



**Council
Public Planning
Meeting Agenda**

**Wednesday, April 25, 2018
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, April 25, 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. PDS18-048 – 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. PDS18-048 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 April 25, 2018.

5. Adjournment



**Town of Aurora
Public Planning Report No. PDS18-048**

**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: April 25, 2018

Recommendations

- 1. That Report No. PDS18-048 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, a reserve block and a vista block (see Figure 4).
- The applicants have resubmitted their draft plan and have added a vista block between lots 3 and 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.

An information report was brought forward at a Public Planning Meeting on January 24, 2018. Council passed the following resolution:

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 Public Planning meeting.

The applicants have resubmitted a revised draft plan which is attached (Figure 4).

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:

| Report Name | Report Author |
|--|---------------------------|
| 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 | 6 | 1.36 |
| - 12.2m Minimum Frontage | | 11 | |
| - 15.0m Minimum Frontage | | 8 | |
| 8m Pedestrian Walkway | 26 | - | 0.02 |
| 0.3m Reserve | 27 | - | 0.01 |
| Vista | 28 | - | 0.01 |
| 18.0m Right of Way (203m) | Roads | - | 0.48 |
| Totals | | 25 | 1.88 |

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 adjacent R3 and R4 exception 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 | Adjacent R3(281) Exception Zone | Proposed R3(X1) Exception Zone |
|------------------------------|---|---|---|
| Permitted Uses | Detached dwelling, second suite dwelling, home occupation | Detached dwelling, second suite dwelling, home occupation | Detached dwelling, second suite dwelling, home occupation |
| Lot Area (minimum) | 460 m ² | 450 m ² | 460 m ² |
| Lot Frontage (minimum) | 15 m | 15 m | 15 m |
| Front Yard (minimum) | 6 m | 4.5 m (to main building) 6 m (to garage) | 4.5 m * (to main building) 6 m (to garage) |
| Rear Yard (minimum) | 7.5 m | 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) | 1.2 m * (one side) 0.6 m * (other side) |
| Exterior Side Yard (minimum) | 6 m | 3.0 m (to main building) | 3.0 m * (to main building) |
| Lot Coverage (maximum) | 35% | 45% | 45% * |
| Building Height (maximum) | 10 m | 11 m | 11 m * |

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

| | Parent R4 Zone Requirement | Adjacent R4(310) Exception Zone | Proposed R4(X1) Exception Zone |
|----------------|---|---|---|
| Permitted Uses | Detached dwelling, second suite dwelling, home occupation | Detached dwelling, second suite dwelling, home occupation | Detached dwelling, second suite dwelling, home occupation |

| | Parent R4 Zone Requirement | Adjacent R4(310) Exception Zone | Proposed R4(X1) Exception Zone |
|------------------------------|---|---|---|
| Lot Area (minimum) | 370 m ² | 325 m ² | 340 m ² * |
| Lot Frontage (minimum) | 11 m | 13.7 m | 11 m |
| Front Yard (minimum) | 3.0 m (to main building) 5.5 m (to garage) | 4.5 m (to main building) 6.0 m (to garage) | 3.0 m (to main building) 5.5 m (to garage) |
| Rear Yard (minimum) | 7.5 m | 6.0 m | 7.0 m * |
| Interior Side Yard (minimum) | 1.2 m (One side) 0.6 m (Other side) | 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) 6.0 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% | 45% | 45% * |
| Building Height (maximum) | 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.

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;

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- 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 received comments from the public at the Public Planning meeting on January 24, 2018, which are summarized below. These concerns will be reviewed and addressed in the subsequent General Committee report.

Concerns regarding:

- Impact of proposed development on character and purpose of community
- Impact of severing environmentally protected land and blocking corridor for movement of wildlife to and from stormwater pond
- Impact on flora and fauna, proposed wildlife park
- Compatibility with adjacent use of land designated as EPA
- Potential conflict with Town's plans and policies respecting long-term vision, protection of stable neighbourhoods, and natural and environmental lands
- Increased size of proposed development versus originally described potential development
- Density, lot size, lot coverage, and number of on-site parking spaces
- Additional parcel of land east of stormwater pond not included in original overall site plan
- Parkland
- Loss of view of landscape and green space
- Impact on existing homes' values
- Increased vehicular traffic and road congestion
- Traffic flow and unsafe use of roundabouts
- Safety of neighbourhood, including children and elderly residents
- Parking of construction vehicles, especially on River Ridge Boulevard and McLarty Gate
- Number of construction vehicles, noise, debris and pollution during construction

Questions regarding:

- Measures to be taken to ensure safety of children going to/from school and to/from bus stops during and after construction period
- Noise and pollution precautions to be taken during construction to mitigate impact on neighbourhood and flora/fauna in environmental protection area

- Impact assessment on current wildlife
- Protection of tree grouping on existing lands and whether arborist has been consulted to determine the potential impact of construction
- Historical zoning of area
- Buffer zones and setbacks
- Zoning reconsiderations by Council after significant development
- Extension of notice area past 120 metres for next public meeting

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

All interested parties were notified that the proposed Zoning By-law Amendment Application would be heard at the April 25, 2018 Public Planning Meeting.

In addition, all residents from the original expanded circulation along with an additional 80 residents were notified, for a total of 204.

Circulation Breakdown:
Required 120m Circulation – 76 Residents
Expanded Circulation #1 – 48 Residents
Expanded Circulation #2 – 80 Residents

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

Previous Reports

Public Planning Report No. PDS18-005, dated January 24, 2018.

Pre-submission Review

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

Departmental Approval

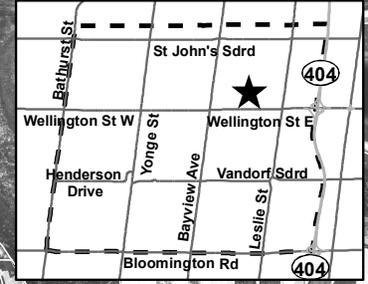


**Marco Ramunno, MCIP, RPP
Director
Planning and Development Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



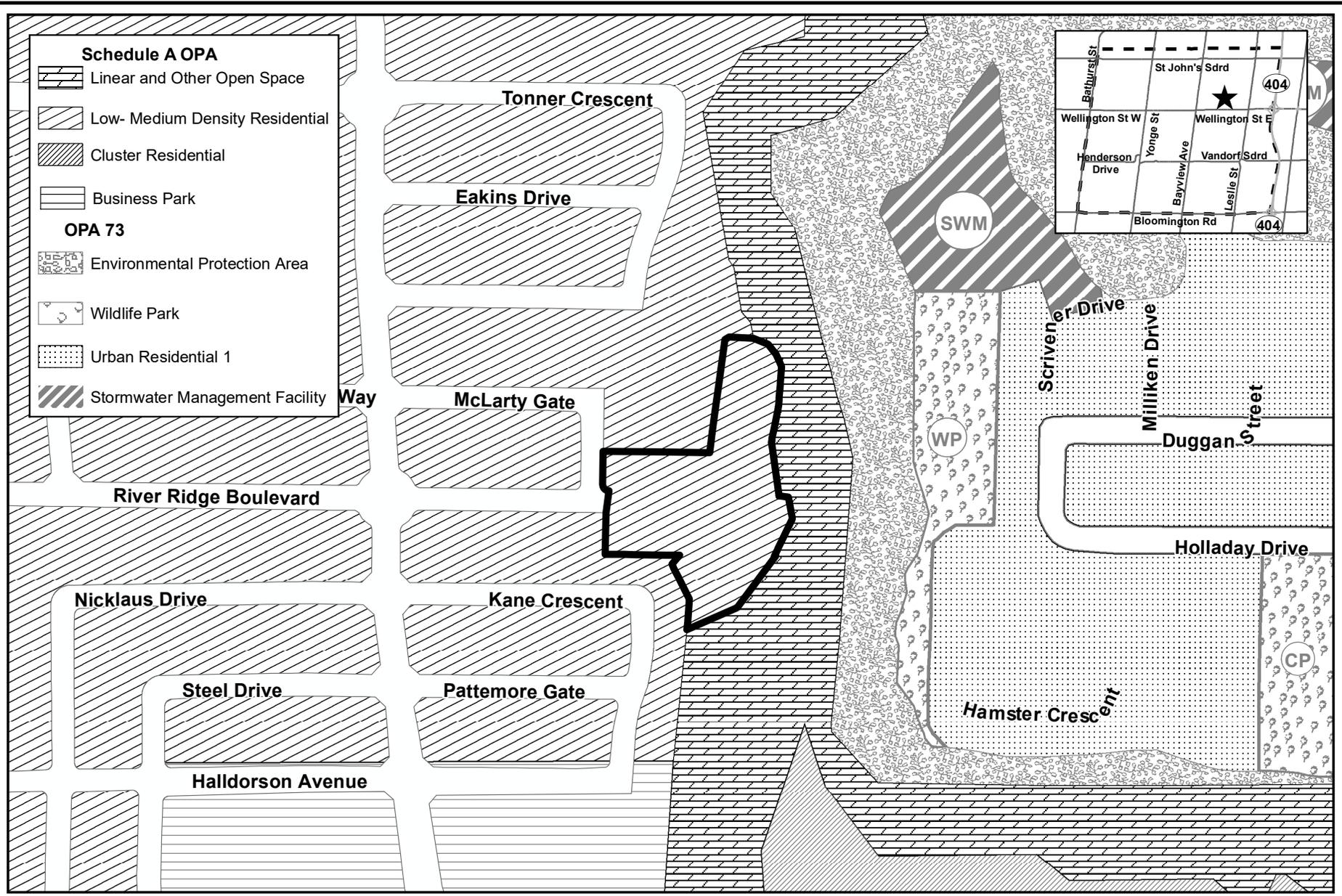
LOCATION MAP
 APPLICANT: Shimvest Investments Ltd., Prato Estates Inc. & Preserve Homes Corp.
 FILE: SUB-2017-04 & ZBA-2017-09
 FIGURE 1

 **SUBJECT LANDS**

0 50 100 150 200
 Metres

 **AURORA**
You're in Good Company

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

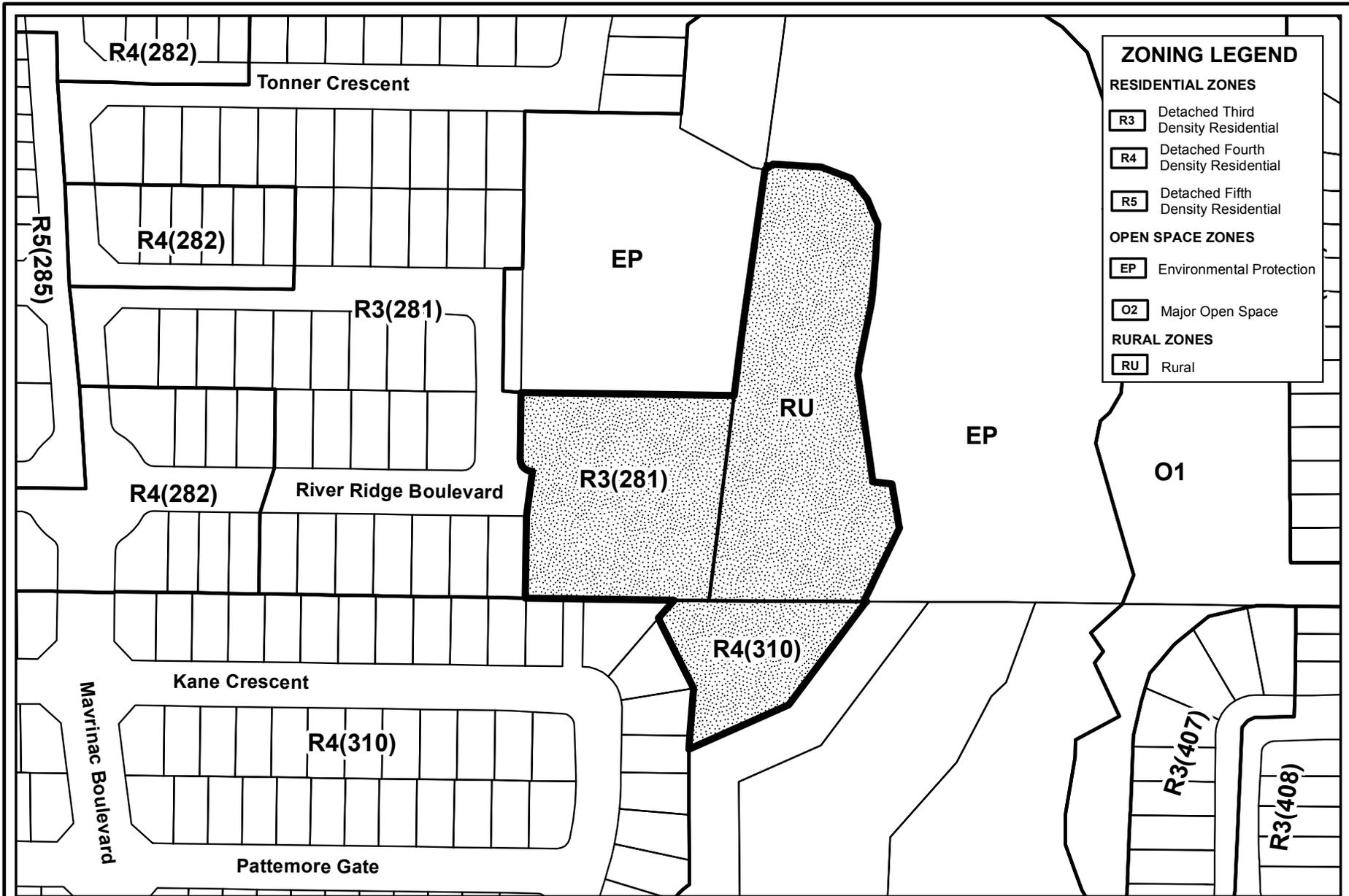
APPLICANT: Shimvest Investments Ltd.,
 Prato Estates Inc. & Preserve Homes Corp.
 FILE: SUB-2017-04 & ZBA-2017-09
 FIGURE 2

0 50 100 150 200
 Metres

N

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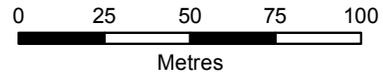
Map created by the Town of Aurora Planning and Building Services Department, January 2, 2018. Base data provided by York Region & the Town of Aurora.



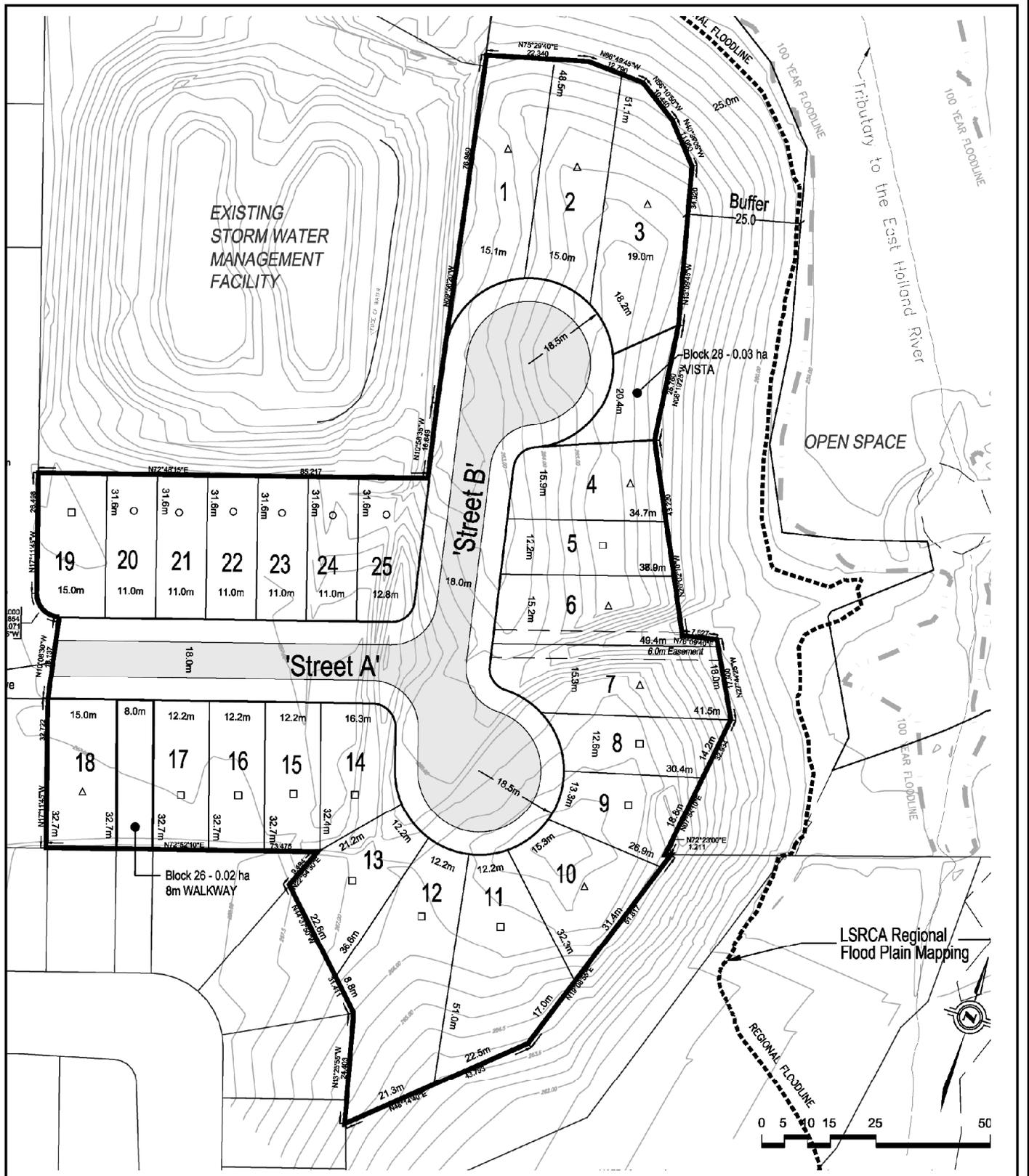
EXISTING ZONING BY-LAW

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

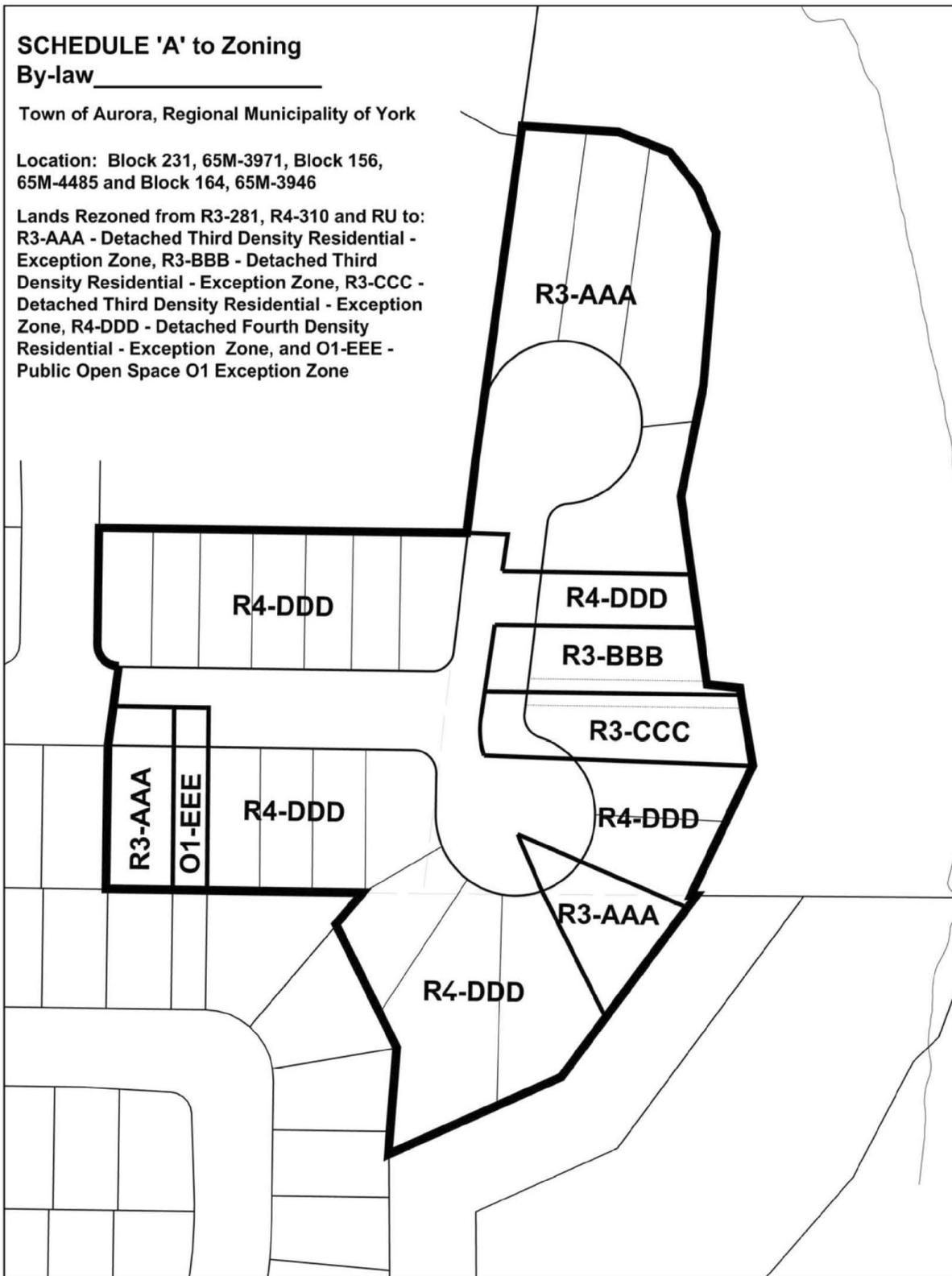


**SCHEDULE 'A' to Zoning
By-law _____**

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 April 25, 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 April 25, 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 25th day of April, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk