



**Council
Public Planning
Meeting Agenda**

**Wednesday, September 27, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, September 27, 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. PBS17-062 – Application for Zoning By-law Amendment
Bara Group (Aurora) Ltd.
15086, 15094 and 15106 Yonge Street
Part of Lots 1 and 2, Registered Plan 9 and Lots 51 and 52
Registered Plan 246
File Number: ZBA-2017-04**

Recommended:

1. That Report No. PBS17-062 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. PBS17-063 – Application for Zoning By-law Amendment

**Joe Stewart
304 Kennedy Street West
Part 6 on 65R15894
File Number: ZBA-2017-05**

Recommended:

1. That Report No. PBS17-063 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:

XXXX-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on September 27, 2017.

5. Adjournment



**Town of Aurora
Public Planning Report No. PBS17-062**

**Subject: Application for Zoning By-law Amendment
Bara Group (Aurora) Ltd.
15086, 15094 & 15106 Yonge Street
Part of Lots 1 & 2, Registered Plan 9 and Lots 51 & 52,
Registered Plan 246
File Number: ZBA-2017-04**

Prepared by: Caitlin Graup, Planner

Department: Planning and Building Services

Date: September 27, 2017

Recommendations

- 1. That Report No. PBS17-062 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 Zoning By-law Amendment (ZBA) application submitted for 15086, 15094 and 15106 Yonge Street.

- An application has been made for a ZBA to amend the current 'PDS1', 'R7' and 'EP' zones to a 'Promenade Downtown Shoulder – Central Commercial (PDS1) – Exception Zone' with site specific provisions to permit the development of two multi-storey stacked townhouse buildings, with a total of 55 units and associated underground parking.**
- 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 June 20, 2017.

Location / Land Use

The subject lands are located on the west side of Yonge Street, between Tyler Street and Reuben Street (south of Wellington Street East). The properties are municipally known as 15086, 15094 and 15106 Yonge Street (See Figure 1).

The property located at 15086 Yonge Street is currently vacant. The George Browning house previously located there was delisted from the Heritage Registry and demolished in 2012. There is a commercial building located on the property at 15094 Yonge Street and a 2.5 storey multi-unit apartment building located at 15106 Yonge Street.

No site plan development applications have been received on the lands.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Commercial buildings;
South: Single detached residential dwelling;
East: Commercial building;
West: Single detached residential dwellings.

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.

September 27, 2017

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Report No. PBS17-062

York Region Official Plan (YROP)

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

Town of Aurora Official Plan

The subject lands are designated “Downtown Shoulder” by the Aurora Promenade Secondary Plan (See Figure 2). The “Downtown Shoulder” designation’s purpose is to protect and reinforce the Area’s heritage ‘residential’ character and identity. There is potential for infill development, so long as it is sensitive to heritage resources and adjacent neighbourhoods. Careful regulation of land uses and control over the scale and placement of infill structures is required in order to enhance the pedestrian experience.

The “Downtown Shoulder” designation permits a range of uses including single-detached and semi-detached dwellings; multiple-unit buildings, townhouses and apartment buildings; and small-scale retail and service commercial uses and restaurants among others.

Zoning By-law 6000-17

The subject zoning by-law amendment application was submitted prior to Council adopting the Comprehensive Zoning By-law 6000-17 on June 27, 2017. The application is being reviewed as a transitional application, and By-law 6000-17 zones and provisions will be applied to the subject lands.

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	Stantec Consulting Ltd.
Draft Zoning By-law	Stantec Consulting Ltd.
Conceptual site plan and underground garage plan	RN Design Ltd.
Building Elevations & Transverse Sections	RN Design Ltd.
Landscape Plan	Stantec Consulting Ltd.
Urban Design Brief	Stantec Consulting Ltd.
Flood Impact Study	Stantec Consulting Ltd.
Geotechnical Study	Stantec Consulting Ltd.
Phase 1 Environmental Site	Stantec Consulting Ltd.

Assessment	
Vegetation Management Plan	Stantec Consulting Ltd.
Functional Servicing Report	Stantec Consulting Ltd.
Traffic Impact Study	Stantec Consulting Ltd.
Noise Impact Study	Stantec Consulting Ltd.

Proposed Applications

Proposed Zoning By-law Amendment

The Applicant proposes to amend the the 'PDS1', 'R7' and 'EP' zones to a 'Promenade Downtown Shoulder – Central Commercial (PDS1) – Exception Zone' with site specific zoning provisions to permit the development of two multi-storey stacked townhouse buildings, with a total of 55 units and associated underground parking. The proposal situates the buildings in a perpendicular fashion to Yonge Street, and provides a landscaped area and parkette feature at the western side of the property (See Figure 6).

At the time of submission of the subject application under the Zoning By-law 2213-78, the Applicant requested 'R5' zoning. It is noted that the application is being reviewed against the new Zoning By-law 6000-17 and the proposal generally fits within the 'PDS1' Zone that currently applies to majority of the lands. The proposal does not comply with all the parent 'PDS1' performance standards, however the final site specific by-law will be structured to address an approved site plan vis a vis setbacks, height, number of units, etc.

Development of the lands will be subject to a future site plan application and building permit process.

The table below shows the 'R8' zoning requirements and the proposed site statistics:

Site Statistics	'PDS1' – Promenade Downtown Shoulder – Central Commercial	Proposed
Permitted Uses	Townhouses	Stacked Townhouses *
Lot Area (minimum)	230 m ²	4000 m ²
Lot Frontage (minimum)	10 m	75.8 m
Front Yard (minimum)	0.0 m	3 m
Rear Yard (minimum)	7.5 m	4.1 m *
Interior Side Yard (minimum)	0.0 m	To be confirmed
Lot Coverage (maximum)	N/A	32%
Building Height (maximum)	10 m ⁽¹⁾	15.8m *
Parking (minimum)	1 space per unit inclusive of visitor parking (55 parking spaces)	69 parking spaces

* Denotes exception to bylaw.

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Report No. PBS17-062

(1) A maximum height of 18.5m is permitted provided the 4th and 5th storeys are setback a minimum of 3 m from the main and exterior walls of the 3rd storey

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 Zoning By-law Amendment application has 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 Zoning By-law Amendment application;
- Evaluation of proposal in context of Promenade Urban Design & Streetscape provisions in relation to Yonge Street;
- Access consideration to Yonge Street;
- Evaluation of grading variation along Yonge Street to address massing and building height, including provision of windows or verandahs along these elevations facing Yonge Street;
- Consideration of a heritage plaque to commemorate the George Browning House which was located at 15086 Yonge Street;
- LSRCA comments related to fill and flood and the Lake Simcoe Protection Plan provisions.

Public Comments

Planning Staff have spoken with two interested parties regarding the subject applications. Comments included provision of green space/park area as well as the building height. These concerns will be reviewed and addressed in the subsequent General Committee 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 September 7, 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. 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 Zoning By-law Amendment application 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 Building Elevations
- Figure 6 – Proposed Landscape Plan

September 27, 2017

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Report No. PBS17-062

Pre-submission Review

Agenda Management Team Meeting review on September 13, 2017.

Departmental Approval

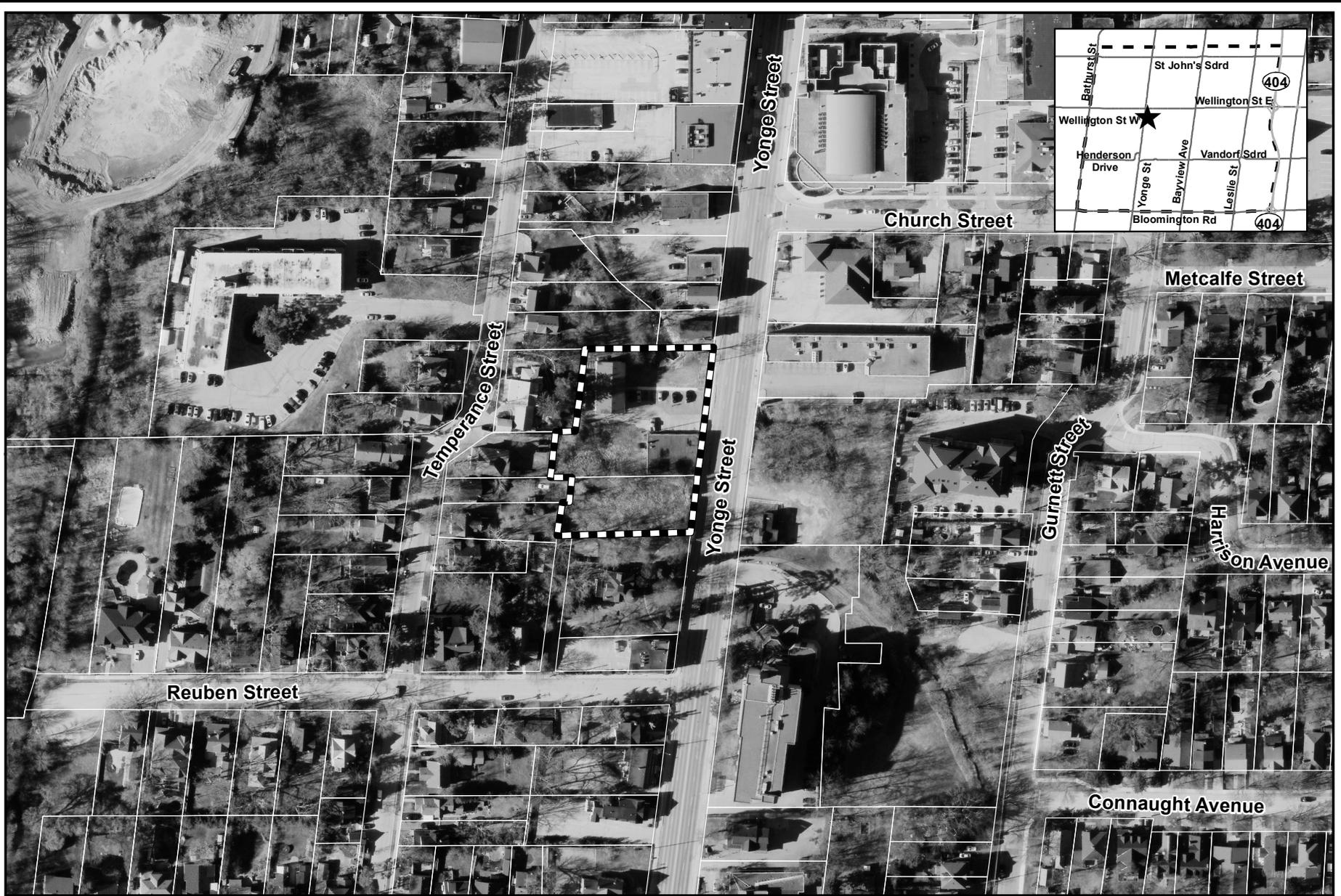
Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP

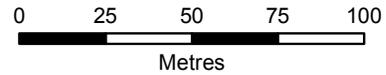
APPLICANT: Bara Group (Aurora) Ltd.

FILES: ZBA-2017-04

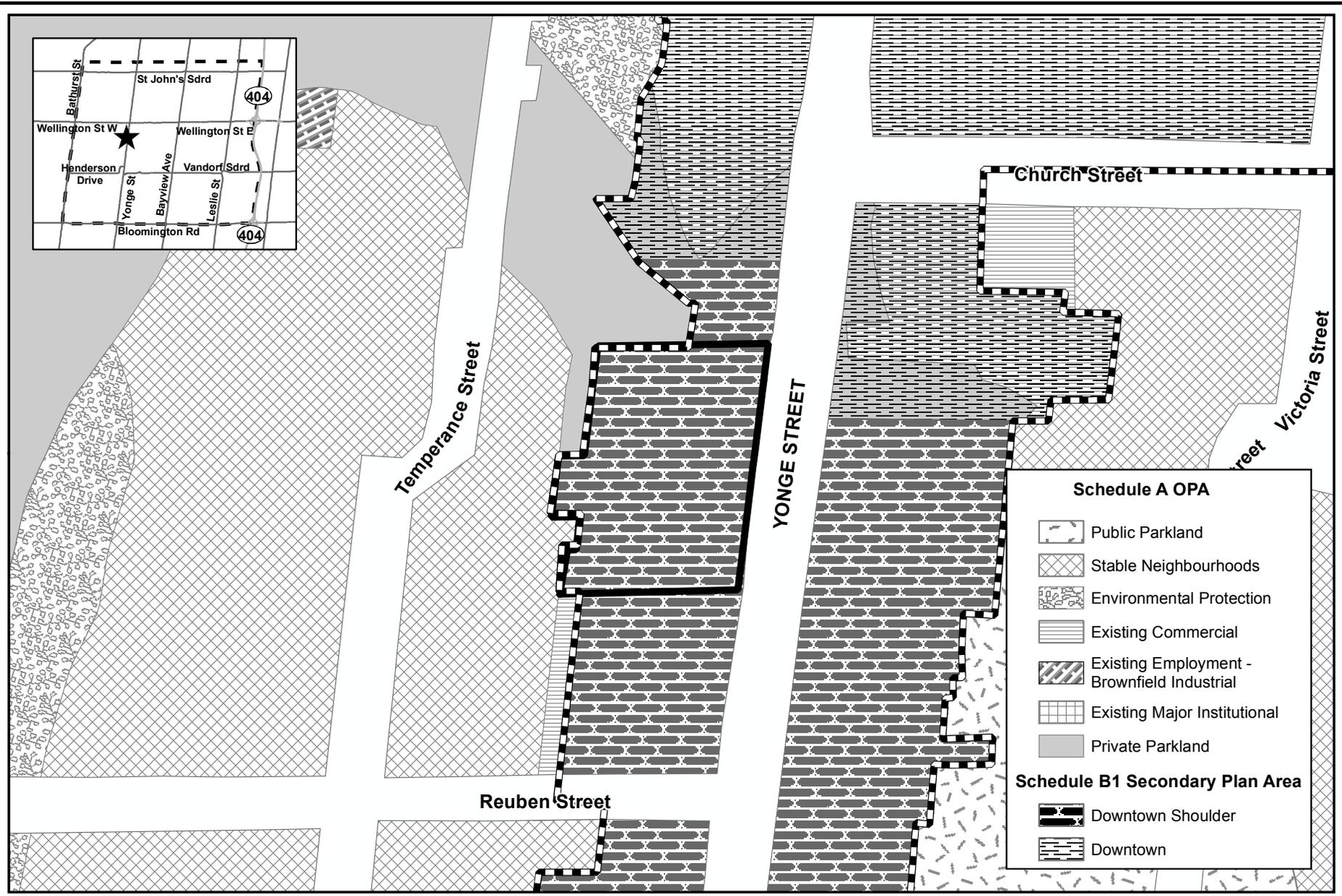
FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, August 30, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



Schedule A OPA

- Public Parkland
- Stable Neighbourhoods
- Environmental Protection
- Existing Commercial
- Existing Employment - Brownfield Industrial
- Existing Major Institutional
- Private Parkland

Schedule B1 Secondary Plan Area

- Downtown Shoulder
- Downtown

EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Bara Group (Aurora) Ltd.
FILES: ZBA-2017-04
FIGURE 2

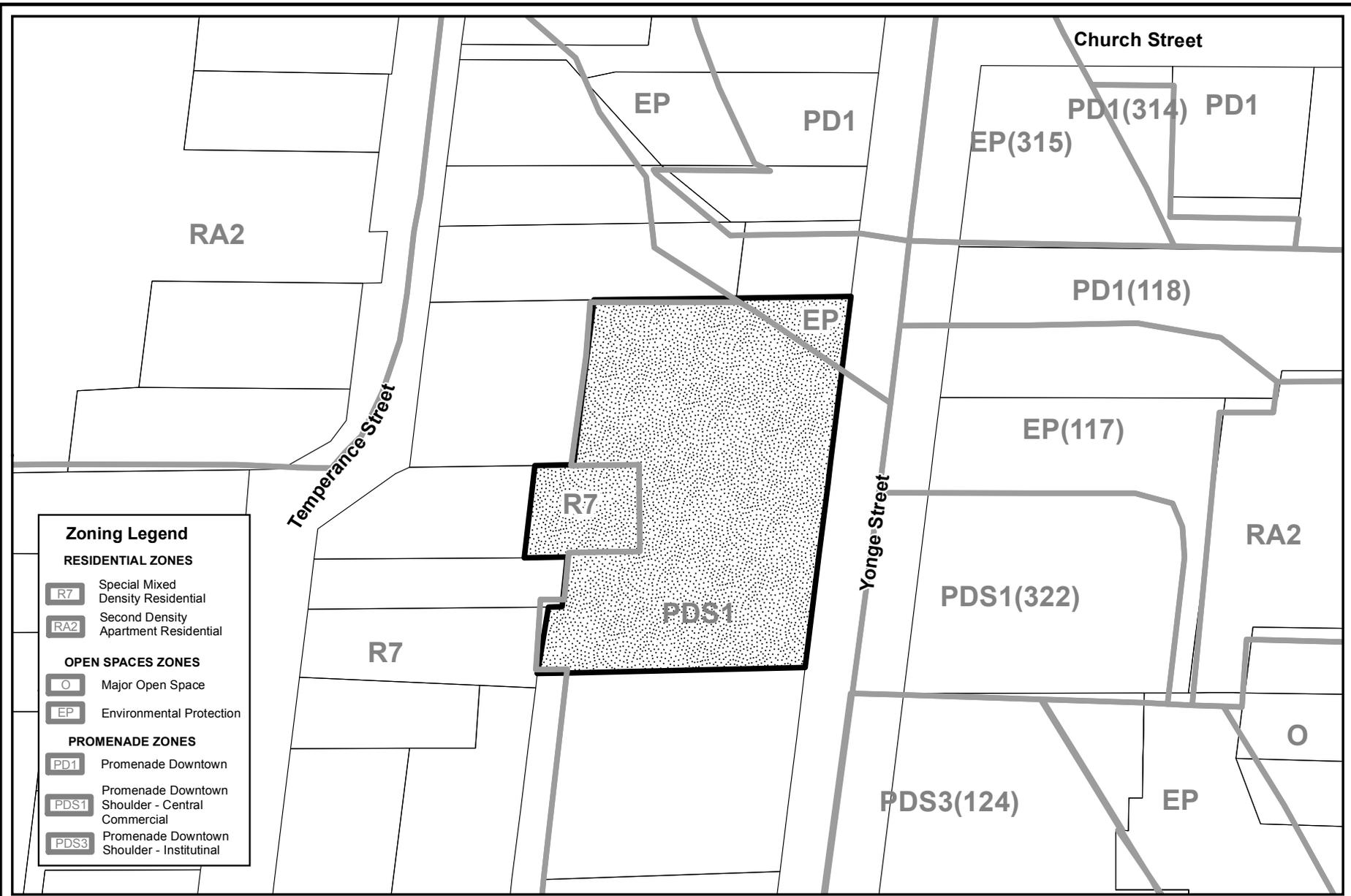
- SUBJECT LANDS
- THE AURORA PROMENADE

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AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, August 30, 2017. Base data provided by York Region & the Town of Aurora.



Zoning Legend

RESIDENTIAL ZONES

R7 Special Mixed Density Residential

RA2 Second Density Apartment Residential

OPEN SPACES ZONES

O Major Open Space

EP Environmental Protection

PROMENADE ZONES

PD1 Promenade Downtown

PDS1 Promenade Downtown Shoulder - Central Commercial

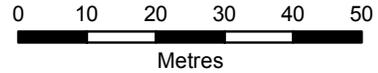
PDS3 Promenade Downtown Shoulder - Institutional

EXISTING ZONING BY-LAW

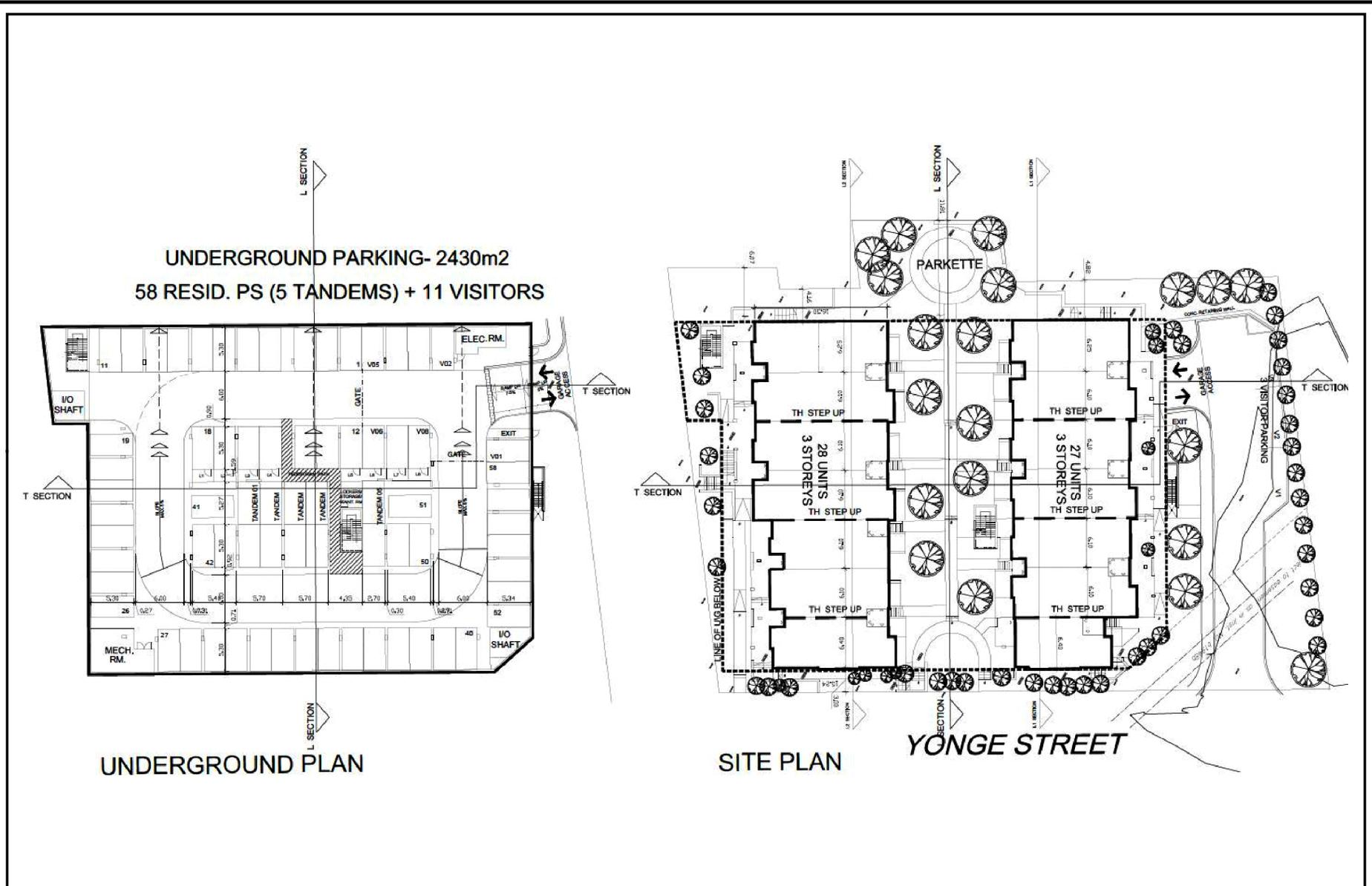
APPLICANT: Bara Group (Aurora) Ltd.
 FILES: ZBA-2017-04

FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, September 11, 2017. Base data provided by York Region & the Town of Aurora.



PROPOSED SITE PLAN

APPLICANT: Bara Group (Aurora) Ltd.
FILES: ZBA-2017-04

FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, August 30, 2017. Drawing provided by RN Design LTD



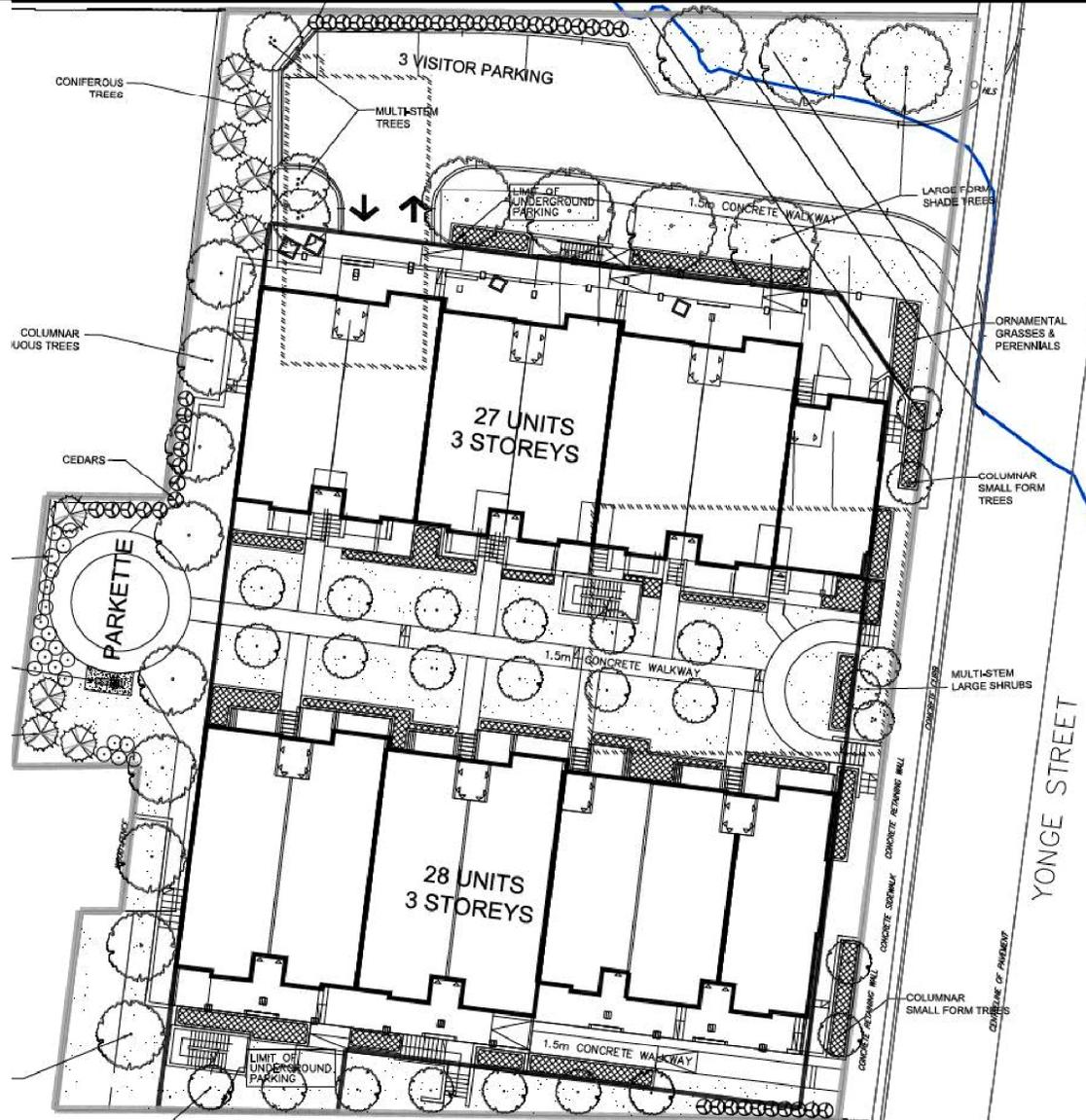
PROPOSED BUILDING ELEVATIONS

APPLICANT: Bara Group (Aurora) Ltd.
FILES: ZBA-2017-04

FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, August 30, 2017. Drawing provided by RN Design LTD



PROPOSED LANDSCAPE PLAN

APPLICANT: Bara Group (Aurora) Ltd.
 FILES: ZBA-2017-04

FIGURE 6





**Town of Aurora
Public Planning Report No. PBS17-063**

Subject: Application for Zoning By-law Amendment
Joe Stewart
304 Kennedy Street West
Part 6 on 65R15894
File Number: ZBA-2017-05

Prepared by: Caitlin Graup, Planner

Department: Planning and Building Services

Date: September 27, 2017

Recommendations

1. That Report No. PBS17-063 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 Zoning By-law Amendment (ZBA) application submitted for 304 Kennedy Street West.

- An application has been made for a ZBA to amend the site specific 'R2(207)' and 'R3(208)' exception zones applying to portions of the subject lands to 'Detached Third Density Residential – R3 Zone.'
- 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 June 27, 2017.

Location / Land Use

The subject lands are located on the north side of Kennedy Street West, just east of Sisman Avenue, municipally known as 304 Kennedy Street West (See Figure 1). A single detached residential dwelling currently exists on the property.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Single detached residential dwellings;
South: Single detached residential dwellings;
East: Single detached residential dwellings;
West: Single detached residential dwellings.

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 amendment 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.

Town of Aurora Official Plan

The subject lands are designated “Stable Neighbourhoods” by the Official Plan (See Figure 2). The “Stable Neighbourhoods” designation is intended to ensure that these areas are protected from incompatible forms of development, and, at the same time are permitted to evolve and enhance over time. Ground-related residential uses are a permitted form of housing, and all new development within the “Stable Neighbourhoods”

designation shall respect and reinforce the existing physical character and uses of the surrounding area.

Zoning By-law 6000-17

The subject zoning by-law amendment application was submitted prior to Council adopting the Comprehensive Zoning By-law 6000-17 on June 27, 2017. The application has been reviewed as a transitional application, and By-law 6000-17 zones and provisions will be applied to the subject lands.

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:

Report Name	Report Author
Planning Justification Brief	Joe Stewart
Conceptual Grading/Drainage Plans	Joe Stewart
Stormwater Management Brief	Joe Stewart
Conceptual site plan and Elevations	Joe Stewart
Urban Design Brief	Joe Stewart

Proposed Application

Proposed Zoning By-law Amendment

The Applicant proposes to amend the site specific 'R2(207)' and 'R3(208)' exception zones applying to portions of the subject lands and rezone the entirety of the subject lands to 'Detached Third Density Residential – R3 Zone' under the provisions of By-law 6000-17 (See Figure 3).

Currently, the property is zoned with a combination of the three above mentioned categories. The Applicant's reasoning for the amendment is to normalize and clean-up the zoning on the property to have only one zone category across the entire property, being the 'Detached Third Density Residential – R3 Zone.'

The Applicant has also made the Town aware that it is his intent to apply to the Committee of Adjustment to sever the property in the future and construct two single detached residential homes (See Figure 4). It should be noted that such a severance would conform to both the existing and proposed zoning.

Analysis

Planning Considerations

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

- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law Amendment application.

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 September 7, 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. A Notice of Public Planning Meeting sign was also posted on the subject lands fronting Kennedy Street West. 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 Zoning By-law Amendment application 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 Zoning By-Law
- Figure 5 – Future Severance Proposal

Pre-submission Review

Agenda Management Team Meeting review on September 13, 2017.

Departmental Approval

Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**

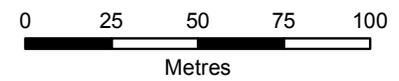


LOCATION MAP

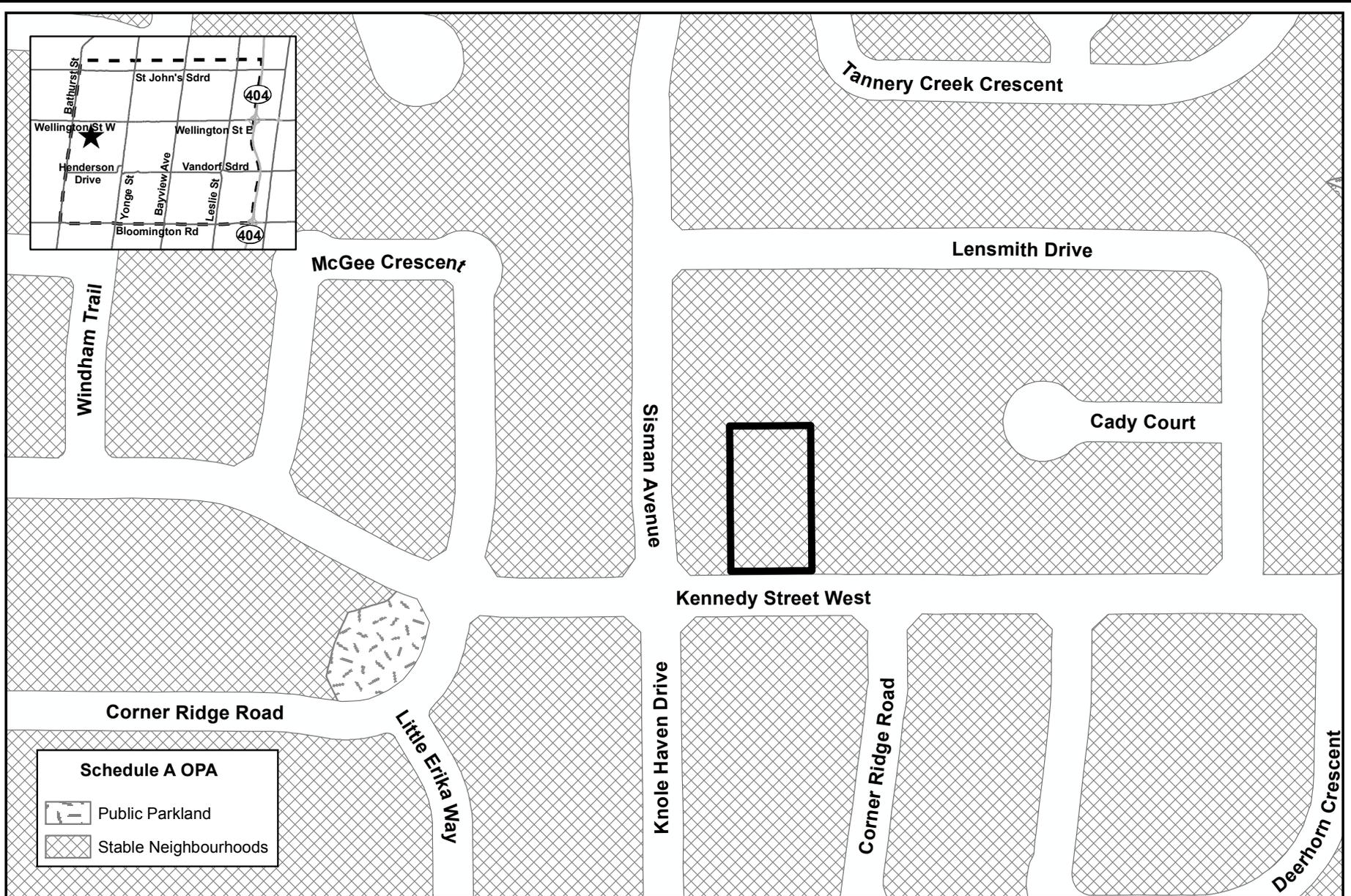
APPLICANT: Joe Stewart
FILES: ZBA-2017-05
FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, August 30, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



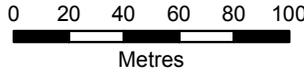
Schedule A OPA

-  Public Parkland
-  Stable Neighbourhoods

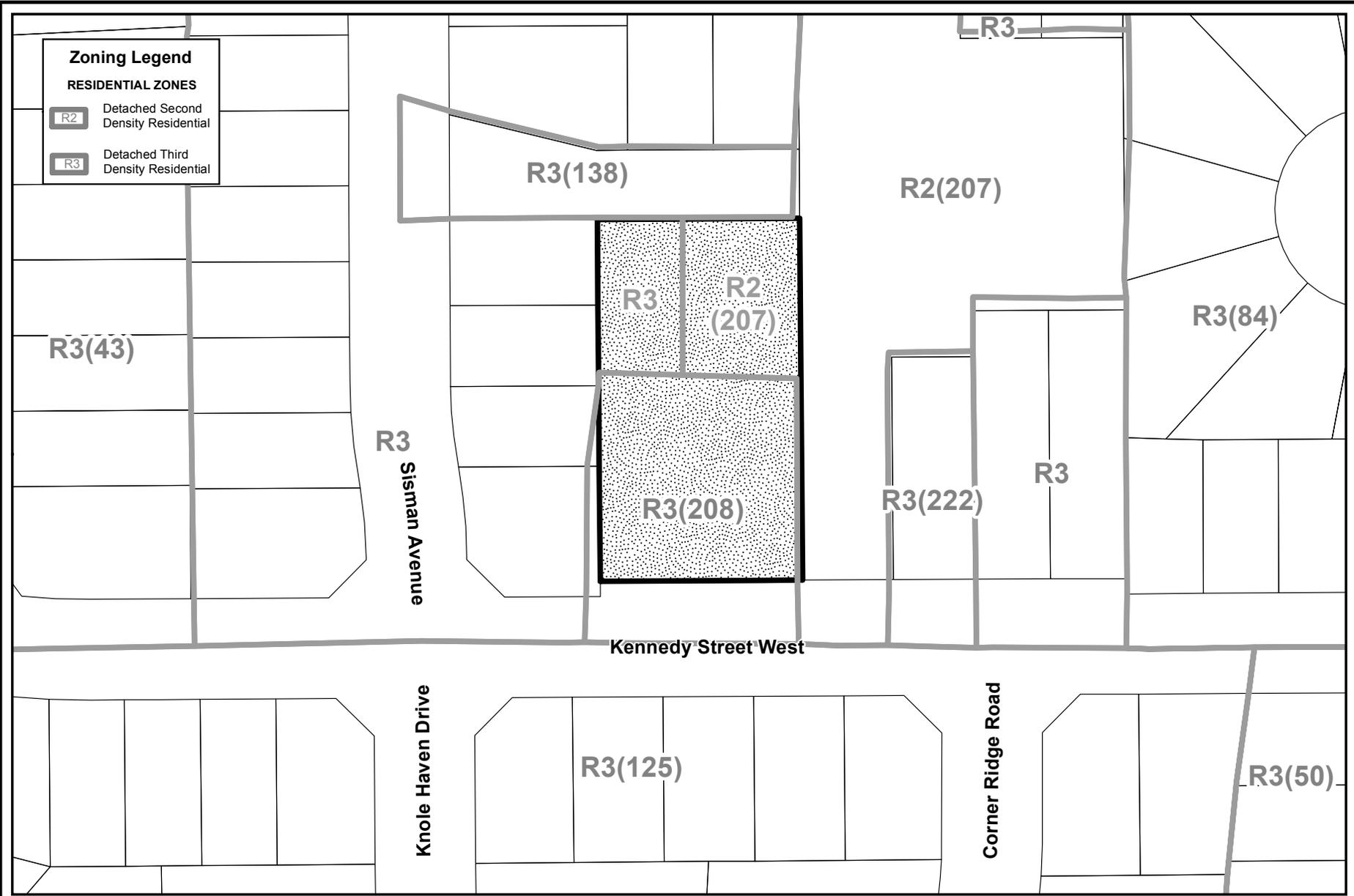
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Joe Stewart
FILES: ZBA-2017-05
FIGURE 2

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, August 30, 2017. Base data provided by York Region & the Town of Aurora.



Zoning Legend

RESIDENTIAL ZONES

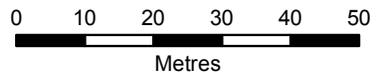
R2 Detached Second Density Residential

R3 Detached Third Density Residential

EXISTING ZONING BY-LAW

APPLICANT: Joe Stewart
 FILES: ZBA-2017-05
 FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, August 30, 2017. Base data provided by York Region & the Town of Aurora.

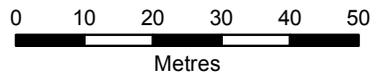


Zoning Legend
RESIDENTIAL ZONES
R3 Detached Third Density Residential

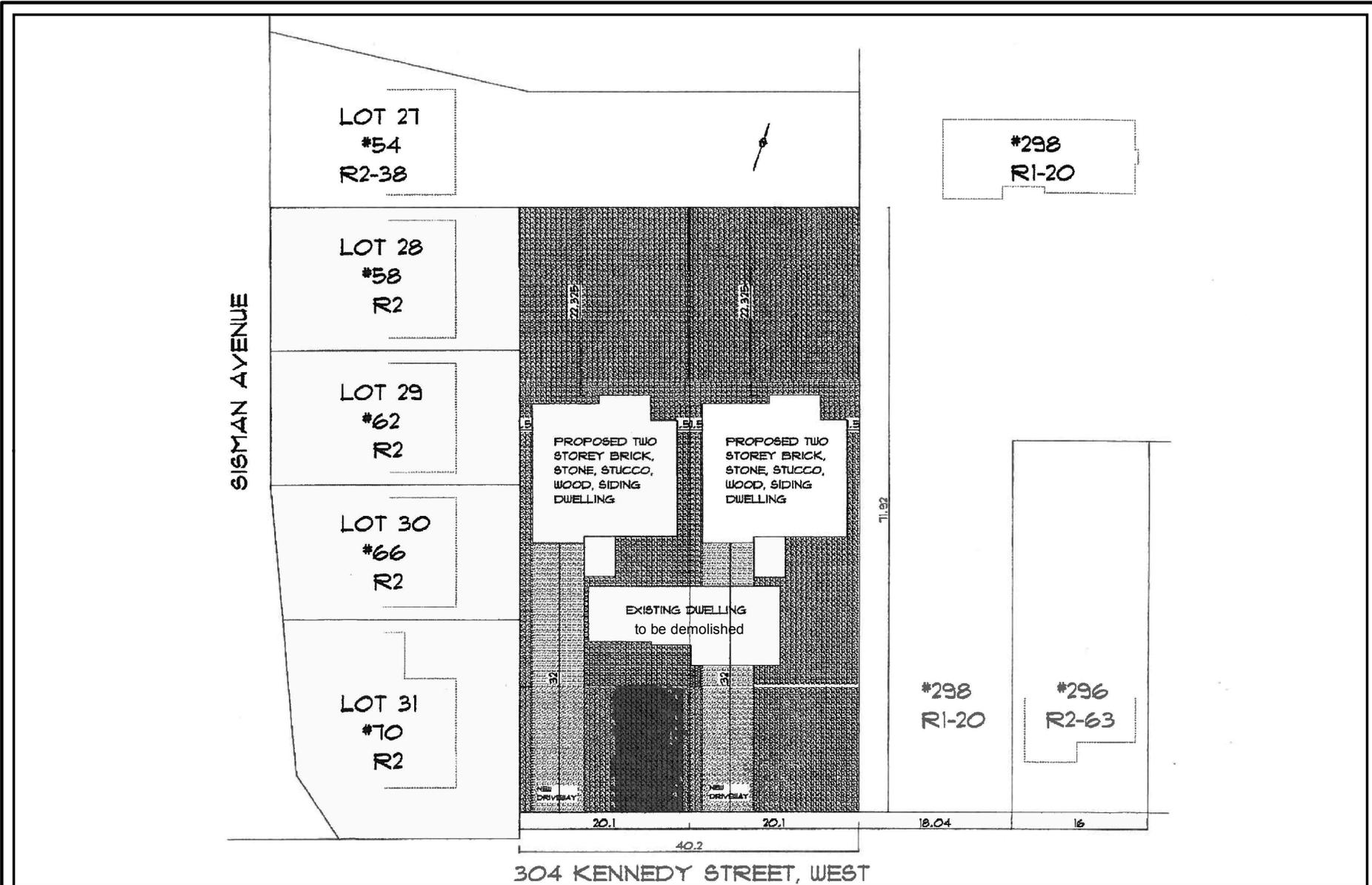
PROPOSED ZONING BY-LAW

APPLICANT: Joe Stewart
FILES: ZBA-2017-05
FIGURE 4

 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, September 6, 2017. Base data provided by York Region & the Town of Aurora.



FUTURE SEVERANCE PROPOSAL

APPLICANT: Joe Stewart
 FILES: ZBA-2017-05

FIGURE 5



The Corporation of The Town of Aurora

By-law Number XXXX-17

**Being a By-law to Confirm Actions by Council
Resulting from a Council Public Planning Meeting
on September 27, 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 September 27, 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 27th day of September, 2017.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk