



**Council
Public Planning
Meeting Agenda**

**Wednesday, November 22, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, November 22, 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. PBS17-083 – Application for Zoning By-law Amendment
2578461 Ontario Inc.
15356 Yonge Street
Lot 13 and Part of Lot 14, Registered Plan 246
File Number: ZBA-2017-06
Related File Number: SP-2017-05**

Recommended:

1. That Report No. PBS17-083 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. PBS17-086 – Application for Official Plan Amendment and Zoning By-law Amendment
Biddington Homes Aurora Inc.
46 St. John’s Sideroad
Part of Lot 86, Concession 1
File Numbers: OPA-2017-06 and ZBA-2017-08**

Recommended:

1. That Report No. PBS17-086 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 November 22, 2017.

5. Adjournment



**Town of Aurora
Public Planning Report No. PBS17-083**

**Subject: Application for Zoning By-law Amendment
2578461 Ontario Inc.
15356 Yonge Street
Lot 13 and Part of Lot 14, Registered Plan 246
File Number: ZBA-2017-06
Related File Number: SP-2017-05**

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: November 22, 2017

Recommendations

- 1. That Report No. PBS17-083 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 15356 Yonge Street.

- An application has been made for a ZBA to amend the site specific PDS4(380), EP and 'EP(381)' exception zones applying to portions of the subject lands to 'Promenade Downtown Shoulder – PDS4(XX) Exception Zone' and Environmental Protection 'EP' zone.
- The applicant has submitted a Site Plan application to permit a 5 storey apartment building comprising of 37 units and the retention of the existing detached dwelling (Knowles-Redman House) on the subject lands.
- The property is designated under Part V of the *Ontario Heritage Act* and is located adjacent to significant Heritage Resources.
- 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 September 28, 2017. A site plan application to construct a 5 storey apartment building comprising of 37 units was also submitted.

On June 27, 2017 Council passed Comprehensive Zoning Bylaw 6000-17 and pursuant to Section 34 (10.0.0.2) of the *Planning Act* passed a Resolution to only accept certain classes of Zoning Bylaw Amendment Applications. A Council resolution is required to receive, or not receive, the Zoning Bylaw Amendment Applications.

On September 19 2017 zoning proposal ZP-2017-04 was considered by General Committee to receive the subject zoning by-law amendment application. The following resolution was provided by General Committee for the subject lands:

1. *That Report No. PBS17-068 be received; and*

3. *That the Zoning By-law Amendment Proposal for (b) 15356 Yonge Street (2578461 Ontario Inc.) be received as a Zoning By-law Amendment Application;*

The resolution was adopted by Council on September 26, 2017.

Location / Land Use

The subject lands are located on the west side of Yonge Street, north of Irwin Avenue, municipally known as 15356 Yonge Street (See Figure 1). A single detached residential dwelling currently exists on the property.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Existing Institutional - The Hillary House;
- South: Existing Office Use and Single Detached residential dwellings;
- East: Existing Institutional – Roman Catholic Church;
- 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”, “Regional Greenlands System” and “Regional Corridor” by 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. Regional Corridors support a range and mix of activities that enrich the character and meet the needs of the local community. Regional Corridors are planned to function as urban mainstreets that have a compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form.

York Region’s vision of the Regional Greenlands System, is the protection of natural heritage features in a system of cores connected by corridors and linkages. The Regional Greenlands System also provides opportunities for passive recreation in a future trail systems. Urban uses and infrastructure projects should contribute ecological gains to greenlands systems through enhancement and restoration, and the strategic creation of natural habitat.

Town of Aurora Official Plan

As illustrated on Figure 2, the subject lands are designated as “The Aurora Promenade” more specifically designated as “Downtown Shoulder Area” and “Promenade General” by the Town of Aurora Official Plan. The Downtown Shoulder Area designation is primarily residential in character, although some homes may convert to a mix of uses including offices. The purpose of the Downtown Shoulder Area is to protect and reinforce the heritage ‘residential’ character and identity. The Promenade General designation is predominantly comprised of commercial retail plazas with office uses. The purpose of the Promenade General designation is to promote the transformation into a vibrant, pedestrian-oriented mixed-use area.

Schedule “D” of the Official Plan identifies the property as Designated under Part V of the *Ontario Heritage Act*.

Northeast Old Aurora Heritage Conservation District Plan:

The subject lands are located within the Northeast Old Aurora Heritage Conservation District Plan. The goal of the Heritage Conservation District Plan is to provide a framework to guide the preservation, development, re-development and alteration of the properties and streetscapes located within the boundaries of the District. Within the District Plan, the subject lands are considered a High Value Heritage Property, where existing buildings will be conserved, any new construction on the properties will be at the rear of the lots, and new construction will be architecturally sympathetic to the principal building and surrounding heritage resources. The subject lands are located directly south to the Hillary House, which is a National Historic Site. The subject development will consider the view sheds and heritage context in relation to the Hillary House.

Zoning By-law

The subject lands are currently zoned Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' exception zone, Environmental Protection 'EP' and Environmental Protection 'EP(381)' exception zone by Zoning By-law 6000-17, as amended. The 'PDS4(480)' exception zone permits a site specific development comprising of five (5) townhouse dwelling units and the retention of the existing detached dwelling. The EP(381) Exception zone permits decks and fences related to the townhouse dwelling units. The existing site-specific Zoning By-law was approved by Council in 2009. A Site Plan application for the townhouse proposal was never executed by the owner. An amendment to the Zoning By-law is required to facilitate the use of the proposed for the 5 storey apartment building on 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 applications:

Report Name	Report Author
Planning Justification Brief	The Planning Partnership
Heritage Impact Assessment	Wayne Morgan, Heritage Planner
Conceptual Grading/Drainage Plans	BaseTech Consulting Inc.
Landscaping Plans	The Planning Partnership
Conceptual site plan and Elevations	Onespace unlimited inc.
Exterior Photometric Plan	Salex Inc.
Shadow Study	Onespace unlimited inc.
Material Board	Onespace unlimited inc.
Environmental Impact Study	Beacon Environmental Ltd.
Tree Inventory and Preservation Plan, Arborist Report	The Planning Partnership
Transportation Impact Study	Paradigm Transportation Solutions Ltd.
Functional Servicing Report	BaseTech Consulting Inc.

Report Name	Report Author
Geotechnical & Environmental Investigation	Bruce A. Brown Associates Limited
Phase 1 Environmental Site Assessment	Bruce A. Brown Associates Limited
Preliminary Environmental Noise Report	Jade Acoustics
Stage 1-2 Archaeological Assessment	WSP Canada Inc.

Proposed Application

Proposed Zoning By-law Amendment

The Applicant proposes to amend the site specific Promenade Downtown Shoulder-Special Mixed Density 'PDS4(380)' Exception zone applying to easterly tableland portions of the subject lands and to the westerly portion of the lands currently zoned Environmental Protection 'EP' and Environmental Protection 'EP(381)' Exception zone. The owner proposes to utilize a portion of the EP lands for development and maintain the westerly remaining portion of the EP lands.

The applicant proposes site specific amendments to the Promenade Downtown Shoulder-Special Mixed Density 'PDS4(380)' Exception zone to permit a 5 storey apartment building from the east façade comprising of 37 units and retention of the existing detached dwelling on the subject lands (See Figure 4). The applicant is requesting to allow all permitted uses within the PDS4 Parent Zone on the lands, which includes a variety of low and medium density residential uses and limited commercial uses such as Offices, Day Care Centres, Personal Service Shops and limited Retail uses. It is noted that the existing detached home on the lands (known locally as the Knowles-Redman House) is proposed to be restored and used as a detached residential use comprising one dwelling unit.

The following is a list of the current PDS4(380) Exception Zone and the proposed PDS4(XX) Exception Zone to facilitate the development.

	Existing "PDS4(380)" Requirement	Proposed "PDS4(XX)" Exception Zone
Permitted Uses	A total of 6 dwelling units, comprising of 1 detached dwelling and one block of Townhouse Dwelling with a maximum of 5 units.	In addition to the uses permitted in Section 8.1, the lands may also be used for one apartment building.
Front Yard (minimum)	12.0 m Existing Knowles- Redman House to remain	12.0 m Existing Knowles- Redman House to remain
Rear Yard- West lot line (minimum)	11.0 m	14.0 m (main building)

	Existing “PDS4(380)” Requirement	Proposed “PDS4(XX)” Exception Zone
Interior Side yard- North Yard (minimum)	1.2 m for 1 storey buildings 1.5 m for 2 storey buildings (as per By-law 6000-17)	1.5 m
Interior Side yard- West lot line (minimum)	1.4 m	0.6 m*
Interior Side yard- East lot line (minimum)	1.4 m	0.5 m*
Separation from Single Detached Dwelling and rear yard development	2.0 m	12.0 m
Lot Coverage (maximum)	35% (as per By-law 6000-17)	45%*
Height (maximum)	12.0 m	24.0 m*
Manoeuvring Space (minimum)	7.0 m (as per By-law 6000-17)	6.5 m*
Parking Space (minimum)	2 spaces per unit	43 Spaces (1.1 spaces per unit)
Landscaping Strip	Landscaping Strip required for lands adjacent to any residential zone.	Landscaping Strips shall not be required.* The Rear Yard and Side Yards of the Apartment building shall be used for landscaping.

*PDS4 By-law exception required

With respect to parking, the proposed parking rate meets the Promenade Downtown Shoulder rate as identified in By-law 6000-17. The By-law will be reviewed for a future recommendation report to General Committee.

Minor exceptions to the By-law may also be required for grading and buffer strips

Site Plan Application

A site plan application (file number: SP-2017-05) has also been submitted alongside the Zoning By-law Amendment application. As illustrated on Figure 5, the proposed site plan for a 5 storey, 37 unit residential apartment building. The owners propose to conserve and restore the existing 2 storey detached dwelling on the subject lands. The existing building is proposed to continue to be used as a single residential dwelling unit, therefore totaling 38 residential units proposed on the subject lands. An existing 2 storey rear frame addition is proposed to be removed from the existing dwelling as part of the proposed site plan. A heritage easement is proposed on the property to preserve the home on the subject lands.

For vehicular access to the lands, the owner proposes a single access point from Yonge Street. The access point is proposed to be shared between the subject lands and the Hillary House property to the north. It is noted that Ontario Heritage Trust and Parks Canada were circulated the application to review the shared access point and review any potential impact to the existing trees on the Hillary House lands.

	Proposed Use	Proposed GFA	Proposed Unit Count
Building A	5 Storey Apartment Building	3,914 m ²	37 units
Building B	2 storey detached dwelling (Knowles-Redman House)	156 sq. m ²	1 unit

The owner is proposing 1,056 m² of private amenity space for the proposed apartment building. Approximately 103 m² of the amenity space will be used for interior amenity space for all residents. Approximately 937.7 m² of the amenity space will be used for private rooftop terraces for the 5th floor units.

Elevations of the proposed apartment building are shown in Figures 6 to 8. Due to the decrease in elevation from east to west, it is noted that the proposed apartment building becomes seven (7) storeys above grade at the rear (westerly) elevation of the property. Staff have noted the proposed building height and will provide an evaluation of the development proposal in a future report to General Committee.

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 application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law Amendment application.
- Conformity to the Official Plan Promenade Policies and Urban Design criteria
- Review Heritage conformity
- Relationship of proposed development and design to the abutting National Historic Site, the Hillary House
- Review of existing LSRCA flood and regulation area on the west portion of the lands
- Review of shared vehicular access, parking and maneuvering space
- Review of proposed landscaping, screening and other related site plan criteria

Public Comments

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

Advisory Committee Review

The application will be subject to review by the Heritage Advisory Committee. The Design Review Panel has provided preliminary feedback on the site plan application on November 3, 2017.

Financial Implications

Financial implications will be addressed when a technical review of the proposal is completed.

Communications Considerations

On November 2 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*.

It is noted that the newspaper notice incorrectly stated that 46 parking spaces were proposed on the subject lands whereas 43 parking spaces are proposed by the site plan.

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 – Site Plan
- Figure 6 – Elevations North and East
- Figure 7 – Elevations South and West
- Figure 8 – Building Sections

Pre-submission Review

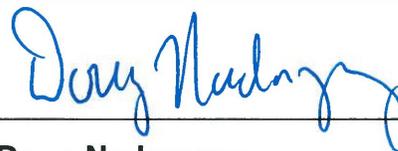
Reviewed by Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval

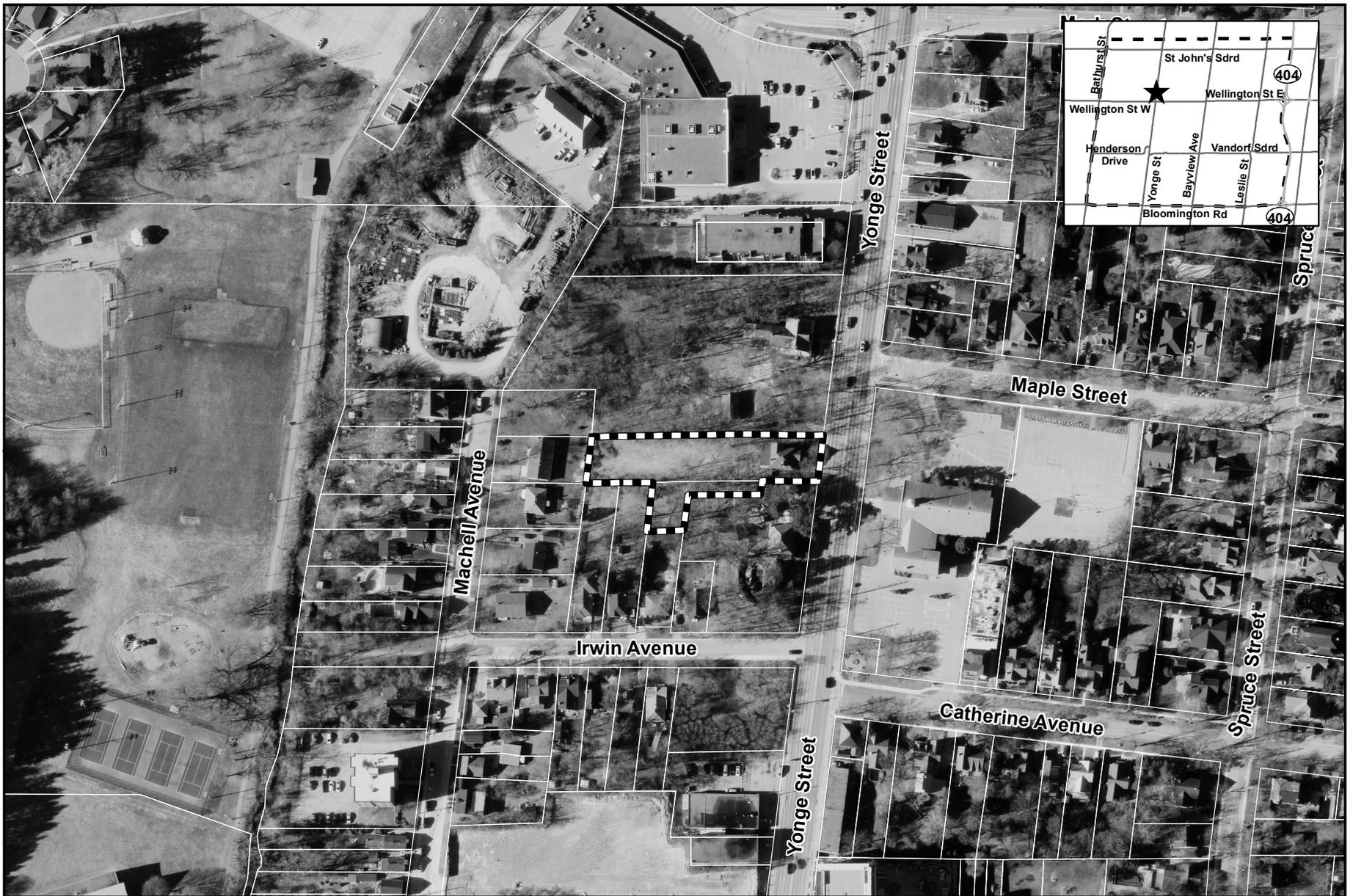


**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

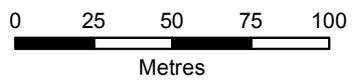


LOCATION MAP

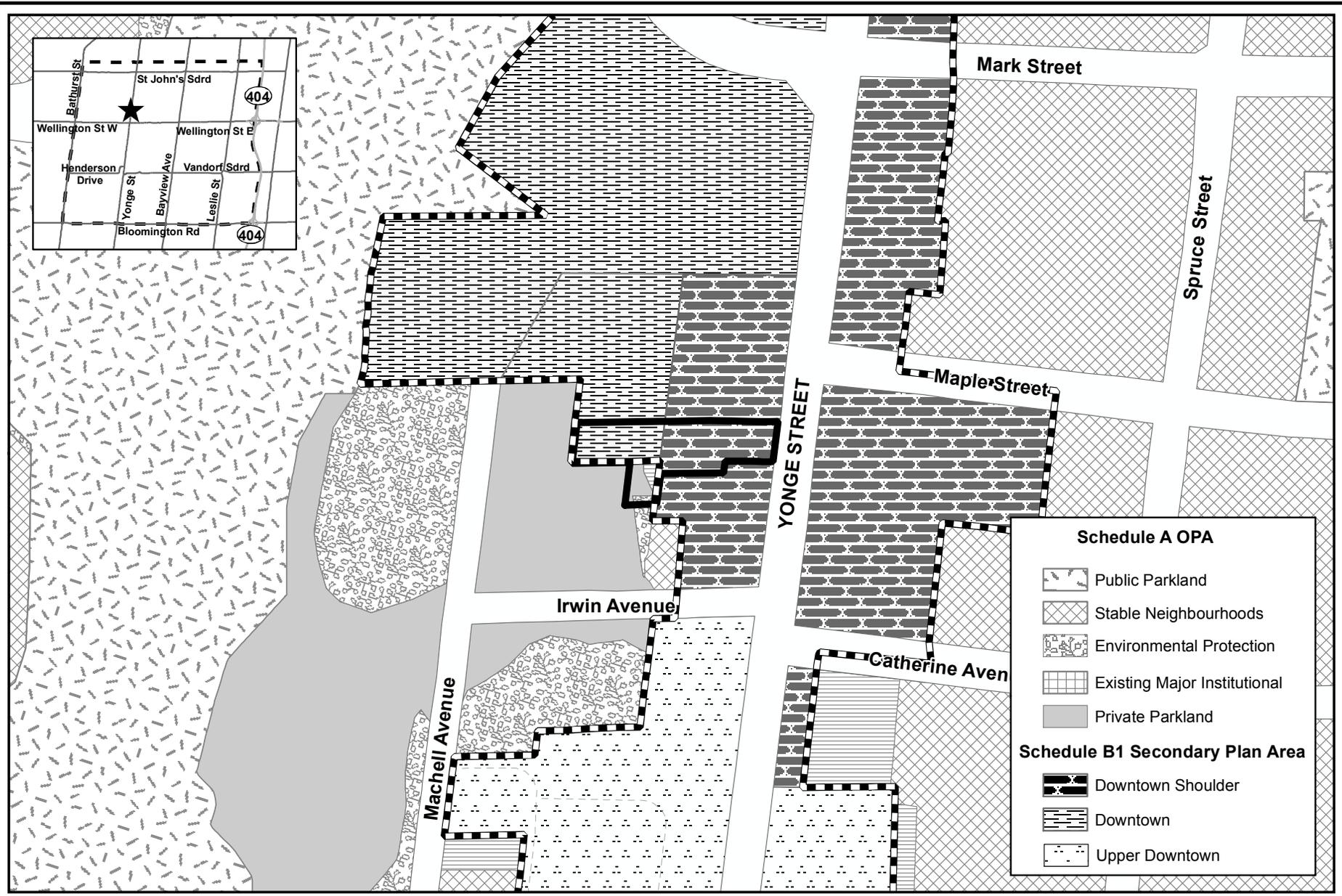
APPLICANT: 2578461 Ontario Inc
FILE: ZBA-2017-06

FIGURE 1

 SUBJECT LANDS



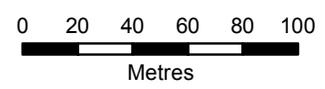
Map created by the Town of Aurora Planning and Building Services Department, October 31, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



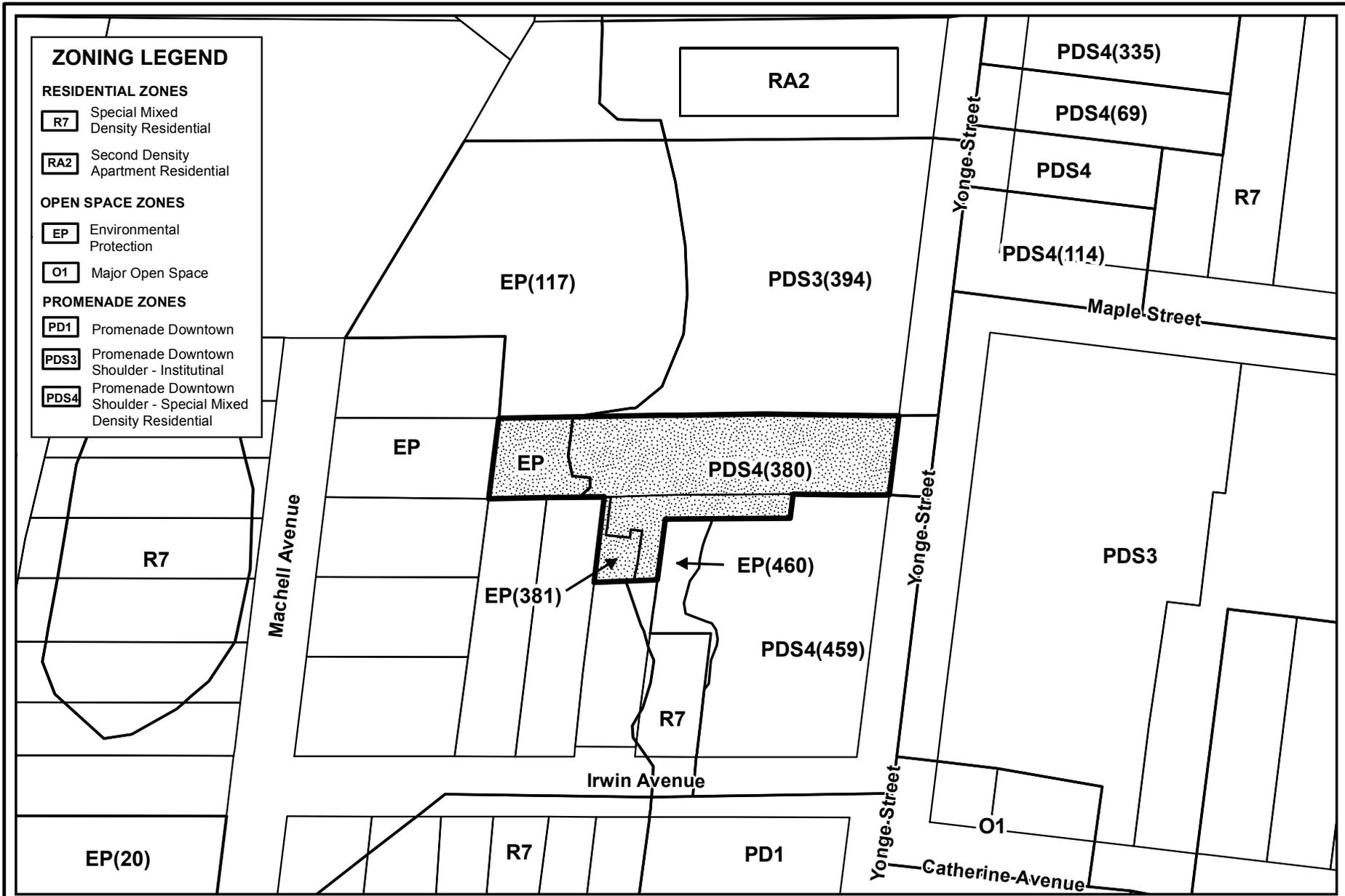
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 2578461 Ontario Inc
 FILE: ZBA-2017-06
 FIGURE 2

SUBJECT LANDS
 THE AURORA PROMENADE



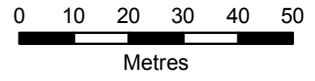
Map created by the Town of Aurora Planning and Building Services Department, October 31, 2017. Base data provided by York Region & the Town of Aurora.



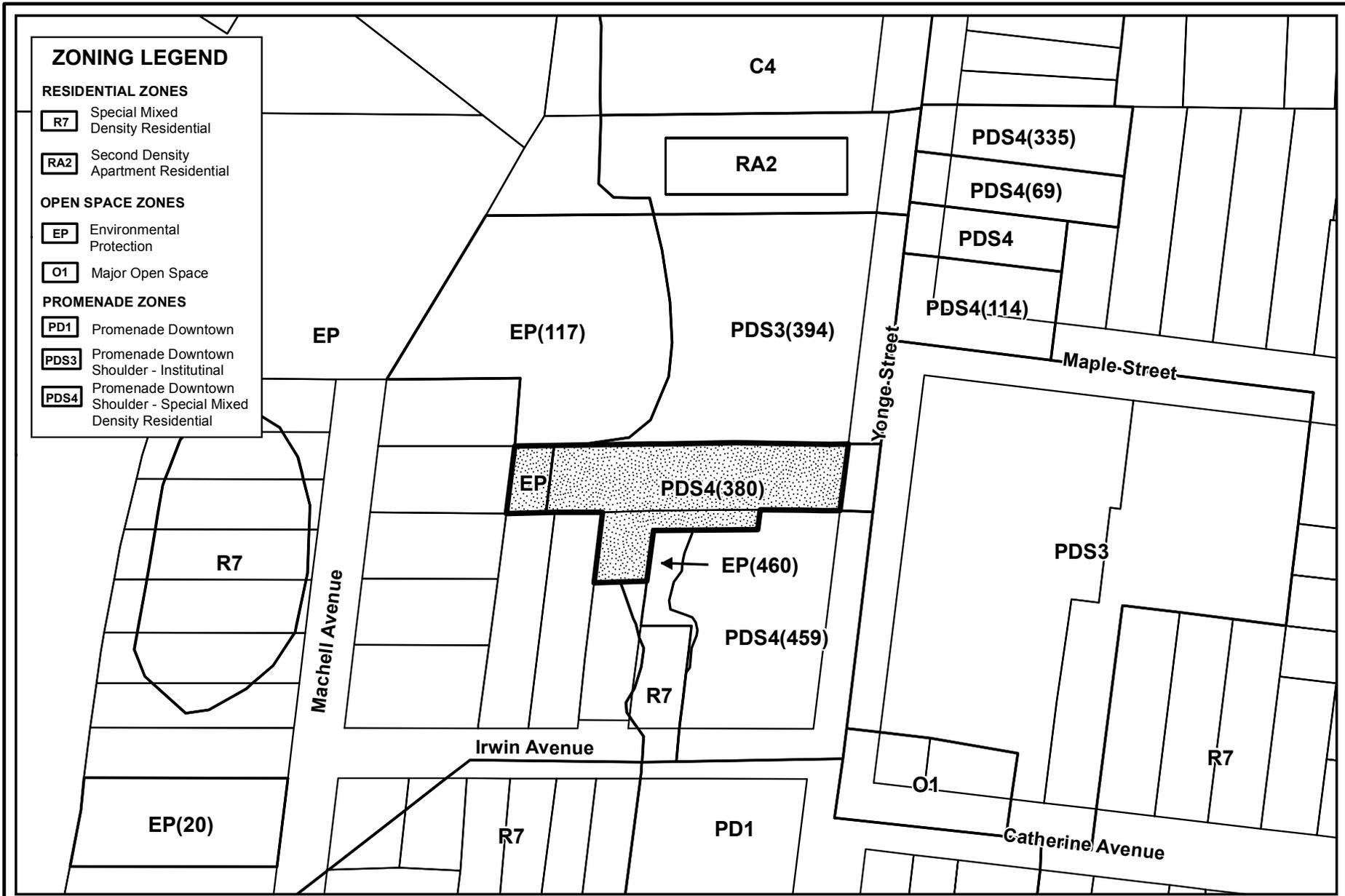
EXISTING ZONING BY-LAW

APPLICANT: 2578461 Ontario Inc
 FILE: ZBA-2017-06
 FIGURE 3

 Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, October 31, 2017. Base data provided by York Region & Aurora - GIS.



ZONING LEGEND

RESIDENTIAL ZONES

- R7** Special Mixed Density Residential
- RA2** Second Density Apartment Residential

OPEN SPACE ZONES

- EP** Environmental Protection
- O1** Major Open Space

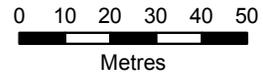
PROMENADE ZONES

- PD1** Promenade Downtown
- PDS3** Promenade Downtown Shoulder - Institutional
- PDS4** Promenade Downtown Shoulder - Special Mixed Density Residential

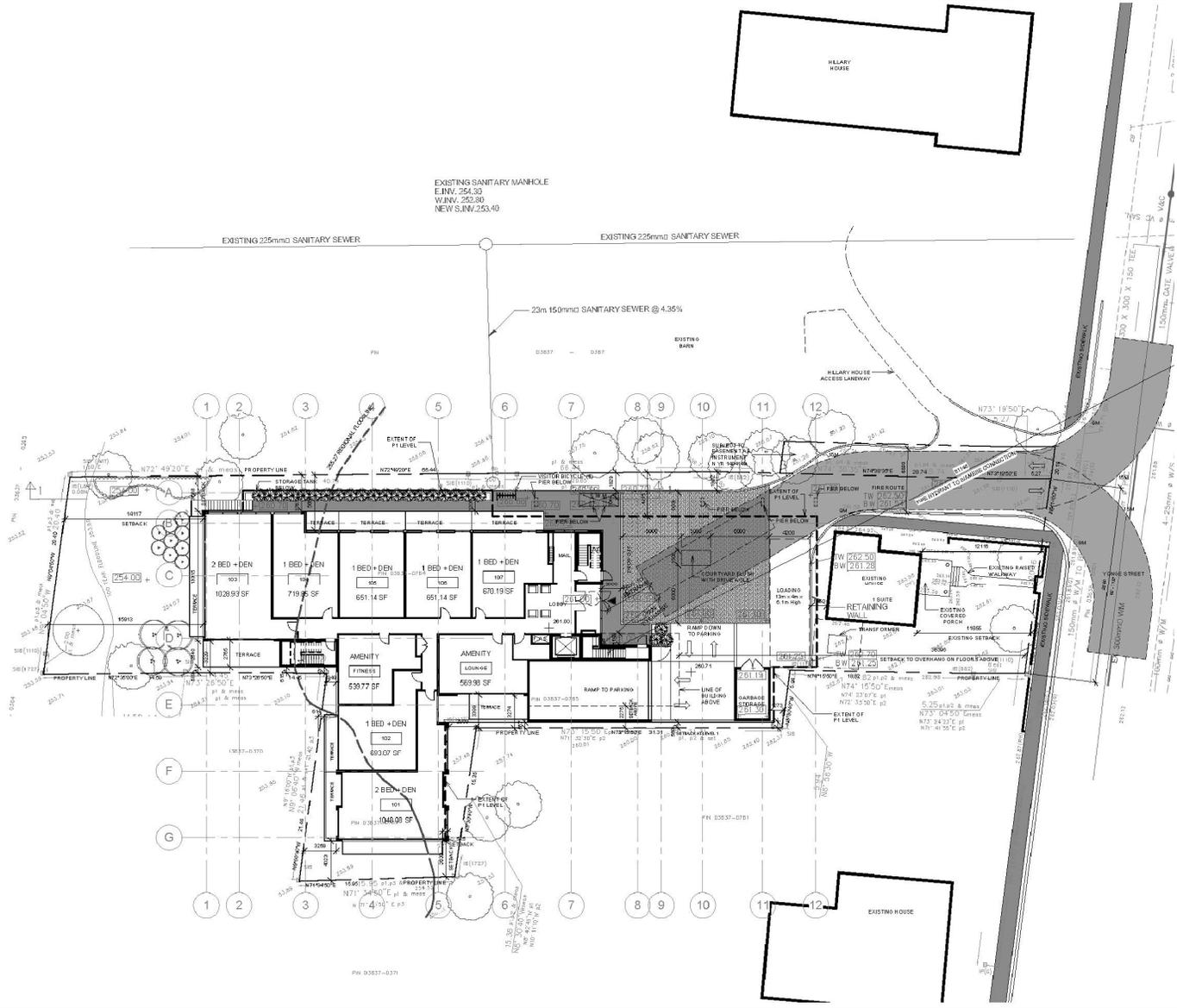
PROPOSED ZONING BY-LAW

APPLICANT: 2578461 Ontario Inc
 FILE: ZBA-2017-06
 FIGURE 4

 Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, October 31, 2017. Base data provided by York Region & Aurora - GIS.

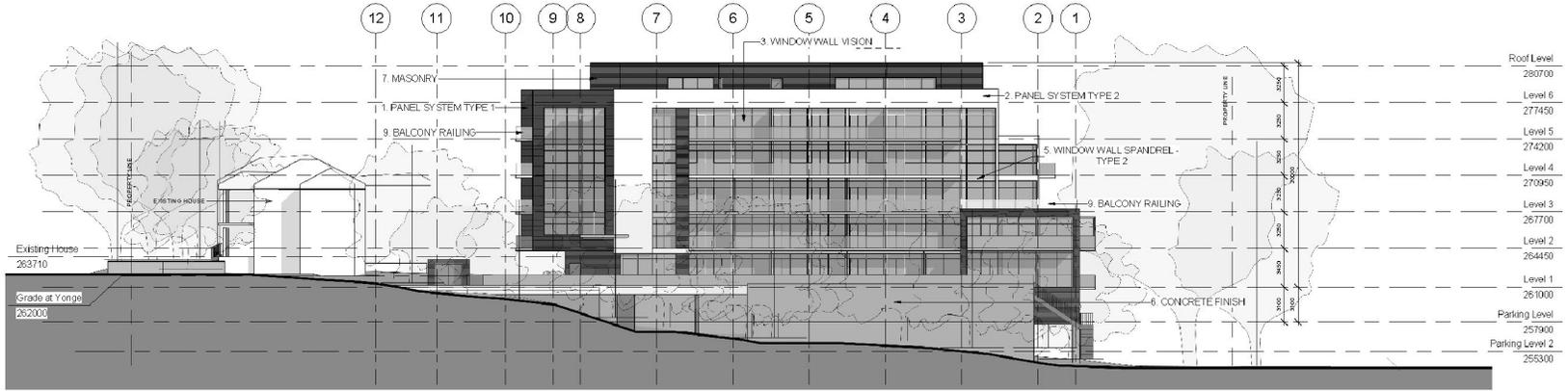


SITE PLAN

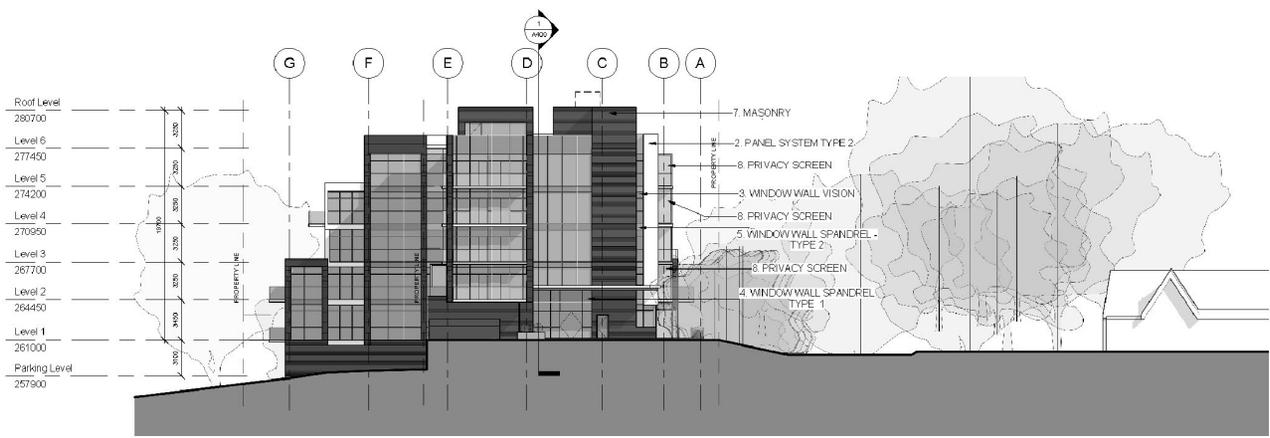
APPLICANT: 2578461 Ontario Inc
 FILE: ZBA-2017-06

FIGURE 5





2 North Elevation
 1 : 200



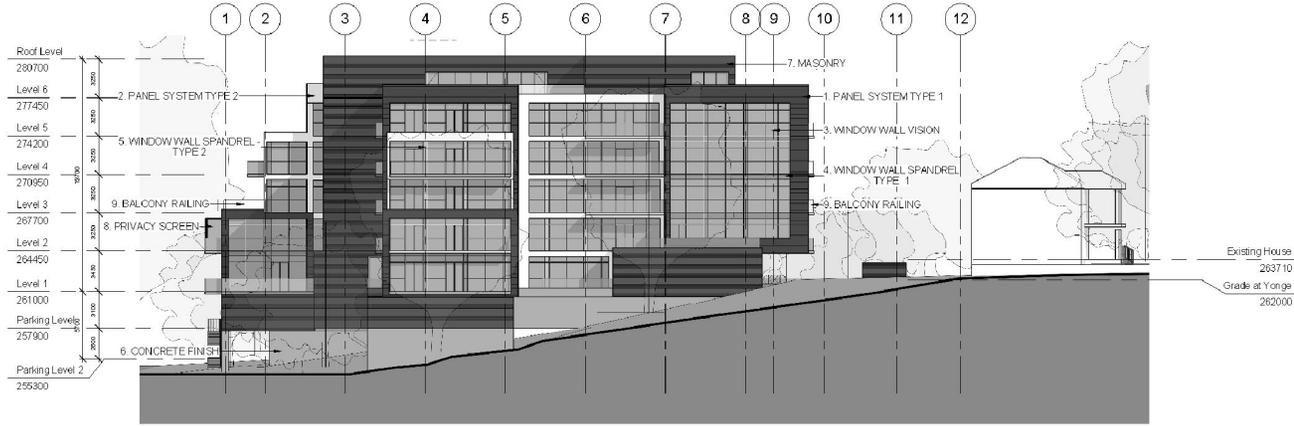
1 East Elevation
 1 : 200

ELEVATIONS - NORTH AND EAST

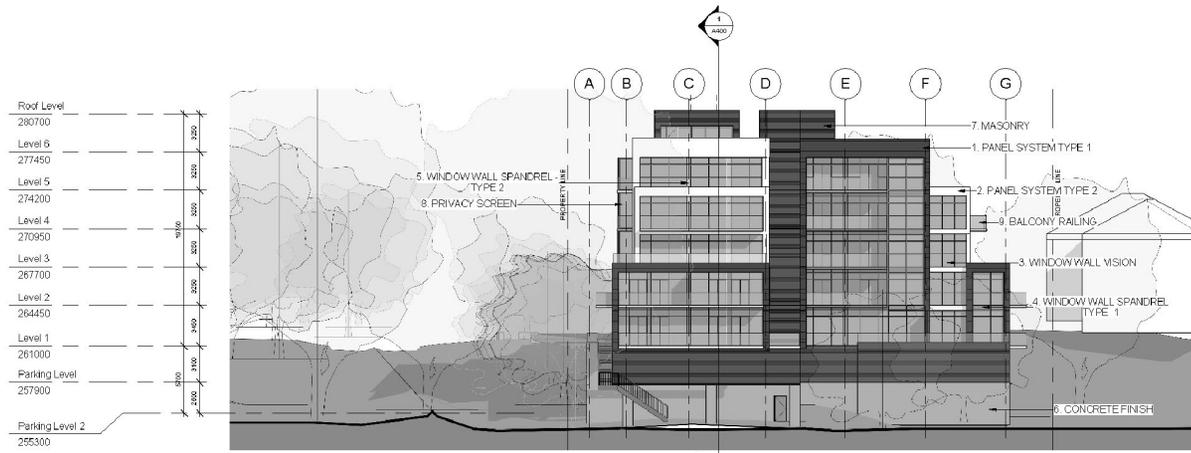
APPLICANT: 2578461 Ontario Inc
 FILE: ZBA-2017-06

FIGURE 6





2 South Elevation
 1 : 200



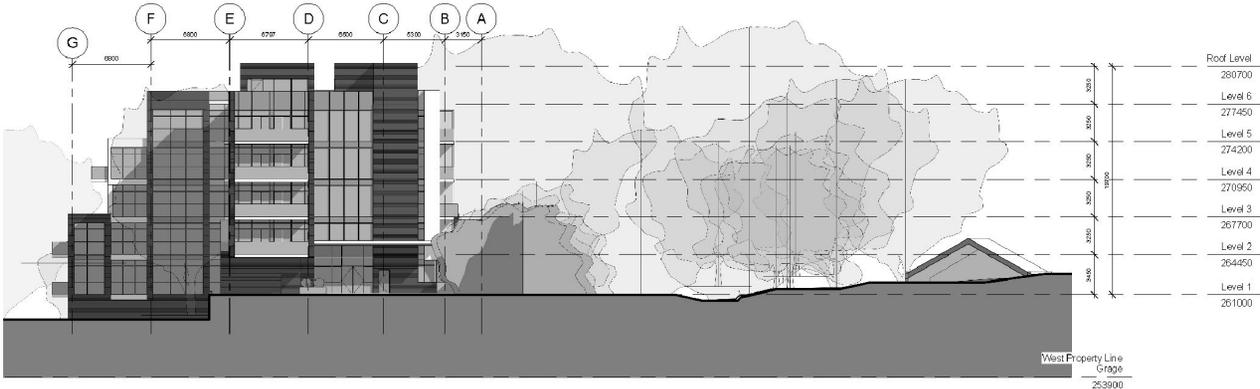
1 West Elevation
 1 : 200

ELEVATIONS - SOUTH AND WEST

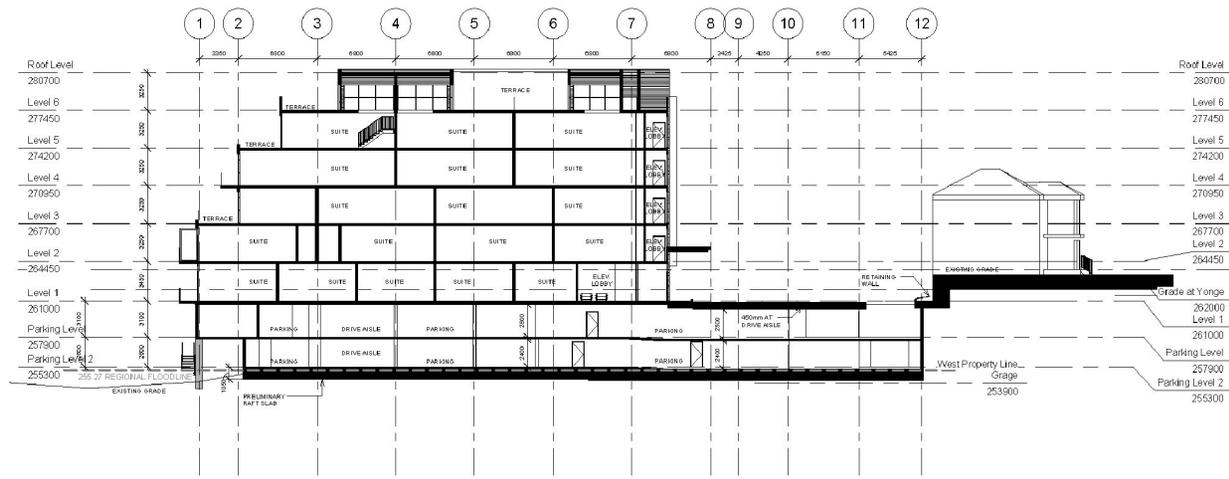
APPLICANT: 2578461 Ontario Inc
 FILE: ZBA-2017-06

FIGURE 7

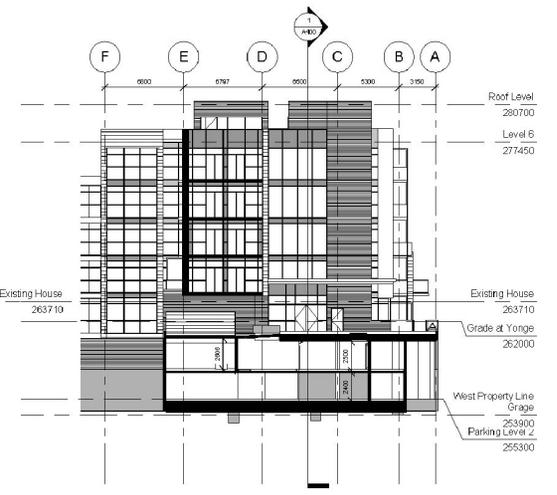




2 SITE SECTION
1 : 200



1 BUILDING SECTION
1 : 200



3 BUILDING SECTION
1 : 200

BUILDING SECTIONS

APPLICANT: 2578461 Ontario Inc
FILE: ZBA-2017-06

FIGURE 8





**Town of Aurora
Public Planning Report**

No. PBS17-086

Subject: Application for Official Plan Amendment and Zoning By-law Amendment
Biddington Homes Aurora Inc.
46 St. John's Sideroad
Part of Lot 86 Concession 1
File Numbers: OPA-2017-06 & ZBA-2017-08

Prepared by: Marty Rokos, Planner

Department: Planning and Building Services

Date: November 22, 2017

Recommendations

- 1. That Report No. PBS17-086 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 and Zoning By-law Amendment applications on the subject lands. The owner proposes to amend the "Stable Neighbourhoods Site Specific Policy #1" designation in the Official Plan and amend the site specific "First Density Apartment Residential RA1(134) Exception Zone" to a "Townhouse Dwelling Residential R8(XX) Exception Zone" allow the development of 68 stacked back-to-back townhouse dwelling units on a private condominium road.

- An Official Plan Amendment is required to allow a development with 68 stacked back-to-back townhouse dwelling units.
- An amendment to the Zoning By-law is required to allow the proposed development.
- An application for Site Plan Approval will be submitted at a later date.

Background

Application History

The subject applications for OPA and ZBA were submitted on September 20, 2017. The subject lands are currently designated “Stable Neighbourhoods Site Specific Policy #1”, “Public Parkland” and “Environmental Protection” by the Town of Aurora Official Plan and zoned “First Density Apartment Residential RA1(134) Exception Zone”, “Environmental Protection EP Zone”, and “Environmental Protection EP(117) Exception Zone” by By-law 6000-17.

On June 27, 2017, Council passed Comprehensive Zoning Bylaw 6000-17 and pursuant to Section 34 (10.0.0.2) of the *Planning Act* passed a Resolution to only accept certain classes of Zoning Bylaw Amendment Applications. A Council resolution is required to receive, or not receive, the Zoning Bylaw Amendment Applications.

On September 5, 2017, zoning proposal ZP-2017-01 was considered by General Committee to receive the subject zoning by-law amendment application. The following resolution was provided by General Committee for the subject lands:

1. *That Report No. PBS17-065 be received; and*
2. *That the Zoning By-law Amendment Proposal for 46 St. John’s Sideroad (Biddington Homes Aurora Inc.) be received as a Zoning By-law Amendment Application.*

The resolution was adopted by Council on September 12, 2017.

The owner subsequently applied to amend the “Stable Neighbourhoods Site Specific Policy #1” designation in the Official Plan and the “First Density Apartment Residential RA1(134) Exception Zone” as described below.

Location / Land Use

The subject property, municipally known as 46 St. John’s Sideroad, is located between Yonge Street and the GO Transit rail corridor at the intersection of Old Yonge Street (Figure 1). The property has a lot area of 805 m² and a frontage of 57.58 m on the north side of St. John’s Sideroad. The property currently has a driveway to access the retirement home at 16105 Yonge Street, which is adjacent to the subject lands, and a small parking lot.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Open space and residential (retirement home)
South: St. John's Sideroad and residential
East: Open space, Environmental Protection
West: Residential (retirement home) and office commercial

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.

Town of Aurora Official Plan

An Official Plan Amendment is required to allow a development with 68 stacked back-to-back townhouse dwelling units

The subject lands are designated "Stable Neighbourhoods Site Specific Policy #1", "Public Parkland" and "Environmental Protection" by the Town of Aurora Official Plan (Figure 2).

Site Specific Policy #1 was established as part of the Mannington (Hadley Grange) development application in 1991. The original development included the subject lands and 16105 Yonge Street. The Council approved development plan included two (2) storey retirement homes, each four (4) storeys in height and with a total of 143 dwelling units. The site specific Official Plan policy reflects the 1991 development and permits a maximum of 143 dwellings in two (2) four (4) storey structures. The retirement home at

16105 Yonge Street was completed with 80 units while the second building was never built. As such, the Official Plan policy now permits a four (4) storey building with a total of 63 dwelling units.

The intent of the “Environmental Protection Area” and “Public Parkland” designations is to identify, protect and enhance the environmental features and functions to form a strong and permanent Greenlands System and to protect a complex system of existing public open spaces and trails. The proposed development is located outside the “Environmental Protection Area” and “Public Parkland” designations.

The owner has requested exemption from Regional approval of the Official Plan Amendment application. At the time of the preparation of this report, Regional staff are reviewing the request. Planning staff will update Council on the request at the Public Planning Meeting.

A paved bicycle path and sidewalk exist on the north side of St. John’s Sideroad adjacent to the subject property. The Tim Jones Trail runs north-south through the Hadley Grange open space along the east property line.

Zoning By-law 6000-17, as amended

An amendment to the Zoning By-law is required to allow the proposed development

The subject lands are currently zoned “First Density Apartment Residential RA1(134) Exception Zone”, “Environmental Protection EP Zone”, and “Environmental Protection EP(117) Exception Zone” by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 3).

The RA1(134) Zone permits an apartment building with a maximum of 63 units.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed applications:

Table 1: Reports and Studies

Report Name	Report Author
Planning Rationale	Bousfields Inc.
Draft Official Plan Amendment	Bousfields Inc.
Draft Zoning By-law Amendment	Bousfields Inc.
Scoped Environmental Impact Study Report	SLR Global Environmental Solutions
Arborist Report	Kuntz Forestry Consulting Inc.
Stage 1 and 2 Archaeological Assessment	Kilbarry Holding Corp.
Functional Servicing Report and	Cole Engineering Group Ltd.

Stormwater Management Report	
Report Name	Report Author
Site Grading Plan	Cole Engineering Group Ltd.
Phase 1 & 2 Environmental Site Assessment	Cole Engineering Group Ltd.
Section 59 letter	Tabitha Lee, Senior Hydrogeologist
Transportation Impact Study	WSP Canada
Report on Geotechnical Investigation	TorontoInspection Ltd.
Hydrogeological Investigation	TorontoInspection Ltd.
Site Plan	Guthrie Muscovitch Architects
Architectural Plans	Guthrie Muscovitch Architects
Building Elevations	Guthrie Muscovitch Architects
Landscape Plan	Terraplan Landscape Architects
Landscape Streetscape Plan	Terraplan Landscape Architects
Survey	Land Survey Group

Proposed Applications

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 building form and the maximum number of dwelling units.

Table 2: Official Plan Policies

	Existing Official Plan Policy	Proposed Official Plan Policy
Building form	A four storey structure	Stacked back-to-back townhouse units
Dwelling units (maximum)	63	68

Proposed Zoning By-law Amendment

As shown in Figure 3, the applicant proposes to amend the zoning from RA1(134) Exception Zone to R8(XX) Exception Zone. A draft Zoning By-law amendment has been submitted, which is currently under review by staff. The following is a table showing the current zoning and the proposed zoning provisions. Staff will review appropriate zoning provisions to be incorporated into the by-law, including planting strips, distance between townhouse blocks, etc.

Table 3: Zoning Requirements

	Existing RA1(134) Exception Zone Requirements	Proposed R8(XX) Exception Zone Requirements
Permitted Uses	An apartment building with a maximum of 63 units	A maximum of 68 stacked back-to-back townhouse units*
Lot Area Per Dwelling Unit (minimum)	120.0 m ²	Minimum 5.5 m lot frontage per unit*
Lot Frontage (minimum)	55.0 m	
Front Yard (minimum)	15.0 m	4.0 m*
Rear Yard (minimum)	15.0 m	7.5 m*
East Side Yard (minimum)	15.0 m	0.0 m*
West Side Yard (minimum)	15.0 m	2.0 m*
Lot Coverage (maximum)	-	33.0%*
Height (maximum)	4 storeys, exclusive of enclosed parking levels	4 storeys/16 m, exclusive of below grade parking levels*
Parking	Vehicular access to the adjacent commercial development shall be provided	N/A (provided by easement)
Parking (minimum)	1.5 spaces per dwelling unit 20% of parking spaces for visitor parking	1.2 spaces per dwelling unit 0.2 visitor spaces per dwelling unit
Manoeuvring in enclosed parking areas (minimum)	6.9 m	6.6 m*

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “*”. 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.

Conceptual Site Plan

An application for Site Plan Approval will be submitted at a later date

As illustrated on Figure 4, the applicant has submitted a conceptual site plan consisting of three (3) blocks of stacked back-to-back townhouse dwellings. The following is a summary of the conceptual development:

Table 4: Site Plan

	Proposed Use	Site Statistics	Parking Spaces
Block 1	24 dwelling units	2,596.8 m ²	22
Block 2	20 dwelling units	2,168.5 m ²	18
Block 3	24 dwelling units	2,596.8 m ²	24
Exterior parking			32
Total	68 dwelling units	7,362.1 m²	96

Block 1 is proposed to be adjacent to St. John's Sideroad, with Block 2 behind it to the north. Block 3 would be in a north-south orientation at the northwest corner of the site. Each proposed townhouse block is 4 storeys in height. The property would be accessed by a driveway and pedestrian walkway from St. John's Sideroad in the same location as the current driveway. Access to the existing commercial building (law offices) and retirement home would be maintained in their current configuration as a shared access in the subject development.

Each townhouse block would have parking below grade, with a further 32 parking spaces lining the driveway and next to Block 3. The northeastern corner of the property is proposed to be used for stormwater management purposes.

Draft Plan of Condominium

A Draft Plan of Condominium will be required is will be submitted at a future date.

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 Official Plan policies;
- Zoning provisions;
- Environmental considerations with respect to the Greenlands System;
- Provisions for Tim Jones Trail trailhead including parking;
- Site servicing and grading; and
- Tree protection.

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 November 2, 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 - Conceptual Elevations, Block 1

Previous Reports

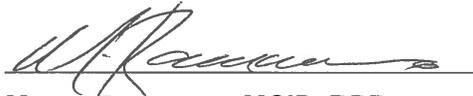
None

Pre-submission Review

Reviewed by 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: Biddington Homes Aurora Inc.
FILES: OPA-2017-06 & ZBA-2017-08



SUBJECT LANDS

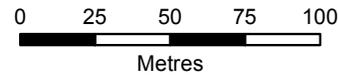
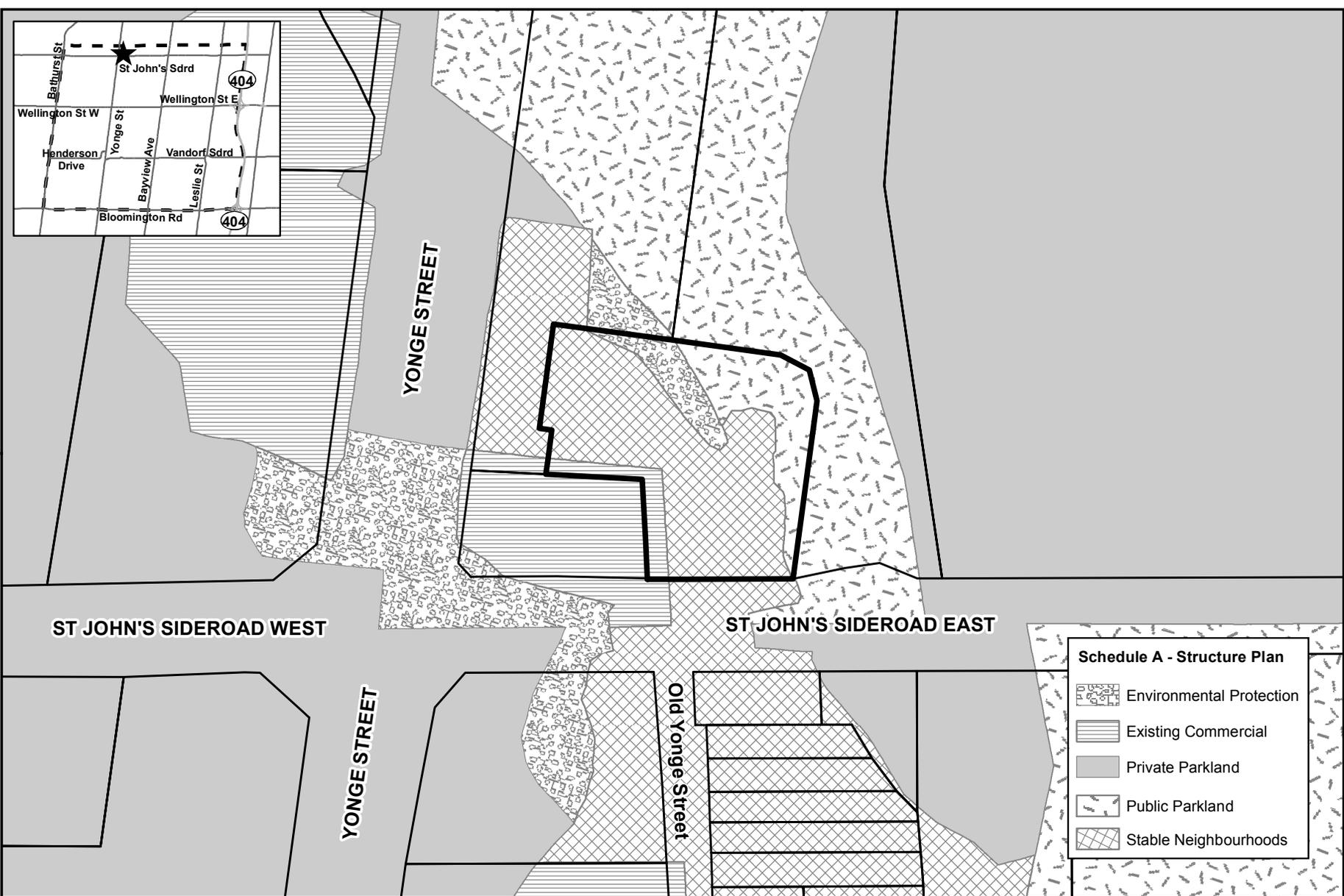
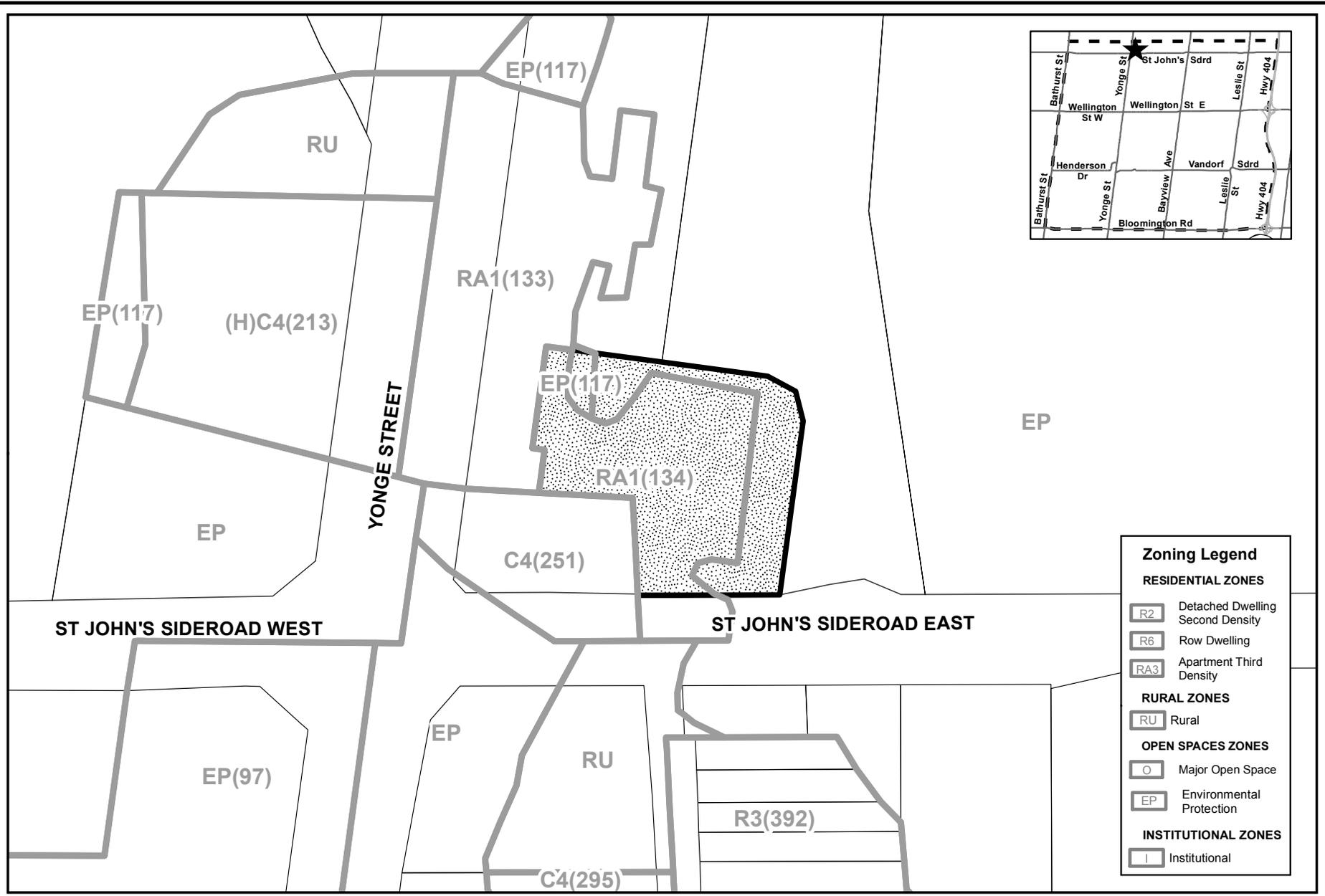


FIGURE 1

Map created by the Town of Aurora Planning & Building Services Department, October 25, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



Map created by the Town of Aurora Planning & Development Services Department, October 26, 2017. Base data provided by York Region & the Town of Aurora.

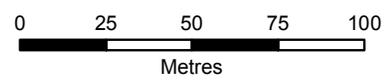


Zoning Legend	
RESIDENTIAL ZONES	
	Detached Dwelling Second Density
	Row Dwelling
	Apartment Third Density
RURAL ZONES	
	Rural
OPEN SPACES ZONES	
	Major Open Space
	Environmental Protection
INSTITUTIONAL ZONES	
	Institutional

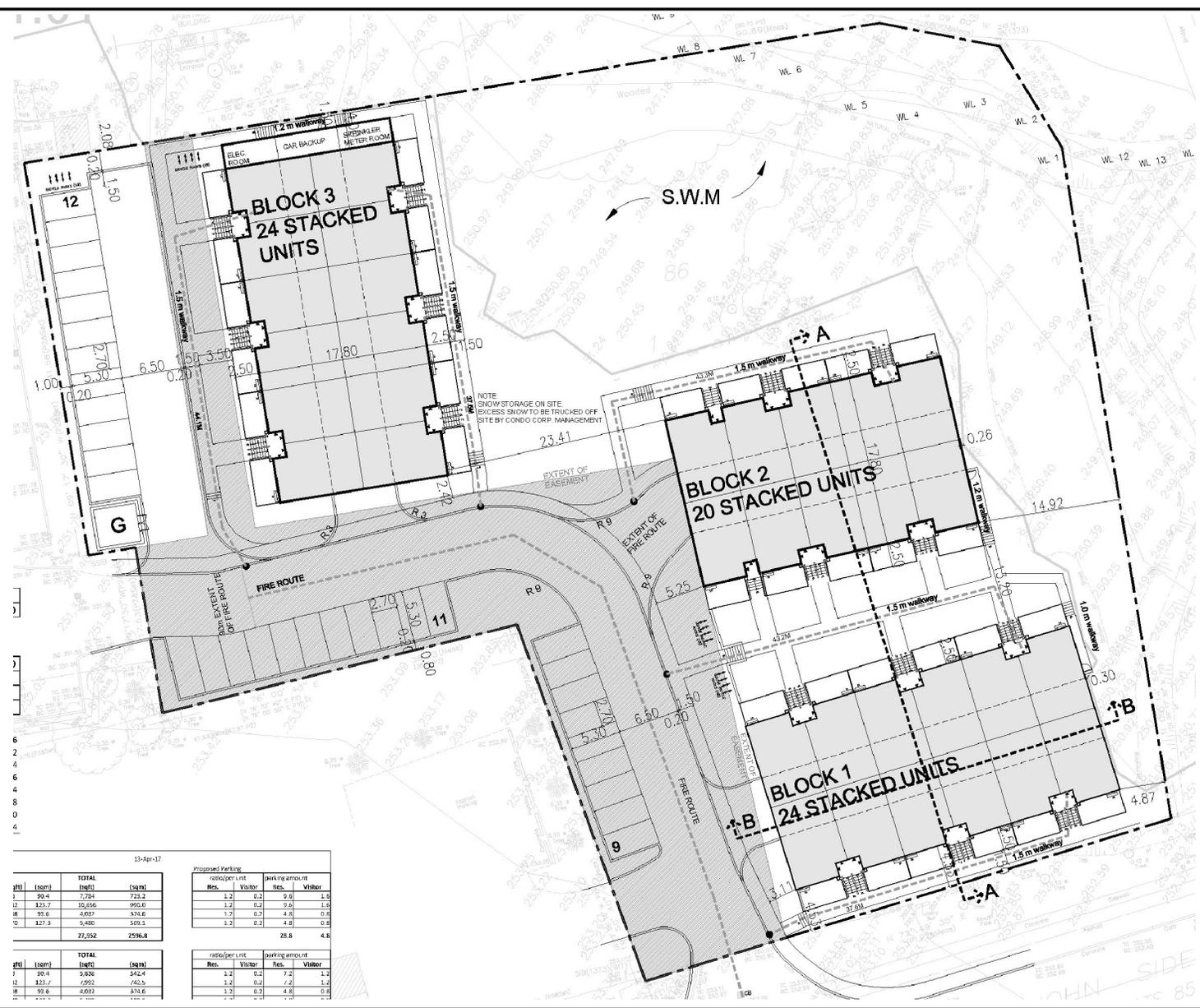
EXISTING ZONING BY-LAW

APPLICANT: Biddington Homes Aurora Inc.
 FILES: OPA-2017-06 & ZBA-2017-08
 FIGURE 3

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, October 25, 2017. Base data provided by York Region and Aurora - GIS.



13-Apr-17

TOTAL		TOTAL	
(ft)	(sqm)	(sqft)	(sqm)
1	99.4	2,724	732.2
2	123.7	3,366	930.6
3	93.6	2,637	724.6
4	127.3	3,580	989.3
		22,252	2,596.8

Proposed parking			
ratio per unit		parking amount	
Res.	Visitor	Res.	Visitor
4.2	0.2	9.0	1.5
1.2	0.2	3.8	1.5
1.2	0.2	4.8	0.9
1.2	0.2	4.8	0.9
		28.6	4.8

TOTAL		TOTAL	
(ft)	(sqm)	(sqft)	(sqm)
1	99.4	2,724	732.2
2	123.7	3,366	930.6
3	93.6	2,637	724.6

CONCEPTUAL SITE PLAN

APPLICANT: Biddington Homes Aurora Inc.
 FILES: OPA-2017-06 & ZBA-2017-08
 FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, October 26, 2017. Base data provided by Guthrie Muscovitch Architects.



CONCEPTUAL ELEVATIONS, BLOCK 1

APPLICANT: Biddington Homes Aurora Inc.
 FILES: OPA-2017-06 & ZBA-2017-08
 FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, October 26, 2017. Base data provided by Guthrie Muscovitch Architects.

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 November 22, 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 November 22, 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 22nd day of November, 2017.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Town Clerk