



**Council
Public Planning
Meeting Agenda**

**Wednesday, January 25, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



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

Wednesday, January 25, 2017
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:

59XX-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 25, 2017.

5. Adjournment

Agenda Items

- 1. PBS17-007 – Application for Zoning By-law Amendment
York Region Christian Seniors' Home Inc.
440, 460, 480 and 500 William Graham Drive
Blocks 4, 5 and 6, Plan 65M-4442
File Number: ZBA-2016-12**

Recommended:

1. That Report No. PBS17-007 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. PBS17-007**

Subject: Application for Zoning By-law Amendment
York Region Christian Seniors' Home Inc.
440, 460, 480 and 500 William Graham Drive
Blocks 4, 5 and 6 Plan 65M-4442
File Number: ZBA-2016-12

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: January 25, 2017

Recommendations

- 1. That Report No. PBS17-007 be received; and**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.**

Executive Summary

This report provides Council with background information and details related to the proposed Zoning By-law Amendment application submitted for 440, 446, 480 and 500 William Graham Drive within the 2C Secondary Plan area.

- An application has been made for a zoning by-law amendment to amend the 'RA3-14 and (H)RA3-15' zones to include assisted living units as a permitted use, and to amend the RA3-14, (H)RA3-15 and (H)I-27' zones to allow a maximum building height of 26m within the maximum 6 storeys permitted.
- The subject site is part of an overall seniors apartment housing complex being built in phases.
- 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 24, 2016, with an addendum revision on December 19, 2016.

Location / Land Use

The subject lands include Blocks 4, 5 and 6 on Plan 65M-4442 and have a frontage of 310 metres on the south side of William Graham Drive, and 130 metres on the west side of Leslie Street within the 2C Secondary Plan area, know municipally as 440, 460, 480 and 500 William Graham Drive (see Figure 1). The subject lands are irregular shaped and form a future development block within the York Region Christian Seniors' Home Inc. landholding. The property is currently vacant and no site plan development applications have been received on the lands.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Townhouse dwelling units under construction;
South: Open Space and valley lands;
East: Vacant, future Christian Seniors apartment housing development.
West: Phase 1 Christian Seniors housing development.

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

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

January 25, 2017

Page 3 of 7

Report No. PBS17-007

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 "Urban Residential 2" by the 2C Secondary Plan, being Official Plan Amendment No. 73 to the Town of Aurora Official Plan (Figure 2). The "Urban Residential 2" Designation is intended to promote well designed and transit supportive medium density housing forms in proximity to community, recreational and convenience commercial facilities. Multi unit buildings are a permitted form of housing. Densities shall range between 35-50 units per net residential ha, with low rise apartment developments at a maximum density of 125 units per net residential ha.

Section 3.3.2.e) of the Secondary Plan limits building heights to 6 storeys or 20 meters, but providing that Council may consider increasing the height given the extensive valley system or undulating topography.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned Third Density Apartment Residential (RA3-14) Exception Zone by the Town of Aurora Zoning By-law 2213-78, as amended by Bylaw 5527-13. (Figure 3).

An Amendment to the Zoning By-law has been applied for to:

- Increase the maximum building height from 6 storeys or 20m (whichever is less) to a maximum height of 6 storeys with a maximum building height of 26 m in the RA3-14, (H) RA3-15 Zones and the (H) Institutional I-27 zone;
- Add assisted living units as a permitted use and reduce the minimum number of apartment units from 125 to 70 units in the RA3-14 zone; and
- Add assisted living units as a permitted use and reduce the minimum number of apartment units from 100 to 76 units in the RA3-15 zone

On April 28, 2015 Council approved Bylaw 5722-15 to remove the Holding provision on the RA3-14 lands.

Subsequent to the amendment, development of the lands will be subject to a site plan application and building permit process.

January 25, 2017

Page 4 of 7

Report No. PBS17-007

Reports and Studies

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

Report Name	Report Author
Planning Justification Report	Malone Given Parsons
Draft Zoning By-law	Malone Given Parsons
Conceptual site plan and cross section	

Proposed Application

Proposed Zoning By-law Amendment

The Applicant proposes to amend the RA3(14) and RA3(15) Exception zones to allow assisted living units for seniors as a permitted use. This would require a change to the minimum number or apartment units required on the lands per the table below. The applicant has also applied to allow a maximum building height of from 20 metres (6 storeys) to 6 metres (6 storeys). A conceptual cross section of the future proposed building was submitted to illustrate the grading constraints which the applicant says has necessitated the 26 metre height exception.

The applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference in units proposed for the future RA3-14 and RA3-15 development blocks.

It is noted that the proposed assisted living units are for units designed for personal care, support and health services for the elderly in a supervised setting. In order to accommodate the approximate 90- 200 assisted care units the applicant is proposing to reduce the minimum number of apartment units as currently set out by Bylaw 5527-13, , essentially maintaining the same minimum number of units within the apartment zones.

The RA3(14) and RA3(15) zone provisions require a minimum number of units to implement Regional and OPA 73 policy requirements of ensuring residential neighbourhoods are designed to achieve an average minimum density of 50 residents and jobs combined per developable ha.

Zone	Senior's Apartments			Assisted Living Units
	Current Zone Minimum Units	Current Zone Maximum Units	Proposed Minimum Requirement	
RA3-13 Zone	75	160	154 (actual)	0
RA3-14 Zone	125	160	70 - 96 *	60 – 100*
(H)RA3-15 Zone	100	160	76 – 160*	30 – 100*
Total	300	480	300 - 410	90 - 200
(H)I-27 Zone	<i>Not yet determined</i>			

* Denotes exception to bylaw.

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.

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;
- Conformity with the Urban Residential 2 Secondary Plan Designation related to the density provisions of the Plan.
- Evaluation of grading complexities to address proposed building height request.

Public Comments

At the time of writing this report, Planning Staff have not received any comments from residents from the surrounding neighbourhood and general public.

Advisory Committee Review

n/a

Financial Implications

There are no financial implications.

Communications Considerations

On January 5, 2017 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 have 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. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

January 25, 2017

Page 7 of 7

Report No. PBS17-007

Attachments

- Figure 1- Location Map
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Conceptual site plan
- Figure 5- Conceptual building cross sections

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on January 17, 2017.

Departmental Approval

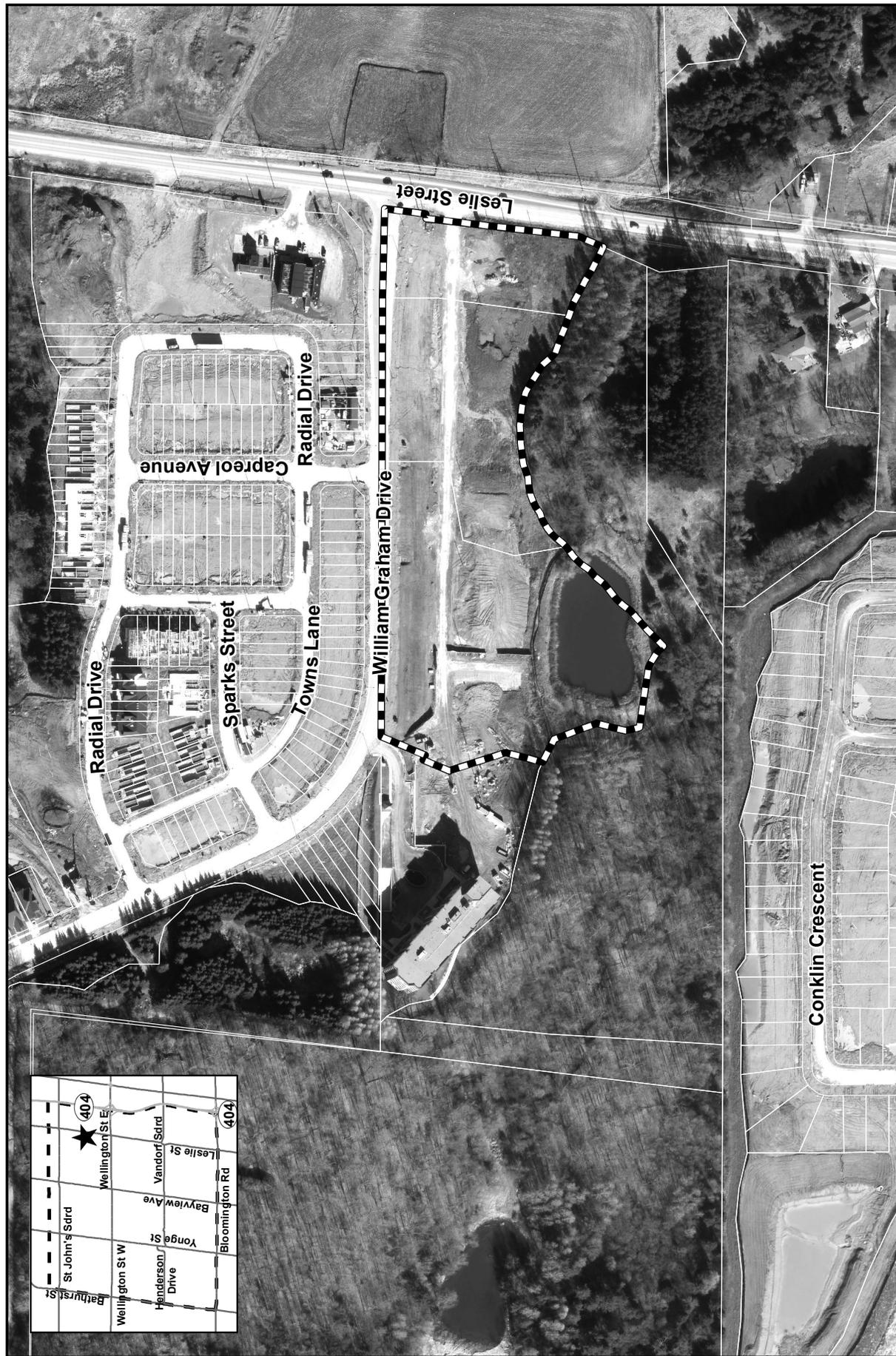
Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP
 APPLICANT: York Region Christian Seniors' Home Inc.
 FILE: ZBA-2016-12
FIGURE 1

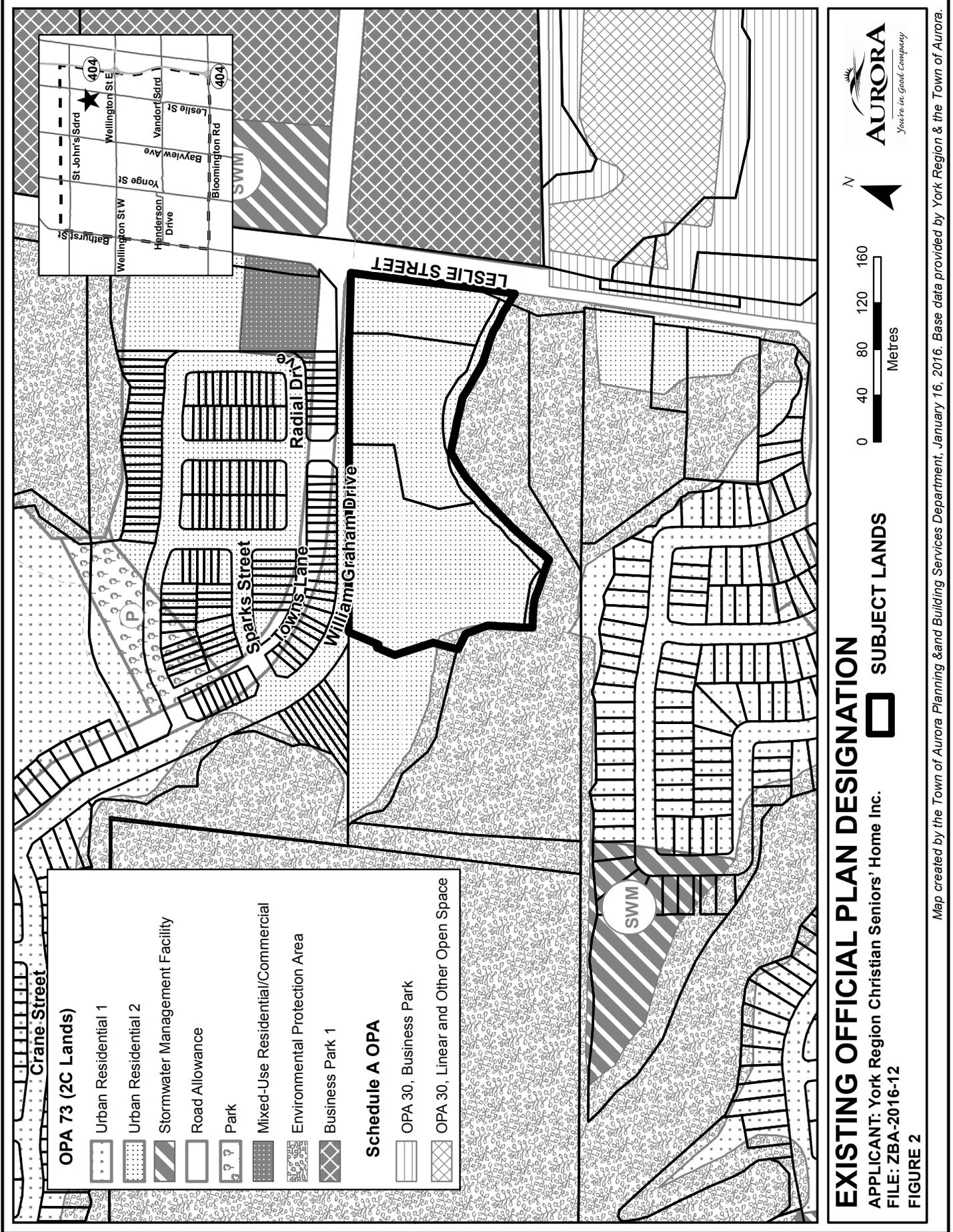
SUBJECT LANDS

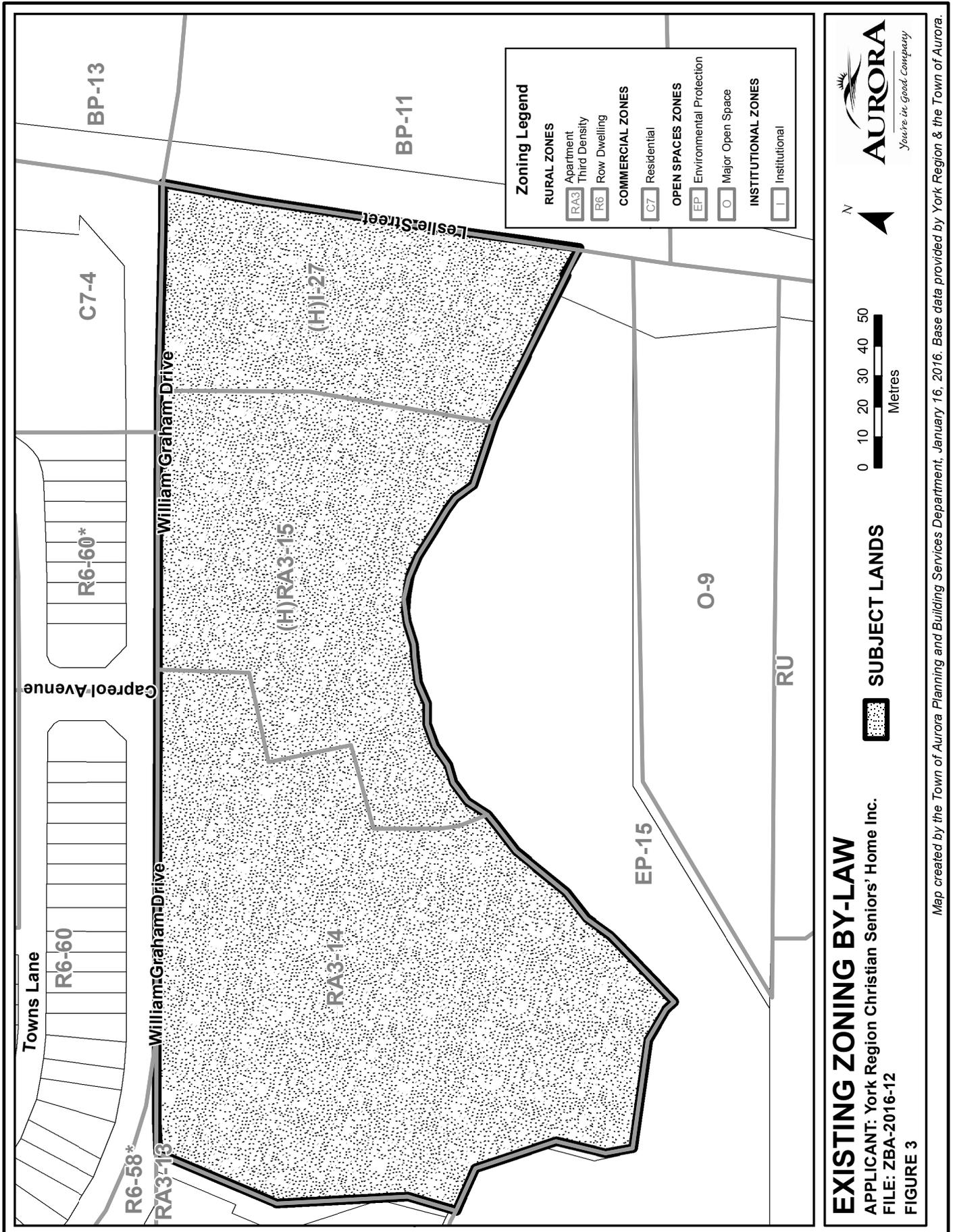
N

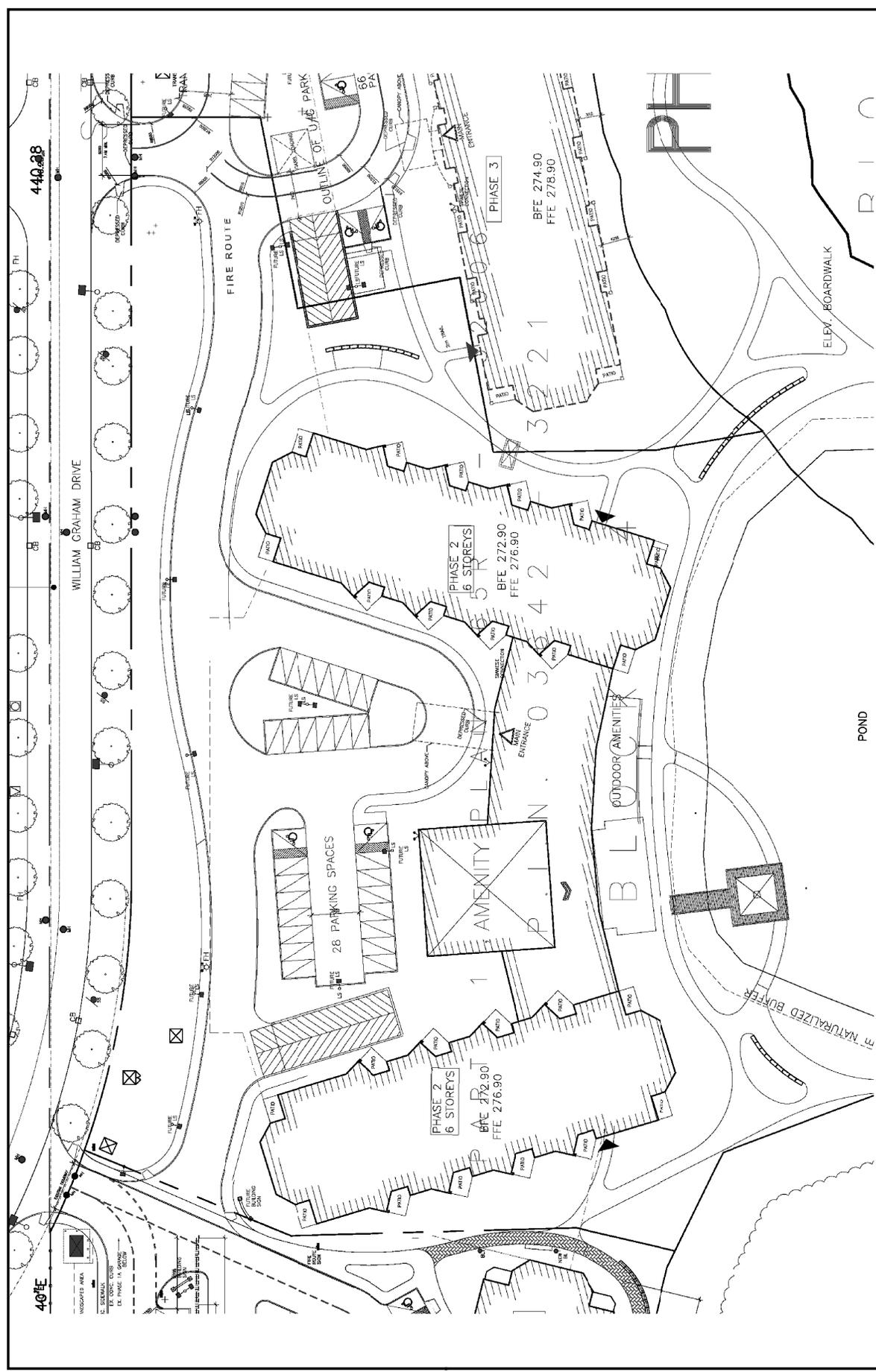
0 25 50 75 100
Metres

AURORA
You're in good Company

Map created by the Town of Aurora Planning and Building Services Department, January 10, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016. © First Base Solutions Inc., 2016 Orthophotography.





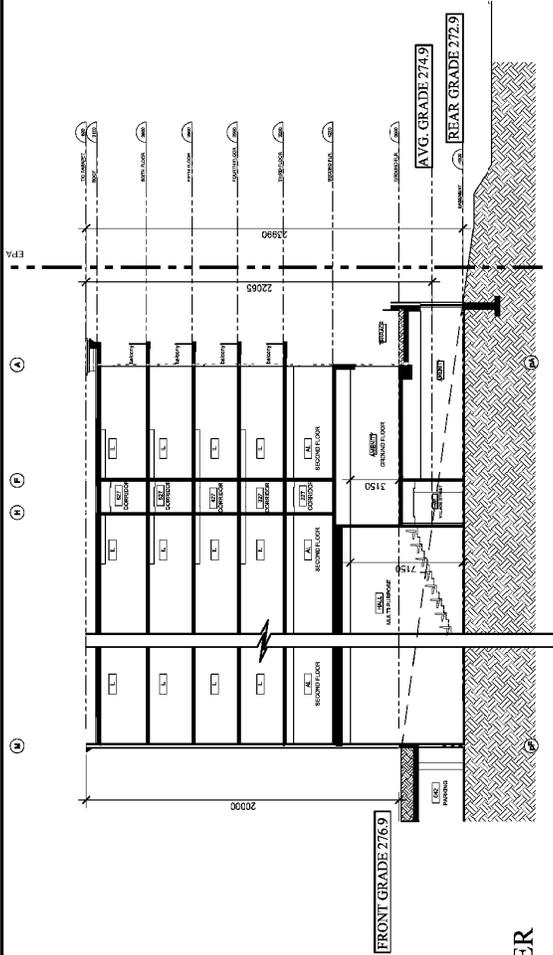


CONCEPTUAL SITE PLAN OF BLOCK 4

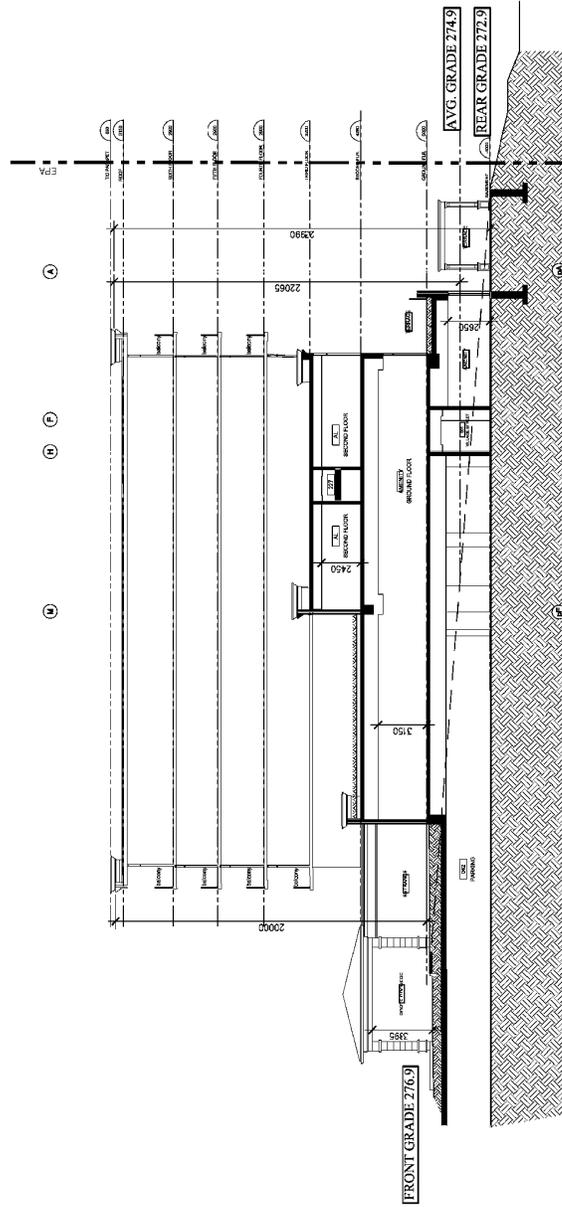
APPLICANT: York Region Christian Seniors' Home Inc.
FILE: ZBA-2016-12

FIGURE 4





SECTION THROUGH TOWER



SECTION THROUGH PODIUM

CONCEPTUAL BUILDING CROSS SECTION

APPLICANT: York Region Christian Seniors' Home Inc.
FILE: ZBA-2016-12

FIGURE 5



The Corporation of The Town of Aurora

By-law Number 59XX-17

**Being a By-law to Confirm Actions by Council
Resulting from a Council Public Planning Meeting
on January 25, 2017.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Council Public Planning meeting held on January 25, 2017, 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 25th day of January, 2017.

Read a third time and finally passed this 25th day of January, 2017.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk