to permit the processing of the proposed Zoning By-law Amendment for the subject lands at 132-198 Old Bloomington Road. Please refer to the Letter attached with additional information. | |
| Please complete the following: | |
| Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, with whom? Marco Ramunno, Director of Planning and Development Services | Date: August 18, 2017 |
| <input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. | |



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September 15, 2017

Town of Aurora

Office of the Town Clerk
100 John West Way - Box 1000
Aurora, ON, L4G 6J1

Attention: Mayor Geoffrey Dawe and other Members of Council

Dear Mayor Dawe and Members of Council,

**RE: Proposed Zoning By-law Amendment of Town of Aurora Zoning By-law 6000-17
Lots 12 and 14 and Part of Lots 10, 11 and 13 of Registered Plan 166, Town of Aurora
132-198 Old Bloomington Road, Aurora
TBG Project No. 16405**

We represent 2523059 Ontario Inc., the owner of the above-mentioned properties municipally known as 132-198 Old Bloomington Road in the Town of Aurora. The subject site is legally described as Lots 11, 12 and 14 and Part of Lots 10 and 13 of Registered Plan 166 in the Town of Aurora. The Subject Site represents 10.12 hectares or 25.01 acres property located northeast from the major intersection of Bloomington Road and Yonge Street in the Town of Aurora. The Subject Site is located on the north side of Old Bloomington Road, an east-west Local Road that runs parallel to Bloomington Road, a Regional Arterial Road. This letter has been requested by the Town of Aurora Planning Department as a formal request to Council to permit the processing of the proposed Zoning By-law Amendment for the subject lands.

FIRST SUBMISSION

On August 02, 2017, The Biglieri Group Ltd., on behalf of 2523059 Ontario Inc., made a submission to the Town of Aurora, containing applications for an Official Plan Amendment and Draft Plan of Subdivision to permit the development of 58 residential lots. An Official Plan Amendment application was submitted to permit the proposed residential development in conformity with the Town of Aurora's Official Plan and Yonge Street South Secondary Plan. Several site-specific amendments to OPA 34 were required to permit the proposed residential development of 58 single-detached units on the subject site. These site-specific amendments were as follows:

- An amendment to Section 3.2.3 c) of the Yonge Street South Secondary Plan to allow for an increase to the *gross residential density* maximum for Cluster Residential designations. Currently, a maximum of 5 units per hectare (2 units per acre) is permitted. The amendment will permit an increase in density to 5.7 units per hectare or 2.32 units per acre;
- An amendment to Section 3.6.2 of the Official Plan to revise the language pertaining to maximum building coverage. The Plan currently states that the maximum building coverage permitted is 12% of all lands within Cluster Residential designation. The proposed

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2

amendment will permit development on 12% of all constrained and unconstrained lands on the property; and,

- Lastly, an amendment will be required to Section 3.6.3 c) of the Official Plan which states that there should be a minimum separation distance of 35 metres between any Estate Residential designation and the lot line of any Cluster Residential unit. The amendment proposes a 35 metre setback between a house in an Estate Residential designation and a house in a Cluster Residential designation with a 10 metre landscaped buffer.

REVISED SUBMISSION

After the submission was made, we have had ongoing conversations with the Town of Aurora Planning Department in regards to the proposed Official Plan Amendment. Through conversations with staff and our client, it has been determined that the application will be revised in accordance with Section 3.2.3 c) of the Yonge Street South Secondary plan to maintain a maximum of 5 units per hectare (2 units per acre) on the subject lands. Therefore, the proposed Draft Plan of Subdivision will be revised from 58 units to 50 units in accordance with this policy.

However, the following site-specific Official Plan amendments will still be required:

- An amendment to Section 3.6.2 of the Official Plan to revise the language pertaining to maximum building coverage. The Plan currently states that the maximum building coverage permitted is 12% of all lands within Cluster Residential designation. The proposed amendment will permit development on 12% of all constrained and unconstrained lands on the property; and,
- Lastly, an amendment will be required to Section 3.6.3 c) of the Official Plan which states that there should be a minimum separation distance of 35 metres between any Estate Residential designation and the lot line of any Cluster Residential unit. The amendment proposes a 35 metre setback between a house in an Estate Residential designation and a house in a Cluster Residential designation with a 10 metre landscaped buffer.

A Zoning By-Law Amendment will be required for the proposed residential development. The existing zoning is Estate Residential (“ER”) which is not in accordance with the policies of the Official Plan designation of *Cluster Residential*. A more appropriate zoning category in accordance with the *Cluster Residential* designation of the Official Plan would be Residential Two – Detached Dwelling Second Density (“R2”). A site-specific zoning by-law amendment will be required to implement the R2 zone on the subject lands in order to permit the proposed 50 residential units in accordance with the policies for *Cluster Residential* development outlined in the Official Plan.

CONCLUSION

It is in our professional planning opinion that the existing *Estate Residential* zoning for the subject lands located at 132-198 Old Bloomington Road is inappropriate given the *Cluster Residential* designation as per the Yonge Street South Secondary Plan (OPA 34). The *Estate Residential* zoning for the subject lands does not conform to the general intent of the Town of Aurora Official Plan, whereas the revised proposed development is in keeping with the general intent of the Town of Aurora Official Plan. Thus, we are respectfully requesting that Council allow for a Zoning By-law Amendment for the subject lands located at 132-198 Old Bloomington Road.

SUPPORTING DOCUMENTS

In support of this request, please find enclosed the following:

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3

- One (1) cheque in the amount of \$500.00, payable to Town of Aurora, representing the fee associated with processing this Request to Council to allow for the processing of the Zoning By-law Amendment;
- One (1) copy of the revised proposed Draft Plan of Subdivision.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Respectfully,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP RPP
Principal Planner



Melinda Holland, M.Pl.
Planner

Cc: Marco Ramunno, Director of Planning and Development Services, Town of Aurora
2523059 Ontario Inc.



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Delegation Request

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4:30 p.m. Two (2) Days Prior to the Requested Meeting Date

| | |
|---|-------------------------------------|
| Council/Committee/Advisory Committee Meeting Date: September 19, 2017 | |
| Subject: 81 Catherine Tree Removal Permit/Stop work order of Pool despite valid pool permit | |
| Name of Spokesperson: Jennifer Bentley | |
| Name of Group or Person(s) being Represented (if applicable): | |
| Brief Summary of Issue or Purpose of Delegation: <p>We applied for permit to remove two trees on our neighbour's property (with their permission) because we believe they present a hazard to our home and children and have had no communication from anyone on the matter since it was discussed at last council meeting. Separately, on Friday, we received a stop work order on our pool from town at 5:00 p.m. because it was determined that we had violated a by-law and caused injury to the same two trees on our neighbour's property even though we have a pool permit with a stamp that says "this permit has been reviewed for compliance with the town of aurora by laws and other applicable legislation." We were shocked and embarrassed while a by law officer remained stationed outside our home for several hours until an emergency work order could be produced and posted on our house. We have made every attempt to follow town policies and procedures and at no time were aware of any by law violations. Our only goal at this point is to find a resolution to the situation so that we can live in our home peacefully, in accordance with town by laws and have a safe environment for our children to spend time outdoors in our backyard.</p> | |
| Please complete the following: | |
| Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, with whom? By Law Officers, Geoffrey Dawe, Town Arborist | Date: September 15, 16, 17, 2017 |
| <input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. | |