



**Council
Public Planning
Meeting Agenda**

**Wednesday, May 24, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, May 24, 2017
7 p.m., Council Chambers

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Planning Applications

- 1. PBS17-035 – Application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision
Dormer Hill Inc.
14029 Yonge Street
Part of Lot 72, Concession 1
File Numbers: OPA-2017-02, ZBA-2017-01, and
SUB-2017-01; Related File: CDM-2017-01**

Recommended:

1. That Report No. PBS17-035 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. PBS17-037 – Applications for Official Plan Amendment and Zoning By-law Amendment
Aurora United Church
15186 Yonge Street, 55, 57, and 57A Temperance Street,
12 Tyler and 16 Tyler Street
File Numbers: OPA-2016-05 and ZBA-2016-13**

Recommended:

1. That Report No. PBS17-037 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.

4. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

59XX-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 24, 2017.

5. Adjournment



Town of Aurora
Public Planning Report

No. PBS17-035

Subject: Application for Official Plan Amendment, Zoning By-law
Amendment, Draft Plan of Subdivision
Dormer Hill Inc.
14029 Yonge Street
Part of Lot 72 Concession 1
File Numbers: OPA-2017-02, ZBA-2017-01, and SUB-2017-01
Related File: CDM-2017-01

Prepared by: Marty Rokos, Planner

Department: Planning and Building Services

Date: May 24, 2017

Recommendations

- 1. That Report No. PBS17-035 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, Zoning By-law Amendment and Draft Plan of Subdivision applications on the subject lands. The owner proposes to change the Official Plan designation from "Cluster Residential" to "Cluster Residential Site Specific Policy" and change the zoning from "Oak Ridges Moraine Rural (RU-ORM) Zone" to "Detached Dwelling Second Density Residential (R2-X) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone", to allow the development of 27 single detached lots on a private condominium road.

- The applications have been circulated for comment.
- The subject lands are designated "Cluster Residential", "Environmental Protection Area" and "Environmental Function Area" within OPA 34 and are also subject to the Settlement policies of the ORMCP (OPA 48).
- The OPA is required to reduce the minimum separation from Estate Residential designations and the setback from Yonge Street.

- A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Background

The subject applications for OPA, ZBA, Subdivision, and Condominium were submitted on March 15, 2017. The subject lands are currently designated “Cluster Residential”, “Environmental Protection Area” and “Environmental Function Area” by the Yonge Street South Secondary Plan (OPA 34) and zoned “Oak Ridges Moraine Rural (RU-ORM) Zone”.

The owner has applied to re-designate the “Cluster Residential” designation to “Cluster Residential Special Policy Area” and rezone the property to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone” as described below. The owner proposes to develop 27 single detached lots on a private condominium road.

Location / Land Use

The subject property, municipally known as 14029 Yonge Street, is located between Hunters Glen Road and Ridge Road (Figure 1). The property has a lot area of 7.14 ha and a frontage of 117.8 m on the east side of Yonge Street. The property is currently vacant.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Open space (golf course)
South: Residential
East: Residential
West: Yonge Street and 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.

Yonge Street South Secondary Plan (OPA 34)

The subject lands are designated “Cluster Residential”, “Environmental Protection Area” and “Environmental Function Area” by OPA 34 (Figure 2).

The “Cluster Residential” designation allows clusters of residential development with areas of open space that visually and functionally distinguish development clusters from one another. Permitted uses include single detached dwellings, semi-detached dwellings, linked housing, townhouses, and private open space.

The intent of the “Environmental Protection Area” designation is to protect ecological structure and function and significant landforms representative of the Oak Ridges Moraine. The intent of the “Environmental Function Area” designation is to protect ecological function only. No new development is permitted in an “Environmental Protection Area”. New development in an “Environmental Function Area” may be permitted provided that it can be justified through an Environmental Impact Study, Vegetation Protection Plan, and Landform Conservation Plan.

The Official Plan and Town of Aurora Trails Master Plan include a north-south multi-use trail along Yonge Street and an east-west trail along the north property line of the subject lands. The east-west trail will form a portion of the Oak Ridges Trail.

The Oak Ridges Moraine Conservation Plan (ORMCP) as adopted by the Town’s Official Plan indicates that the subject lands are designated “Woodlands” and “Woodlands Minimum Vegetation Protection Zone” (MVPZ). Schedule ‘L’ of OPA 48 indicates that the subject lands are designated “Category 1 – Complex Landform”. According to Schedule ‘M’, the subject lands are in a “High Vulnerability Aquifer Area” and a “Low Vulnerability Aquifer Area”.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Oak Ridges Moraine Rural (RU-ORM) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). By-law 4469-03.D indicates that the lands are zoned “Woodlands” and “Woodlands – Minimum Vegetation Protection Zone” (MVPZ). Schedule ‘C’ indicates that the subject lands are located in a high aquifer vulnerability area and a small portion of the property are located in a low vulnerability aquifer area. Schedule ‘E’ indicates the lands are in a “Category 1 – Complex Landform”.

The RU-ORM Zone permits agricultural uses, breeding, raising and training of farm animals and horses, places of worship, home occupations, horseback riding clubs, farm greenhouses, and one single detached dwelling including an accessory attached residential dwelling unit occupied by a person employed full time on the farm. An amendment to the By-law is required to allow the proposed development.

Reports and Studies

The owner submitted the following documents as part of complete applications to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision:

Name	Report Author
Draft Official Plan Amendment	Evans Planning Inc.
Draft Zoning By-law	Evans Planning Inc.
ORM Conformity Report	Evans Planning Inc.
Planning Justification Report	Evans Planning Inc.
Draft Plan of Subdivision	Evans Planning Inc.
Tree Inventory & Preservation Plan	Kuntz Forestry Consulting Inc.
Stage 1&2 Archaeological Assessment	The Archaeologists Inc.
MTCS Letter	Ministry of Tourism, Culture and Sport
Conceptual Building Elevations	Urbanscape
Conceptual Site Plan	Urbanscape
Functional Servicing and Stormwater Management Report	SCS Consulting Group Ltd.
Preliminary Grading Plan	SCS Consulting Group Ltd.
Preliminary Servicing Plan	SCS Consulting Group Ltd.
Right of Way Capacity Calculation	SCS Consulting Group Ltd.
Existing and Proposed Phosphorus Budgets	SCS Consulting Group Ltd.
Existing and Proposed Drainage Plans	SCS Consulting Group Ltd.
Areas Contributing to LIDs	SCS Consulting Group Ltd.

Laneway Section	SCS Consulting Group Ltd.
Environmental Soil Quality Analysis	Terraprobe
Phase 1 Environmental Site Assessment	Terraprobe
Landscape/Streetscape Concept	NAK Design Strategies
Conceptual Streetscapes	NAK Design Strategies
Photometric Calculation Layout	LEA Consulting Ltd.
Street Lighting Layout	LEA Consulting Ltd.
Draft Plan of Condominium	ertl surveyors
Lot Frontage Certificate	ertl surveyors
Survey	ertl surveyors

Proposed Application

Proposed Official Plan Amendment

The owner has submitted a draft Official Plan Amendment (OPA) which is currently under review by staff. The proposed OPA would amend policies related to setbacks, buffers and the requirement for a block plan. The following is a table that compares the difference between the existing and proposed Official Plan policies.

	Existing Official Plan Policy	Proposed Official Plan Policy
Setback from the centreline of Yonge Street (minimum)	60 m	40 m
Separation from "Estate Residential" designation (maximum)	35 m	20 m
Block Plan, Block 'D'	Required	Not required

Proposed Zoning By-law Amendment

The Applicant proposes to amend the RU-ORM Zone. The owner has submitted a draft Zoning By-law which is currently under review by staff. The proposed Zoning By-law amendment would rezone the property to a "Detached Dwelling Second Density Residential (R2-X) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone". The following is a table to compare the difference between the current RU-ORM zoning requirements with the proposed R2-X zoning requirements.

	Parent R2 Zone	Proposed R2-X Exception Zone Requirements
Permitted Uses	One detached dwelling per lot, home occupation.	One detached dwelling per lot, home occupation. Maximum 27 detached dwelling units.
Lot Area (minimum)	460.0 m ²	325.0 m ²
Lot Frontage (minimum)	15.0 m	12.0 m
Front Yard (minimum)	6.0 m	Dwelling unit: 4.5 m Garage: 6.0 m
Rear Yard (minimum)	7.5 m	7.5 m
Interior Side Yard (minimum)	One storey: 1.2 m Two storeys: 1.5 m	1.2 m
Exterior Side Yard (minimum)	6.0 m	3.0 m
Floor Area (minimum)	One storey: 120.0 m ² Two storeys: 130.0 m ²	130.0 m ²
Lot Coverage (maximum)	35%	40%
Height (maximum)	10.0 m	12.0 m
Parking (minimum)	1 space	1 space per unit 8 visitor spaces

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.

Draft Plan of Subdivision

The owner has submitted a Draft Plan of Subdivision consisting of a single block that includes the entire subject lands. The purpose of the Draft Plan is to create an M-Plan that would allow the parcels of tied land (POTLs) to be created by Part Lot Control. A Part Lot Control application will be submitted at a future date.

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Draft Plan of Condominium

A Draft Plan of Common Elements Condominium has been submitted with the subject applications. The Draft Plan consists of 27 POTLs and a single common element. The common element includes the private road, central green space, visitor parking, and existing Woodlands.

Conceptual Site Plan

As illustrated on Figure 4, the applicant is proposing to develop 27 single detached lots on a private condominium road. The property will be accessed via a private road from Yonge Street on the southerly portion of the site. Concrete sidewalks are proposed on the private roads. A central green space is proposed surrounding an existing Butternut tree. A 20 m wide buffer is proposed adjacent to the existing Estate Residential properties fronting Hunters Glen Road to the south. The woodlands located in the eastern portion of the subject lands as well as a 10 m buffer surrounding the buffer would be undeveloped. Each detached dwelling would include a two (2) car garage and a two (2) car driveway, for a total of four (4) parking spaces. 10 dedicated visitor parking spaces are proposed in two locations.

Following discussions with York Region, the proposed private road is designed to extend into a potential future development in the golf course lands to the north that are designated "Cluster Residential". The private road would then connect to Yonge Street opposite Glensteeple Trail, which is part of the draft approved Pandolfo subdivision (file SUB-2003-02A).

The owner will be required to submit a site plan application in the future.

Analysis

A preliminary review of the applications has been undertaken by internal departments and external agencies. Staff have identified the following matters to be addressed in greater detail before a final report is prepared for Council's consideration:

- Conformity to OPA 34 policies including policies intended to respect and reinforce the existing physical character of the surrounding area;
- Conformity to ORMCP policies;
- Zoning provisions;
- Servicing capacity;
- Traffic operations; and
- Environmental considerations, landscaping and trails.

Public Comments

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

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 May 4, 2017, 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, 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.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-law
- Figure 4 – Conceptual Site Plan
- Figure 5 – Draft Plan of Condominium

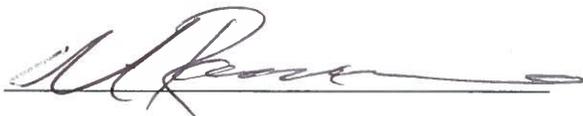
Previous Reports

None.

Pre-submission Review

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

Departmental Approval

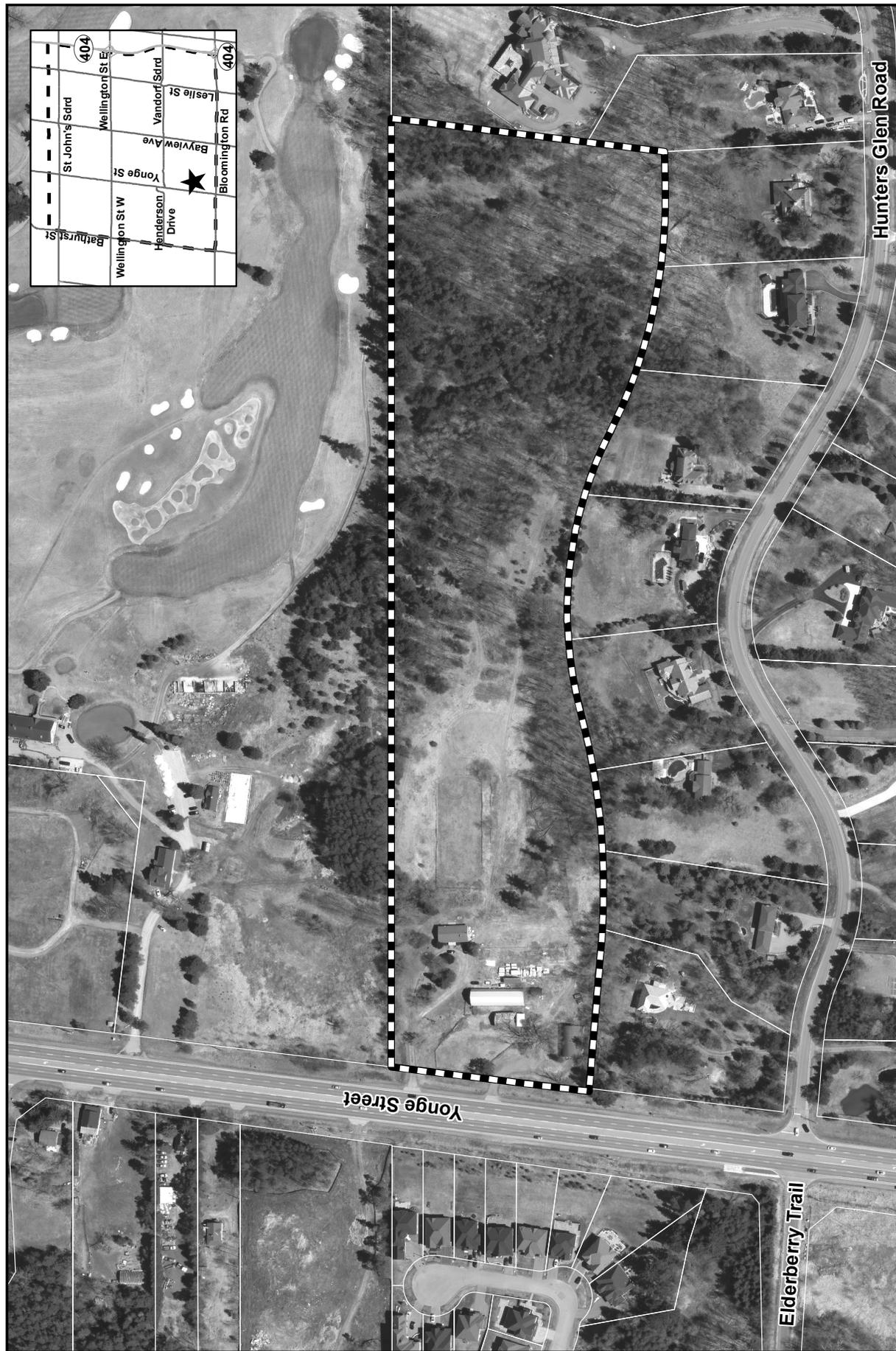


**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**

Approved for Agenda



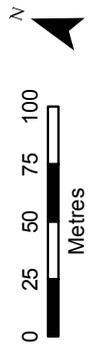
**Doug Nadorozny
Chief Administrative Officer**

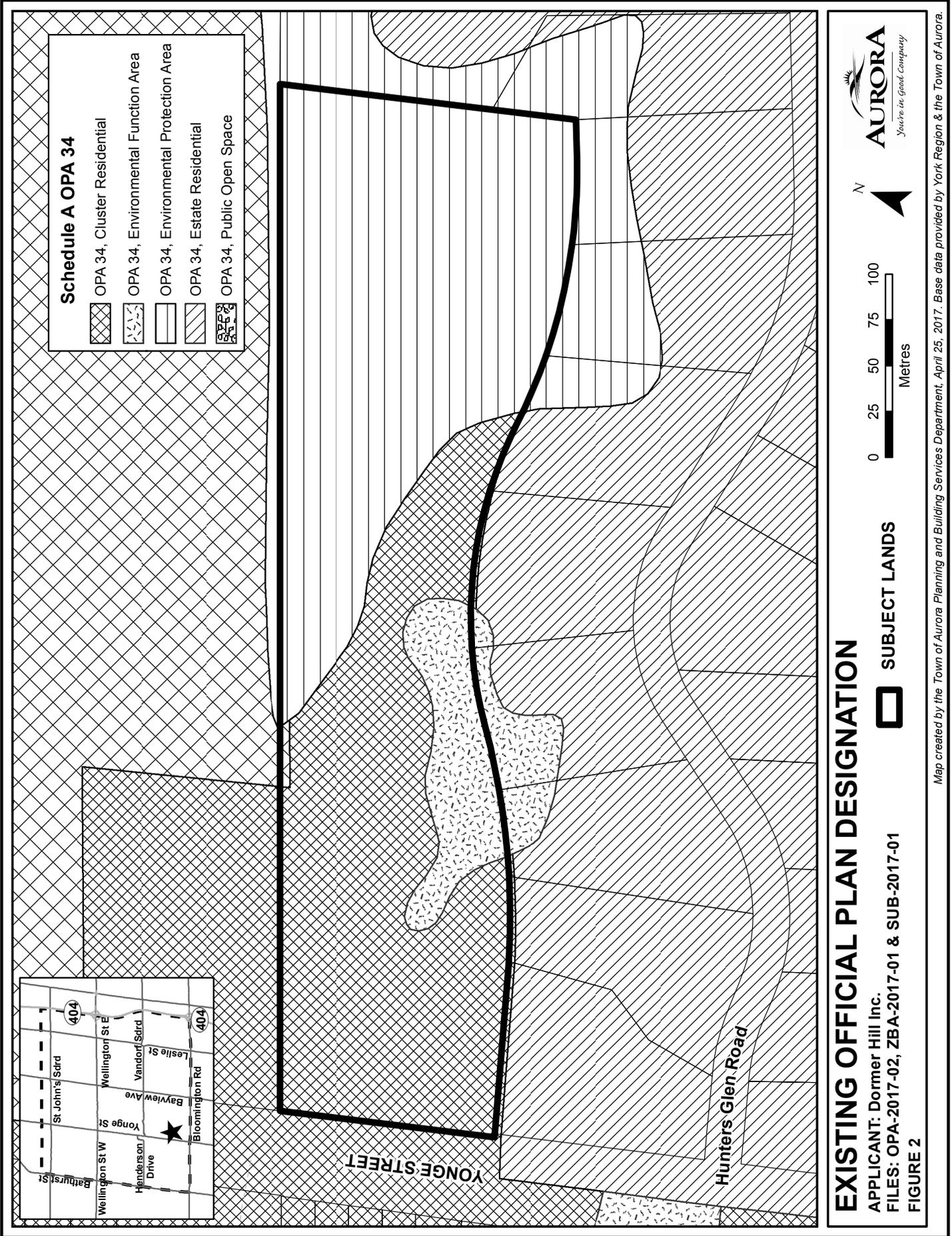


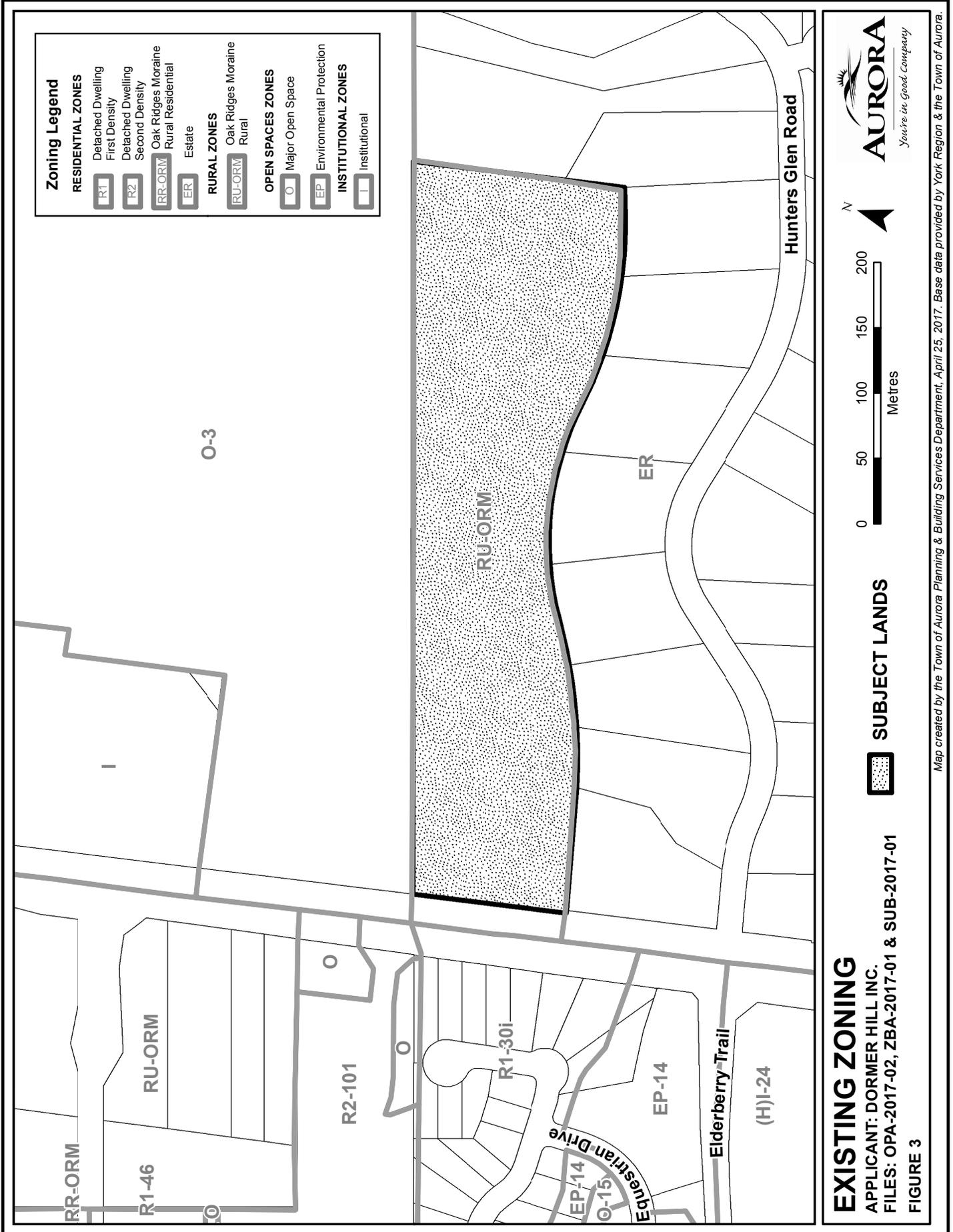
LOCATION MAP
 APPLICANT: Dormer Hill Inc.
 FILES: OPA-2017-02, ZBA-2017-01 & SUB-2017-01
FIGURE 1



SUBJECT LANDS

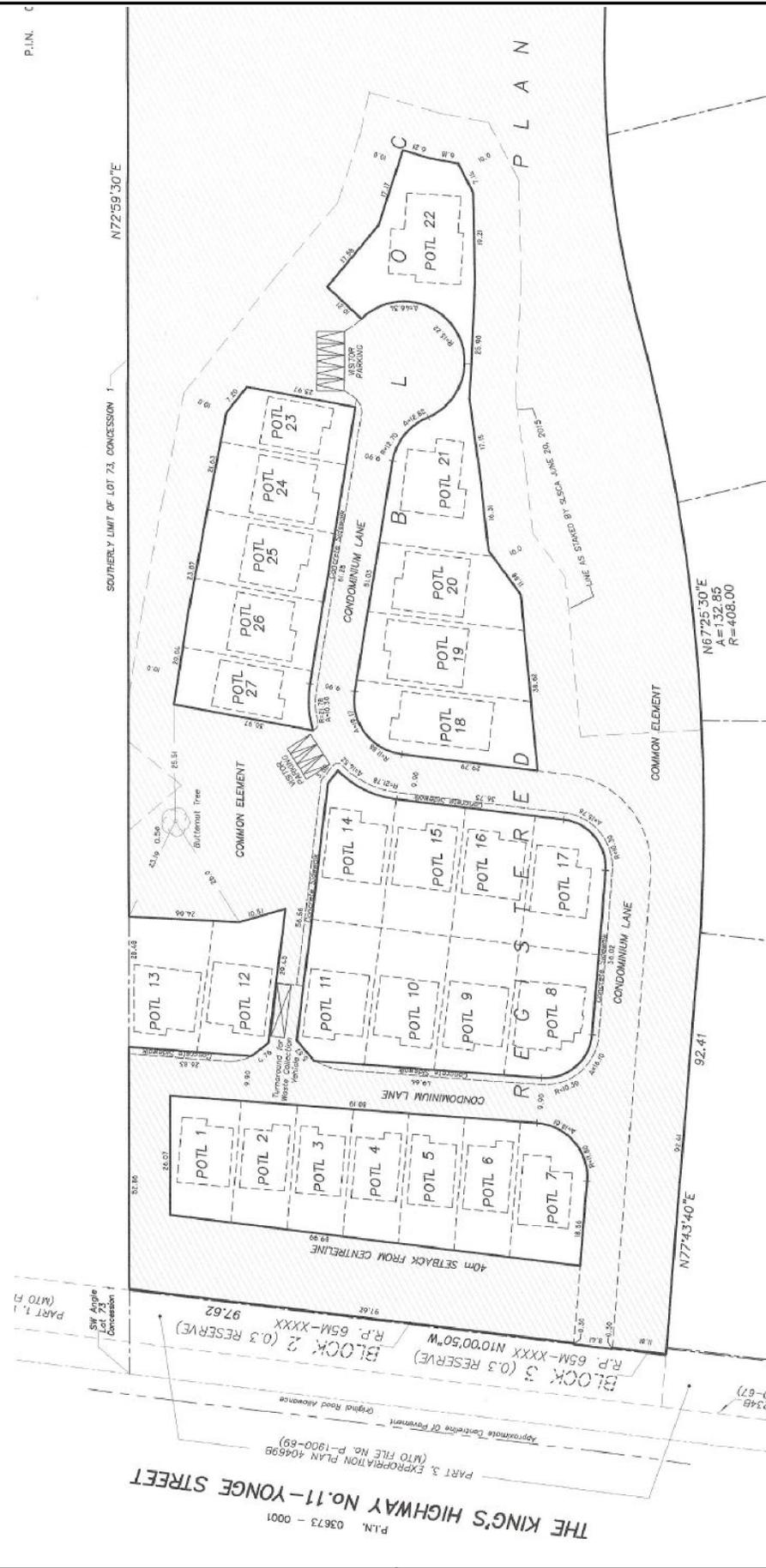








Map created by the Town of Aurora Planning & Building Services Department, April 25, 2017. Drawing provided by Soscia Professional Engineers Inc.



DRAFT PLAN OF CONDOMINIUM

APPLICANT: Dormer Hill Inc.
FILES: OPA-2017-02, ZBA-2017-01 & SUB-2017-01

FIGURE 5



Town of Aurora
Public Planning Report No. PBS17-037

Subject: Applications for Official Plan Amendment and
Zoning By-law Amendment
Aurora United Church
15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street

File Numbers: OPA-2016-05 and ZBA-2016-13

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: May 24, 2017

Recommendations

1. That Report No. PBS17-037 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

On March 22, 2017 Council held a Public Planning Meeting to receive public input on Official Plan and Zoning By-law Amendment applications submitted by the Board of Trustees for the Aurora United Church for 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 Tyler and 16 Tyler Street within the Aurora Promenade.

- The applications proposed to develop the subject lands for a new 2 storey place of worship and a 9 storey, 159 suite, retirement home with associated structured parking.
- The Official Plan Amendment is necessary to allow the increased building height, and would establish special policy area provisions for the development including, building setbacks/ stepbacks from the property line and coverage.
- The Zoning Bylaw Amendment would amend the I Institutional and C2 Central Commercial zones currently applying to the subject lands, to a site specific I Institutional XX zone to permit the proposed development form.

- The subject lands form a key property on Yonge Street within the Downtown area of the Aurora Promenade, upon which a former landmark place of worship (Aurora United Church) building was situated. The building was destroyed by fire and that portion of the site is currently vacant. Five existing dwellings are also located on the subject lands.
- Council directed that the applicant consider comments provided at the Public Planning Meeting and referred the application to a future Public Planning Meeting.
- On May 10, 2017 the applicant submitted revised plans showing a reduction in building height of 2 storeys from their original proposal 9 storey proposal, the details of those changes will be presented to Council at this evening's meeting.

Background

The subject Official Plan and Zoning By-law Amendment applications were submitted to the Town on December 16, 2016.

On March 22, 2017 Council held a Public Planning Meeting and passed the following resolution:

- 1. That Report No. PBS17-017 be received; and*
- 2. That staff be directed to report back to another Public Planning meeting addressing the issues that were raised at this Public Planning meeting.*

A copy of the Minutes to that meeting is attached to this report (see Attachment 1)

Heritage Advisory Committee met on April 10, 2017 to review the development applications and the heritage resources identified on site. Heritage Advisory Committee passed the following recommendation for Council consideration:

- 1. That Report No. HAC17-009 be received; and*
- 2. That the Heritage Advisory Committee recommend to Council:*
 - (a) That the properties located on 12 and 55, 57, and 57A Temperance street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and*
 - (b) That the property located on 16 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and*
 - (c) That residential-style architecture be incorporated in the design of the façade and streetscape on Temperance Street; and*

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- (d) *That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and*
- (e) *That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting*

On May 9, 2017 Council endorsed the Heritage Committee's recommendation.

On Thurs May 11, 2017 the applicant held their second Community Information Meeting with the interested parties who made comment on the subject application.

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	FOTENN Consutlants
Draft Official Plan Amendment	FOTENN Consutlants
Draft Zoning By-law	FOTENN Consutlants
Conceptual Site Plan, Elevations and Perspectives	A Robert Murphy Archtects
Heritage Impact Statement	Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting
Geotechnical Investigations	Terraprobe
Phase 1 and 2 Environmental Site Assessments	Terraprobe
Servicing & Stormwater Management Report	Odan Detech Consulting Engineers
Transportation Study	Nextrans Consulting
Stage 1 and 2 Archaeological Assessment	Fisher Archaeological Consulting
Environmental Noise Feasibility	Valcoustics Canda Ltd
Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Existing Downtown Commercial towards Yonge Street, Future Commercial towards Temperance Street
- South: Existing Mixed uses towards Yonge Street and Residential towards Temperance Street
- East: Existing Downtown Commercial
- West: Existing grade related residential

Policy Context

The provincial, regional and municipal policy context considerations related to the subject Official Plan and Zoning Bylaw Amendment applications are outlined in staff report PBS17-017.

Original Development Proposal

In the applicant's original submission to the Town, the Aurora United Church and its' development partner, Southbound Developments Ltd., propose to develop the site as two independent buildings within the property. A fire destroyed the historic Aurora United Church and all other existing buildings on site would be demolished to accommodate site development, and as such the subject lands should be treated as a single property.

A two storey church with church spire would be located on the corner of Yonge Street and Tyler and would have a gross floor area (gfa) of approximately 1,467m². The retirement home component of the development would wrap around the church building in an L shape and would have a height of 9 storeys at its highest point. The retirement home is proposed to be tiered, or stepped back, from abutting municipal streets to avoid a visual effect of a slab building (see Figure 5). A total of 159 retirement home units are proposed within the development. The retirement home would have a gfa of 12,778 m².

The applicant's statistical information identifies that the two buildings would occupy 38% of the lot (i.e. lot coverage). Three full moves vehicular access points are proposed to the site, to access each abutting municipal road. One level of underground parking is proposed and a total of 133 parking spaces would be developed. The applicant proposes to separate the place of worship parking and the retirement home parking. The applicant's submission includes a conceptual site plan and detailed building elevations and renderings to illustrate the proposed building form and massing.

The tiering or building stepback of the retirement home building allows roof top terraces which would be used as outdoor amenity areas for the residents. A shadow study has also been included with the applicant's submission (See Figure 6).

The applicant has submitted draft Official Plan Amendment and Zoning By-law documents which are currently under review by staff.

On March 31, 2017, the Design Review Panel provided preliminary comments with respect to the Architectural Design of the new church and retirement home. The Panel's commented as follows:

- Remove the false façade at the north east corner of the proposed building
- Remove the traffic access to Yonge Street
- There is too much glass material on the façade of the church building, the Panel emphasized a need for balance to achieve modern architecture yet is in keeping

with the heritage character of the Historic Downtown of Aurora. The panel suggested incorporating pillars of stone in between the glass.

- Concern with respect to the overall massing of the building, especially towards Temperance Street
- Questions pertaining to how stormwater management will be achieved (ie. infiltration)

Revised Development Plan

Since the submission of the original proposal and presentation to the Public Planning Meeting the applicant has revised the plans. On May 10, 2017 revised plans were submitted to the Town which will be presentation to Council at this evening's Public Planning meeting. The applicant advises that the presentation will be made in sufficient detail illustrating the design changes to the development.

As an overview the revised plans propose:

Building Height and Massing

- A building height of 6 storeys at Yonge Street, 7 storeys at Temperance Street (vs total 9 storey building height of original proposal).
- Increased building stepbacks from Temperance Street.
- Total number of retirement home units reduced to 152 (from 159), with a focus towards assisted living and memory care units (vs. independent living units).

Yonge Street façade

- Removing vehicle access and surface parking from Yonge Street
- First 2 storeys at Yonge Street built to north property line
- Incorporating 856 m² of building gfa as a complimentary use of the retirement home and place of worship uses.
- Awnings incorporated to compliment Yonge Street streetscape

Temperance Street façade

- Revision to building materials at lower storeys proposed to better incorporate elements and colour palette of existing neighbourhood (eg masonry vs reflective glazing). This would be identified in greater detail at the site plan submission and implemented through a site plan agreement.
- At 2.75m building setback at street line is proposed to be retained.

Tyler Street façade

- Building material revisions similar to Temperance Street frontage, particularly the facing and details of the stairwell building mass.
- Existing Norway Spruce to be retained.

North Property Line

- Building materials and stairwell building mass revisions similar to Tyler Street exposure.
- Building setbacks and window openings maintained.
- Elimination of the exposed surface parking along north property line.

Access

- Yonge Street vehicular access has been eliminated.
- Two vehicular access points on Tyler Street and Temperance Street in the locations shown on the original plan will provide access to the site.

Parking

- Site redesigned to provide two levels of underground parking.
- 30 at grade parking spaces are proposed.
- The second level of underground parking will provide for 111 parking spaces.
- A total of 192 parking spaces are proposed.
- The plan will provide for secure access to the 61 parking spaces proposed for the retirement home.
- Revisions to the below grade building plans will be required to accommodate the access ramps to the two parking garage levels.
- Revised parking rates are proposed by the applicant.

Note: Final zoning provisions and 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

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

- Conformity with the Aurora Promenade Downtown Official Plan land use designation and development policies.
- Conformity to the Historic Downtown Urban Design policies as outlined in the Promenade Urban Design Strategy.
- Conformity to the Heritage Resource Area policies of the Official Plan.

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- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed development.
- Evaluation of technical matters such as; servicing, traffic, access, parking and grading.
- Subsequent to the review of the Official Plan and Zoning Bylaw Amendment Applications, development of the lands will be subject to a site plan application review and building permit process.

Public Comments

An excerpt of the March 22, 2017 Council Public Planning Meeting minutes with comments provided at the meeting are attached to this staff report.

Advisory Committee Review

The applications will be reviewed by the Heritage Advisory Committee, Accessibility Committee and the Design Review Panel prior to a staff report being prepared for Council consideration of the planning applications.

Financial Implications

There are no financial implications.

Communications Considerations

On January 12, 2017 a Notice of Complete Application respecting the Official Plan Amendment and Zoning By-law Amendment applications was published in the Auroran and Aurora Banner newspapers.

On March 2, 2017 a Notice of Public Planning Meeting respecting applications 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.

All interested parties have been notified of this evening's Public Planning Meeting.

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 will review the proposed Official Plan Amendment and 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.

Attachments

The place of worship and 9 storey development plans were shown as attachments to report PBS17-017.

- Figure 1- Location Map
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Revised Conceptual site plan
- Figure 5 (A-E) Revised Conceptual Floor Plans
- Figure 6 (A-B)- Revised Conceptual building elevations
- Figure 7 Revised Building Cross Section
- Figure 8 Revised Building Isometric Views

Appendix 1: March 22, 2017, Public Planning Minutes

Previous Reports

Public Planning Report PBS17-017 dated March 22, 2017.

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Report No. PBS17-037

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**



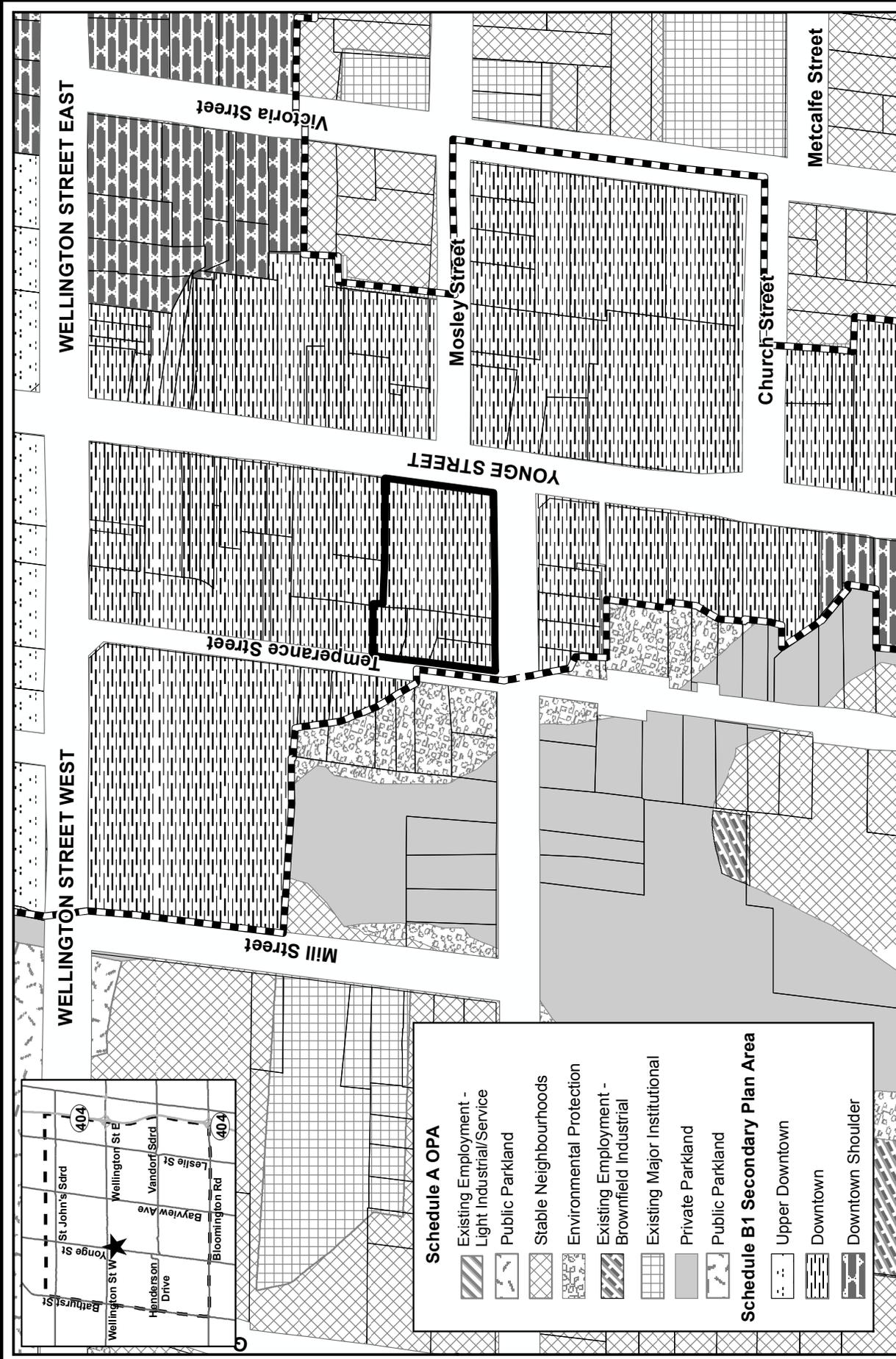
LOCATION MAP

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13



SUBJECT LANDS





EXISTING OFFICIAL PLAN DESIGNATION

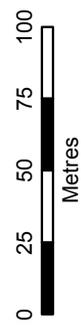
APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
 12 Tyler and 16 Tyler Street

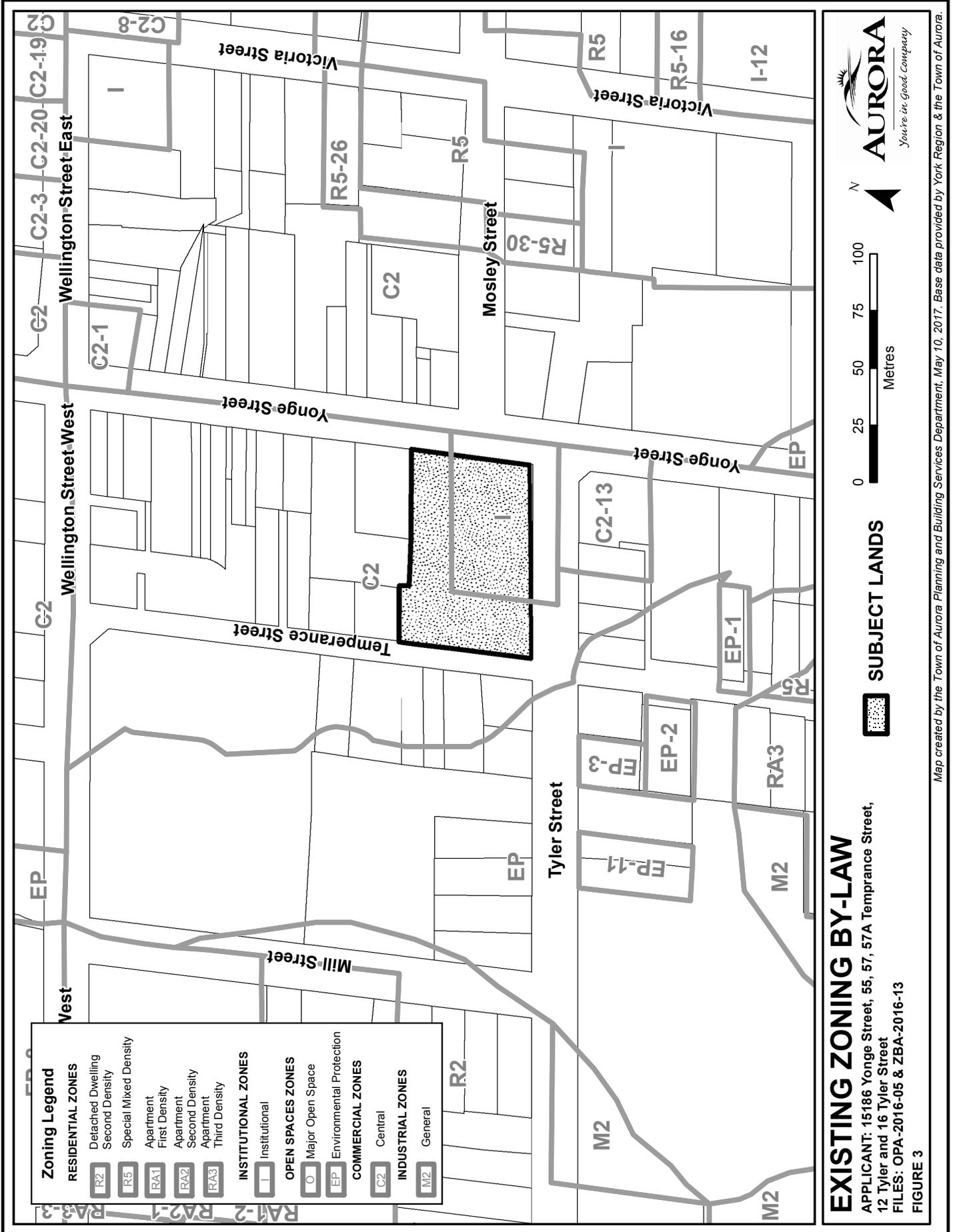
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 2

SUBJECT LANDS

THE AURORA PROMENADE







Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.

REVISED CONCEPTUAL SITE PLAN

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
 12 Tyler and 16 Tyler Street
 FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 4

Suite Summary Schedule

Neighborhood	Level	Name	Count	Area	Area, SF	
Level 2: 35	Level 2	1 BR Suite	4	216.1 m ²	2,326.3 SF	
	Level 2	Studio Suite	31	1,171.0 m ²	12,604.7 SF	
	Level 2: 35		35	1,387.1 m ²	14,931.0 SF	
Assisted Living	Level 3	1 BR + D Suite	1	63.0 m ²	678.5 SF	
	Level 3	1 BR Suite	5	267.0 m ²	2,874.1 SF	
	Level 3	Studio Suite	30	1,104.4 m ²	11,887.2 SF	
Level 3: 36			36	1,434.5 m ²	15,440.5 SF	
Flex Floor	Level 4	1 BR + D Suite	2	128.1 m ²	1,389.7 SF	
	Level 4	1 BR Suite	2	132.0 m ²	1,419.9 SF	
	Level 4	2 Studio	2	132.0 m ²	1,419.9 SF	
	Level 4	Studio Suite	28	956.8 m ²	10,379.1 SF	
	Level 4: 34			34	1,362.2 m ²	14,662.1 SF
	Level 5	1 BR + D Suite	3	184.5 m ²	1,985.6 SF	
	Level 5	1 BR Suite	13	741.8 m ²	7,984.8 SF	
Level 5	2 BR Suite	4	302.1 m ²	3,252.0 SF		
Level 5	Studio Suite	5	173.5 m ²	1,867.6 SF		
Level 5: 25			25	1,401.9 m ²	15,090.0 SF	
Independent Living	Level 6	1 BR + D Suite	4	263.2 m ²	2,832.6 SF	
	Level 6	1 BR Suite	10	540.1 m ²	5,810.7 SF	
	Level 6	2 BR Suite	3	257.5 m ²	2,771.3 SF	
	Level 6	Studio Suite	5	160.9 m ²	1,731.7 SF	
	Level 6: 22			22	1,230.6 m ²	13,246.3 SF
	Grand total: 152			152	6,816.3 m ²	73,389.6 SF

SITE STATISTICS

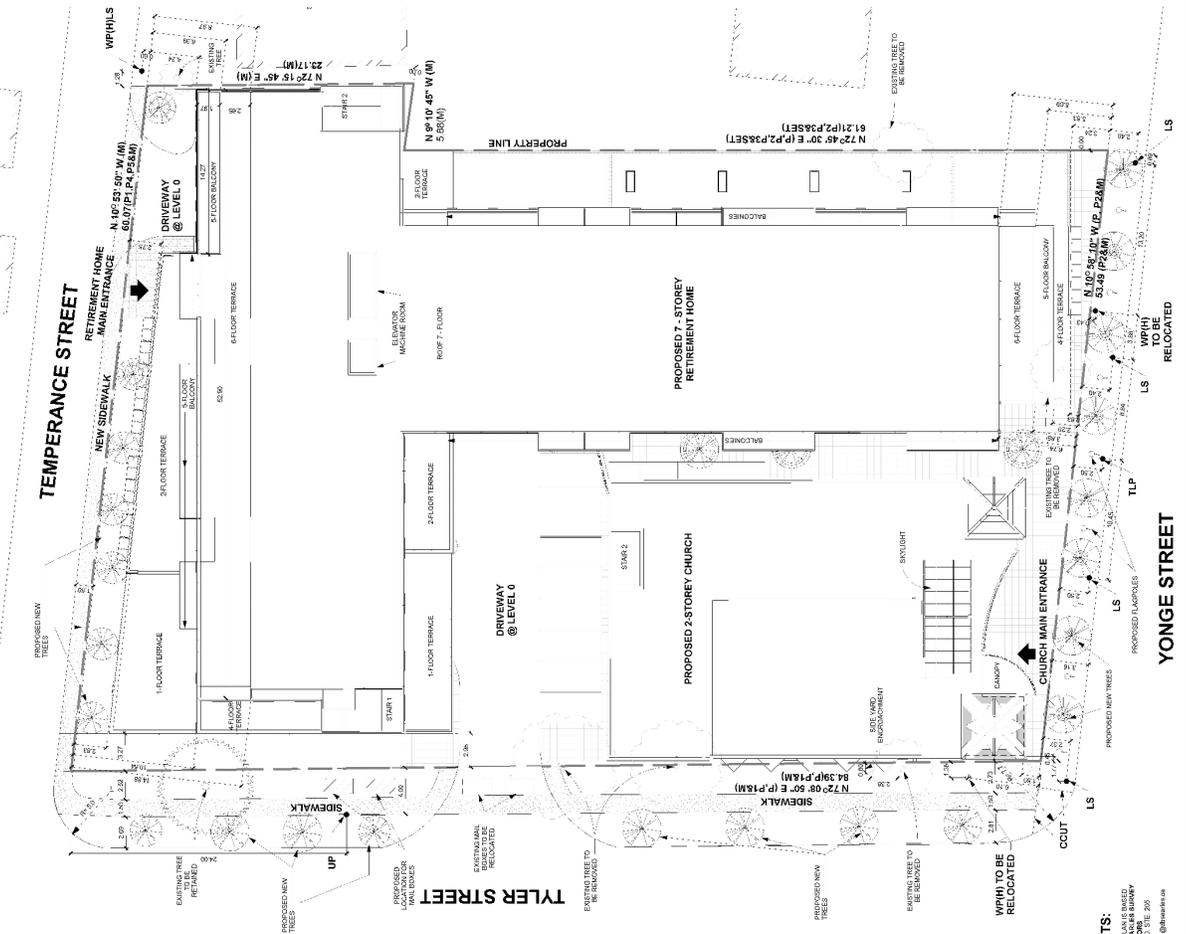
	Floor Area sf	Floor Area sq.m.	Coverage %
Site Area	49,975.1	4,642.8	100.0
Church	9,129.9	848.2	18.3
Retirement Home	26,920.5	2,501.0	53.9
Asphalt Paving	10,925.4	1,015.0	21.9
Hard Landscape	8,234.1	765.0	16.5
Soft Landscape	2,658.7	247.0	5.3
TOTAL	57,868.6	5,376.2	115.8

Proposed Parking:	Public	Retirement	Church
Surface Parking:			
Level 0		10	20
Underground Parking P1			51
Underground Parking P2	111		
TOTAL	111	61	20

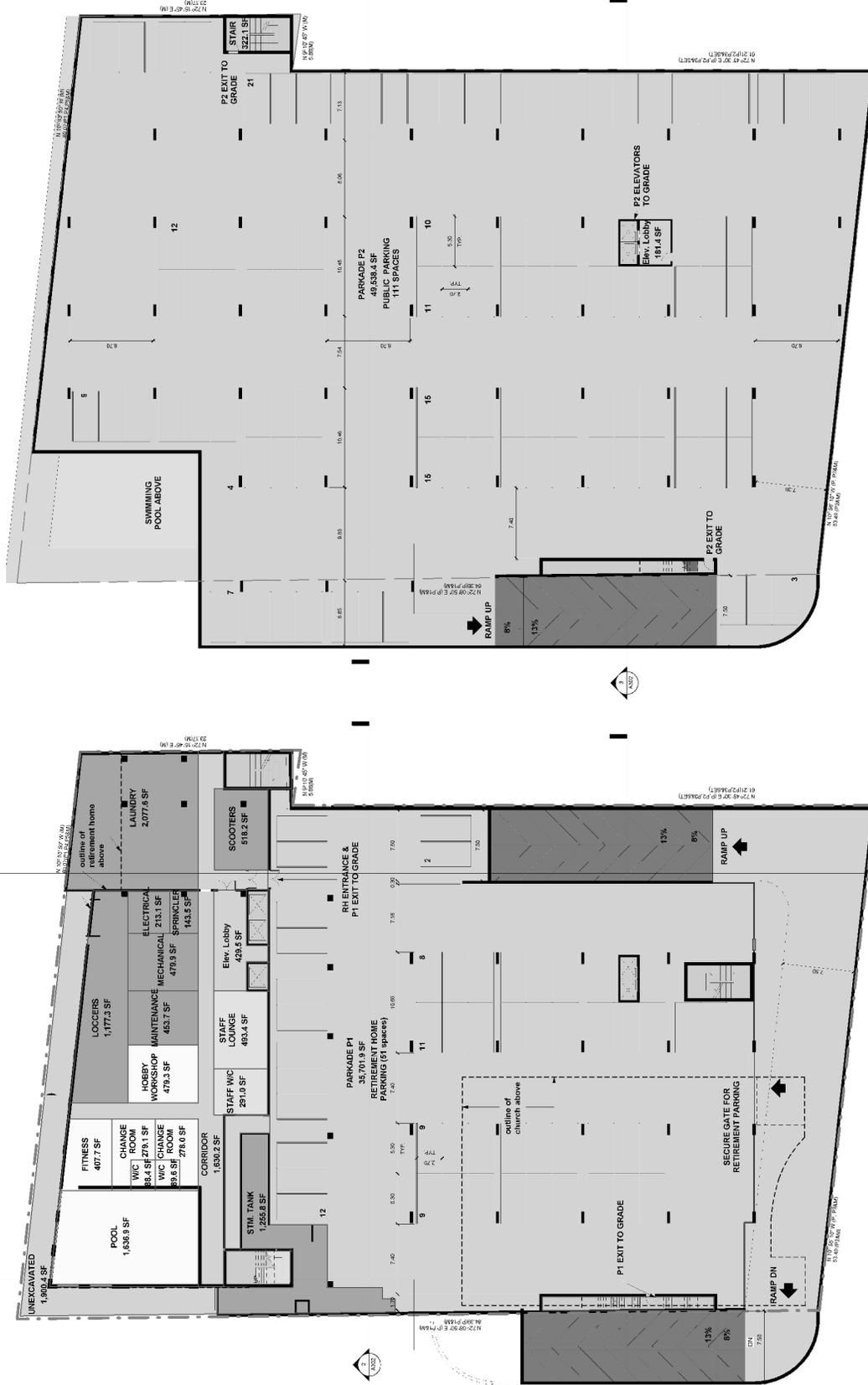
Retirement Home:
 Gross Floor Area (Per Zoning By-Law) 10,702 sq.m.
 Outdoor Amenities 984.8 sq.m.
 Proposed number of storeys at Yonge Street 6
 Proposed number of storeys at Temperance Street 7
 Proposed number of Retirement Suites 152

Church:
 Gross Floor Area (Per Zoning By-Law) 1,467 sq.m.
 Proposed number of storeys 2

Community Amenity Space
 Gross Floor Area (Per Zoning By-Law) 855.6 sq.m.
 Proposed number of storeys 1



TS:
 LAY OUT BASED
 2.08.2016
 2.08.2016
 © 2016 AURORA



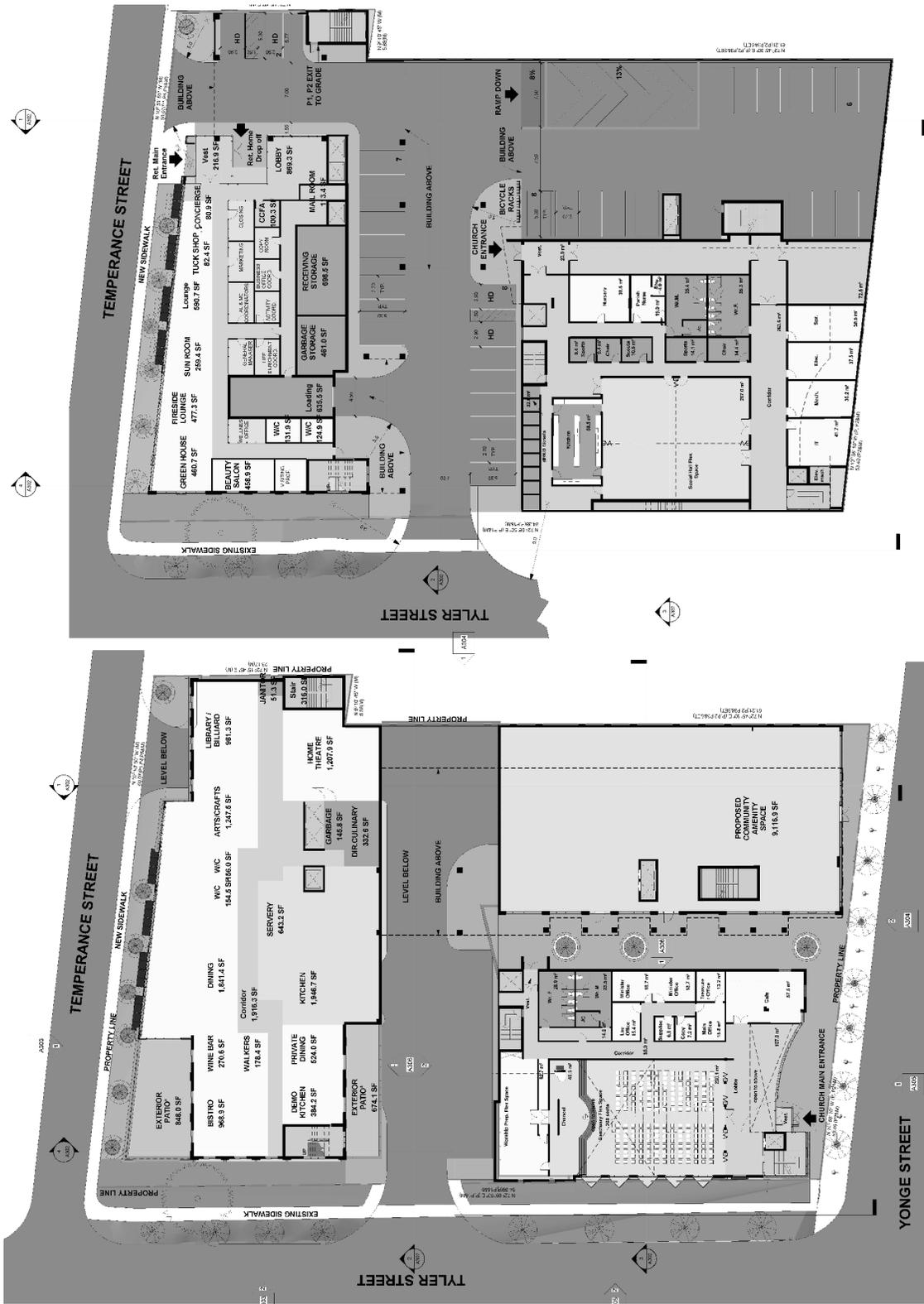
Level P2
1:200

Level P1
1:200

REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5A



REVISED CONCEPTUAL FLOOR PLANS

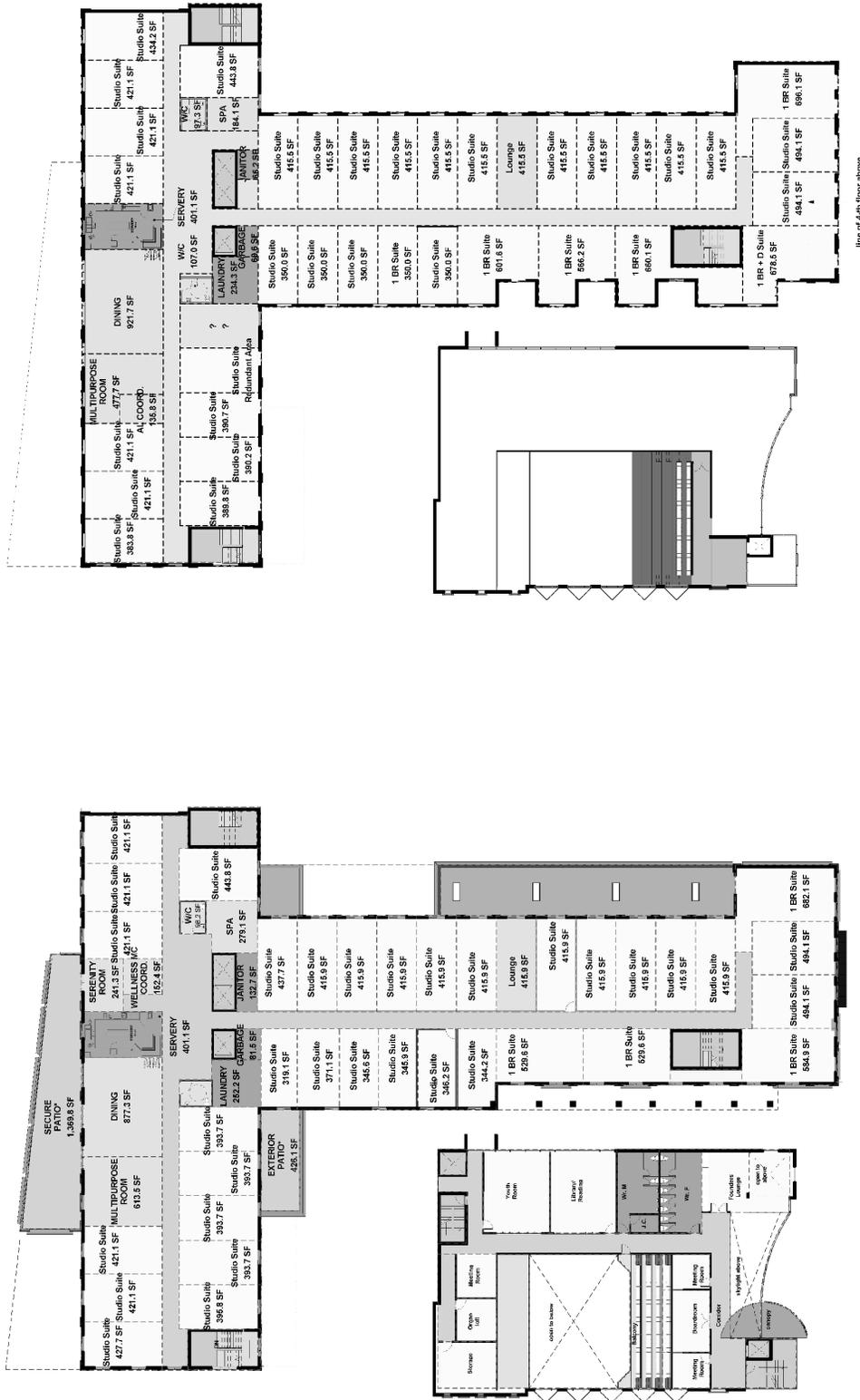
APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5B



Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.



① Level 2 Memory Care
1 : 200

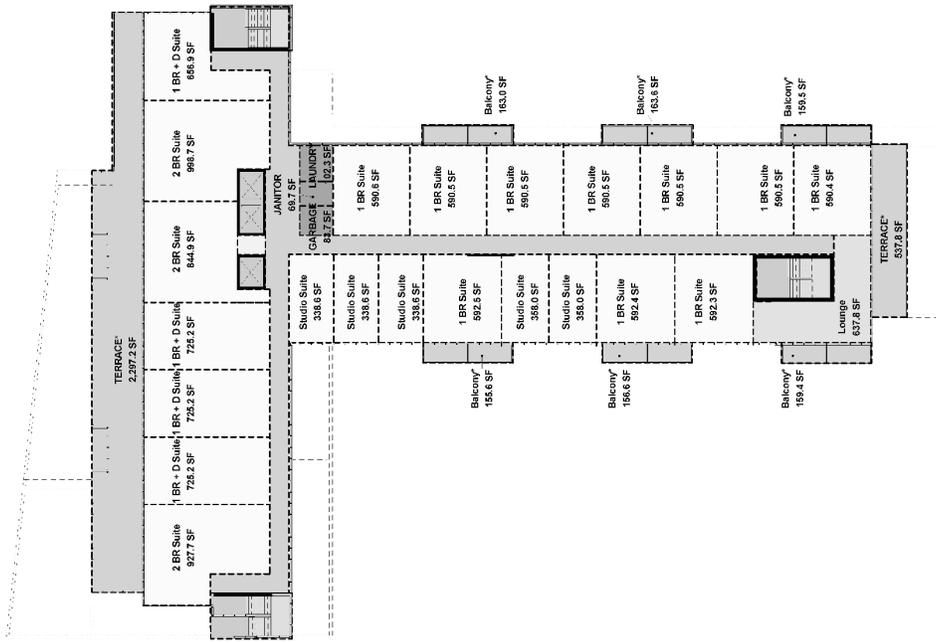
② Level 3 Assisted Living
1 : 200

REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
 12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5C



① Level 6, Independent Living
1:200

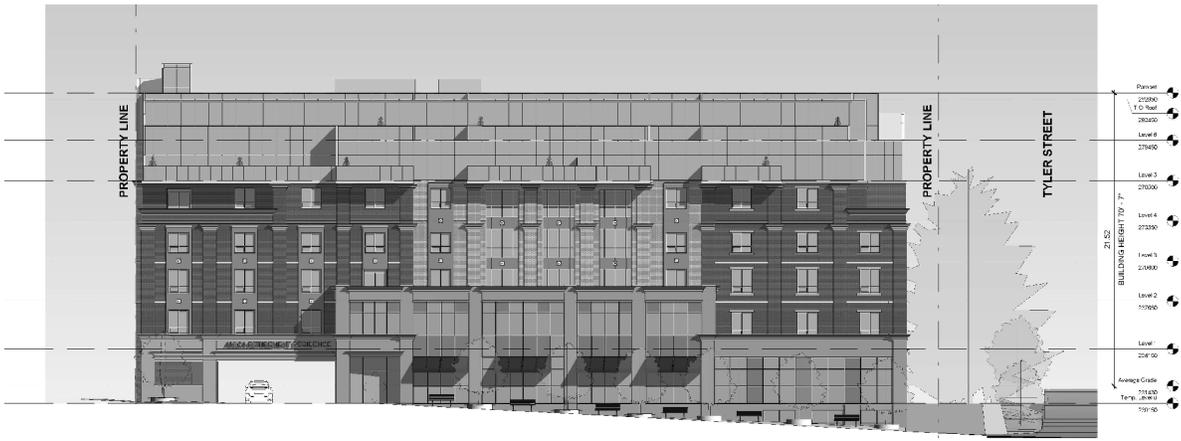
REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5E



2 Tyler Elevation (South)
1:200



1 Temperance Elevation (West)
1:200

REVISED CONCEPTUAL BUILDING ELEVATIONS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 6A





1 North Elevation
1 : 200



2 Yonge Elevation (East)
1 : 200

REVISED CONCEPTUAL BUILDING ELEVATIONS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 6B





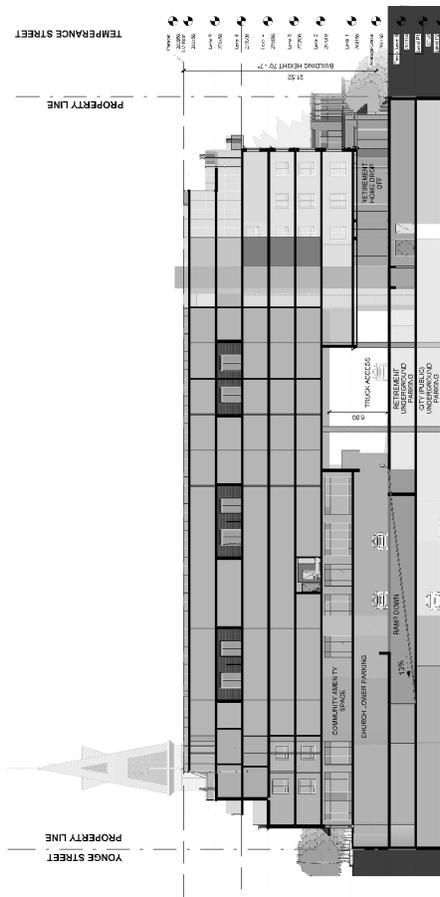
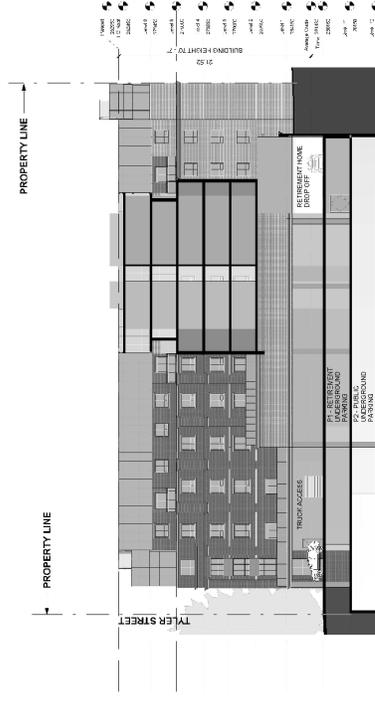
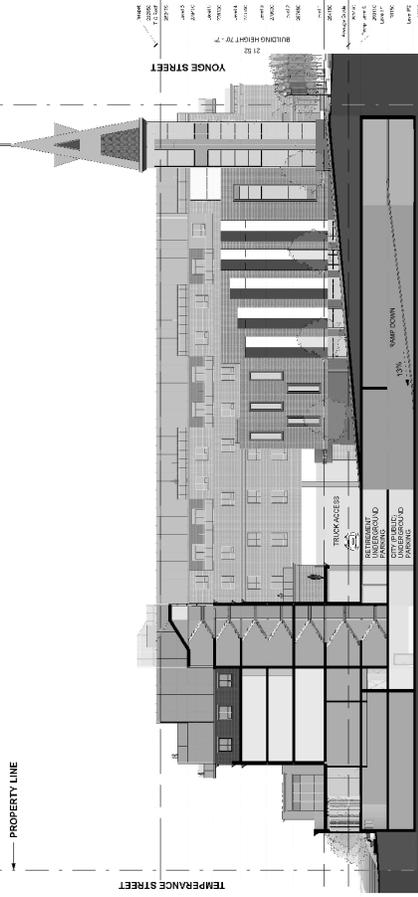
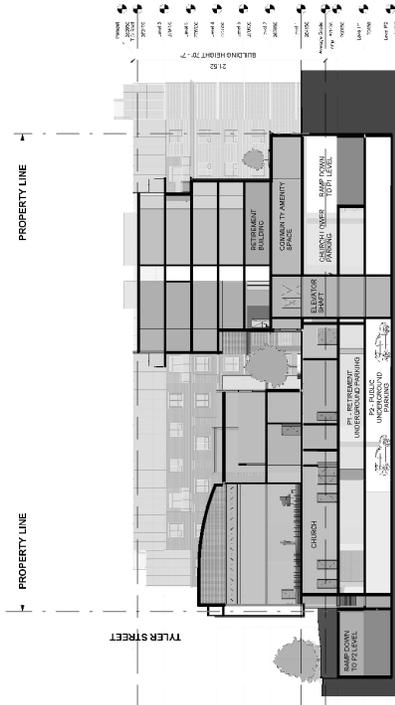
Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.

REVISED BUILDING CROSS SECTION

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 7

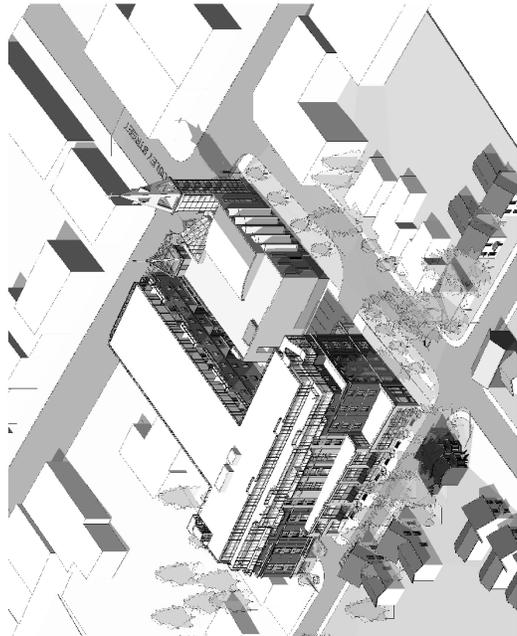




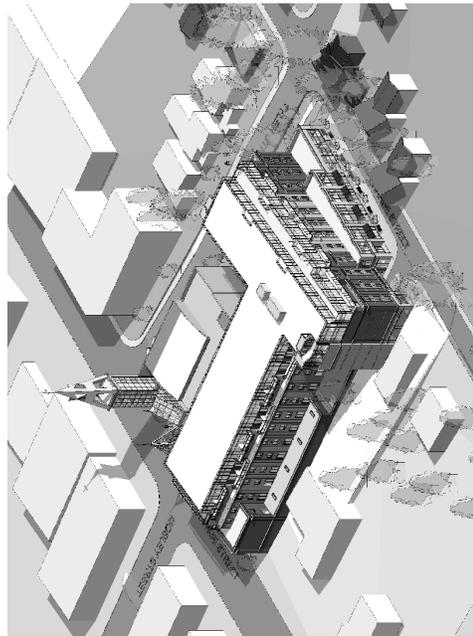
3 SE View



2 NE View



1 SW View



2 NW View

REVISED BUILDING ISOMETRIC VIEWS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 8



**Appendix 1
PBS17-037**

**Town of Aurora Council Public Planning Meeting Minutes (Excerpt)
Council Chambers Aurora Town Hall Wednesday, March 22, 2017**

Planning Applications

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

PBS17-017 – Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church, 15186 Yonge Street, 55, 57, and 57A Temperance Street, 12 and 16 Tyler Street, File Numbers: OPA-2016-05 and ZBA-2016-13

Planning Staff

Mr. Glen Letman, Manager of Development Planning, presented an overview of the application and staff report respecting the proposed Official Plan and Zoning By-law amendments to allow the redevelopment of the subject lands for a two-storey church and a nine-storey, tiered, 159-unit retirement residence with three vehicular access points and 133 parking spaces. He noted that the proposed Official Plan amendment to Schedule B3 would allow an increase in building height from five storeys to nine storeys and apply specific build-to policies to ensure approved development form, while the Zoning By-law amendment proposes to rezone the subject lands from 'Institutional (I) Zone' and 'Central Commercial (C2) Zone' to 'Institutional (I-X) Exception Zone' to allow an increase in building height and site specific performance standards to accommodate the place of worship and 159-unit retirement residence. Mr. Letman further noted that the subject lands are comprised of five properties, which are within the 'Downtown Area' policy designation of the Aurora Promenade Secondary Plan.

Consultant

Ms. Sarah Millar, Associate and Manager of Planning and Development, Fotenn, and Mr. Robert Murphy, A. Robert Murphy Architect Incorporated, presented an overview of the Applications and proposed redevelopment, including site statistics, policy and regulatory review, site context, project objectives, considerations, anticipated timeline, and development outcomes.

Public Comments

Aurora residents, including David Cabianca, Emily Crawley, Angela Daust, Michael Evans, Steve Falk, Brigitta Gamm, David Hanna, Troy Hourie, Richard Klopfer, Emma Kerswill, Eric McCartney, Tanya Pietrangelo, Dave Pressley, Judy Sherman, and Jessica Weaver, provided the following comments:

- Support for church development proposal
- Support for retirement residence development proposal in partnership with church
- Preference for four-to-six-storey retirement residence
- Preference for retail on Yonge Street rather than parking garage entrance

- Suggestions regarding north façade and incorporation of church architectural elements of previous church design
- Concern regarding proposed modern architecture and compatibility with the charm and character of the heritage area
- Concern regarding growth replicating that of North York
- Concern regarding residence size, and number and type of units
- Concern regarding residence height and setbacks which will have a negative impact on the character of the historic downtown core
- Concern regarding privacy and shadowing
- Concern regarding increased traffic
- Concern regarding impact on creek, animals and birds
- Concern regarding proposed glass exterior and risk to birds
- Concern regarding lack of parking for churchgoers, staff, residents, and visitors
- Concern regarding subject lands being filled from lot line to lot line, lack of green space, and streetscape; not a transitional setback to street
- Concern regarding safety risks in the event of evacuation of nine storeys
- Opposition to development proposal

Consultant

Ms. Millar and Mr. Murphy, with assistance from Mr. Carl Bray, Carl Bray & Associates Inc., and Mr. Richard Pernicky, Cole Engineering Group Ltd., responded to the concerns regarding the proposed architecture, glass exterior and bird-friendly glass, parking, green space, number of residence units and size, setbacks, height, intensification, traffic, and heritage.

Moved by Councillor Pirri Seconded by Councillor Humfryes

- 1. That Report No. PBS17-017 be received; and**
- 2. That staff be directed to report back to another Public Planning meeting addressing the issues that were raised at this Public Planning meeting.**

Carried

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 May 24, 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 May 24, 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.

Enacted by Town of Aurora Council this 24th day of May, 2017.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk