



**Council
Public Planning
Meeting Agenda**

**Wednesday, March 28, 2018
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, March 28, 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. PDS18-034 – Application for Draft Plan of Subdivision
Aurora Bayview Southeast Development Inc.
Stronach South Wellington Lands
File Number: SUB-2018-01**

Recommended:

1. That Report No. PDS18-034 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. PDS18-032 – 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. PDS18-032 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 March 28, 2018.

5. Adjournment



**Town of Aurora
Public Planning Report**

No. PDS18-034

Subject: Application for a Draft Plan of Subdivision
Aurora Bayview Southeast Development Inc.
Stronach South Wellington Lands
SUB-2018-01

Prepared by: Lawrence Kuk, Senior Planner, Development

Department: Planning and Development Services

Date: March 28, 2018

Recommendations

- 1. That Report No. PDS18-034 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

The purpose of this report is to provide Council with background information related to the proposed Draft Plan of Subdivision application on the subject lands. Aurora Bayview Southeast Development Inc. (The Stronach Group) is proposing to establish three main components to the Draft Plan of Subdivision.

- Detailed boundaries of the natural heritage system on and adjacent to the Subject Lands;
- Establish the municipal spine road network through the subject lands and connection to the surrounding existing road network;
- Create ten (10) blocks within the Draft Plan, including nine (9) blocks of future development and one (1) natural heritage system.

Staff will continue to work with the applicant to address any comments presented at the Public Planning Meeting and circulation comments from internal and external department/ agencies.

Background

Location

The subject lands are located at the southeast corner of the Bayview Avenue and Wellington Street East, stretching east to Adena Meadows Way and south to Stone Road. (Figure 1) In total, the proposed Draft Plan consists of 42.68 ha of lands with 6 unique PIN numbers. The existing subject lands are located within the East Holland River Watershed. A tributary to the East Holland Creek crosses through the southwestern portion of the subject lands. The westerly portion of the subject land consists of open agricultural fields. East of the agricultural fields consist of two small wooded areas, wetlands and a stormwater management pond. Further to the east, the subject lands contain grassed fields used for temporary recreational uses.

Note: the existing Magna headquarters building (peaked roof with a clock tower building) at 337 Magna Drive and the existing industrial/office building adjacent to the headquarters building at 375 Magna Drive are not owned by The Stronach Group and do not form part of the subject lands or proposed Draft Plan of Subdivision.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Wellington Street East, existing commercial plaza, existing residential subdivision (Area 2B and 2C) and vacant business park lands;
- South: Adena Springs (Horse farm), existing estate residential, open space lands (conceptual Eco-Park development);
- East: Magna headquarters and approved residential subdivision (SUB-2016-01), Magna Gold Club, Adena Meadows estate residential condominium;
- West: Bayview Avenue and existing residential subdivision.

Policy Context

Planning Act

The Planning Act sets out the legislative framework for land use planning in Ontario and describe how land uses may be controlled, and who may control them. Part VI of the Planning Act pertains to the Subdivision of Land. Section 51 of the Act allows Plans of Subdivision to subdivide lands into lots, blocks, public rights-of-way and other components. In considering a draft plan of subdivision, Section 51(24) requires an approval authority to have regards to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.

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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” and “Regional Greenlands System” within the York Region Official Plan. The subject lands are located outside of the Oak Ridges Moraine, thereby is not subject to the Oak Ridges Moraine Conservation Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Pursuant to Chapter 2 of the YROP, the Regional Greenlands System is generally to be protected and enhanced, with new development controlled in the vicinity of the system to promote a sustainable natural environment. The subject property is located within Wellhead Protection Area (WHPA) WHPA –D & Q.

Town of Aurora Official Plan

Section 2.1 of the Town’s Official Plan establishes principles for guiding development to achieve the long-term vision of Aurora. Such principle includes, “Promoting Responsible Growth Management”, “Ensuring Design Excellence”, Building a Greener Community”, Providing a Range and Mix of Housing”, “Providing appropriate Community Facilities”, Protecting Stable Neighbourhoods, “Developing Vibrant New Neighbourhoods”, Advancing the Economy”, Building a Successful Downtown” Establishing a Linked Greenlands System”, Conserving Cultural Heritage Resources” and Providing Sustainable Infrastructure”. Figure 2 illustrates the existing Official Plan designations within the existing secondary plan areas (OPA 20 and OPA 30). As shown in Figure 3, Schedule “I” of the Town’s Official Plan anticipates a Collector Road through the subject lands. The subject lands are within the regulation limits of the Lake Simcoe Conservation Authority.

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Town of Aurora Secondary Plan (OPA 20 & OPA 30)

As shown in Figure 2, the subject lands are regulated under two secondary plans. The majority of the subject lands are within the Bayview Northeast Area 2B (OPA 30). A portion at the southwest corner of the subject lands is located within the Bayview southeast Area 2A (OPA 20).

Bayview Southeast Area 2A Secondary Plan (OPA 20)

The southwest corner of the subject lands is designated "Urban Residential" under OPA 20. The urban residential low density housing designation permits single detached dwellings, semi-detached, street townhouses and block townhouses not exceeding 3 storeys in height. OPA 20 divided the secondary plan into 10 different phases. A portion of "Phase II (A)" as identified on per Schedule "CC" includes a portion of the subject lands. The density anticipated for the total area of Phase II (A) is 82 to 97 residential units. Furthermore, appendix "I" of OPA 20 illustrates the Magna Headquarters and Community Master Plan. The Master Plan shows a similar spine road network as proposed.

Bayview Northeast Area 2B Secondary Plan (OPA 30)

The majority of the subject lands are designated as "Community Commercial", "Mixed Use", "Medium High Density Residential", "Business Park" and "Linear and Other Open Space".

The intent of the "Community Commercial" designation is to provide for low-rise multi-tenant buildings to accommodate uses which generally cater to weekly shopping and service needs of residents and business in the community. Large scale retail warehouses and residential development is not permitted.

The intent of the "Mixed Use" designation is to accommodate a variety of uses, community services and facilities in close proximity to Wellington Street that contributes to pedestrian activity and amenity. Retail and service commercial uses are encouraged on the ground floor with residential apartment and offices permitted on the upper levels. Development within the "Mixed Use" designation shall not exceed four storeys in height.

The intent of the "Medium-High Density Residential" designation is to provide a range of predominantly above grade housing forms such as stacked townhouses and garden apartments and may include street/or block row houses. The maximum net residential density in this designation shall generally not exceed 99 units per hectare. Building heights shall generally not exceed four storeys. Only certain locations along Wellington Street East, building height may increase provided such an increase is considered appropriate as articulated in the Urban Design Guidelines and does not exceed seven storeys in height.

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The intent of the “Business Park” designation is to support a mix of high quality employment uses and a variety of supporting commercial and community facilities. Buildings shall be generally be low to mid-rise in form and shall not exceed four storeys in height.

The intent of the “Linear and Other Open Space” designation is to provide a natural limit for urban development. Uses shall generally be restricted to passive recreation, including trails along the Holland River and other activities contributing to conservation and enhancement of the natural landscape and features. This designation generally consists of the East Holland River Valley.

Zoning By-law 6000-17, as amended

The subject lands is zoned “Rural RU(55) exception zone”, “Rural (RU)”, “Business Park E-BP(319) exception zone, Business Park (H)E-BP (160) Exception Zone with a holding provision and Business Park (T)E-BP(159) exception zone with a temporary use by-law by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 4).

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Draft Plan of Subdivision application:

Report Name	Report Author
Planning Rationale Report	The Planning Partnership
Draft Plan of Subdivision	The Planning Partnership
Environmental Impact Study	Savanta
Geotechnical Study	Golder Associates
Hydrogeological Study	R.J Burnside & Associates Ltd.
Phase 1 Environmental Site Assessment	Golder Associates
Tree Inventory and Arborist Report with Tree Preservation Plan	Kuntz Forestry Consulting Inc.
Functional Servicing Report	SCS Consulting Group Ltd.
Transportation Mobility Plan	BA Consulting Group Ltd.
Stage 1 to 3 Archaeological Assessment	This Land Archaeology Inc.
Survey	Lloyd & Purcell Ltd.

Proposed Application

Proposed Plan of Subdivision

As illustrated on Figure 5, the purpose of the proposed Draft Plan of Subdivision is to establish the detailed boundaries of the natural heritage system, the municipal spine road network and create nine (9) blocks of future development and one (1) natural heritage system.

At this time, the Owner is only seeking approval to divide the lands into 10 different blocks. Details within each future development blocks will be subject to further Planning Act applications for Council's consideration. To implement the proposed Draft Plan of Subdivision, a combination of the following future application will be required: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment and in some cases Draft Plan of Condominium and Site Plan Approval.

The following is a breakdown of the proposed Draft Plan of Subdivision:

Proposed Use	Lot and Block #	Area (ha)
Future Development	1, 3, 4, 5, 6, 7, 8, 9, 10	34.17
Natural Heritage System	2	3.19
Public Right of Way	N/A	5.32
Total		42.68

The Owner is proposing to address public parkland dedication within each future development block through future planning act applications. However, to facilitate the proposed Draft Plan of Subdivision, the Owner is propose a trail connection to a 33.6 ha private park (Eco- Park) located south of the subject lands across from the Strawbridge residential subdivision on Bayview Avenue. The Owner is considering a private/public partnership of the Eco-Park to service the proposed Draft Plan of Subdivision and the surrounding community.

Natural Heritage System

The Owner has identified 3.19 ha of Natural Heritage System within the subject lands (Blocks on the proposed Draft Plan). The results of the natural heritage assessment identified the following features on or within 120 m of the subject lands:

- Significant wetlands – one unit of the East Aurora Significant Wetland Complex is present within 120 m of the northeast corner of the Subject Lands;

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- Fish habitat – The Tributary of the East Holland River running through the subject lands provides direct fish habitat for a tolerant warm/cool water fish community;
- Habitat for Endangered and Threatened Species – The subject lands provide habitat for Little Brown Myotis, Bobolink and Eastern Meadowlark; and

The following are other features (not designated under the PPS, 2014) were present on the subject lands:

- Wetlands – wetland communities are associated with the Tributary of the East Holland River and headwater drainage feature TEHR-H2; and
- Non-Significant Woodlands – two small (<0.5 ha) cultural woodland communities are present on the subject lands.

Vegetation Management

The Owner's Tree Inventory/Arborist Report with Tree Preservation Plan indicates a total of 620 trees on and within six metres of the subject property. To accommodate the proposed development, the Owner is proposing to remove 126 trees. An additional 99 trees are recommended for removal due to their poor or dead condition, regardless of the proposed Draft Plan of Subdivision. Furthermore, there are 2 dead trees not identified in the tree inventory are also recommended for removal.

Proposed Municipal Spine Road Network

One of the main objectives of the proposed Draft Plan of Subdivision is to establish the municipal spine road network and connection to the surrounding existing road network. As illustrated in figure 5, the Owner is proposing the following new municipal spine road network:

- **Stronach Boulevard** – a north-south local road, which extends south of Wellington Street opposite Mavrillac Boulevard. This road would be converted from a private road to a public road. The existing landscape centre median is proposed to remain. The proposed right-of-way will include: 4 vehicular travel lanes, a sidewalk along the east side and a larger multi-use trail along the west;
- **Conover Avenue** – a southerly extension of the existing Conover Avenue terminus at Wellington Street. This road is proposing to enter the subject lands and connects to Bayview Avenue. The northern half of the proposed Conover Avenue includes: a landscape centre median, 4 vehicular travel lands, with a multi-use trails to the east and a sidewalk to the west. The southerly portion of

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the proposed Conover Avenue will support 2 vehicle travel lanes, sidewalks on both sides and shared bicycle routes.

- **Magna Drive** – an east-west collector road, which extends from the east end of the property to the proposed landscaped roundabout. The existing portion of the private road would be converted to a public road. The proposed road will support 4 vehicle travel lanes, a shared bicycle routes and sidewalks on both sides with layby parking spaces to the north.
- **Stone Road** – which is the easterly extension of Stone Road towards the proposed Conover Avenue extension. The proposed road will support 2 vehicle travel lanes and a sidewalk along the north side, with an over-sized boulevard (on the southerly portion) provisioned for future widening.

A large landscaped roundabout is proposed for the intersection of Magna Drive and Conover Avenue extension. A second smaller roundabout is proposed at the intersection of Conover Avenue and Stone Road. The proposed spine road network will result in 2 new signalized intersections on Wellington Street East and one new signalized intersection at Bayview Avenue and Stone Road. The existing Stronach Boulevard and Magna Drive intersection is proposed to remain as an all-way stop.

To achieve an urban environment with wider boulevards while accommodating a safe pedestrian and cyclist environment, street furniture, and viable street tree growth. The Owner is proposing to reduce the Town's right of way standards on various sizes of residential roads.

Eco-Park (Alpen House – 14875 Bayview Avenue – By-law # 5586-14)

On February 25, 2014 Council approved a zoning amendment application (ZBA- 2012-10) to permit a 33.6 ha of private parkland with associated uses that will serve as a natural habitat for wildlife while providing educational and recreational opportunities. The zoning by-law was approved with a holding prefix (H). The holding prefix can be removed subject to a site plan agreement, a permit from the Lake Simcoe Region Conservation Authority and approval from the Ministry of Natural Resources and Forestry. To date, the Owner has not submitted a site plan application to implement the approved zoning by-law. Throughout the zoning by-law amendment process (ZBA-2012-10), the Eco-Park was proposed to be dedicated to the Town, forming an important component of the overall open space system.

Analysis

Staff will continue to work with the applicant to address department and agency comments. A preliminary review of the application has been undertaken by departments and agencies. Staff have identified the following matters to be addressed in greater detail before a recommendation report is prepared for Council's consideration:

- The consideration of the subject application relative to existing Official Plan and Zoning By-law policies to assess the appropriateness of future growth;
- Conformity to the secondary plan policies with regards to development policies and urban design policies;
- Consideration of retaining a peer reviewer to review the proposed spine road network;
- Further clarification on the proposed multi-use paths, cycling options and trails within the subject lands;
- Evaluate the performance of the proposed Low Impact Development for stormwater management;
- Review of the proposed natural heritage, water quality and quantity, source water protection, stormwater management and sub-watershed plan.

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

This Planning Application has 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.

Financial Implications

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

Communications Considerations

On February 13, 2018, a Notice of Complete Application was published in the Aurora Banner and Auroran newspapers. On March 8, 2018, a Notice of Public Planning Meeting was published in the Aurora Banner and Auroran newspaper and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. In addition, a Notice of Public Planning Meeting sign was also posted on the subject lands fronting Wellington Street East. Public notification has been provided in accordance with the *Planning Act*.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Council Meeting addressing any issues that may be raised at the Council 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.

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Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Schedule “I” – Proposed Road Classification
- Figure 4 – Existing Zoning By-law
- Figure 5 – Proposed Draft Plan of Subdivision

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on March 15, 2018

Departmental Approval



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

Approved for Agenda



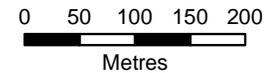
**Doug Nadorozny
Chief Administrative Officer**



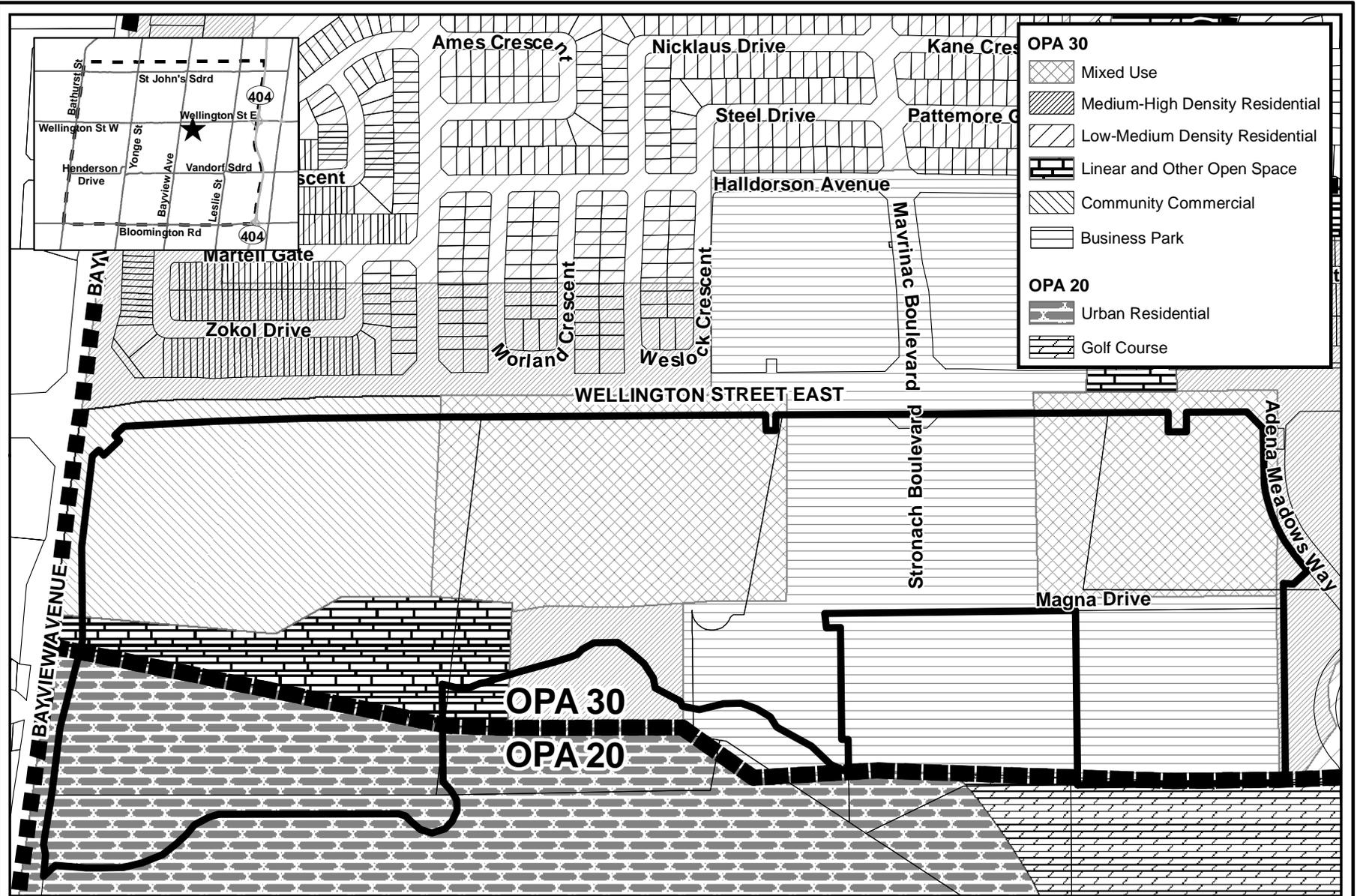
LOCATION MAP

APPLICANT: Aurora Bayview Southeast Development Inc.
FILES: SUB-2018-01
FIGURE 1

 **SUBJECT LANDS**



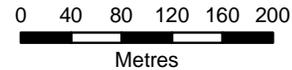
Map created by the Town of Aurora Planning and Building Services Department, March 7, 2018. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2017, © First Base Solutions Inc., 2017 Orthophotography.



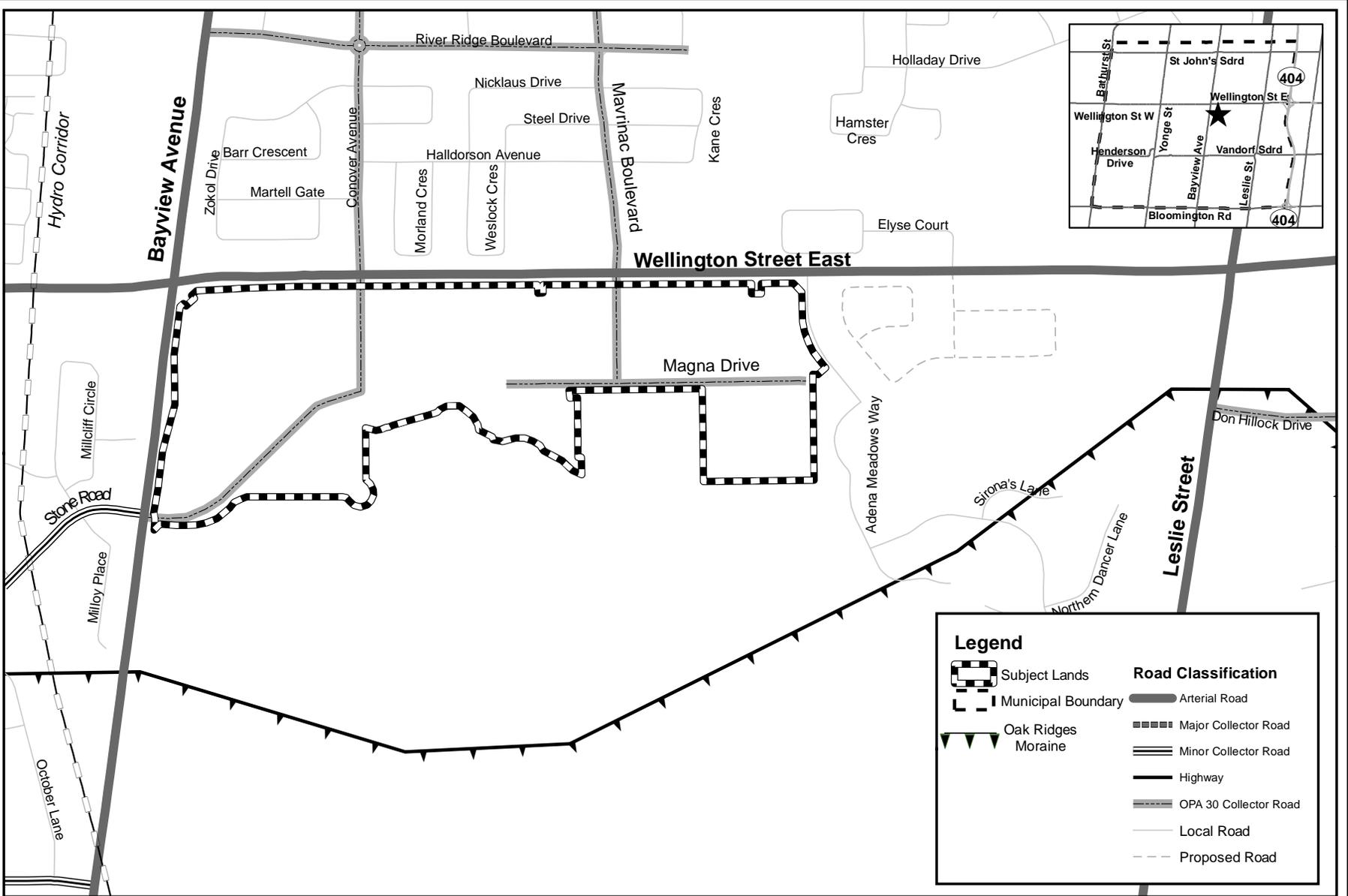
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Aurora Bayview Southeast Development Inc.
 FILES: SUB-2018-01
 FIGURE 2

 SUBJECT LANDS
 OPA BOUNDARY



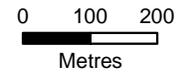
Map created by the Town of Aurora Planning and Building Services Department, March 7, 2018. Base data provided by York Region & the Town of Aurora.



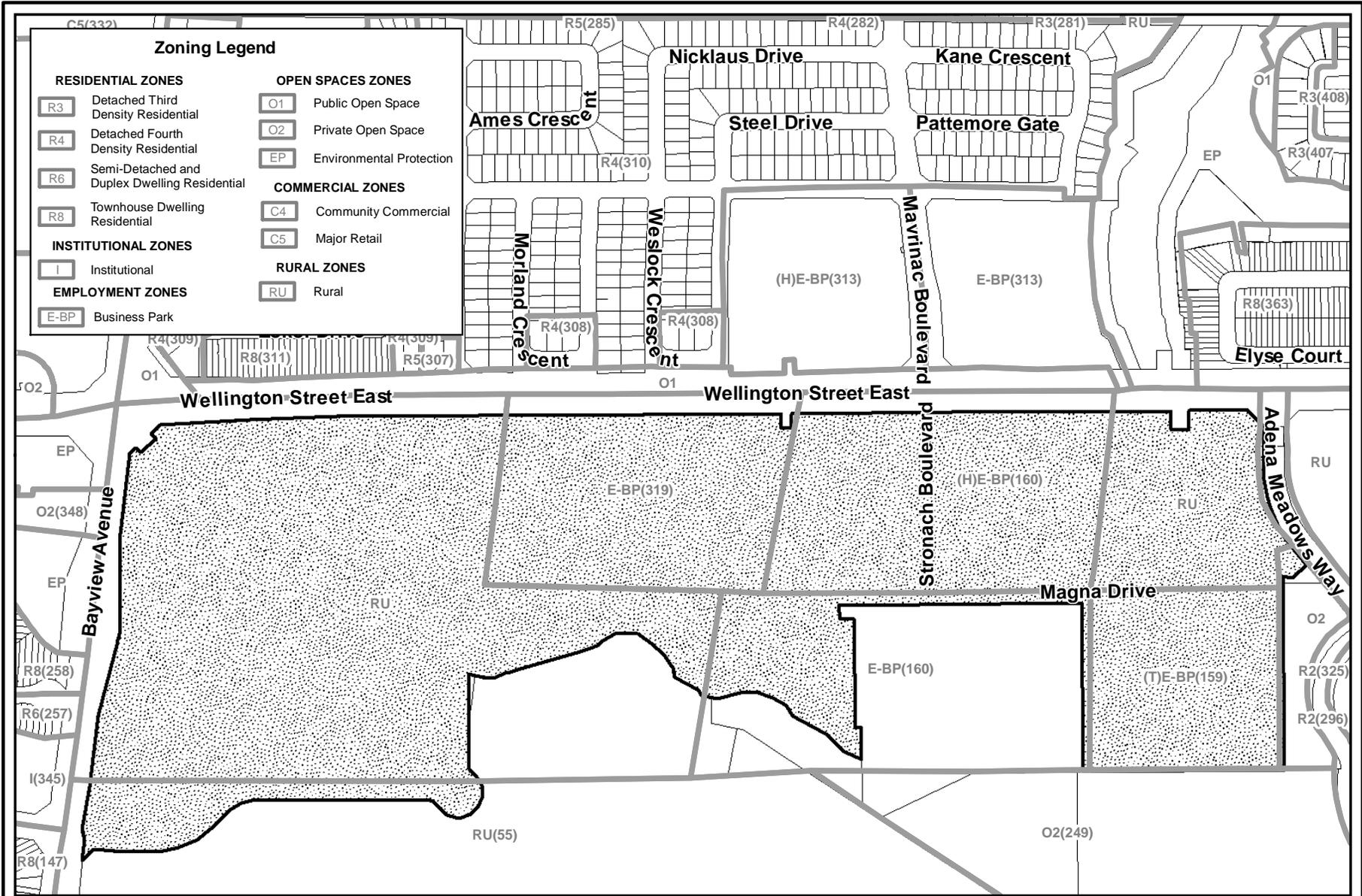
Legend

Subject Lands	Arterial Road
Municipal Boundary	Major Collector Road
Oak Ridges Moraine	Minor Collector Road
	Highway
	OPA 30 Collector Road
	Local Road
	Proposed Road

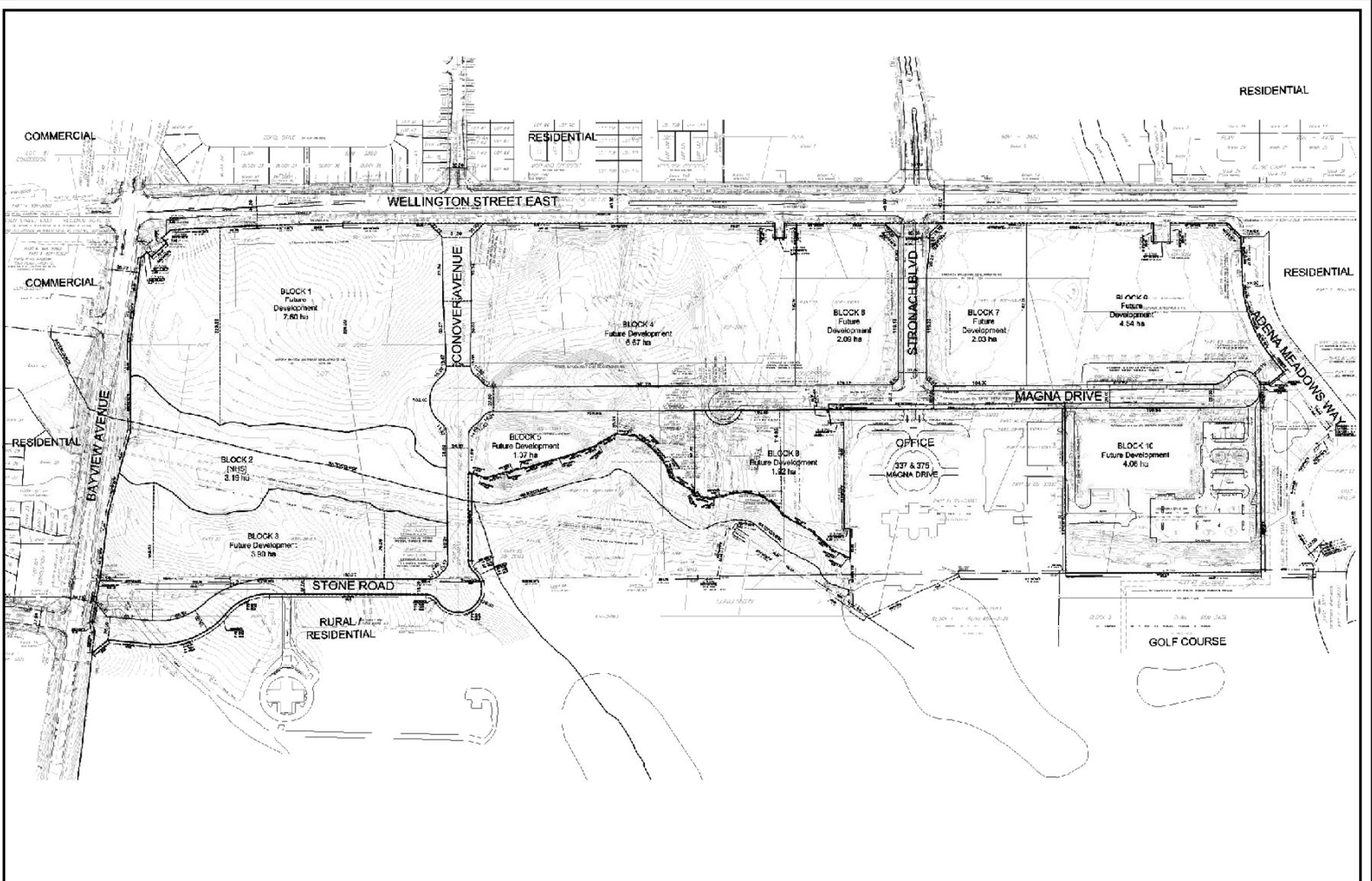
SCHEDULE 'I' PROPOSED ROAD CLASSIFICATIONS
 APPLICANT: Aurora Bayview Southeast Development Inc.
 FILES: SUB-2018-01
 FIGURE 3



Map created by the Town of Aurora Planning and Building Services Department, March 13, 2018. Base data provided by York Region & the Town of Aurora.



Map created by the Town of Aurora Planning and Building Services Department, March 6, 2018. Base data provided by York Region & the Town of Aurora.



PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: Aurora Bayview Southeast Development Inc.
FILES: SUB-2018-01

FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, March 7, 2018. Drawing provided by The Planning Partnership.



**Town of Aurora
Public Planning Report**

No. PDS18-032

**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 Development Services

Date: March 28, 2018

Recommendation

- 1. That Report No. PDS18-032 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

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' and 'R7' zones to a 'Promenade Downtown Shoulder – Central Commercial (PDS1) – Exception Zone' with site specific provisions to permit the development of two multi-storey stacked 3.5 storey townhouse buildings, with a total of 59 units and associated underground parking.
- The applicant has resubmitted a revised site plan and perspectives in order to address some of the preliminary comments received at the previous Public Planning meeting.
- Staff have identified further 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. An information report was brought forward at a Public Planning Meeting on September 27, 2017. Council passed the following resolution:

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 Public Planning meeting.

The applicant has resubmitted a revised site plan and perspectives in order to address some of the preliminary comments received at the previous Public Planning meeting.

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 to date, however, the applicant has advised that it is their intention to submit a formal site plan application in the coming months.

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.

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 Assessment	Stantec Consulting Ltd.
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' and 'R7' 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 59 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 4).

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 'PDS1' 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)	65 parking spaces

* Denotes exception to bylaw.

(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:

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- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed 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.

Planning Staff note that the applicant has made revisions to the layout of the two buildings, and has revised the building facades and elevations to situate six units perpendicularly fronting onto Yonge Street (See Figures 4 and 5). The applicant has also made revisions to the massing of the buildings to reflect the existing grade change along Yonge Street.

Public Comments

Planning Staff received comments from the public at the Public Planning meeting on September 27, 2017, which are summarized below. These concerns will be reviewed and addressed in the subsequent General Committee report.

- Concern regarding pile driving for shoring and potential impact of vibrations on surrounding heritage homes. *The applicant's construction plan and methods will be reviewed.*
- Concern regarding access to laneway that runs north off of Reuben Street, which serves the subject property and four other properties. *The applicant is not proposing any access from the laneway to the subject property.*
- Concern regarding environmental protection, municipal easement, and maintenance of tunneled creek. *No structures will be permitted within the municipal easement.*
- Request for clarification regarding the number of levels above underground parking. *The applicant's site plan notes that the proposed blocks are 3.5 storeys in height (the property has a varying grade sloping up from east to west).*
- Request for clarification regarding the elevation of the parkette in relation to existing grades at the back of the adjacent homes. *The applicant's renderings show that the parkette sits at a lower elevation than the existing backyards of the adjacent properties.*

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Advisory Committee Review

No Communication Required.

Legal Considerations

This planning application file has 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

All interested parties were notified that the proposed Zoning By-law Amendment Application would be heard at the March 28, 2018 Public Planning Meeting.

Alternative(s) 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

March 28, 2018

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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 (revised)
- Figure 5 – Proposed Building Elevations (revised)
- Figure 6 – Conceptual Renderings

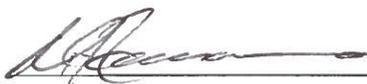
Previous Reports

Public Planning Report No. PBS017-062, dated September 27, 2017.

Pre-submission Review

Agenda Management Team review on March 15, 2018.

Departmental Approval



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

Approved for Agenda



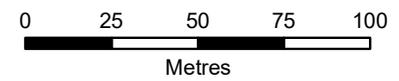
**Doug Nadorozny
Chief Administrative Officer**



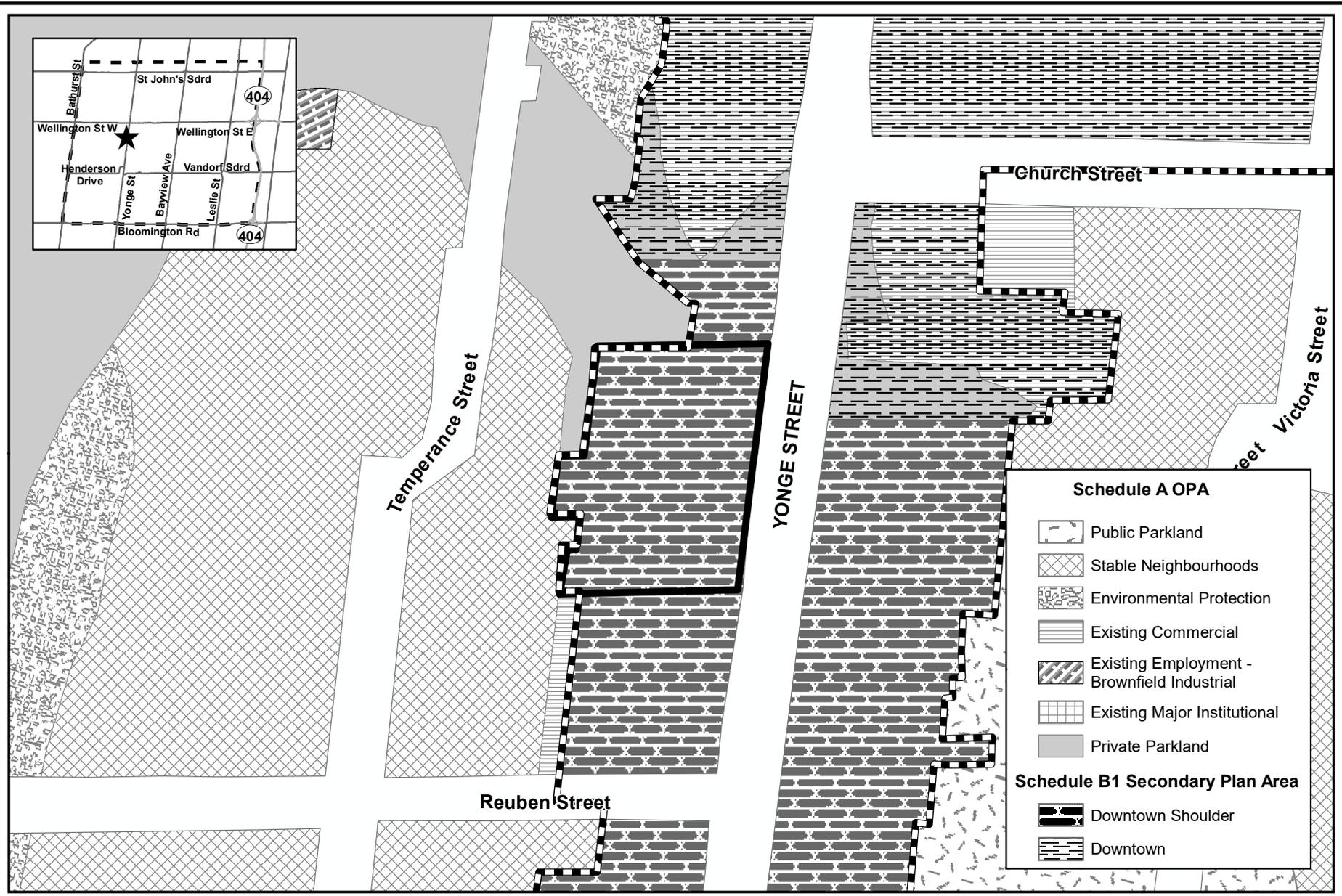
LOCATION MAP

APPLICANT: Bara Group (Aurora) Ltd.
FILES: ZBA-2017-04
FIGURE 1

 **SUBJECT LANDS**



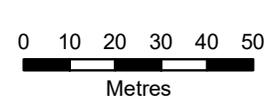
Map created by the Town of Aurora Planning and Building Services Department, March 5, 2018. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2017, © First Base Solutions Inc., 2017 Orthophotography.



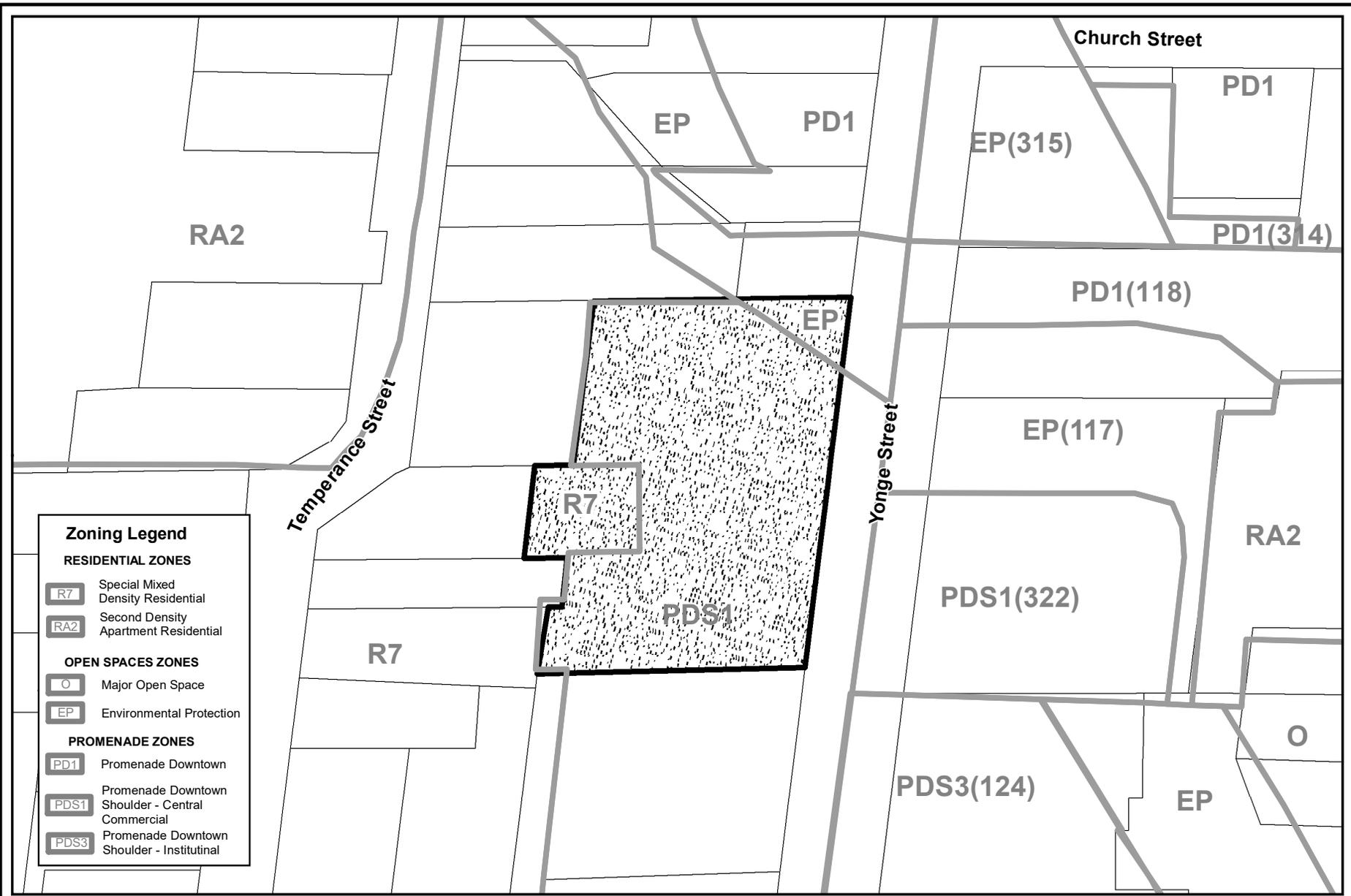
EXISTING OFFICIAL PLAN DESIGNATION

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

- SUBJECT LANDS
- THE AURORA PROMENADE



Map created by the Town of Aurora Planning and Building Services Department, March 5, 2018. 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

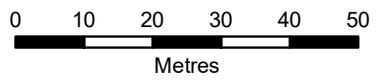
- PD1** Promenade Downtown
- PDS1** Promenade Downtown Shoulder - Central Commercial
- PDS3** Promenade Downtown Shoulder - Institutional

EXISTING ZONING BY-LAW

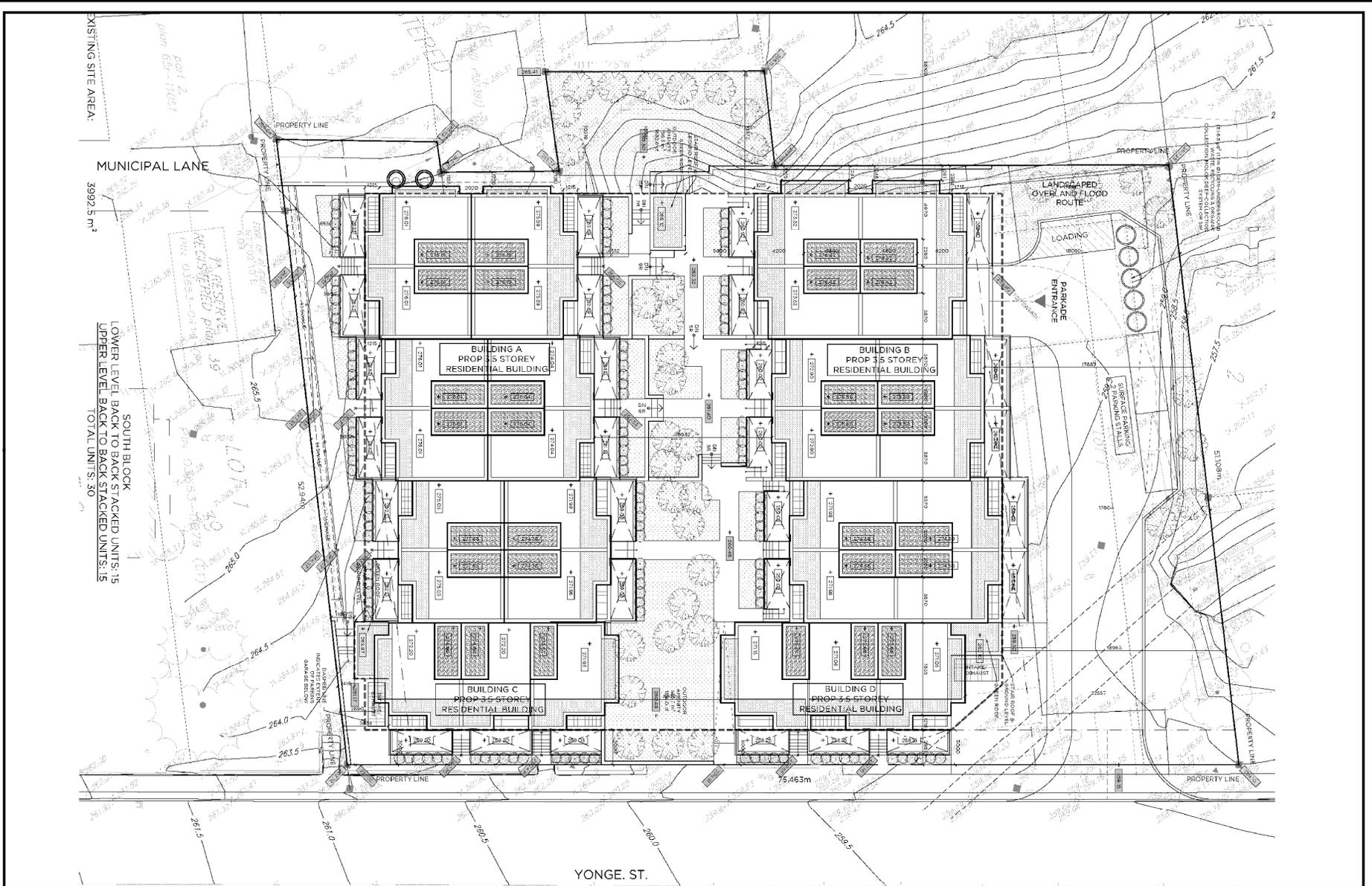
APPLICANT: Bara Group (Aurora) Ltd.
 FILES: ZBA-2017-04

FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, March 5, 2018. Base data provided by York Region & the Town of Aurora.

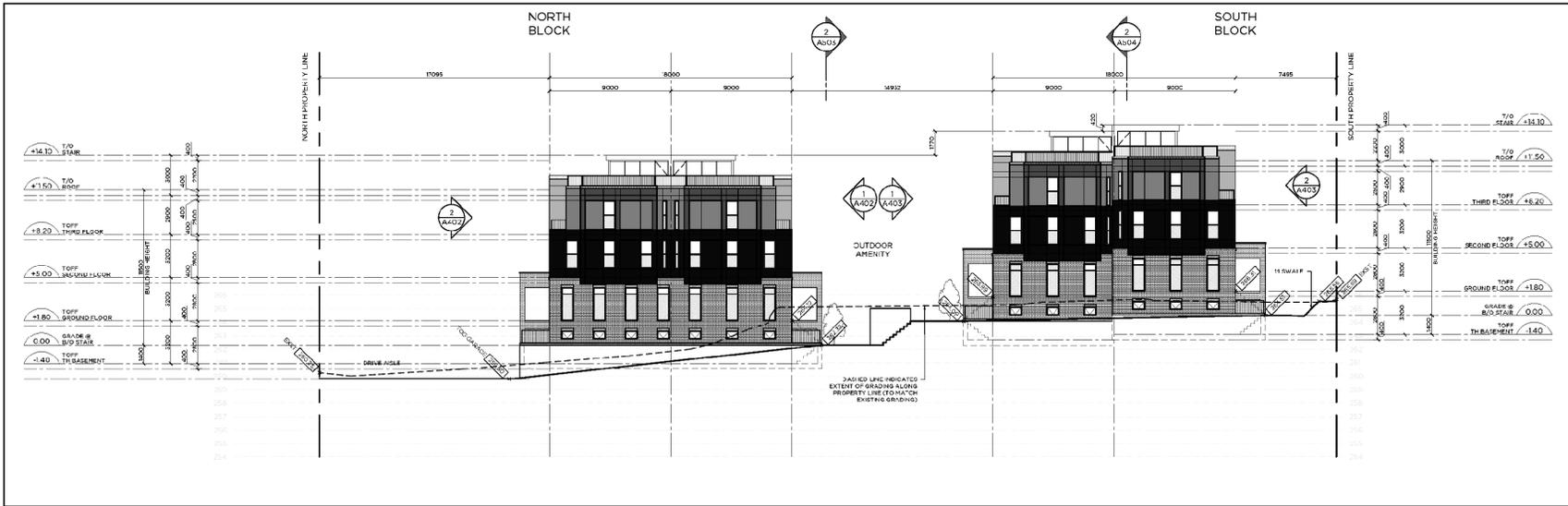


PROPOSED SITE PLAN

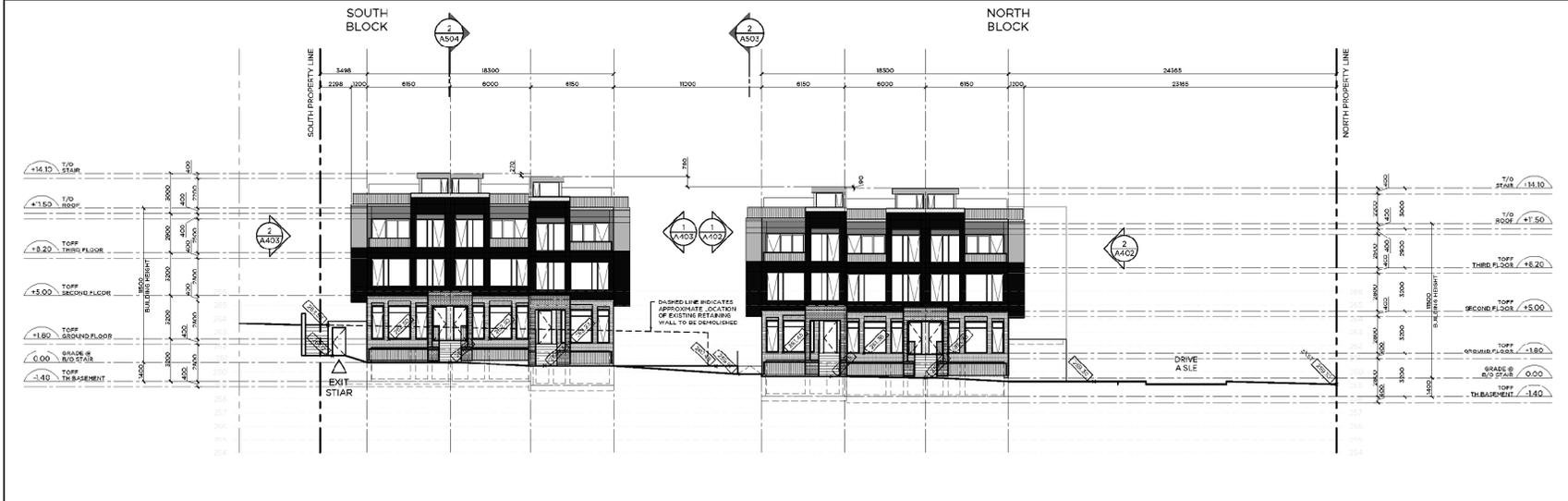
APPLICANT: Bara Group (Aurora) Ltd.
FILES: ZBA-2017-04

FIGURE 4





2 WEST ELEVATION ALONG WEST PROPERTY LINE
 A401 SCALE: 1:12C



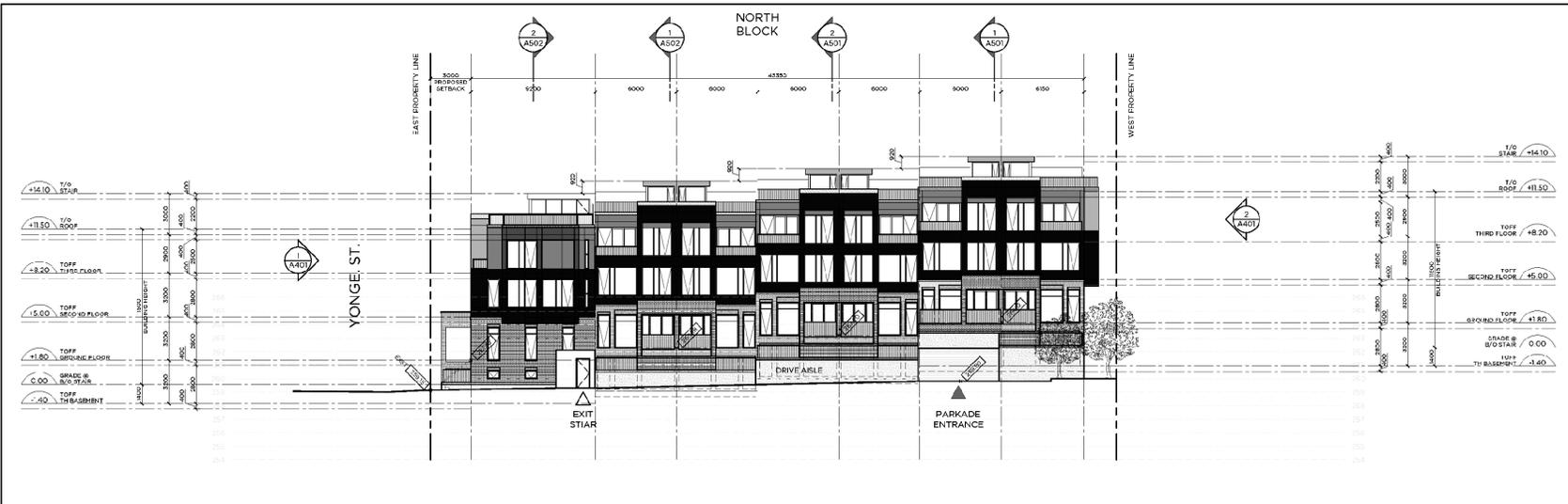
1 EAST ELEVATION ALONG YONGE ST.
 A401 SCALE: 1:12C

PROPOSED BUILDING ELEVATIONS

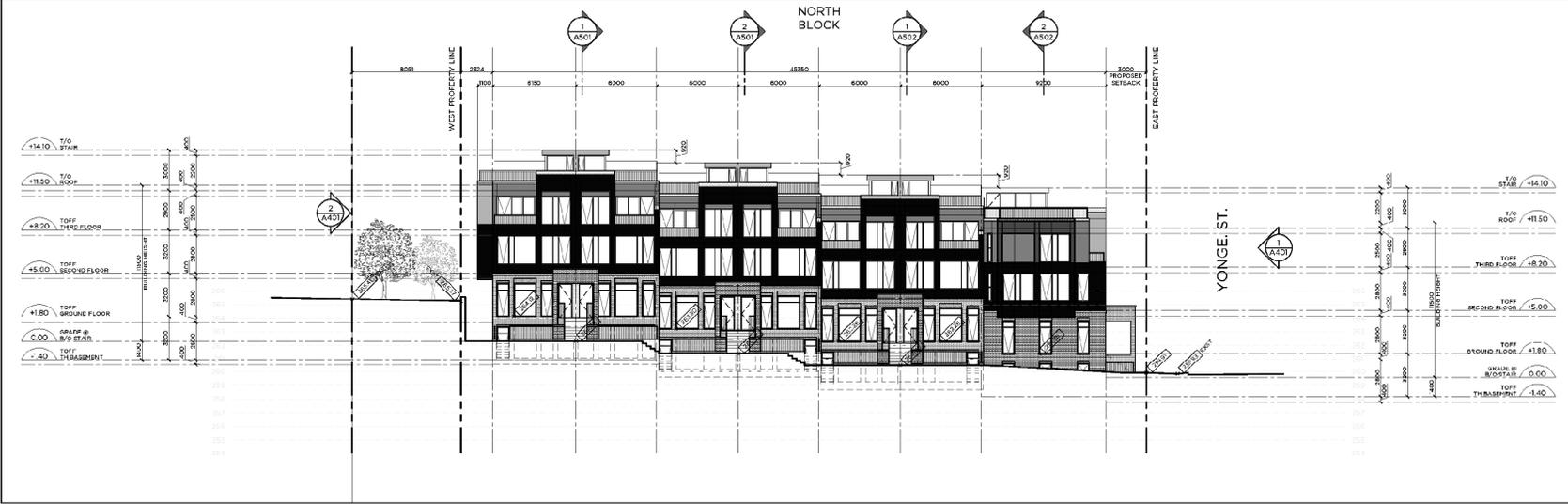
APPLICANT: Bara Group (Aurora) Ltd.
 FILES: ZBA-2017-04

FIGURE 5A





2 NORTH BLOCK - NORTH ELEVATION FROM NORTH PROPERTY LINE
 SCALE: 1:100



1 NORTH BLOCK - SOUTH ELEVATION FROM COURTYARD
 SCALE: 1:100

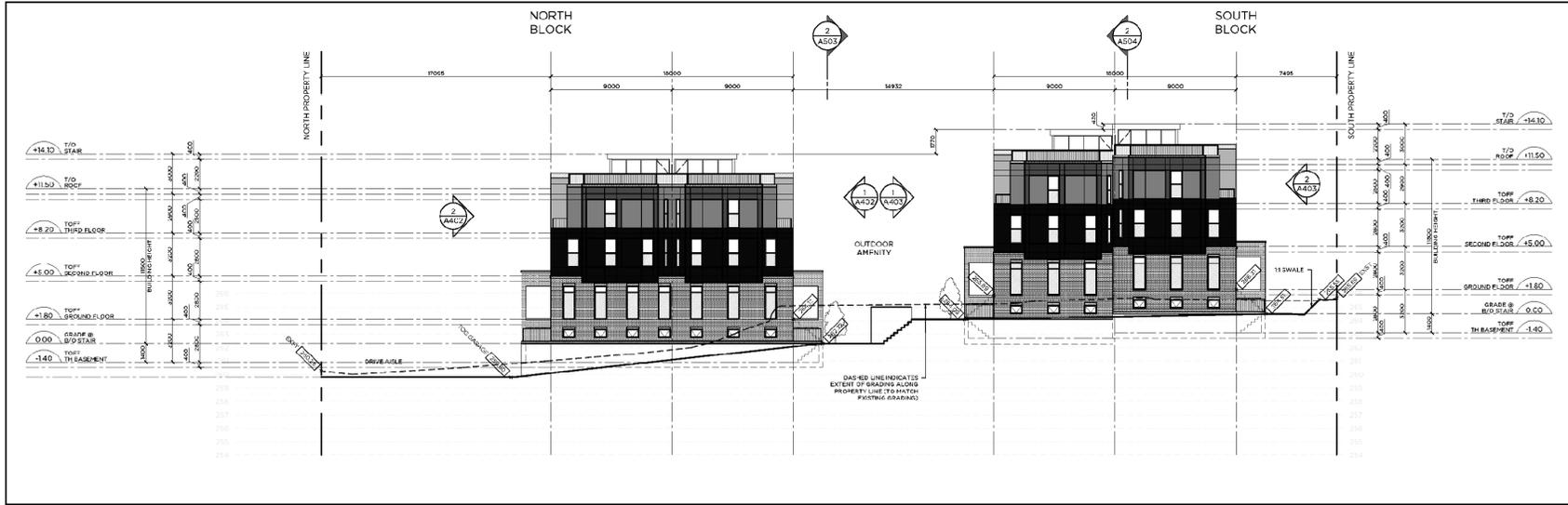
PROPOSED BUILDING ELEVATIONS

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

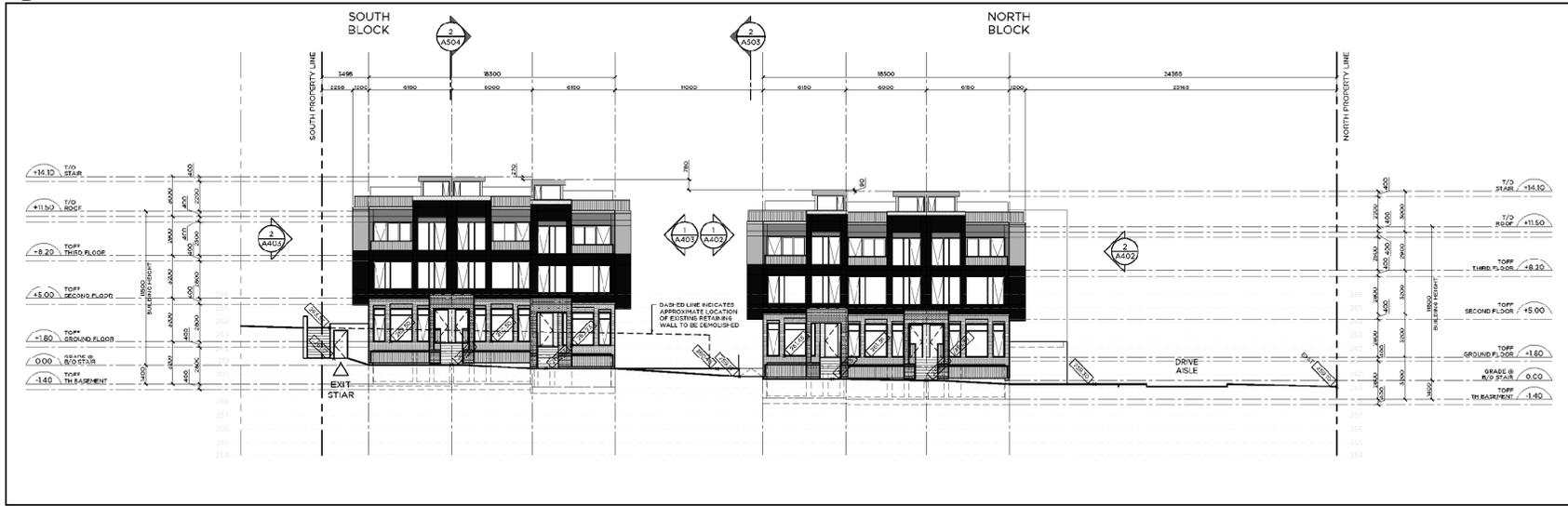
FIGURE 5B



Map created by the Town of Aurora Planning and Building Services Department, March 5, 2018. Drawing provided by RAW Design.



2 WEST ELEVATION ALONG WEST PROPERTY LINE
 A401 SCALE: 1:150



1 EAST ELEVATION ALONG YONGE ST.
 A401 SCALE: 1:150

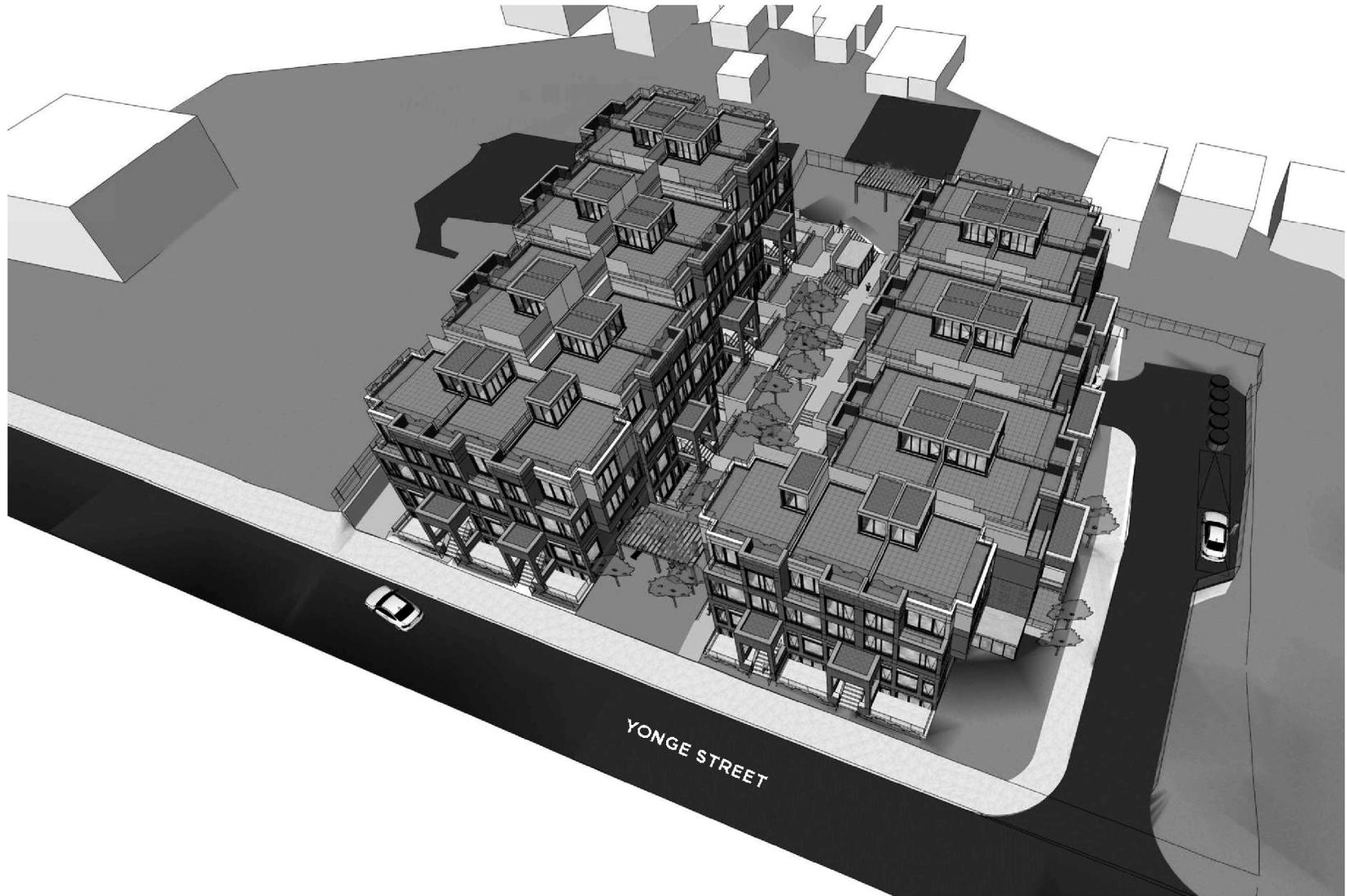
PROPOSED BUILDING ELEVATIONS

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

FIGURE 5C



Map created by the Town of Aurora Planning and Building Services Department, March 5, 2018. Drawing provided by RAW Design.



AERIAL VIEW:
LOOKING SOUTHWEST

CONCEPTUAL RENDERINGS

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

FIGURE 6A





PERSPECTIVE VIEW:
YONGE STREET TO WEST
(TERRACING CONCEPT)

CONCEPTUAL RENDERINGS

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

FIGURE 6B





PERSPECTIVE VIEW:
YONGE STREET FRONTAGE
LOOKING WEST

CONCEPTUAL RENDERINGS

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

FIGURE 6C





PERSPECTIVE VIEW:
SOUTHWEST NEIGHBOUR LANE
LOOKING NORTHEAST

CONCEPTUAL RENDERINGS

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

FIGURE 6D





PERSPECTIVE VIEW:
PARKETTE
LOOKING EAST

CONCEPTUAL RENDERINGS

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

FIGURE 6E



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 March 28, 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 March 28, 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 28th day of March, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk