



**Council  
Public Planning  
Meeting Agenda**

**Wednesday, January 24, 2018  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



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

Wednesday, January 24, 2018  
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. PDS18-002 – Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision  
2523059 Ontario Inc.  
132-198 Old Bloomington Road  
Lots 11, 12 and 14 and Part of Lots 10 and 13 of Registered  
Plan 166  
File Numbers: OPA-2017-05, ZBA-2017-07, SUB-2017-03**

**Recommended:**

1. That Report No. PDS18-002 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

- 2. PDS18-005 – Applications for Draft Plan of Subdivision and Zoning By-law Amendment  
Shimvest Investments Ltd., Prato Estates Inc.,  
and Preserve Homes Corp.  
323 River Ridge Boulevard  
Block 156, Plan 65M-4485; Block 231, Plan 65M-3971;  
and Block 164, Plan 65M-3946  
File Numbers: SUB-2017-04 and ZBA-2017-09**

**Recommended:**

1. That Report No. PDS18-005 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development 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-18** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 24, 2018.

**5. Adjournment**



**Town of Aurora  
Public Planning Report**

**No. PDS18-002**

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**Subject:** Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision  
2523059 Ontario Inc.  
132-198 Old Bloomington Road  
Lots 11, 12 and 14 and part of Lots 10 and 13 of Registered Plan 166  
File Numbers: OPA-2017-05, ZBA-2017-07, SUB-2017-03

**Prepared by:** Marty Rokos, Planner

**Department:** Planning and Development Services

**Date:** January 24, 2018

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## **Recommendations**

- 1. That Report No. PDS18-002 be received; and**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

## **Executive Summary**

The purpose of this report is to provide Council with background information related to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications on the subject lands. The owner proposes to amend the "Cluster Residential" designation in the Yonge Street South Secondary Plan (OPA 34) and amend the "Estate Residential ER Zone" to "Detached Dwelling Second Density Residential Zones" with exceptions, to allow the development of 50 single detached lots on two public streets.

- An Official Plan Amendment is required to allow a development with increased building coverage and reduced buffer from the Estate Residential designation.
- A Public Planning Meeting is scheduled to obtain public input on the subject applications.
- Staff will continue to work with the applicant to address department and agency comments.

## **Background**

### **Application History**

The subject applications for OPA and Draft Plan of Subdivision were submitted on August 2, 2017. 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-2017-02 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
2. That the Zoning By-law Amendment Proposal for (a) 132-198 Old Bloomington Road (The Biglieri Group Ltd.) be received as a Zoning By-law Amendment Application.”

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

On November 28, 2017 the owner applied to amend the “Estate Residential ER Zone” as described below.

### **Location / Land Use**

The subject property, municipally known as 132, 148, 166, 178, 186, 192, and 198 Old Bloomington Road, is located between Yonge Street and Steeplechase Avenue (Figure 1). The properties have a total lot area of 10.12 hectares and a frontage of 239.84 m on the north side of Old Bloomington Road. The properties have access from Old Bloomington Road. The northwest corner of the site proposes municipal road access to the Ashlen Holdings Draft Plan of Subdivision (13859-13887 Yonge Street, file SUB-2015-04), which was approved by the Ontario Municipal Board on December 15, 2017.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

- North: Residential
- South: Old Bloomington Road, Bloomington Road East, residential (Richmond Hill)
- East: Residential and rural
- West: Residential and Environmental Protection

## **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 – Yonge Street South Secondary Plan (OPA 34)

#### **An Official Plan Amendment is required to allow a development with increased building coverage and reduced buffer from the Estate Residential designation**

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

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

The intent of the “Environmental Protection Area” designation is to protect ecological structure and function and significant landforms representative of the Oak Ridges Moraine. No new development is permitted in an “Environmental Protection Area”.

The Oak Ridges Moraine Conservation Plan (ORMCP) as adopted by the Town’s Official Plan by OPA 48 indicates that the subject lands are designated “Oak Ridges Moraine Settlement Area”. Schedule ‘K’ of OPA 48 indicates that the subject lands are designated “Woodlands” and “Woodlands Minimum Vegetation Protection Zone” (MVPZ). Schedule ‘L’ indicates that the subject lands are designated “Category 1 – Complex Landform”.

According to Schedule 'M', the subject lands are in a "High Vulnerability Aquifer Area" and a "Low Vulnerability Aquifer Area".

Zoning By-law 6000-17, as amended

**A Public Planning Meeting is scheduled to obtain public input on the subject applications**

The subject lands are currently zoned "Estate Residential ER Zone" by the Town of Aurora Zoning By-law 6000-17, as approved by Council (Figure 3).

The ORMCP provisions of the By-law indicates that the lands are zoned "Woodlands" and "Woodlands – Minimum Vegetation Protection Zone" (MVPZ). Schedule 'C' indicates that the subject lands are located in a high aquifer vulnerability area and a low vulnerability aquifer area. Schedule 'E' indicates the lands are in a "Category 1 –Complex Landform".

The ER Zone permits a detached dwelling, second suite and home occupation. An amendment to the By-law is required to allow the proposed plan of subdivision development.

Reports and Studies

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

**Table 1: Submitted Documents**

<b>Report Name</b>	<b>Report Author</b>
Draft Plan of Subdivision	The Biglieri Group Inc.
Draft Official Plan Amendment	The Biglieri Group Inc.
Draft Zoning By-law Amendment	The Biglieri Group Inc.
Planning Rationale Report	The Biglieri Group Inc.
Conceptual Priority Lot Plan	The Biglieri Group Inc.
Streetscape Plans	The Biglieri Group Inc.
Arborist Report and Tree Preservation Plan	WSP
Archaeological Assessment and Addendum	WSP
Environmental Impact Study, Natural Heritage Evaluation and ORM Conformity Study	WSP
Functional Servicing Report	WSP
Geotechnical Investigation	WSP
Hydrogeological Study and Water Balance Assessment	WSP
Lake Simcoe Protection Plan Checklist	WSP
Landform Conservation Study	WSP
Noise Impact Study	WSP
Phase One and Two Environmental Site Assessments	WSP

**Table 1: Submitted Documents**

<b>Report Name</b>	<b>Report Author</b>
Site Servicing and Grading Plans	WSP
Stormwater Management Report	WSP
Stage 1 and 2 Archaeological Assessments	WSP
Traffic Impact Study	WSP
Sample Elevations	RN Design
Plan of Survey	S.N. Ramsamooj, OLS

**Proposed Applications**

Proposed Plan of Subdivision

As illustrated on Figure 4, the proposed draft plan of subdivision includes 50 single detached lots and three environmental protection blocks. The following is a breakdown of the proposed Draft Plan of Subdivision:

**Table 2: Draft Plan of Subdivision**

<b>Proposed Land Use</b>	<b>Lot and Block #</b>	<b># of Units</b>	<b>Area (ha)</b>
Single detached residential	1-50	50	5.53
Environmental protection area	52-54		3.21
Right of way	Streets A & B		1.29
Future right of way	55		0.07
Maintenance access	51		0.03
<b>Totals</b>		50	10.12

Proposed Official Plan Amendment

The applicant is proposing to amend the existing “Cluster Residential” Official Plan designation to include site specific policies regarding building coverage and buffer between the proposed development and Estate Residential designations. The following is a table that compares the difference between the existing and proposed Official Plan policies. It is noted that the proposed maximum building coverage percentage is unspecified.

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 discussing the request with the applicant. Planning staff will update Council on the request at the Public Planning Meeting.

**Table 3: Proposed Official Plan Amendment**

	<b>Existing Official Plan Policy</b>	<b>Proposed Official Plan Policy</b>
Building coverage (maximum)	12%	Unspecified
Separation from “Estate Residential” designation (maximum)	35 m to the lot line of a unit within a “Cluster Residential” designation	35 m to a house in a “Cluster Residential designation”
Block Plan, Block ‘D’	Required	Not required

**Proposed Zoning By-law Amendment**

The Applicant proposes to rezone the subject lands from “Estate Residential ER Zone” to “Detached Dwelling Second Density Residential R2(X1), R2(X2), and R2(X3) Exception Zones”. 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(X1), R2(X2) and R2(X3) Exception Zones.

**Table 4: Proposed Zoning By-law Amendment**

	<b>Parent R2 Zone Requirement</b>	<b>Proposed R2(X1) Exception Zone</b>	<b>Proposed R2(X2) Exception Zone</b>	<b>Proposed R2(X3) Exception Zone</b>
Permitted Uses	Detached dwelling, second suite dwelling, home occupation			
Lot Area (minimum)	460 m <sup>2</sup>	620 m <sup>2*</sup>	650 m <sup>2*</sup>	800 m <sup>2*</sup>
Lot Frontage (minimum)	15 m	19 m*	21 m*	24 m*
Front Yard (minimum)	6 m	6 m	6 m	6 m
Rear Yard (minimum)	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side Yard (minimum)				
One storey:	1.2 m	1.2 m	1.2 m	1.2 m
Two storeys:	1.5 m	1.5 m	1.5 m	1.5 m

**Table 4: Proposed Zoning By-law Amendment**

	<b>Parent R2 Zone Requirement</b>	<b>Proposed R2(X1) Exception Zone</b>	<b>Proposed R2(X2) Exception Zone</b>	<b>Proposed R2(X3) Exception Zone</b>
Exterior Side Yard (minimum)	6 m	4.5 m*	4.5 m*	4.5 m*
Lot Coverage (maximum)	35%	40%*	40%*	40%*
Building Height (maximum)	10 m	11 m*	11 m*	11 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.

**Draft Plan of Subdivision**

The owner has submitted a Draft Plan of Subdivision (Figure 4) consisting of 50 single detached lots on municipal streets. An Environmental Protection block is located at the centre of the proposed Draft Plan with lots surrounding it to the south, east and north. The subdivision would be connected to the Ashlen Holdings subdivision (see Location / Land Use section of this report) and a connection to potential future development to the east is included as well. Access from Bloomington Road would be via a new intersection that lines up with Paradelle Drive in Richmond Hill.

**Analysis**

**Staff will continue to work with the applicant to address department and agency comments**

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

- Conformity to OPA 34 policies including policies intended to respect and reinforce the existing physical character of the surrounding area;
- Conformity to ORMCP policies;
- Official Plan policy for building coverage;
- Zoning provisions;
- Traffic operations; and
- Environmental considerations.

## **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 January 4, 2018, 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 Designations
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Proposed Draft Plan of Subdivision

**Previous Reports**

None.

**Pre-submission Review**

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

**Departmental Approval**

**Approved for Agenda**



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



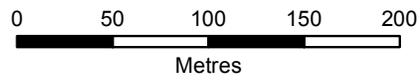
**Doug Nadorozny  
Chief Administrative Officer**



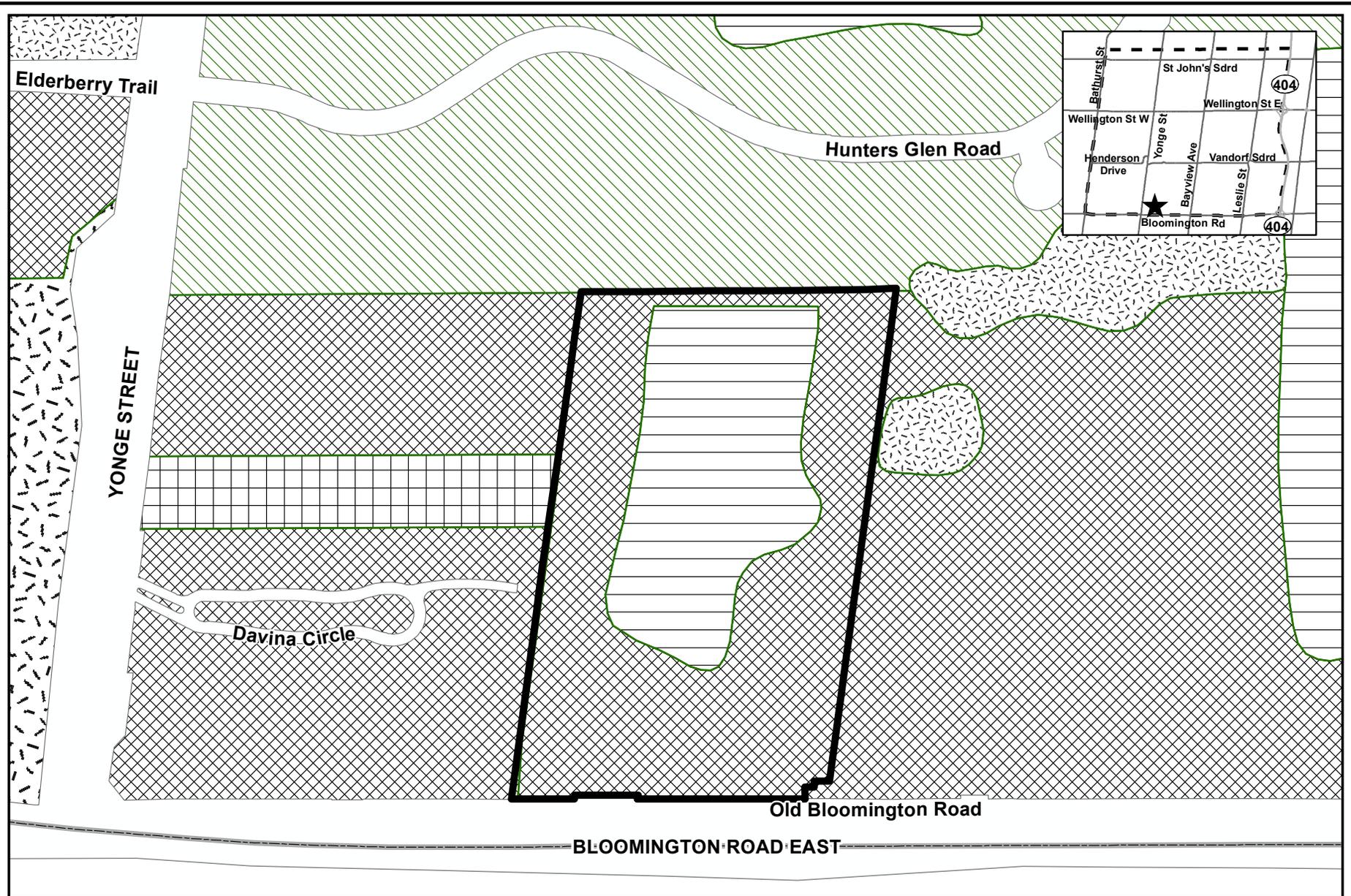
**LOCATION MAP**

APPLICANT: 2523059 Ontario Inc  
 FILE: OPA-2017-05, ZBA-2017-07 & SUB-2017-03  
 FIGURE 1

 SUBJECT LANDS



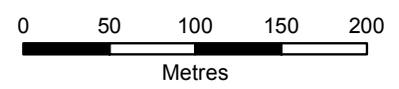
Map created by the Town of Aurora Planning and Building Services Department, December 8, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



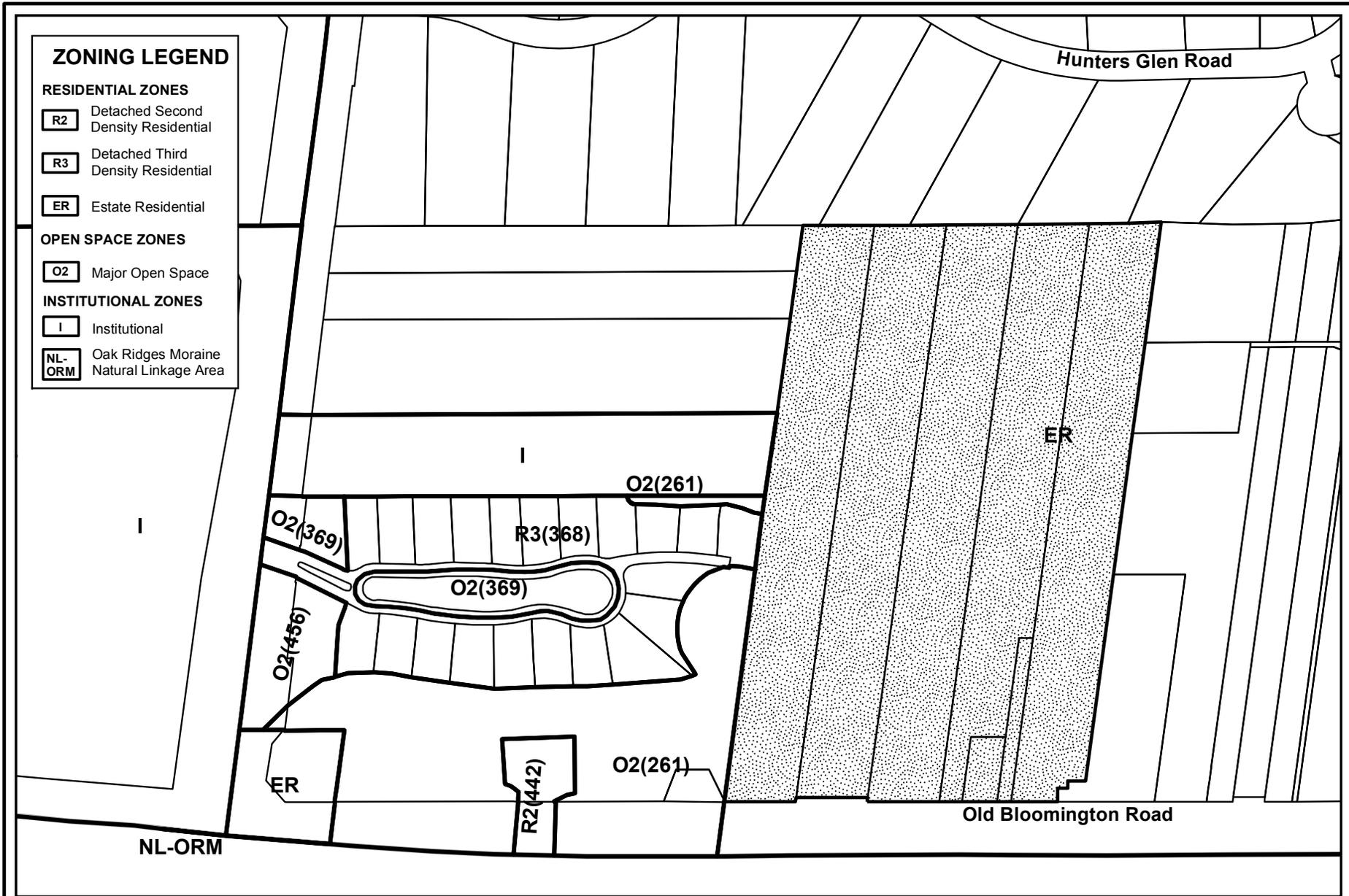
### EXISTING OFFICIAL PLAN DESIGNATIONS

APPLICANT: 2523059 Ontario Inc  
FILE: OPA-2017-05, ZBA-2017-07 & SUB-2017-03  
FIGURE 2

 SUBJECT LANDS



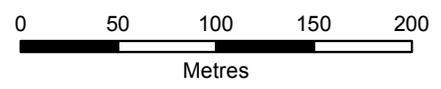
Map created by the Town of Aurora Planning and Building Services Department, December 8, 2017. Base data provided by York Region & the Town of Aurora.



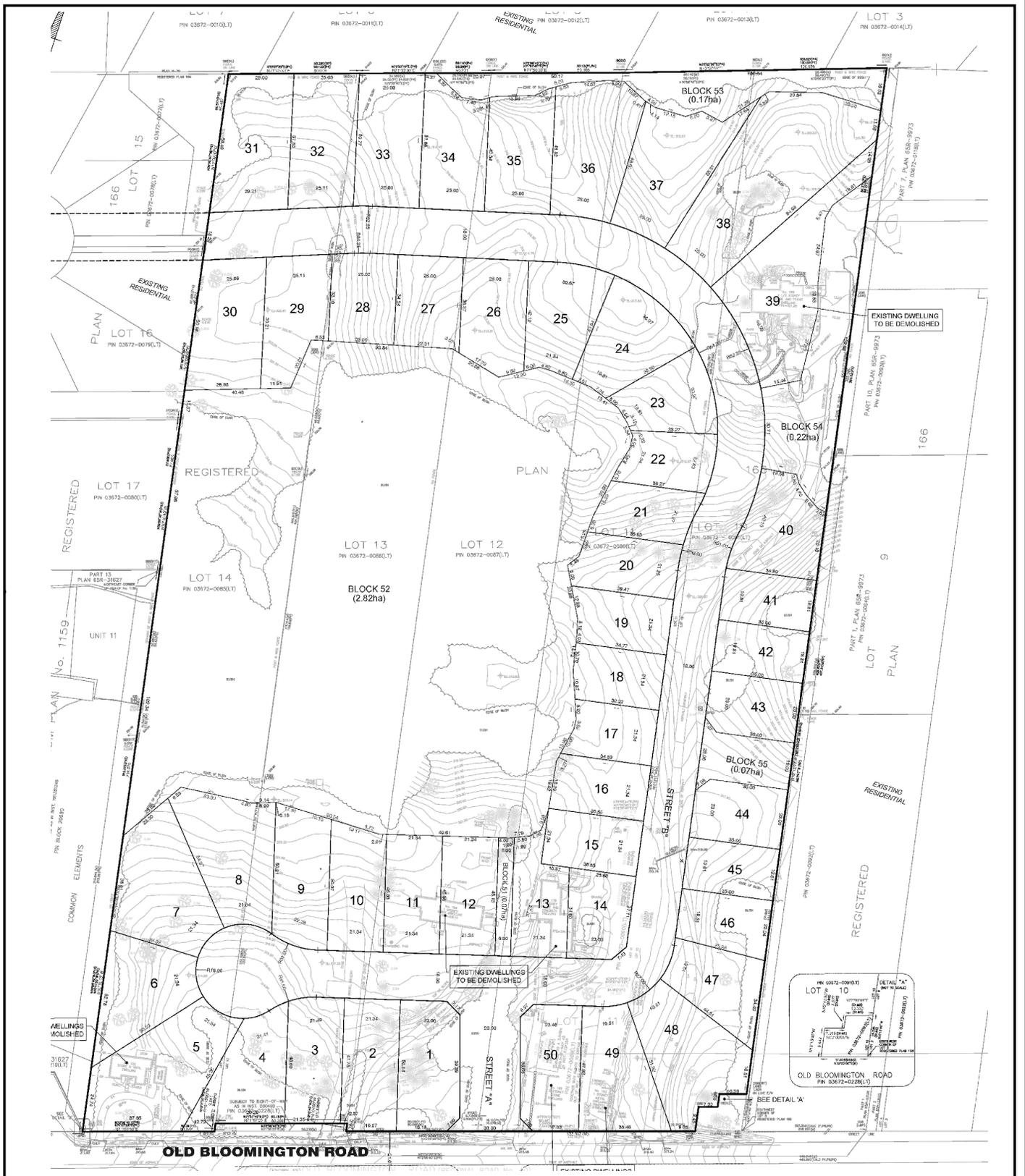
**EXISTING ZONING BY-LAW**

APPLICANT: 2523059 Ontario Inc  
 FILE: OPA-2017-05, ZBA-2017-07 & SUB-2017-03  
 FIGURE 3

 Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, December 7, 2017. Base data provided by York Region & Aurora - GIS.



**PROPOSED DRAFT PLAN OF SUBDIVISION**

APPLICANT: 2523059 Ontario Inc  
FILE: OPA-2017-05, ZBA-2017-07 & SUB-2017-03

FIGURE 4





**Town of Aurora  
Public Planning Report No. PDS18-005**

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**Subject: Applications for Draft Plan of Subdivision  
and Zoning By-law Amendment  
Shimvest Investments Ltd., Prato Estates Inc.,  
and Preserve Homes Corp.  
323 River Ridge Boulevard  
Block 156, Plan 65M-4485; Block 231, Plan 65M-3971;  
and Block 164, Plan 65M-3946  
File Numbers: SUB-2017-04 and ZBA-2017-09**

**Prepared by: Caitlin Graup, Planner**

**Department: Planning and Development Services**

**Date: January 24, 2018**

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## **Recommendations**

- 1. That Report No. PDS18-005 be received;**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

## **Executive Summary**

This report provides Council with background information related to the proposed Draft Plan of Subdivision and Zoning By-law Amendment (ZBA) applications submitted for lands municipally known as 323 River Ridge Boulevard.

- Shimvest Investments Ltd., Prato Estates Inc. and Preserve Homes Corp. are proposing to develop three remnant parcels of land together through one application for Draft Plan of Subdivision and ZBA.
- Applications have been made to amend the current residential and rural zones to residential and open space exception zones, with site specific provisions to permit the development of a plan of subdivision consisting of 25 single detached residential lots, a public road, a pedestrian walkway and a reserve block (see Figure 4).
- The subject lands are an infill development within the developed 2B Secondary Plan area.

- 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 Draft Plan of Subdivision and Zoning By-law Amendment applications were submitted to the Town on November 14, 2017. Shimvest Investments Ltd., Prato Estates Inc. and Preserve Homes Corp. (the Owners) are proposing to develop three remnant parcels of land together through one proposed draft plan of subdivision.

All three parcels of land are blocks within approved and registered subdivisions where environmental buffers of 20m to 25m have been established from the adjacent provincially significant East Aurora Wetland Complex through Official Plan Amendment No. 30 (OPA 30) and have already been conveyed to public ownership. The Prato and Preserve blocks were zoned for residential use through previously approved Plans of Subdivision.

### **Location / Land Use**

The subject lands are located north of Wellington Street East, between Bayview Avenue and Leslie Street. The subject lands are irregularly shaped, extend east of River Ridge Boulevard and McLarty Gate and are currently vacant.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Single detached residential dwellings;  
South: Single detached residential dwellings;  
East: Environmentally protected lands;  
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.

#### 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 – Bayview Northeast Area 2B Secondary Plan (OPA 30)

The subject lands are designated “Low-Medium Density” by the Bayview Northeast Area 2B Secondary Plan (See Figure 2). The “Low-Medium Density” designation’s intent is to include primarily at grade housing forms such as single detached dwellings, duplexes, and semi-detached dwellings, among others. The overall density shall not exceed 25 units per net residential hectare (10 units per acre), the least intensive residential uses are encouraged on lands adjacent to lands designated Linear and Other Open Space, and building heights shall not exceed three storeys.

#### 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 Draft Plan of Subdivision and Zoning By-law Amendment applications:

<b>Report Name</b>	<b>Report Author</b>
Planning Justification Report	Malone Given Parsons Ltd.
Environmental Impact Study	Beacon Environmental
Soil Investigation & Slope Stability Study (Geotechnical Report)	Soil Engineers Ltd.
Hydrogeological Study	Soil Engineers Ltd.
Functional Servicing and Stormwater Management Brief	Stantec Consulting Ltd.
Environmental Noise Report	Jade Acoustics

## Proposed Applications

### Proposed Plan of Subdivision

As illustrated on Figure 4, the proposed draft plan of subdivision includes 25 single detached residential lots, a pedestrian walkway, 0.3m reserve and an 18m right of way. The following is a breakdown of the proposed Draft Plan of Subdivision:

**Table 2: Draft Plan of Subdivision**

Proposed Land Use	Block #	# of Units	Area (ha)
Single Detached Residential Dwelling:			
- 11.0m Minimum Frontage	1-25	5	1.39
- 12.2m Minimum Frontage		12	
- 15.0m Minimum Frontage		8	
8m Pedestrian Walkway	26	-	0.02
0.3m Reserve	27	-	0.01
18.0m Right of Way (203m)	Roads	-	0.46
<b>Totals</b>		<b>25</b>	<b>1.88</b>

### Proposed Zoning By-law Amendment

The Applicant proposes to rezone the subject lands from “Detached Third Density Residential R3(281) Zone,” “Detached Fourth Density R4(310) Zone,” and “Rural (RU) Zone” to “Detached Dwelling Third Density Residential R3(X1), R3(X2), and R3(X3) Exception Zones,” “Detached Fourth Density Residential R3(X1) Exception Zone,” and “Open Space O1(X1) Exception Zone.” The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following tables compare the differences between the parent R3 and R4 zoning requirements with the proposed Exception Zones. Lots 6 and 7 will be required to have site specific interior side yards, due to a watermain easement located on each lot. The pedestrian walkway (Block 26) is proposed to be zoned as “Open Space (O1)”.

**Table 4: Proposed Zoning By-law Amendment – R3 Exceptions**

	Parent R3 Zone Requirement	Proposed R3(X1) Exception Zone
Permitted Uses	Detached dwelling, second suite dwelling, home occupation	Detached dwelling, second suite dwelling, home occupation
Lot Area (minimum)	460 m <sup>2</sup>	460 m <sup>2</sup>
Lot Frontage (minimum)	15 m	15 m

	<b>Parent R3 Zone Requirement</b>	<b>Proposed R3(X1) Exception Zone</b>
Front Yard (minimum)	6 m	4.5 m * (to main building) 6 m (to garage)
Rear Yard (minimum)	7.5 m	7.0 m *
Interior Side Yard (minimum)	1.2 m (One storey) 1.5 m (Two storeys)	1.2 m * (one side) 0.6 m * (other side)
Exterior Side Yard (minimum)	6 m	3.0 m * (to main building) 6.0 m (to garage)
Lot Coverage (maximum)	35%	N/A *
Building Height (maximum)	10 m	11 m *

**Table 5: Proposed Zoning By-law Amendment – R4 Exceptions**

	<b>Parent R4 Zone Requirement</b>	<b>Proposed R4(X1) Exception Zone</b>
Permitted Uses	Detached dwelling, second suite dwelling, home occupation	Detached dwelling, second suite dwelling, home occupation
Lot Area (minimum)	370 m <sup>2</sup>	340 m <sup>2</sup> *
Lot Frontage (minimum)	11 m	11 m
Front Yard (minimum)	3.0 m (to main building) 5.5 m (to garage)	3.0 m (to main building) 5.5 m (to garage)
Rear Yard (minimum)	7.5 m	7.0 m *

	<b>Parent R4 Zone Requirement</b>	<b>Proposed R4(X1) Exception Zone</b>
Interior Side Yard (minimum)	1.2 m (One side) 0.6 m (Other side)	1.2 m (One side) 0.6 m (Other side)
Exterior Side Yard (minimum)	3.0 m (to main building) 5.0 m (to garage accessed over an exterior side lot line)	3.0 m (to main building) 5.0 m (to garage accessed over an exterior side lot line)
Lot Coverage (maximum)	50%	N/A *
Building Height (maximum)	11 m	11 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.

## **Analysis**

### **Staff will continue to work with the applicant to address department and agency comments**

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:

- Review of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed applications;
- Compliance with the Bayview Northeast Neighbourhoods Architectural Design Guidelines;
- Proposed site specific zoning provisions;
- Setbacks from environmentally protected lands; and,
- Other environmental considerations.

## **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.

## **Legal Considerations**

These planning application files have been submitted to the Town pursuant to the provisions of the Planning Act, and as such may be subject to future OMB (Land Tribunal) appeal and litigation, which may require Legal Services review and comments for Council consideration. Should Council approve this planning application Legal Services will also review any agreements required to implement final approval of this application.

## **Financial Implications**

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

## **Communications Considerations**

On January 4, 2018, 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 December 21, 2017, a Notice of Public Planning Meeting sign was also posted on the subject lands fronting River Ridge Boulevard. Public notification has been provided in accordance with the *Planning Act*.

As required by the original subdivision agreement, a sign giving notice of future extension of River Ridge Boulevard and contact information for Planning and Development Services has been posted on the subject property for a number of years.

## **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**

This report provides an overview of the proposed plan of subdivision and zoning by-law amendment applications to permit the development of 25 single detached residential lots.

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 – Proposed Draft Plan of Subdivision
- Figure 5 – Proposed Zoning By-law Amendment

### **Pre-submission Review**

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

#### **Departmental Approval**



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

#### **Approved for Agenda**



**Doug Nadorozny  
Chief Administrative Officer**

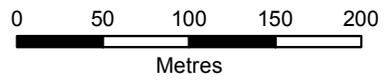


**LOCATION MAP**

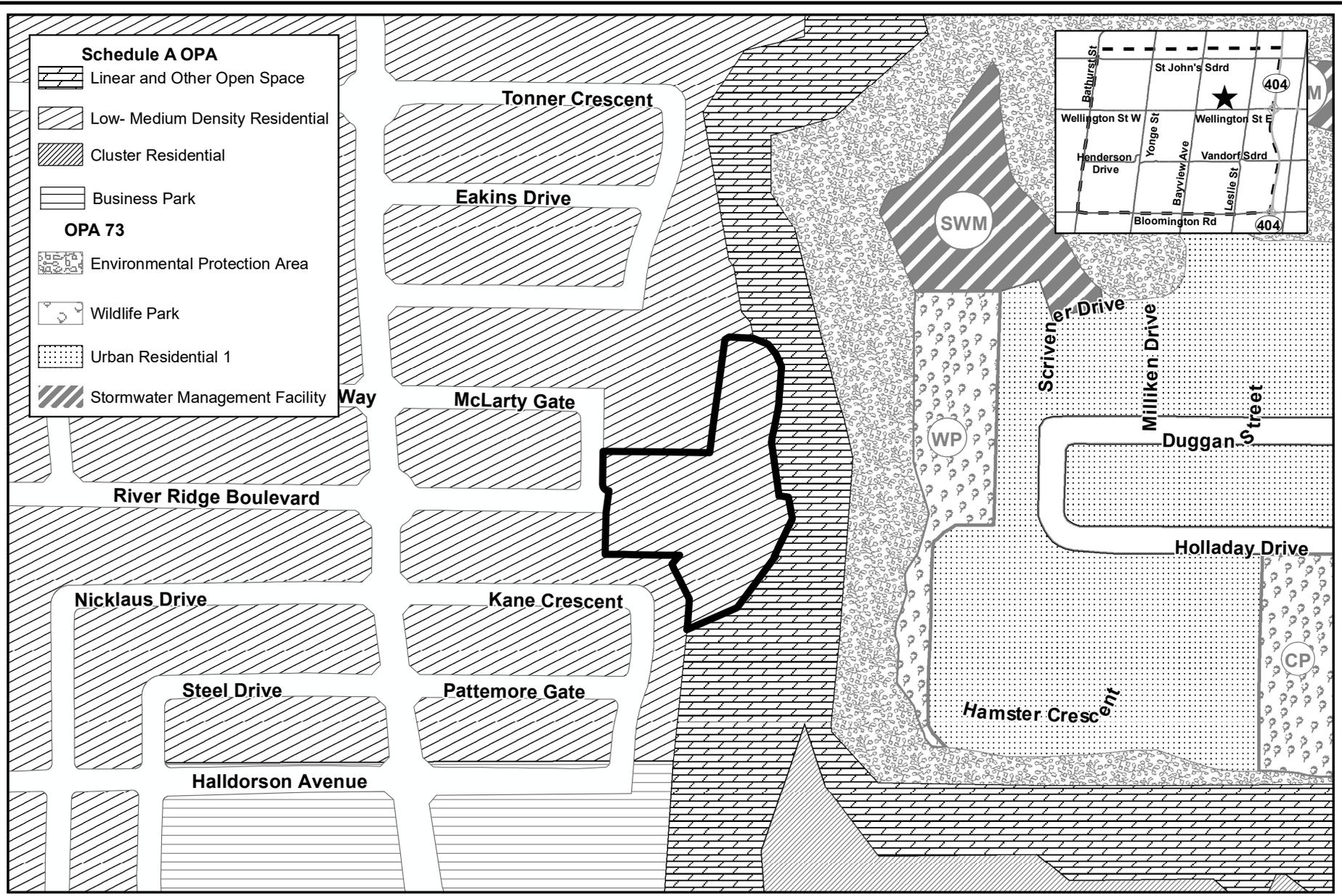
APPLICANT: Shimvest Investments Ltd.,  
 Prato Estates Inc. & Preserve Homes Corp.  
 FILE: SUB-2017-04 & ZBA-2017-09  
 FIGURE 1



**SUBJECT LANDS**



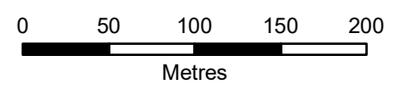
Map created by the Town of Aurora Planning and Building Services Department, December 21, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2017, © First Base Solutions Inc., 2017 Orthophotography.



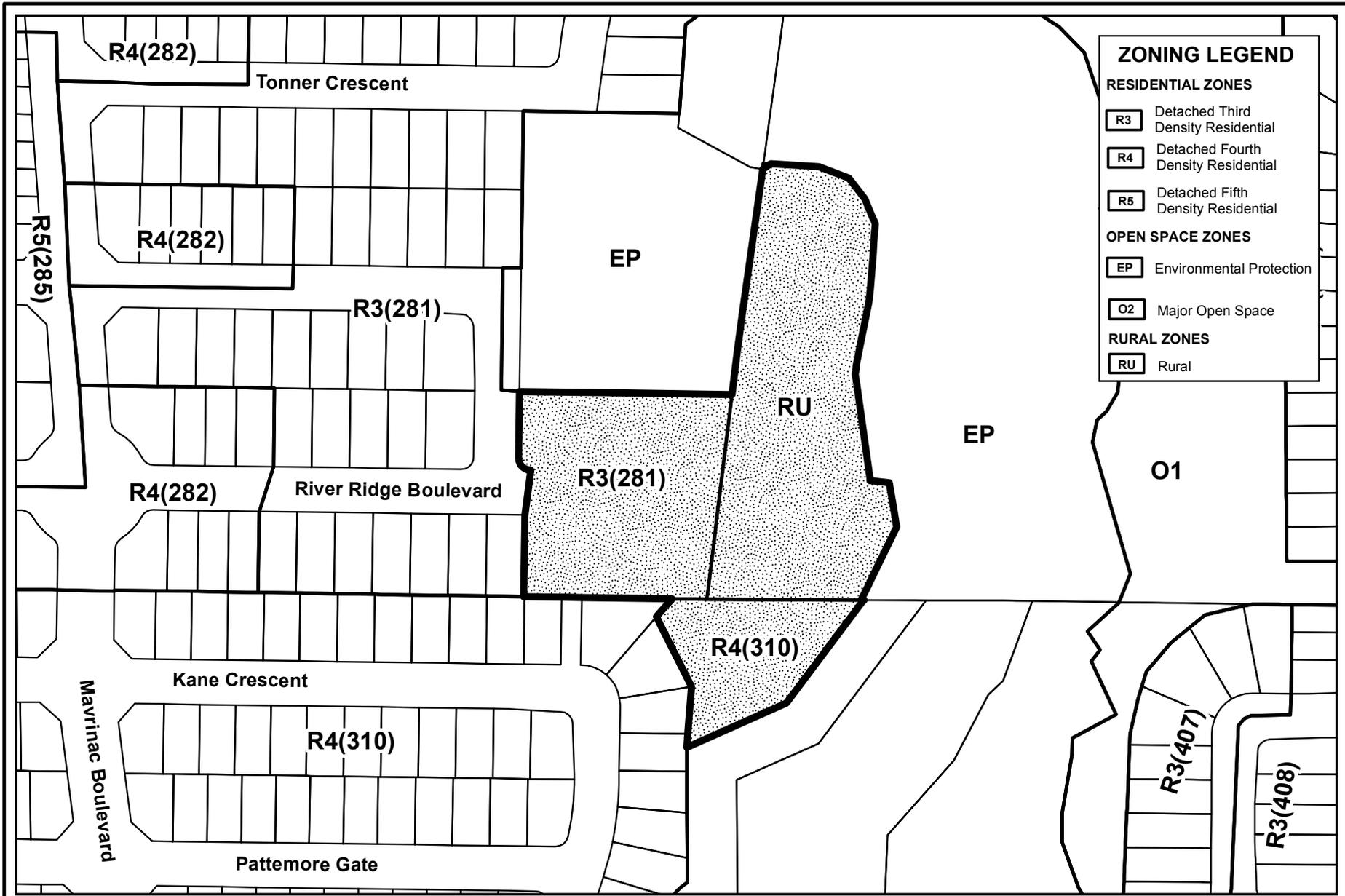
**EXISTING OFFICIAL PLAN DESIGNATIONS**

APPLICANT: Shimvest Investments Ltd.,  
 Prato Estates Inc. & Preserve Homes Corp.  
 FILE: SUB-2017-04 & ZBA-2017-09  
 FIGURE 2

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, January 2, 2018. Base data provided by York Region & the Town of Aurora.

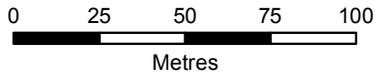


ZONING LEGEND	
<b>RESIDENTIAL ZONES</b>	
<b>R3</b>	Detached Third Density Residential
<b>R4</b>	Detached Fourth Density Residential
<b>R5</b>	Detached Fifth Density Residential
<b>OPEN SPACE ZONES</b>	
<b>EP</b>	Environmental Protection
<b>O2</b>	Major Open Space
<b>RURAL ZONES</b>	
<b>RU</b>	Rural

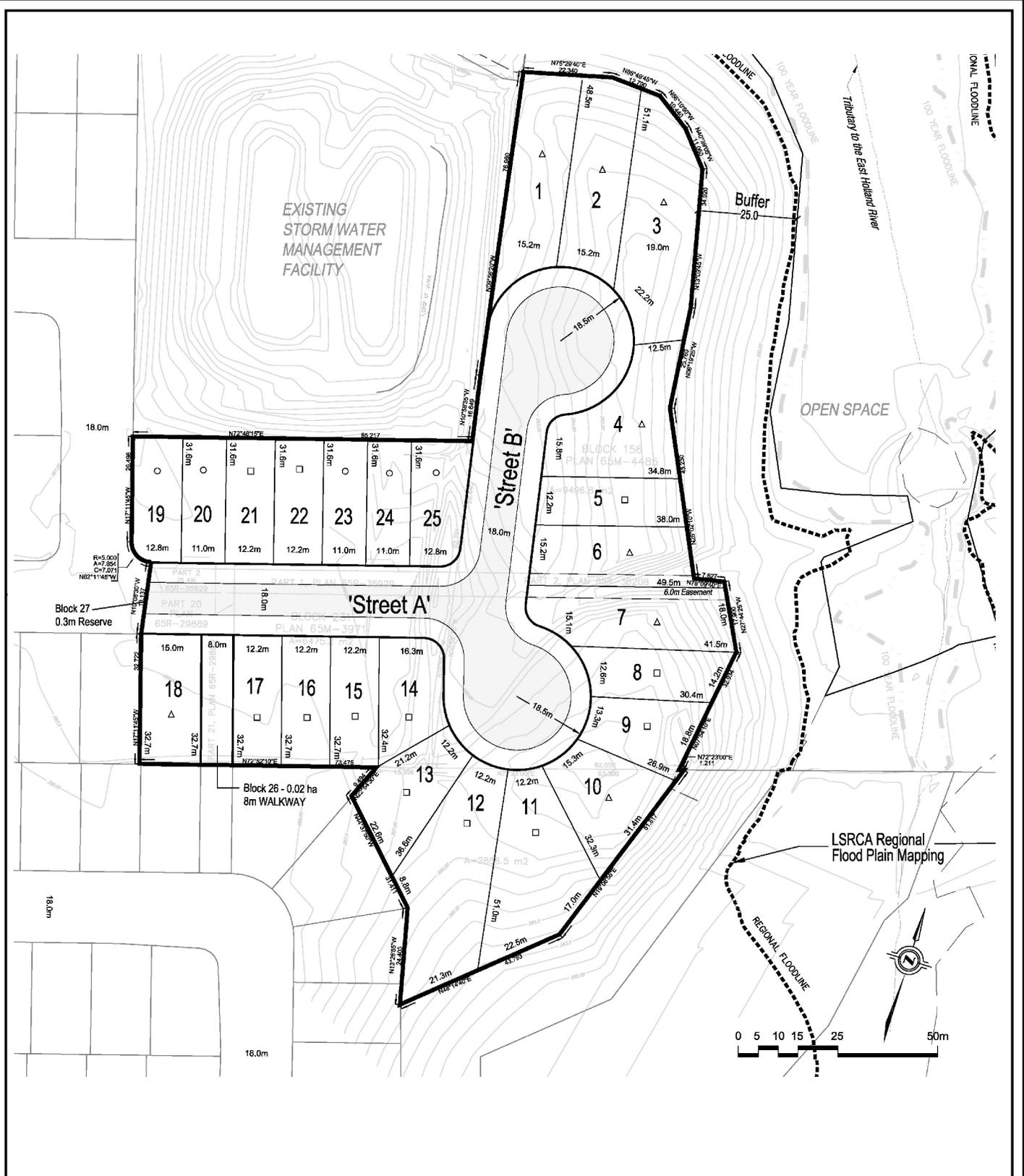
**EXISTING ZONING BY-LAW**

APPLICANT: Shimvest Investments Ltd.,  
 Prato Estates Inc. & Preserve Homes Corp.  
 FILE: SUB-2017-04 & ZBA-2017-09  
 FIGURE 3

 Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, January 2, 2018. Base data provided by York Region & Aurora - GIS.



**PROPOSED DRAFT PLAN OF SUBDIVISION**

APPLICANT: Shimvest Investments Ltd.,  
Prato Estates Inc. & Preserve Homes Corp.  
FILE: SUB-2017-04 & ZBA-2017-09  
FIGURE 4



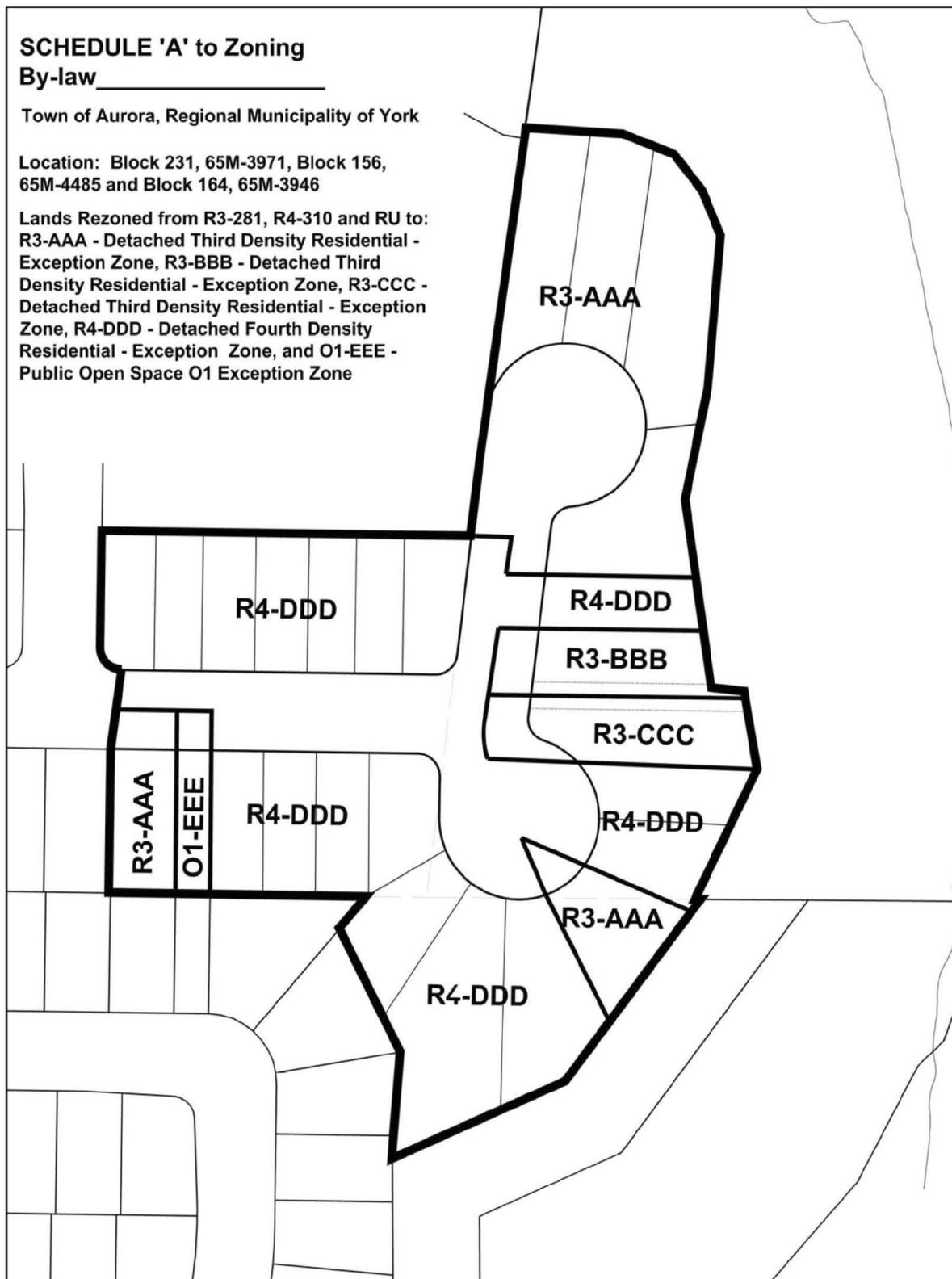
**SCHEDULE 'A' to Zoning**

**By-law \_\_\_\_\_**

Town of Aurora, Regional Municipality of York

Location: Block 231, 65M-3971, Block 156,  
65M-4485 and Block 164, 65M-3946

Lands Rezoned from R3-281, R4-310 and RU to:  
R3-AAA - Detached Third Density Residential -  
Exception Zone, R3-BBB - Detached Third  
Density Residential - Exception Zone, R3-CCC -  
Detached Third Density Residential - Exception  
Zone, R4-DDD - Detached Fourth Density  
Residential - Exception Zone, and O1-EEE -  
Public Open Space O1 Exception Zone



**PROPOSED ZONING BYLAW AMENDMENT SCHEDULE A  
AS SUBMITTED BY THE APPLICANT**

APPLICANT: Shimvest Investments Ltd.,  
Prato Estates Inc. & Preserve Homes Corp.  
FILE: SUB-2017-04 & ZBA-2017-09



FIGURE 5

**The Corporation of The Town of Aurora**

**By-law Number XXXX-18**

**Being a By-law to Confirm Actions by Council  
Resulting from a Council Public Planning Meeting  
on January 24, 2018.**

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

1. That the actions by Council at its Council Public Planning meeting held on January 24, 2018, 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 24<sup>th</sup> day of January, 2018.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**