



**Council  
Public Planning  
Meeting Agenda**

**Wednesday, June 28, 2017  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



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

Wednesday, June 28, 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. PBS17-048 – Application for Zoning By-law Amendment  
15370 Leslie (Skale) Inc.  
15370 Leslie Street  
Part of Lot 21, Concession 2  
File Number: ZBA-2017-02  
Related File Number: SP-2017-02**

**Recommended:**

1. That Report No. PBS17-048 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. PBS17-054 – Applications for Official Plan Amendment and Zoning By-law Amendment**

**York Region Christian Seniors' Home Inc.  
440, 460, 480 & 500 William Graham Drive  
Plan 65M-4442, Block 4 and Block 5  
File Number: OPA-2017-04  
Related File Number: ZBA-2016-12**

**Recommended:**

1. That Report No. PBS17-054 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 June 28, 2017.

**5. Adjournment**



**Town of Aurora  
Public Planning Report**

**No. PBS17-048**

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**Subject: Application for Zoning By-law Amendment  
15370 Leslie (Skale) Inc.  
15370 Leslie Street  
Part of Lot 21, Concession 2  
File Number: ZBA-2017-02  
Related File Number: SP-2017-02**

**Prepared by: Lawrence Kuk, Planner**

**Department: Planning and Building Services**

**Date: June 28, 2017**

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## **Recommendation**

- 1. That Report No. PBS17-048 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 option at a future General Committee meeting.**

## **Executive Summary**

This report provides Council with background information related to a proposed Zoning By-law Amendment application for lands located at 15370 Leslie Street to allow the development of 30 three-storey townhouse condominium units.

- Amend the existing Rural General (RU-2) Exception Zone to Row Dwelling Residential (R6-XX) Exception Zone;
- The existing pond fronting along Leslie Street would be reconstructed at the rear of the subject lands;
- Registration of the removal of the Barn Swallow Nest is required under Ontario Regulation 242/08; and
- 60 trees are proposed for removal while 82 trees are being replanted.
- The proposed development is providing one right-in/ right out access onto Leslie Street with 9 visitor parking spaces.

## **Background**

The subject Zoning By-law Amendment application was submitted on March 28, 2017. The subject lands are situated just south of the Approved Draft Plan of Subdivision (Shimvest Investments Ltd.) within the Aurora 2C Secondary Plan Area. The subject lands are one of remaining independent residential parcels left within the secondary plan. The approved Block Plan prepared by Malone Given Parsons Ltd. for the 2C Secondary Plan (west) consisted of multiple landowners (Mattamy, TACC, Metrus, Brookfield, Shimvest and York Region Christian Homes). The Block Plan within the 2C Secondary Plan shows various land uses, interconnections and linkages between the six larger parcels. The subject lands along with other smaller parcels of individual landowners within the 2C secondary plan were not part of the 2C (west) Block Plan. As such, the subject lands will implement the policies of Official Plan Amendment No. 73 outside of the approved Block Plan.

## **Location and Land Use**

The subject lands are located west side of Leslie Street, just north of the intersection of Leslie Street and Wellington Street East, municipally known as 15370 Leslie Street (Figure 1). The subject lands have the following characteristics:

- The subject lands have a lot frontage of approximately 50 metres with an average depth of 186 metres;
- In total, the subject site has an approximately area of 0.9 ha (2.3 acres);
- There is a one storey residential building, an accessory structure and a man-made pond adjacent to Leslie Street;
- One vehicular access to Leslie Street at the northeast corner of the site;
- The site generally falls from southeast to the northwest towards the natural heritage lands located to the north of the property;
- Drainage from the storm sewer from Leslie Street and the property to the south flows directly into the existing man made pond on the subject property;
- Majority of the existing vegetation is located around the perimeter of the subject lands;
- A Barn swallow nest was found on the subject site located by the existing dwelling.

## **Surrounding Land Uses**

North: 10m wide Town owned property to access the Stewart Burnett Park; Approved Draft Plan of Subdivision (Shimvest Investments Ltd.);

South: Salvation Army Northridge Community Church

East: Leslie Street, Stormwater management pond and Smart Centres Plaza; and

West: Stewart Burnett Park.

## **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.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

### York Region Official Plan (YROP)

The subject lands are designated as “Urban Area” and within 120m of the Regional Greenland’s System of the York Region Official Plan (2010). A wetland is located on the north end of the site as per Map 4 of the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. The site has frontage along Leslie Street which is an arterial road under the jurisdiction of the Region of York with a right of way of up to 36 metres. The proposed development is located within Wellhead Protection Area – D.

### Town of Aurora Official Plan – Aurora Northeast 2C Secondary Plan Area (OPA 73)

As illustrated on Figure 2, the subject lands are designated as “Urban Residential 2” (UR2). The UR2 permits a density form of development including townhouses. The maximum height of any building within UR2 designation shall be 6 storeys or 20 metres whichever is less. The existing UR2 designation permits density levels ranging from 35 and 50 units per net residential hectare. Moreover, the 2C Secondary Plan requires all future development proposals to demonstrate that there are no adverse impacts to existing groundwater and surface water as a result of the proposed development. All development shall be generally consistent with the approved Urban Design Guidelines for the 2C area. The applicant will need to prepare a cohesive community design and

architectural vision for the community to assist in the development of a high quality and consistent level of urban design for both the public and private realms.

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

The subject lands are currently zoned “Rural General (RU-2) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). The existing zoning reflects the previous rural residential use on the subject lands. To implement the proposed development, the Owner is proposing to rezone the subject lands from “Rural General (RU-2) Exception Zone” to the applicable zone designations described under the Proposed Application section of this report.

### **Reports and Studies**

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

<b>Report Name</b>	<b>Report Author</b>
Arborist Report and Tree Preservation Plan	Maple Hill Tree Services
Architectural Plans	Kohn Partnership Architects Inc.
Draft Zoning By-law	Bousfields Inc.
Elevations Plans	Kohn Partnership Architects Inc.
Engineering Plans (Erosion and Sediment Control Plan, Grading Plan, Sanitary Drainage)	Pinestone Engineering Limited
Geotechnical Investigation	V.A. Wood Associates Limited
Hydrogeological Assessment	Azimuth Environmental Consulting Inc.
Landscape Plans	Adesso Design Inc.
Lighting Plan	M.V. Shore Associates Ltd.
Natural Heritage Evaluation	GeoProcess Research Associates Inc.
Noise Impact Study	J.E. Coulter Associates Limited
Phase 1 Environmental Site Assessment	V.A. Wood Associates Limited
Planning & Urban Design Rationale	Bousfields Inc.
Survey	Lloyd & Purcell Ltd.
Stage 1 & 2 Archaeological Assessment	York North Archaeological Services Inc.
Site Servicing Design Brief	Pinestone Engineering Limited
Stormwater Management & Construction Mitigation Plan	Pinestone Engineering Limited
Traffic Consideration	BA Group

## Proposed Application

### Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Rural General (RU-2) Exception Zone” to “Row Dwelling Residential (R6-XX) Exception Zone”. The Owner has submitted a draft Zoning By-law which is currently under review by staff.

The following is a table to compare the difference between the parent R2 zoning requirements with the proposed R2-XX Exception Zone.

	<b>Parent R6 Zone Requirement for Row Housing</b>	<b>Proposed R6-XX Exception Zone</b>
Permitted Uses	- Row Housing	- Row Housing
Lot Area per dwelling unit (minimum)	- Row Housing (230 m <sup>2</sup> )	- Row Housing (127 m <sup>2</sup> )
Lot Frontage (minimum)	- Total Parcel (30.0 m) - Per Unit (6.0m)	5.8 m
Front Yard (minimum)	7.5 m	5.0 m
Rear Yard (minimum)	7.5 m	4.4 m
Side Yard (minimum)	- Exterior (6.0 m) - Interior – (1.5 m)	- Interior – (1.5 m)
Unobstructed Distance Between Buildings on the Same Lot (minimum)	3.0 m	1.5 m
Floor Area (minimum)	75 m <sup>2</sup>	75 m <sup>2</sup>
Lot Coverage (maximum)	25%	- Total Parcel (23%) - Per Unit (55%)
Height (main building) (maximum)	10 m	10 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.

### Proposed Site Plan

In addition to the proposed Zoning By-law Amendment application, the Owner submitted a Site Plan application on the subject lands. As illustrated on Figure 5, the proposed site plan consists of 4 blocks of 30 three-storey townhouse units. All townhouse units will front onto an interior condominium road. The proposed development is providing one right-in/ right out access onto Leslie Street. There are 9 visitor parking spaces including accessible parking spaces and a snow storage area located just west of Block C and D. A man-made pond is proposed to be located in the westerly portion of the subject lands. Each unit will have one parking space in the garage and one parking space on the driveway. In between Blocks A and D, there is a 3.0-metre-wide pedestrian connection to the trail network north of the subject site.

Townhouse Blocks	# of units	Area ( m <sup>2</sup> )
Block A	7	1,239.88
Block B	8	1,416.96
Block C	7	1,239.88
Block D	8	1,416.96
Total	30	5,313.68

Note: Basement and Garage areas not included in the area.

### 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 Draft Plan of Subdivision and Zoning By-law amendments;
- The reduced rear yard setback to 4.4m;
- Technical matter such as Stormwater Management, drainage and servicing;
- Clarification on landscaping plans and retaining walls;

- The proposed flat roof design and overall urban design conformity to the vision of the 2C Secondary Plan;
- Registration of the removal of the Barn Swallow Nest is required under Ontario Regulation 242/08;
- Vehicular access onto Leslie Street (Regional Road), width of the entrance, existing hydro poles and potential conflicts with the southbound and northbound traffic;
- Servicing Allocation for the proposed 30 Townhouse units.

### **Advisory Committee Review**

N/A

### **Financial Implications**

- There are no financial implications to report at this time.

### **Communications Considerations**

On April 20, 2017 a Notice of Complete Application respecting the Zoning By-law Amendment application was published in the Aurora Banner newspapers. The same notice was published on April 27, 2017 in the Auroran.

On June 8, 2017 a Notice of Public Planning Meeting respecting the subject 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 Leslie Street. Public Meeting notification has been provided in accordance with the Planning Act.

### **Link to Strategic Plan**

N/A

### **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**

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

## **Attachments**

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

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team Meeting review on June 8, 2017.

### **Departmental Approval**

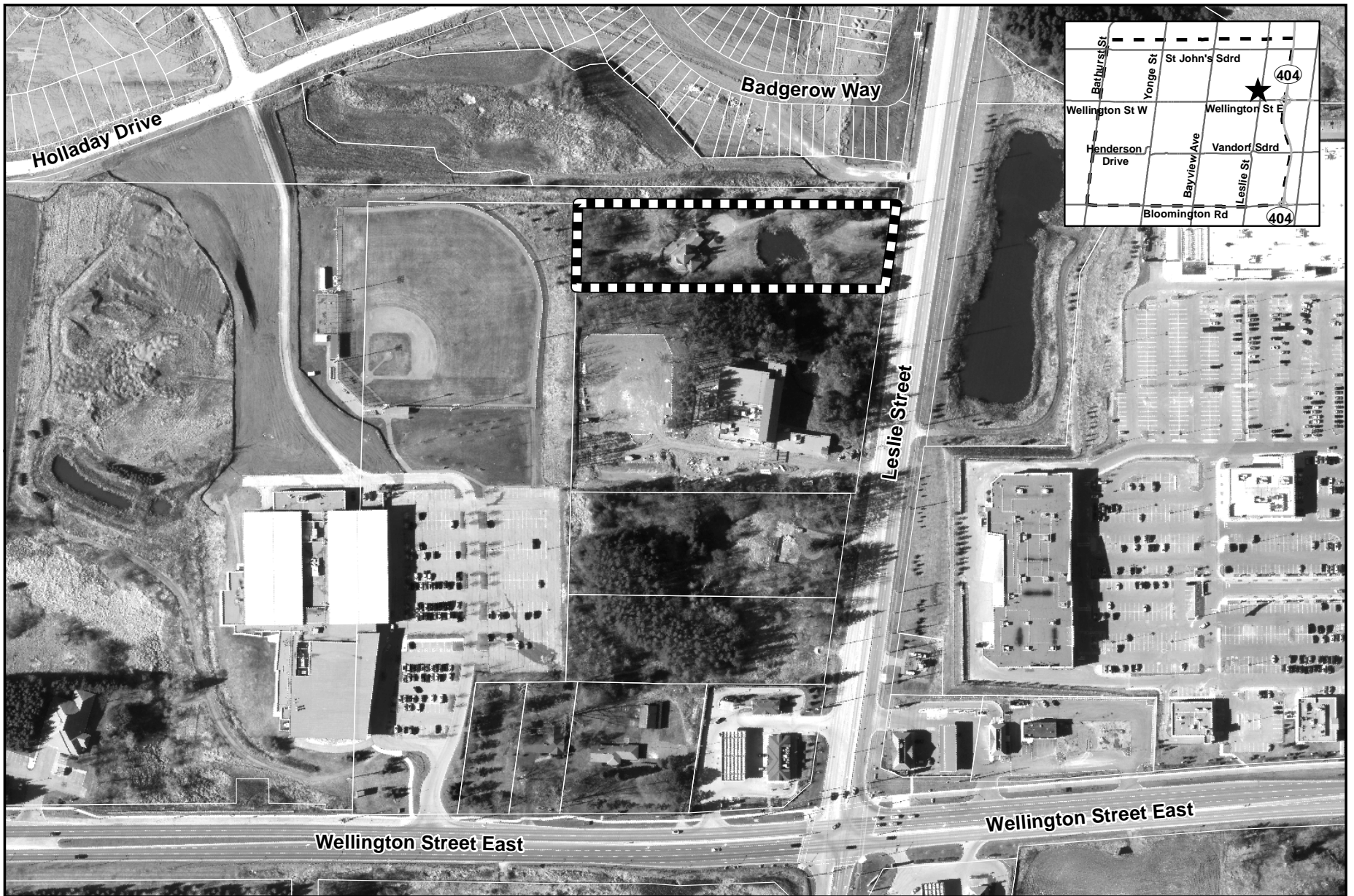
### **Approved for Agenda**



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

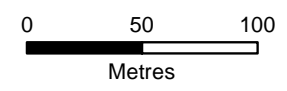


**Doug Nadorozny  
Chief Administrative Officer**

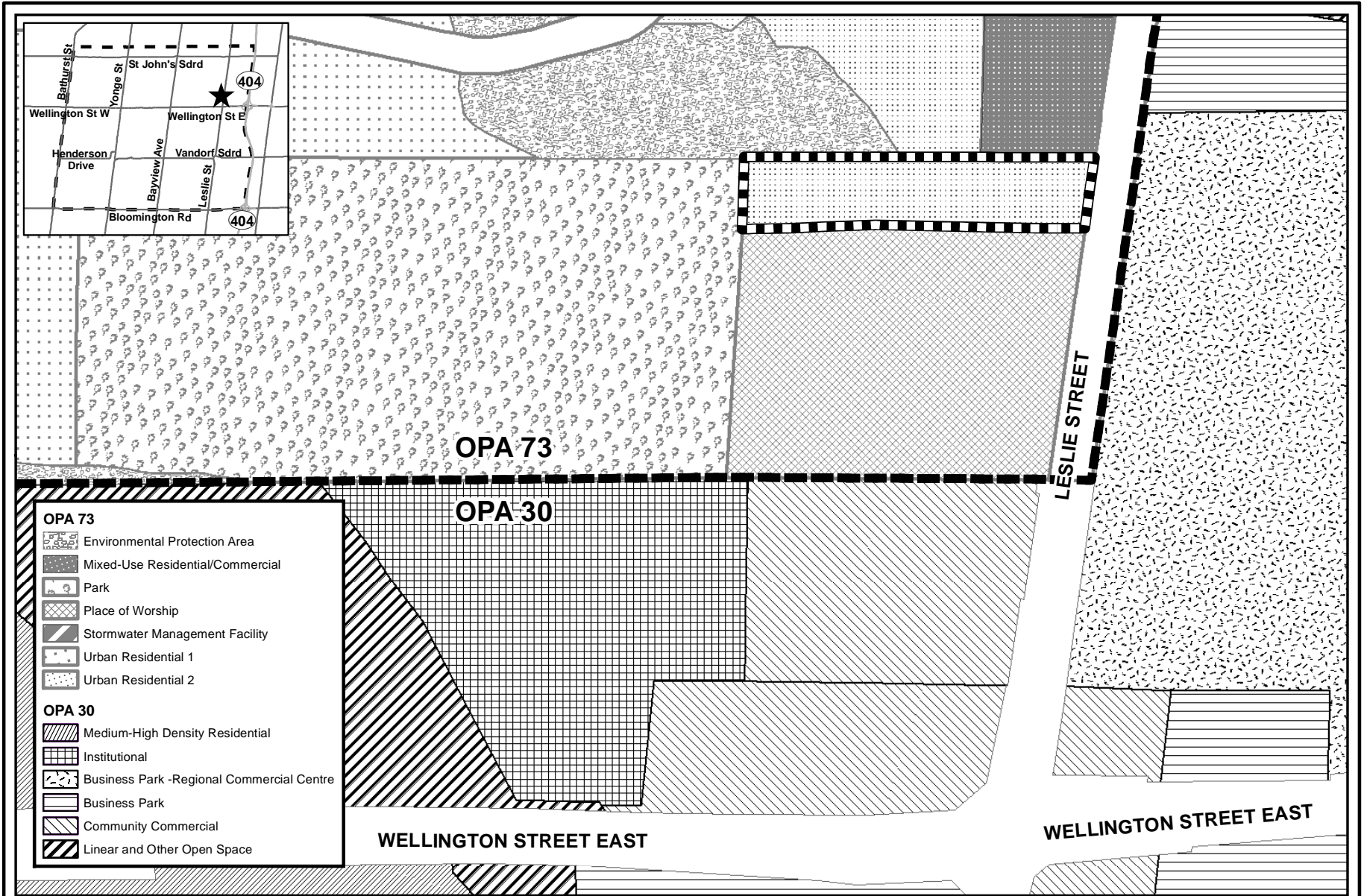


**LOCATION MAP**  
 APPLICANT: 15370 LESLIE (SKALE) INC.  
 LOCATION: 15370 LESLIE STREET  
 FILES: ZBA-2017-02  
 FIGURE 1

 **SUBJECT LANDS**



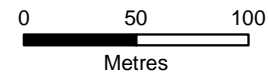
*Map created by the Town of Aurora Planning and Building Services Department, May 23, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.*



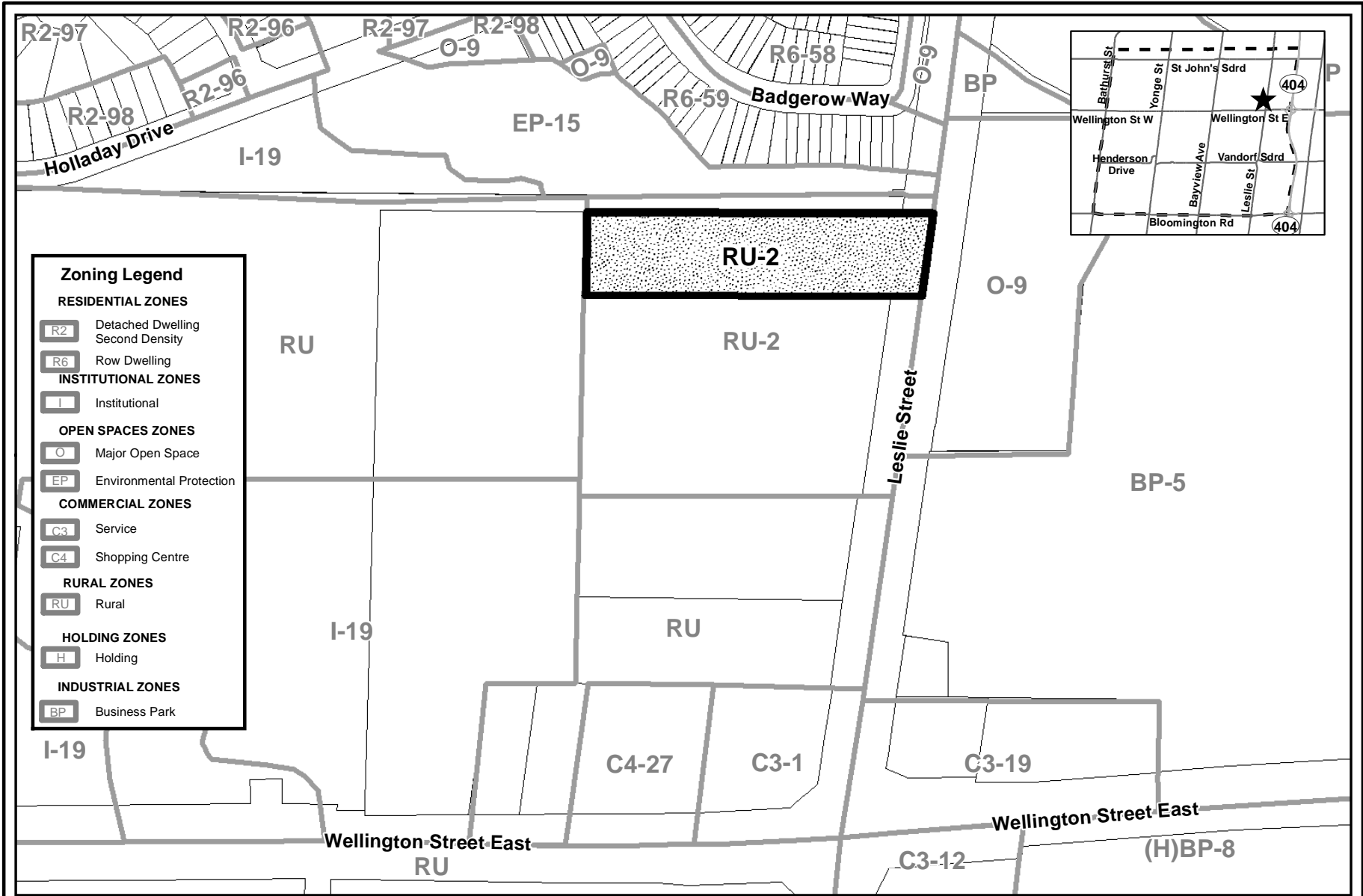
**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: 15370 LESLIE (SKALE) INC.  
LOCATION: 15370 LESLIE STREET  
FILES: ZBA-2017-02

FIGURE 2



Map created by the Town of Aurora Planning and Building Services Department, May 24, 2017. Base data provided by York Region & the Town of Aurora.

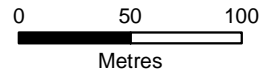


Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
	Detached Dwelling Second Density
	Row Dwelling
<b>INSTITUTIONAL ZONES</b>	
	Institutional
<b>OPEN SPACES ZONES</b>	
	Major Open Space
	Environmental Protection
<b>COMMERCIAL ZONES</b>	
	Service
	Shopping Centre
<b>RURAL ZONES</b>	
	Rural
<b>HOLDING ZONES</b>	
	Holding
<b>INDUSTRIAL ZONES</b>	
	Business Park

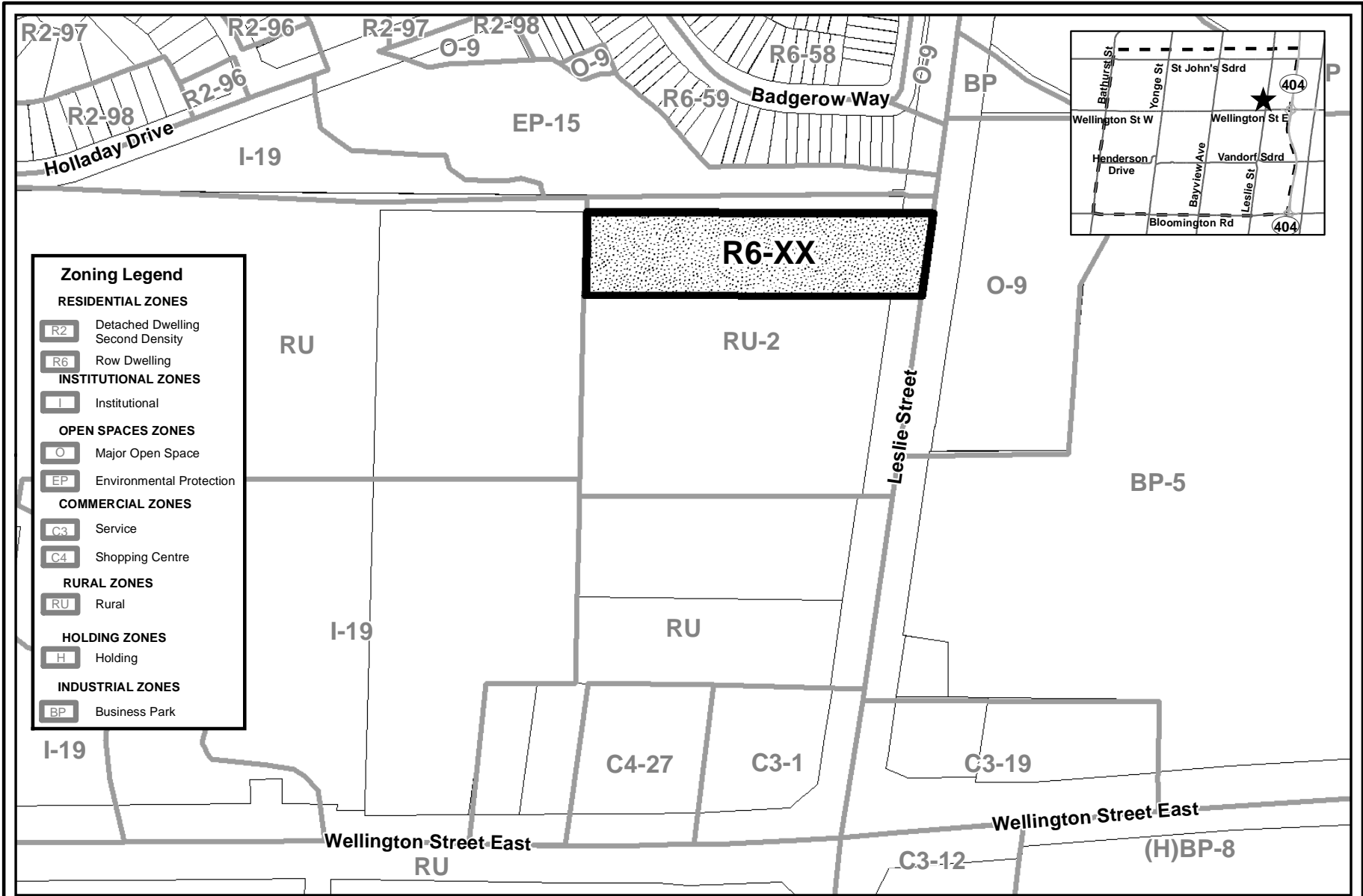
**EXISTING ZONING BY-LAW**

APPLICANT: 15370 LESLIE (SKALE) INC.  
 LOCATION: 15370 LESLIE STREET  
 FILES: ZBA-2017-02  
 FIGURE 3

SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, May 25, 2017. Base data provided by York Region & the Town of Aurora.

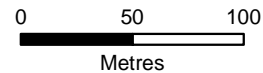


Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
	Detached Dwelling Second Density
	Row Dwelling
<b>INSTITUTIONAL ZONES</b>	
	Institutional
<b>OPEN SPACES ZONES</b>	
	Major Open Space
	Environmental Protection
<b>COMMERCIAL ZONES</b>	
	Service
	Shopping Centre
<b>RURAL ZONES</b>	
	Rural
<b>HOLDING ZONES</b>	
	Holding
<b>INDUSTRIAL ZONES</b>	
	Business Park

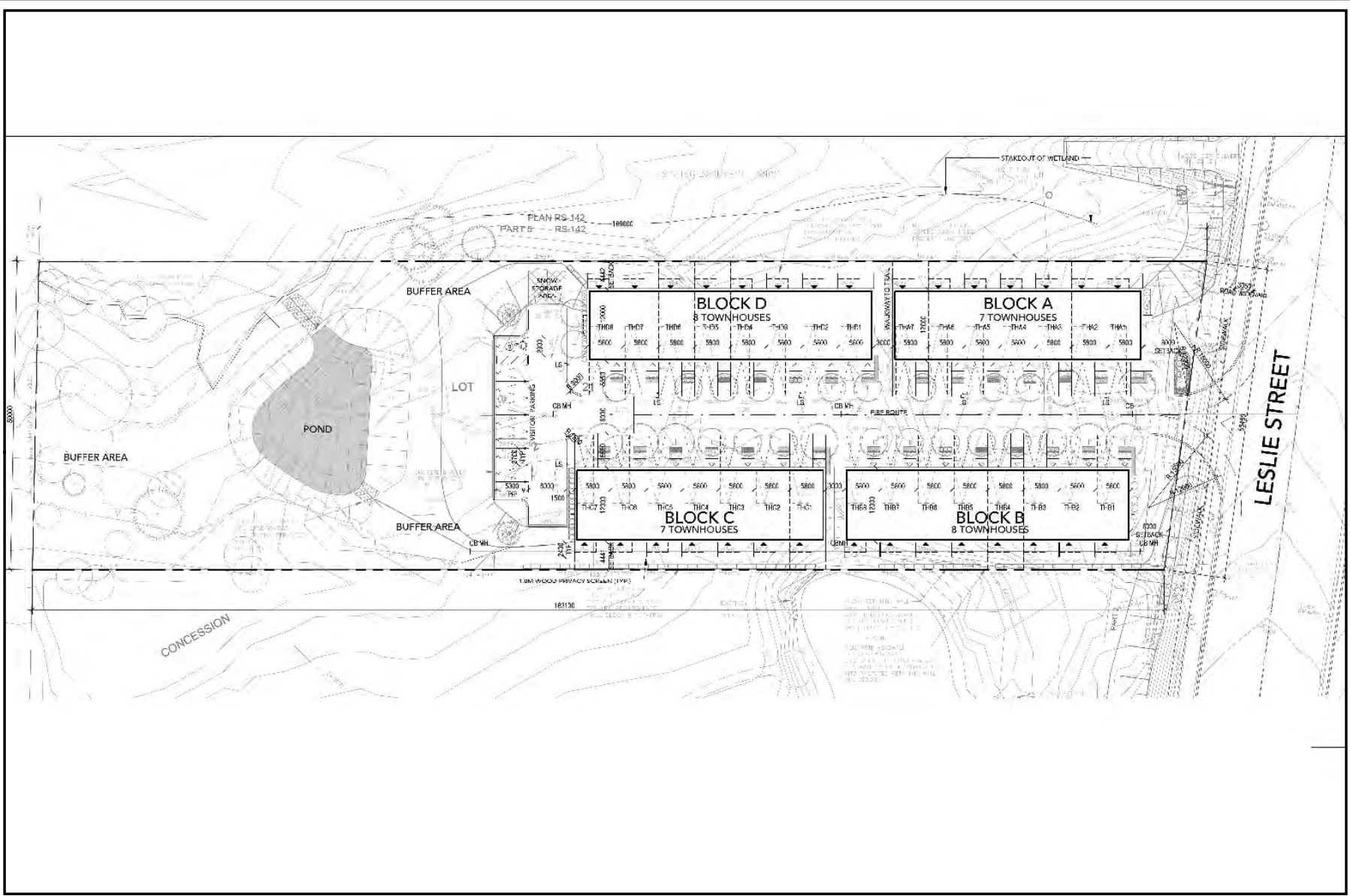
**PROPOSED ZONING BY-LAW**

APPLICANT: 15370 LESLIE (SKALE) INC.  
 LOCATION: 15370 LESLIE STREET  
 FILES: ZBA-2017-02  
 FIGURE 4

**SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, May 25, 2017. Base data provided by York Region & the Town of Aurora.



**PROPOSED SITE PLAN**

APPLICANT: 15370 LESLIE (SKALE) INC.  
 LOCATION: 15370 LESLIE STREET  
 FILES: ZBA-2017-02  
 FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, May 25, 2017. Base data provided by Skale Developments.





**Town of Aurora  
Public Planning Report No. PBS17-054**

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**Subject:** Applications for Official Plan Amendment and Zoning By-law Amendment  
York Region Christian Seniors' Home Inc.  
440, 460, 480 & 500 William Graham Drive  
Plan 65M-4442, Block 4 and Block 5  
File Number: OPA-2017-04  
Related File Number: ZBA-2016-12

**Prepared by:** Caitlin Graup, Planner

**Department:** Planning and Building Services

**Date:** June 28, 2017

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## **Recommendations**

1. That Report No. PBS17-054 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 related to the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications submitted for 440, 446, 480 and 500 William Graham Drive within the 2C Secondary Plan area.

- An application has been made for an OPA to amend Policy 3.3.2 e) of the 2C Secondary Plan to permit a maximum building height of seven (7) storeys (maximum 28 metres).
- An application has been made for a ZBA to amend the 'RA3-14' and 'RA3-15' exception zones to include assisted living units as a permitted use, and to allow a maximum building height of seven (7) storeys (maximum 28 metres).
- The subject site is part of an overall seniors apartment housing complex being built in phases.
- Staff have identified matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration.

## **Background**

### **Application History**

The subject Zoning By-law Amendment application was submitted to the Town on November 24, 2016, with an addendum revision on December 19, 2016. An information report was brought forward at a Public Planning Meeting on January 25, 2017 for the Zoning By-law Amendment. Council passed the following resolution:

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.

Subsequently the Applicant determined they wanted to further increase the building height from what was requested in the Zoning By-law Amendment. This increase in height triggered an Official Plan Amendment.

The Applicant submitted the Official Plan Amendment application on May 11, 2017, along with a revision to the Zoning By-law Amendment application. Both applications are being brought forward together in this Public Planning Report PBS17-054.

### **Location / Land Use**

The subject lands are located north of Wellington Street at the intersection of Leslie Street and William Graham Drive. The properties are located on the south side of William Graham Drive, municipally known as 440, 460, 480 and 500 William Graham Drive (See Figure 1).

The subject lands are irregularly 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: Residential Townhouse development;
- South: Open space and valley lands;
- East: Vacant, future Christian Seniors' apartment housing development;
- West: Phase 1 Christian Seniors' apartment 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.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

### 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.

The Applicant has submitted a request to York Region for exemption from Regional Approval. At the time of writing this report, a response from York Region has not been received. If exempted, under section 8.3.8 of York Region’s official plan policies, the proposed OPA would be considered a local matter and would be exempted from approval by Regional Planning Committee and Council.

### Town of Aurora Official Plan – 2C Secondary Plan (OPA 73)

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 (See 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 2C Secondary Plan sets the maximum building height at 6 storeys or 20 metres, whichever is less. However Council may consider buildings that exceed 20 metres in height, provided the building is not greater than 6 storeys, and the additional

height is provided to assist in dealing with a complex grading issue where extensive valley system and undulating topography exists.

The Applicant's OPA application is requesting an increase in maximum building height to permit 7 storeys (maximum 28 metres).

Zoning By-law 2213-78, as amended

The subject lands are currently zoned Third Density Apartment Residential (RA3-14 and RA3-15) Exception Zones by the Town of Aurora Zoning By-law 2213-78, as amended by Bylaw 5527-13. (See Figure 3).

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

- Increase the maximum building height from 6 storeys or 20 metres (whichever is less) to a maximum of 7 storeys with a maximum building height of 28 metres in the RA3-14 and RA3-15 Zones;
- 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;
- 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;
- Reduce the minimum landscape buffer from 7.5 metres to 4 metres;
- Decrease the minimum lot coverage for the RA3-15 lands from 25% to 20%;
- Increase the minimum lot coverage for the RA3-14 lands from 17% to 20% to compensate for the overall site coverage calculation of approximately 20%; and
- Temporary relief from the requirement to provide a minimum of 80% of parking spaces below grade

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

#### Reports and Studies

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

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

## **Proposed Applications**

### **Proposed Official Plan Amendment**

The applicant proposes to amend the existing Official Plan policy 3.3.2 e) of the Aurora 2C Secondary Plan which sets the maximum building height at 6 storeys or 20 metres, whichever is less. It does, however, provide Council the opportunity to consider buildings that exceed 20 metres in height, provided the building is not greater than 6 storeys, and the additional height is provided to assist in dealing with a complex grading issue where extensive valley system and undulating topography exists.

The Applicant's OPA application is requesting an increase in maximum building height to permit 7 storeys (maximum 28 metres).

### **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 of apartment units required on the lands per the table below. It is noted that the proposed assisted living units are 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 hectare.

The applicant has also applied to allow a maximum building height of 7 storeys (maximum 28 metres). A conceptual cross section of the proposed building has been submitted to illustrate the grading constraints (See Figure 5) which the Applicant says has necessitated the 28 metre height exception, as well as the breakdown in space relating to the assisted living units.

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.

Zone	Senior's Apartments		Assisted Living Units
	Current Zone Unit Range	Proposed Unit Range	
RA3-13 (Phase 1A & 1B)	75-160	154 (actual)	0
RA3-14 (Phase 2)	125-160	<b>70-120*</b>	<b>60-100*</b>
RA3-15 (Phase 3)	100-160	<b>76-160*</b>	<b>0-100*</b>
Total	300-480	<b>300-434</b>	<b>60-200</b>
Institutional (H)I-27	<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

### Planning Considerations

A preliminary review of the proposed Official Plan Amendment and Zoning By-law Amendment applications have been undertaken by internal departments and external agencies. Staff have 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 Official Plan Amendment and Zoning By-law Amendment applications;
- Conformity with the 'Urban Residential 2' designation in the 2C Secondary Plan relating to the density provisions;
- Evaluation of grading complexities to address proposed building height increase request.
- Planning methods to address temporary relief from the parking provision which requires 80% of parking spaces to be provided below grade.

### Public Comments

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

June 28, 2017

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Report No. PBS17-054

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## **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 June 8, 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 William Graham Drive. 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 Official Plan Amendment and Zoning By-law Amendment 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.

## **Attachments**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Phase 2 Building Sections

June 28, 2017

Page 8 of 8

Report No. PBS17-054

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**Previous Reports**

Public Planning Report No. PBS17-007, dated January 25, 2017.

**Pre-submission Review**

Agenda Management Team Meeting review on June 8, 2017

**Departmental Approval**

**Approved for Agenda**

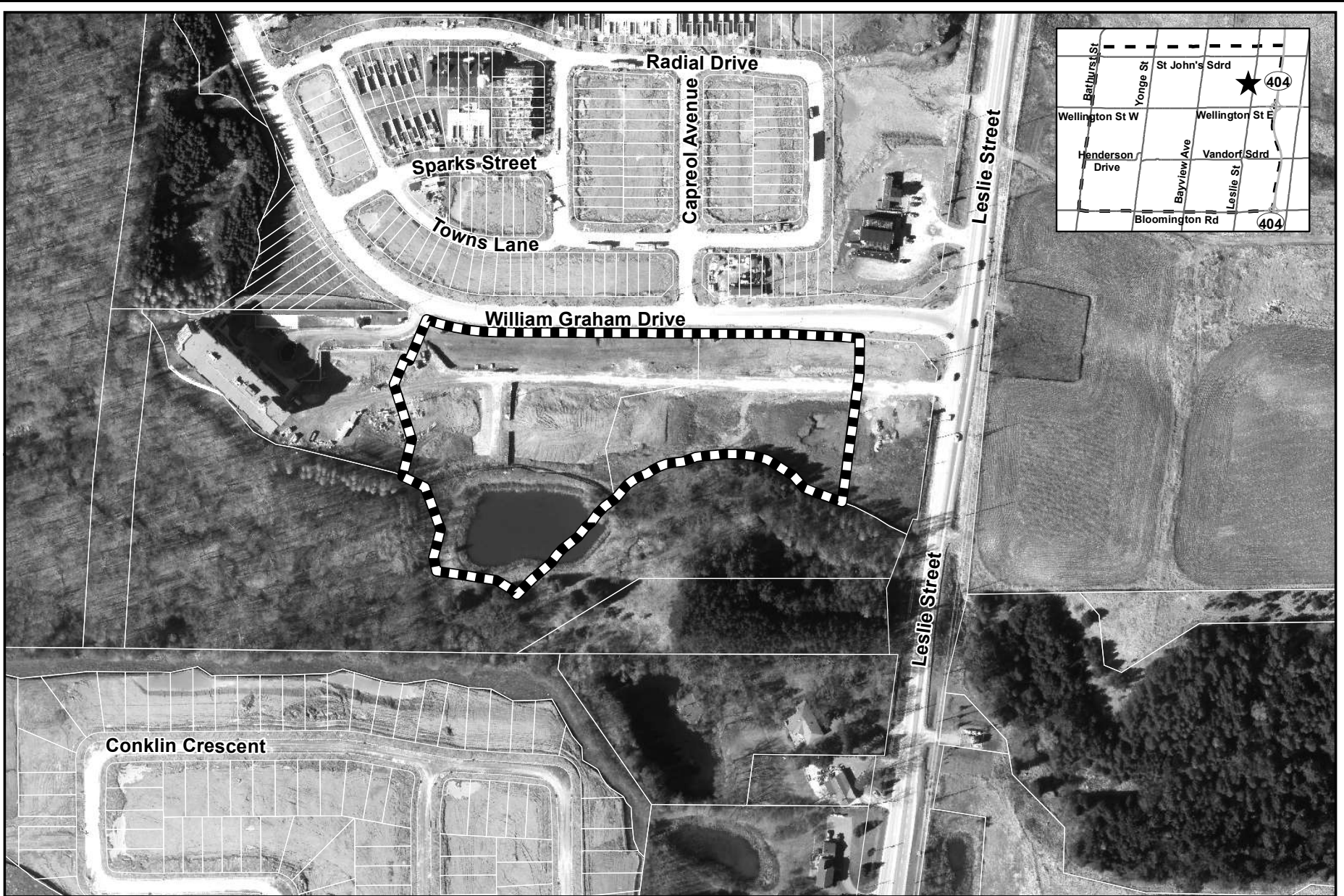


**Marco Ramunno, MCIP, RPP  
Director  
Planning and Building Services**



**Doug Nadorozny  
Chief Administrative Officer**

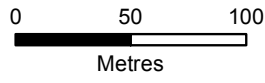




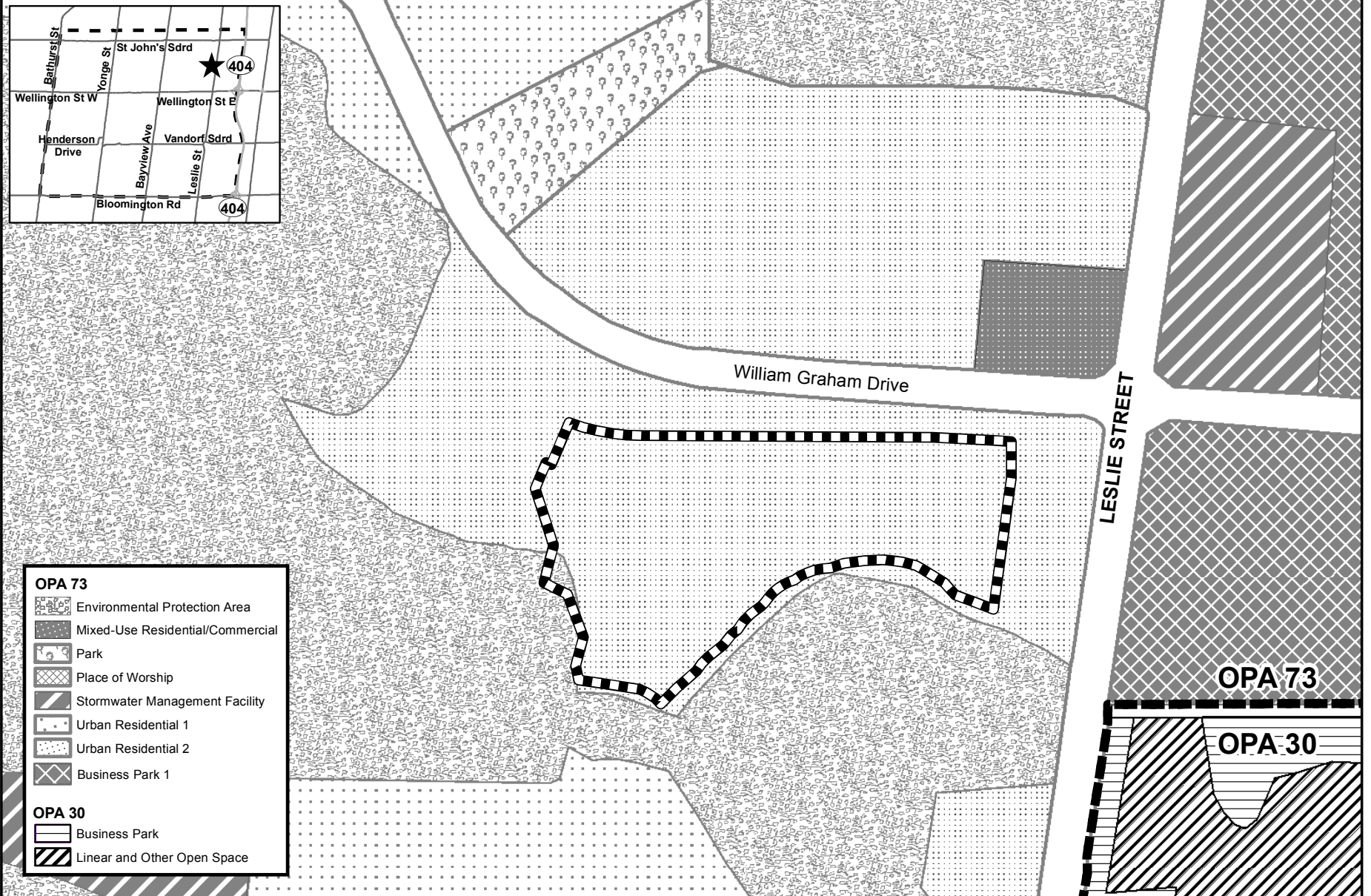
**LOCATION MAP**

APPLICANT: YORK REGION CHRISTIAN SENIORS' HOME INC.  
 LOCATION: 440, 460, 480 and 500 WILLIAM GRAHAM DRIVE  
 FILES: ZBA-2016-12  
 FIGURE 1

 **SUBJECT LANDS**



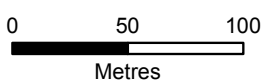
*Map created by the Town of Aurora Planning and Building Services Department, May 31, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.*



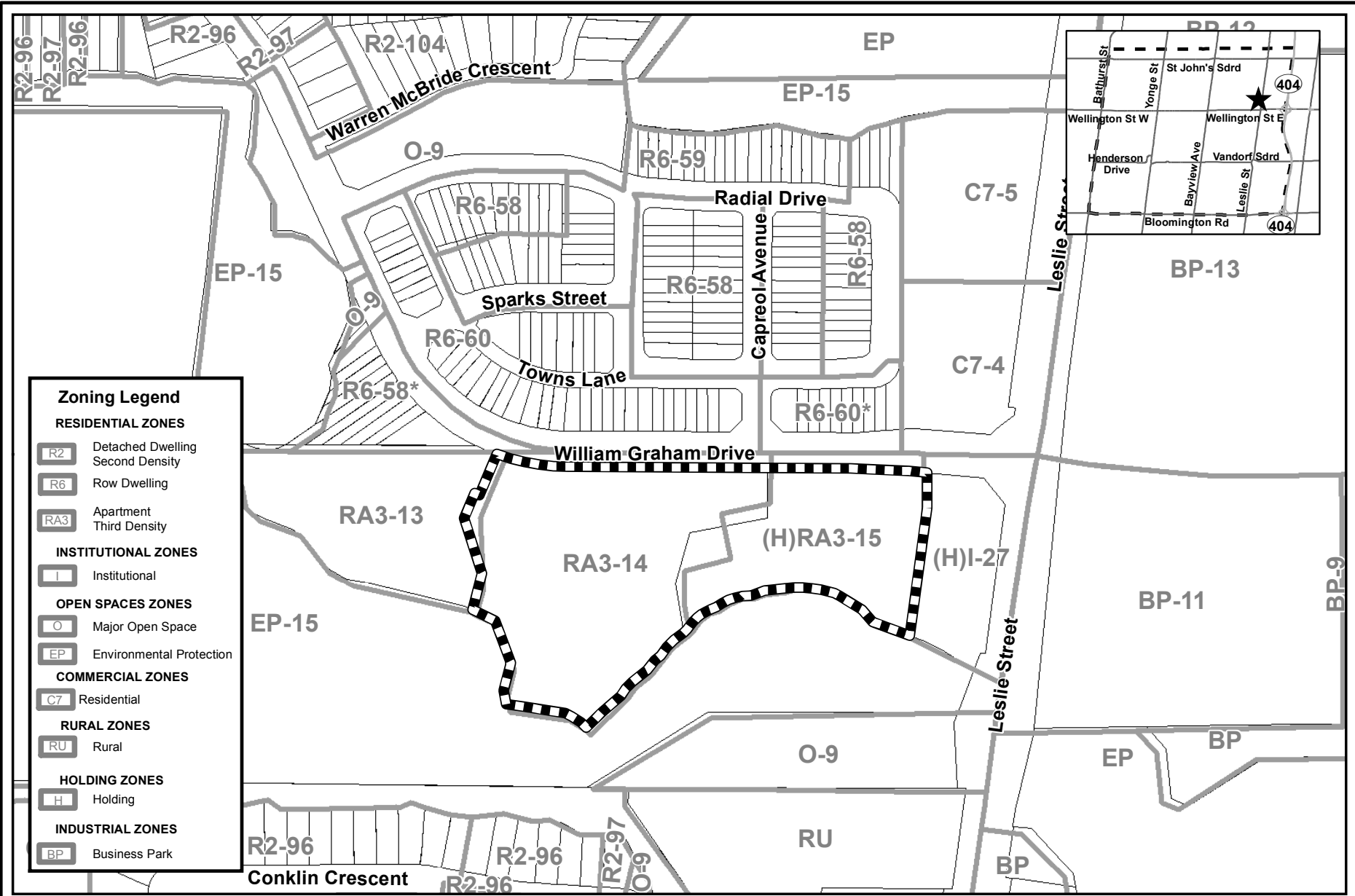
- OPA 73**
- Environmental Protection Area
  - Mixed-Use Residential/Commercial
  - Park
  - Place of Worship
  - Stormwater Management Facility
  - Urban Residential 1
  - Urban Residential 2
  - Business Park 1
- OPA 30**
- Business Park
  - Linear and Other Open Space

**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: YORK REGION CHRISTIAN SENIORS' HOME INC.  
 LOCATION: 440, 460, 480 and 500 WILLIAM GRAHAM DRIVE  
 FILES: ZBA-2016-12  
**FIGURE 2**



Map created by the Town of Aurora Planning and Building Services Department, May 31, 2017. Base data provided by York Region & the Town of Aurora.



**Zoning Legend**

**RESIDENTIAL ZONES**

- R2** Detached Dwelling Second Density
- R6** Row Dwelling
- RA3** Apartment Third Density

**INSTITUTIONAL ZONES**

- I** Institutional

**OPEN SPACES ZONES**

- O** Major Open Space

**ENVIRONMENTAL PROTECTION ZONES**

- EP** Environmental Protection

**COMMERCIAL ZONES**

- C7** Residential

**RURAL ZONES**

- RU** Rural

**HOLDING ZONES**

- H** Holding

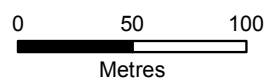
**INDUSTRIAL ZONES**

- BP** Business Park

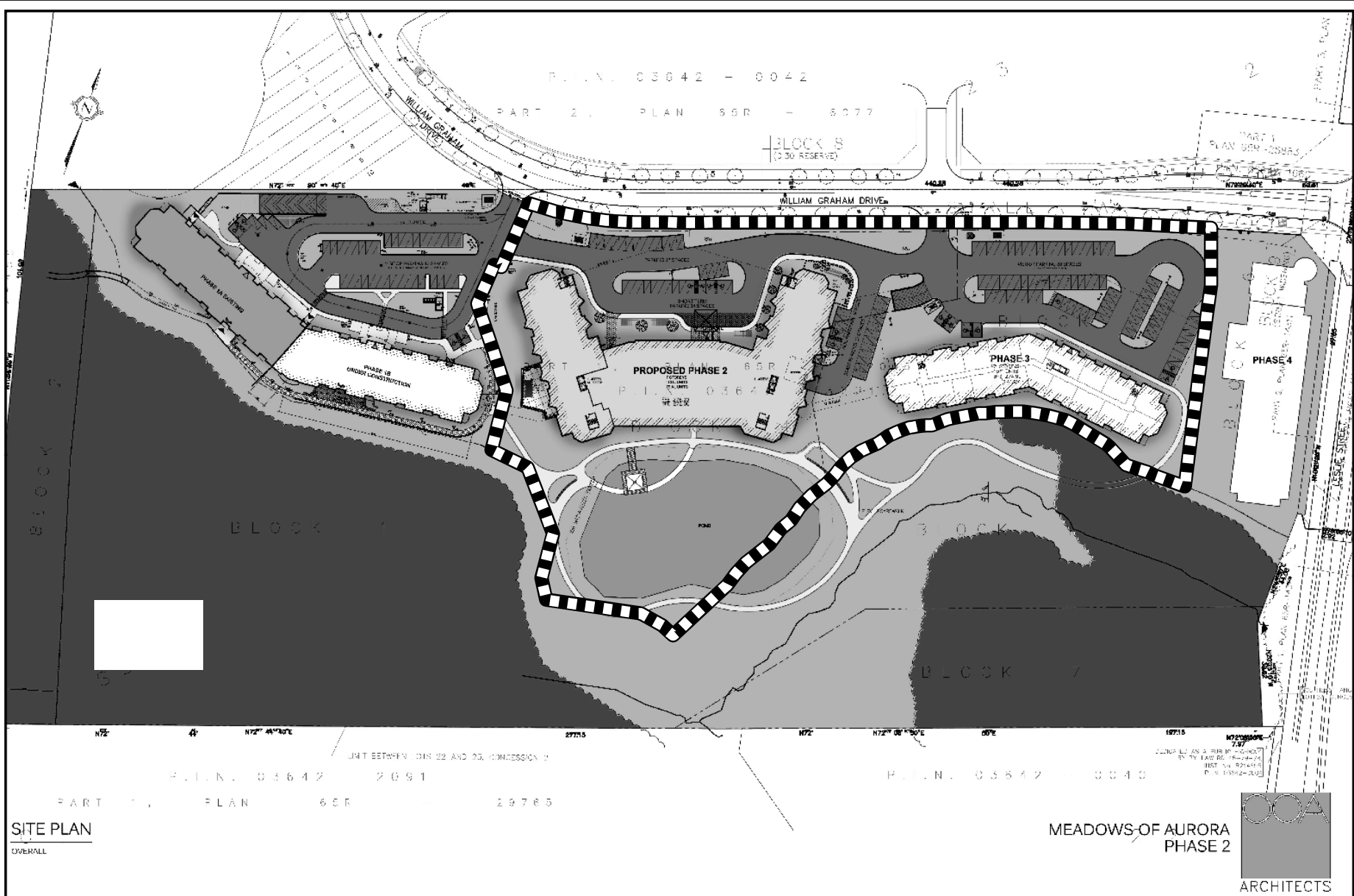
**EXISTING ZONING BY-LAW**

APPLICANT: YORK REGION CHRISTIAN SENIORS' HOME INC.  
 LOCATION: 440, 460, 480 and 500 WILLIAM GRAHAM DRIVE  
 FILES: ZBA-2016-12  
**FIGURE 3**

**SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, May 31, 2017. Base data provided by York Region & the Town of Aurora.



SITE PLAN  
 OVERALL

MEADOWS OF AURORA  
 PHASE 2



**PROPOSED SITE PLAN**

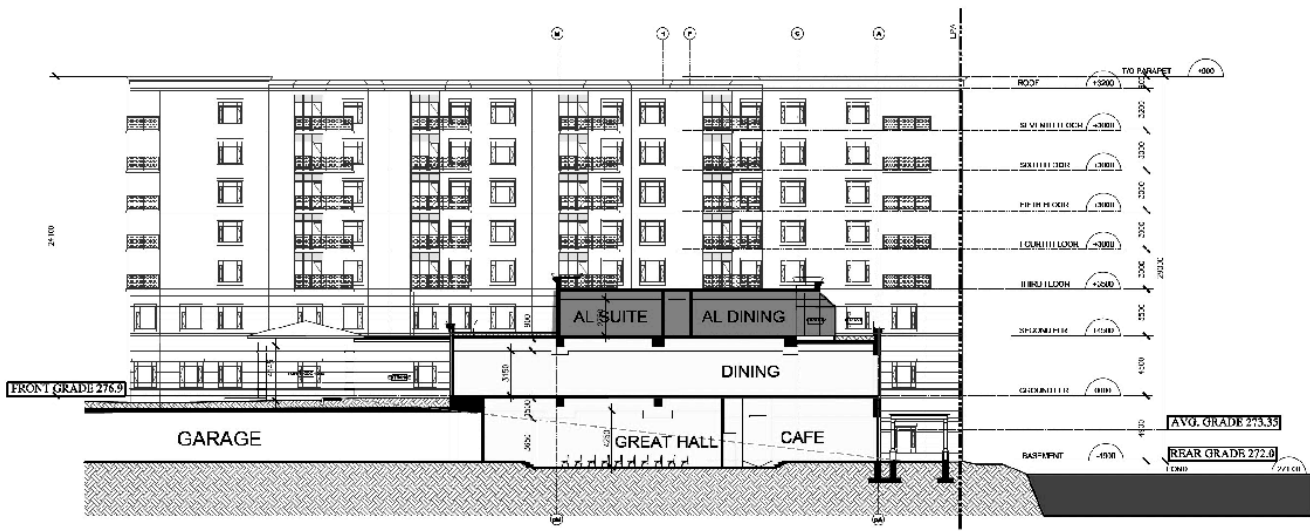
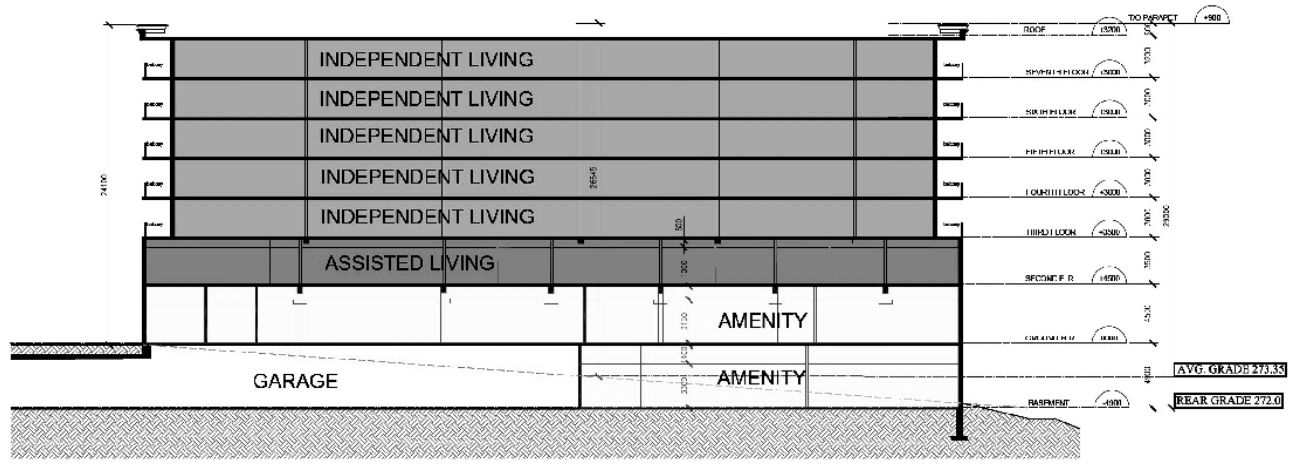
APPLICANT: YORK REGION CHRISTIAN SENIORS' HOME INC.  
 LOCATION: 440, 460, 480 and 500 WILLIAM GRAHAM DRIVE  
 FILES: ZBA-2016-12

 SUBJECT LANDS



FIGURE 4

Map created by the Town of Aurora Planning and Building Services Department, May 31, 2017. Base data provided by OCA Architects.



PHASE TWO SECTIONS  
 OCCUPANCY D STR BUION

MEADOWS OF AURORA  
 PHASE 2

# PROPOSED PHASE 2 BUILDING SECTIONS

APPLICANT: YORK REGION CHRISTIAN SENIORS' HOME INC.  
 LOCATION: 440, 460, 480 and 500 WILLIAM GRAHAM DRIVE  
 FILES: ZBA-2016-12

FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, May 31, 2017. Base data provided by OCA Architects.

**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 June 28, 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 June 28, 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 28<sup>th</sup> day of June, 2017.**

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**Geoffrey Dawe, Mayor**

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**Samantha Yew, Deputy Clerk**