



**Council  
Public Planning  
Meeting Agenda**

**Wednesday, May 22, 2019  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



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

Wednesday, May 22, 2019  
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. PDS19-041 – Application for Zoning By-law Amendment  
Starlight Investments  
145 and 147 Wellington Street West  
Part Lot 28, Plan 246  
File Number: ZBA-2018-01**

**Recommended:**

1. That Report No. PDS19-041 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report at a future General Committee meeting.

#### **4. Confirming By-law**

**Recommended:**

That the following confirming by-law be enacted:

**XXXX-19** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 22, 2019.

#### **5. Adjournment**



**Town of Aurora**  
**Public Planning Report**

**No. PDS19-041**

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**Subject:** Application for Zoning By-law Amendment  
Starlight Investments  
145 and 147 Wellington Street West  
Part Lot 28, Plan 246  
File Number: ZBA-2018-01

**Prepared by:** Matthew Peverini, Planner

**Department:** Planning and Development Services

**Date:** May 22, 2019

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## **Recommendations**

- 1. That Report No. PDS19-041 be received; and**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report at a future General Committee Meeting.**

## **Executive Summary**

The purpose of this report is to provide Council with updated information related to the proposed Zoning By-law Amendment Application at 145 and 147 Wellington Street West (the subject lands). This application was referred to a future Public Planning Meeting at the Statutory Public Planning Meeting held on May 23, 2018. Starlight Investments (the Owner) proposes to amend the Zoning By-law to permit infill development in the form of 53 stacked townhouse units, along with a reduction in parking, and other site specific permissions.

- The subject lands are currently occupied by 2 apartment buildings with a combined total of 204 units and 290 parking spaces. The 2 apartment buildings are to remain on the subject lands;
- The proposal has been revised to reduce the number of new stacked townhouse units from 64 to 53;
- Total parking spaces have been revised from 276 to 294. Total parking provided is comprised of 262 resident spaces (1.02 spaces per unit), 26 visitor spaces (10% of provided resident spaces), and 6 barrier-free spaces;

- The proposal has been revised to keep the outdoor swimming pool;
- Proposed Building 1 (Figure 5) has been shifted further away from the east property line for an increased setback of 10.58m (34ft and 5 inches); and
- Staff will continue to work with the applicant to address any comments presented at the Public Planning Meeting and circulation comments from internal/external departments and public agencies.

## **Background**

### **Application History**

The Town declared the subject application complete on February 9, 2018. A Statutory Public Planning Meeting was held on May 23, 2018. Council passed the following resolution at the May 2018 meeting:

1. That Report No. PDS18-056 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 applicant has since revised their proposal since the Statutory Public Meeting held in May 2018. Changes are highlighted briefly below:

- Number of proposed stacked townhouse units has decreased from 64 to 53, for a combined total of 257 units on the subject lands;
- The outdoor swimming pool has been retained;
- Parking layout has been reconfigured;
- Total parking spaces have been revised from 276 to 294 (262 resident spaces, 26 visitor spaces, and 6 barrier-free spaces); and
- Building 1 (Figure 5) has been shifted west for a setback of 10.58m (34ft and 5 inches) to the property line abutting the townhouse development on Doolittle Court.

### **Location / Land Use**

The subject lands are municipally recognized as 145 and 147 Wellington Street West, and is located at the southeast corner of the intersection of Wellington Street West and Murray Drive (Figure 1). The subject lands are approximately 2.02 hectares (5.44 acres)

in area, with a frontage of 141.45 m on Wellington Street West, and 130.11 m on Murray Drive.

There are currently 2 rental apartment buildings on the subject lands (one 7-storey and one 6-storey) comprising a total of 204 rental units; an outdoor swimming pool located at the northwest corner of the site; and 290 surface parking spaces. The apartment buildings were constructed in 1975. The subject lands have 2 points of vehicular access along Murray Drive.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

- North: Wellington Street West, Charles Darrow Housing Co-op, single detached dwellings, townhouse dwellings, commercial uses.
- South: Townhouse dwellings, environmental protection area.
- East: Institutional (Wellington Public School), townhouse dwellings.
- West: Murray Drive, Institutional (Aurora High School), single detached 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.

#### York Region Official Plan (YROP)

The subject lands are designated “Urban Area” by the YROP. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources to create sustainable lively communities. Under the YROP, a regional urbanization goal is to

May 22, 2019

Page 4 of 9

Report No. PDS19-041

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enhance the urban structure through city building, intensification, and compact, complete communities. Wellington Street West is a Regional Road, and a Transit corridor. The subject lands are located within Wellhead Protection Areas B and C. The subject lands are not located within the Oak Ridges Moraine.

#### Town of Aurora Official Plan (OP)

The subject lands are designated as “Stable Neighbourhoods” by the Town’s OP (Figure 2). The intent of the Stable Neighbourhood designation is to protect from incompatible forms of development, while balancing the evolution and enhancement of the neighbourhood over time. All new development abutting existing residential development shall be sympathetic to the form and character of existing development and shall be compatible with regard to building scale and urban design in accordance with its surrounding context. The proposed stacked townhouse built-form is considered a “Ground Related Residential Use” in the OP, and is a permitted use within the Stable Neighbourhoods Designation.

Section 3.0 of the OP provides objectives for promoting responsible growth management in the Town. This includes: growth in appropriate locations to support the efficient use of land, resources and infrastructure; promotion of higher density forms of development and intensification in appropriate areas; and vibrant, complete communities.

The proposed infill development is located within the “Built Boundary” illustrated on Schedule ‘A’ Structure Plan of the OP. The OP recognizes that new population growth shall be accommodated through a combination of intensification and development of Greenfield Residential Areas. Further, it is the intent of the OP to ensure that the integration of new development is in accordance with the planned community structure, resulting in a more contiguous, connected and compact urban form.

Section 6.0 of the OP encourages the provision of a range and mix of housing types and tenures. Subsection 6.2 outlines that Council shall endeavor to ensure an adequate supply of housing through the construction of new rental housing units with a full mix and range of unit sizes, including family-sized and smaller units in appropriate locations. The development proposal aligns with the objectives of subsection 6.2 of the OP, as it introduces a stacked townhouse built-form on the subject lands (in addition to the apartments), it provides for a mix of tenure within the Town of Aurora. Furthermore, by developing rental units, the applicant is contributing to the Town’s rental housing stock. An Official Plan Amendment is not required to permit the development.

Zoning By-law 6000-17, as amended (ZBL)

The subject lands are zoned “Second Density Apartment Residential (RA2)” by the Town’s ZBL (Figure 3). The RA2 zone permits no more than one apartment building per lot. The proposed stacked townhouse use is currently not a permitted use in the RA2 zone, and requires an application to amend the ZBL to permit the development.

#### Reports and Studies

Reports and Studies submitted as part of a complete application were outlined in Report No. PDS18-056 dated May 23, 2018.

### **Proposed Applications**

#### Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Second Density Apartment Residential (RA2) Zone” to “Second Density Apartment Residential (RA2-XX) Exception Zone”. The exception zone is required to permit the infill development of stacked townhouses with site-specific permissions. The Owner has submitted a draft Zoning By-law which is currently under review by Town staff. A Table comparing the difference between the parent RA2 Zone and Parking requirements, with the proposed RA2 Exception Zone is attached as Appendix A.

#### Conceptual Site Plan and Elevations

As illustrated on Figures 5, 6 and 7, the Owner is proposing infill development on the subject lands in the form of 53 stacked townhouse units, and to reconfigure the parking lot. The two apartment buildings are to remain on the lands. Proposed parking spaces conform to the Town’s ZBL (2.7m x 5.3m for a single space, and 2.7m x 6.5m for parallel parking). The following is a summary of the proposed stacked townhouse development:

<b>Building</b>	<b>Bedroom Type</b>	<b>Number of units</b>	<b>Gross Floor Area (m<sup>2</sup>)</b>
Block 1 (south east corner)	2 Bedrooms	18	1,966.02
Block 2 (south east corner)	2 Bedrooms	15	1,641.13
Building 2 (along Murray Drive)	1 Bedroom + Den, 2 and 3 Bedrooms	20	1,799.72

<b>Proposed Parking Statistics</b>	
Total Number of Units	257
Proposed Parking at Grade	214
Proposed Depressed Parking Spaces (under Block 1 and 2)	80
Total Proposed Parking Spaces (including Barrier-free and visitor parking)	294

A site plan application is required to implement the proposed stacked townhouse development. Currently, the Owner has not submitted an application for site plan approval to the Town.

## **Analysis**

### **Department / Agency Comments**

Staff will continue to work with the Owner to address Department and Public Agency comments. The proposed applications were circulated internally and to public agencies for review and comment. Staff have identified the following matters to be addressed in greater detail before a final report is prepared for Council's consideration:

- Analysis of the southern loading space, and all drive aisles with less than 7.0m of manoeuvring space;
- Parking Deficiencies;
- Proposed Density and Amenity Area;
- Snow Storage; and
- Cash in lieu of parkland to be required at Site Plan Approval Stage.

### **Public Comments**

Planning Staff have received comments from the public circulation. At the time of writing this report, residents from the surrounding neighbourhood and tenants of the subject site have provided written and verbal comments regarding the proposed application. Comments are summarized and attached as Appendix B.

May 22, 2019

Page 7 of 9

Report No. PDS19-041

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## **Advisory Committee Review**

No Communication Required

## **Legal Considerations**

Section 34(11) of the *Planning Act* states that if Council refuses the application or fails to make a decision on it within 150 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT). This application was received in 2018 and therefore, the applicant may appeal to the LPAT at any time.

## **Financial Implications**

There are no financial implications.

## **Communications Considerations**

On March 15, 2018, a Notice of Complete Application was published in the Aurora Banner and Auroran newspapers. On May 3, 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, two Notice of Public Planning Meeting signs were also posted on the subject lands fronting on Wellington Street West and Murray Drive. Public notification has been provided in accordance with the Planning Act

The Owner held private open houses on April 10, 2018 and February 28, 2019 (within each apartment building) to inform and present the proposed development to the existing tenants at 145 and 147 Wellington Street West. Furthermore, the Owner held private open house for residents of Doolittle Court (to the east) on February 13, 2019.

On May 3, 2019, Notice of Public Planning Meeting was mailed to all interested parties, and addressed property owners within a minimum of 120m of the subject lands.

## **Link to Strategic Plan**

The proposed Zoning By-law Amendment supports the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: Through the proposed zoning by-law amendment on the subject lands, staff will collaborate with the developer to ensure future growth includes housing opportunities for everyone.

## **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 submitted in writing. A report with recommendations will be presented to Council for consideration and direction at a future General Committee Meeting.

## **Attachments**

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Zoning By-law

Figure 5 – Conceptual Site Plan

Figure 6 – Conceptual Elevation (southeast corner of the subject lands)

Figure 7 – Conceptual Elevation (along Murray Drive)

## **Appendices**

Appendix A – Proposed RA2-XX Exception Zone

Appendix B – Public Comments

## **Previous Reports**

Public Planning Report No. PDS18-056, dated May 23, 2018.

## **Pre-submission Review**

Agenda Management Team Meeting review on May 7, 2019

May 22, 2019

Page 9 of 9

Report No. PDS19-041

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**Departmental Approval**

**Approved for Agenda**



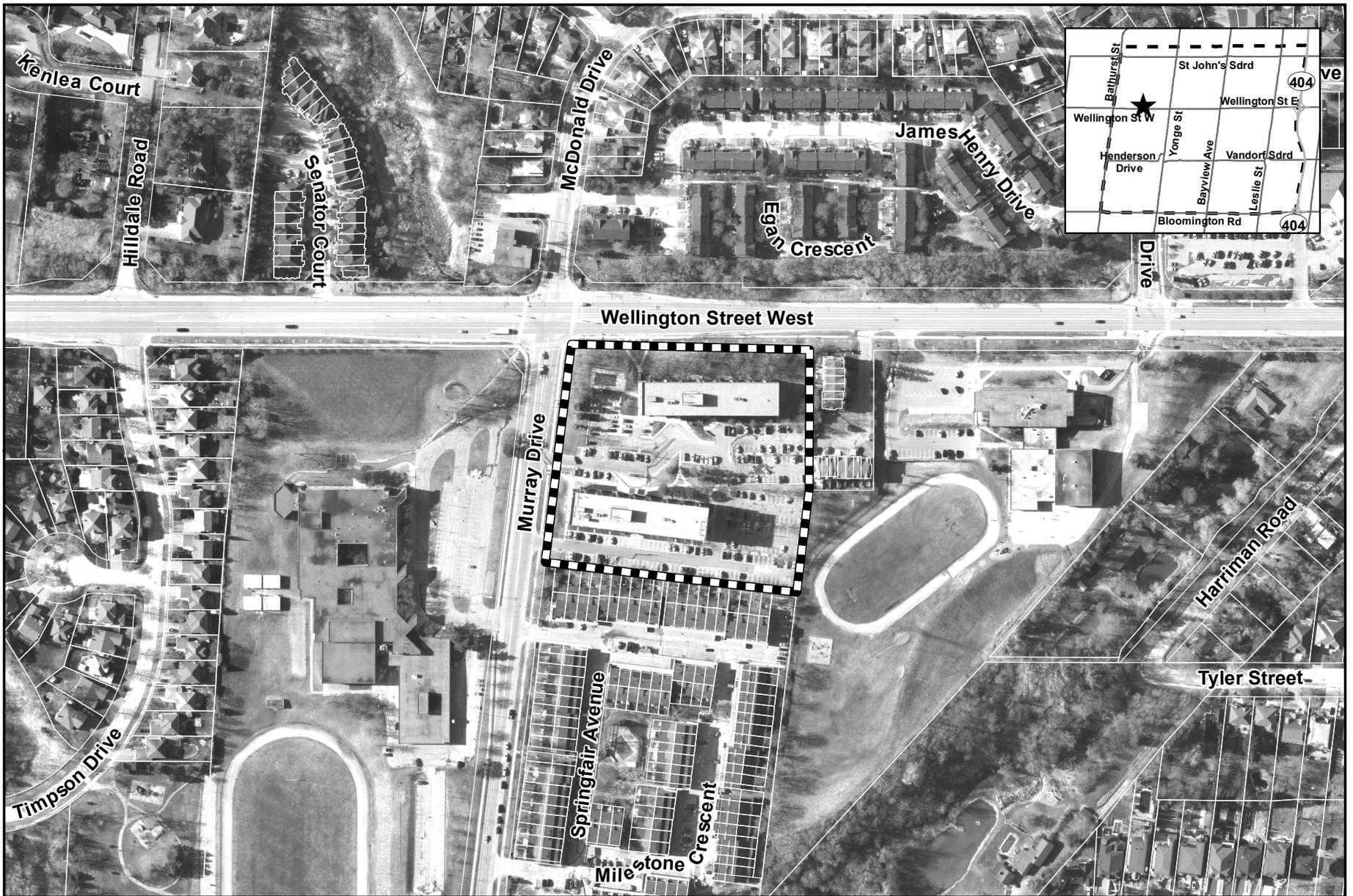
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**David Waters, MCIP, RPP, PLE  
Director  
Planning and Development Services**



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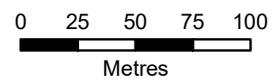
**Doug Nadorozny  
Chief Administrative Officer**



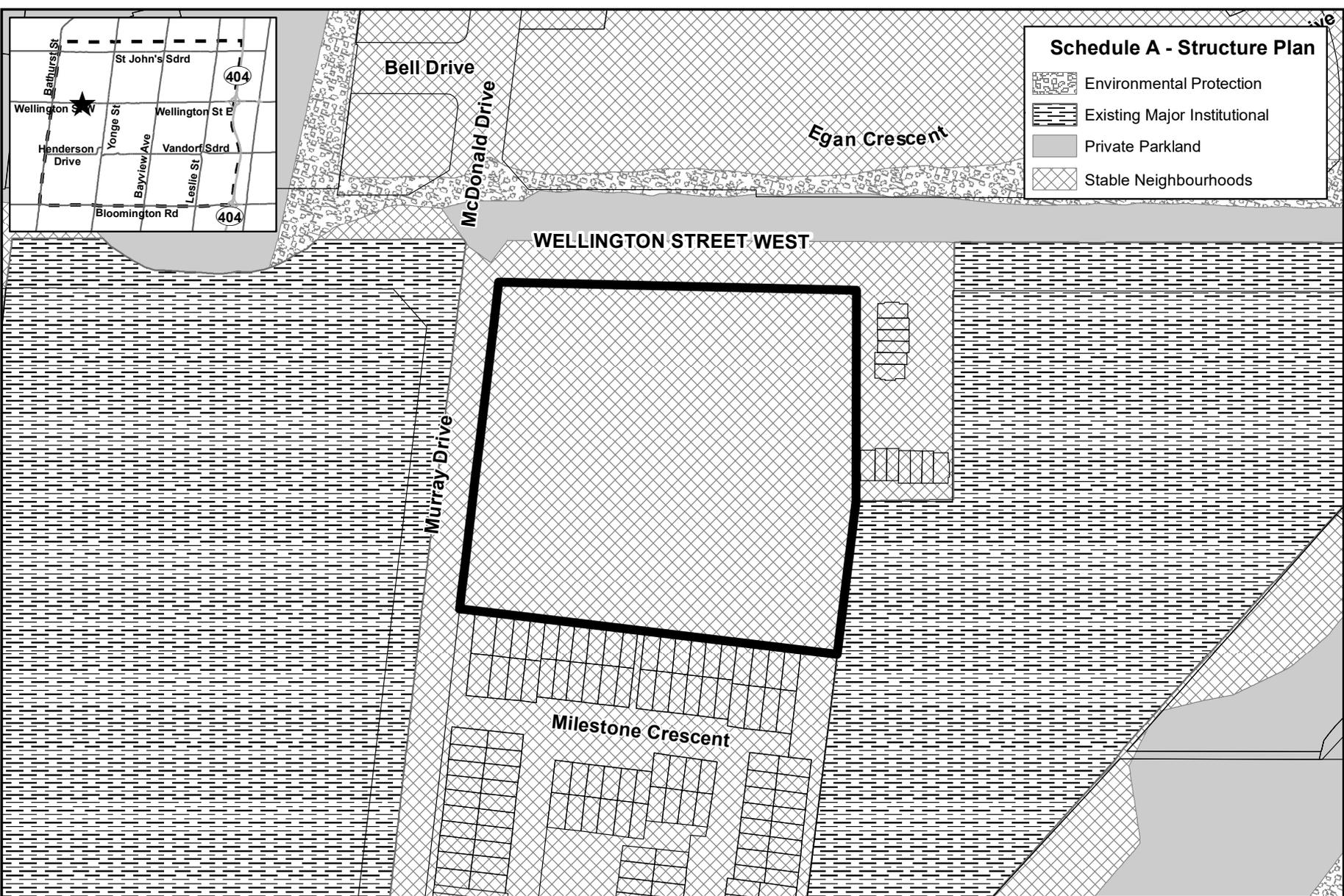
**LOCATION MAP**

APPLICANT: Starlight Investments  
 FILES: ZBA-2018-01  
 FIGURE 1

 **SUBJECT LANDS**



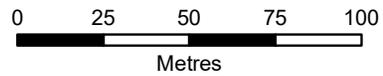
*Map created by the Town of Aurora Planning & Building Services Department, May 23, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.*



**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: Starlight Investments  
 FILES: ZBA-2018-01  
 FIGURE 2

 SUBJECT LANDS



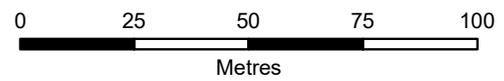
Map created by the Town of Aurora Planning and Building Services Department, April 23, 2018. Base data provided by York Region & the Town of Aurora.



**EXISTING ZONING BY-LAW**

APPLICANT: STARLIGHT INVESTMENTS  
 FILES: ZBA-2018-01  
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, April 23, 2019. Base data provided by York Region & the Town of Aurora.

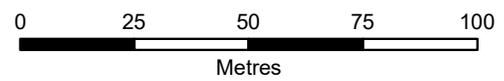


Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
	Townhouse Dwelling Residential
	Detached Dwelling Third Density
	First Density Apartment Residential
	Second Density Apartment Residential
<b>OPEN SPACES ZONES</b>	
	Environmental Protection
<b>INSTITUTIONAL ZONES</b>	
	Institutional

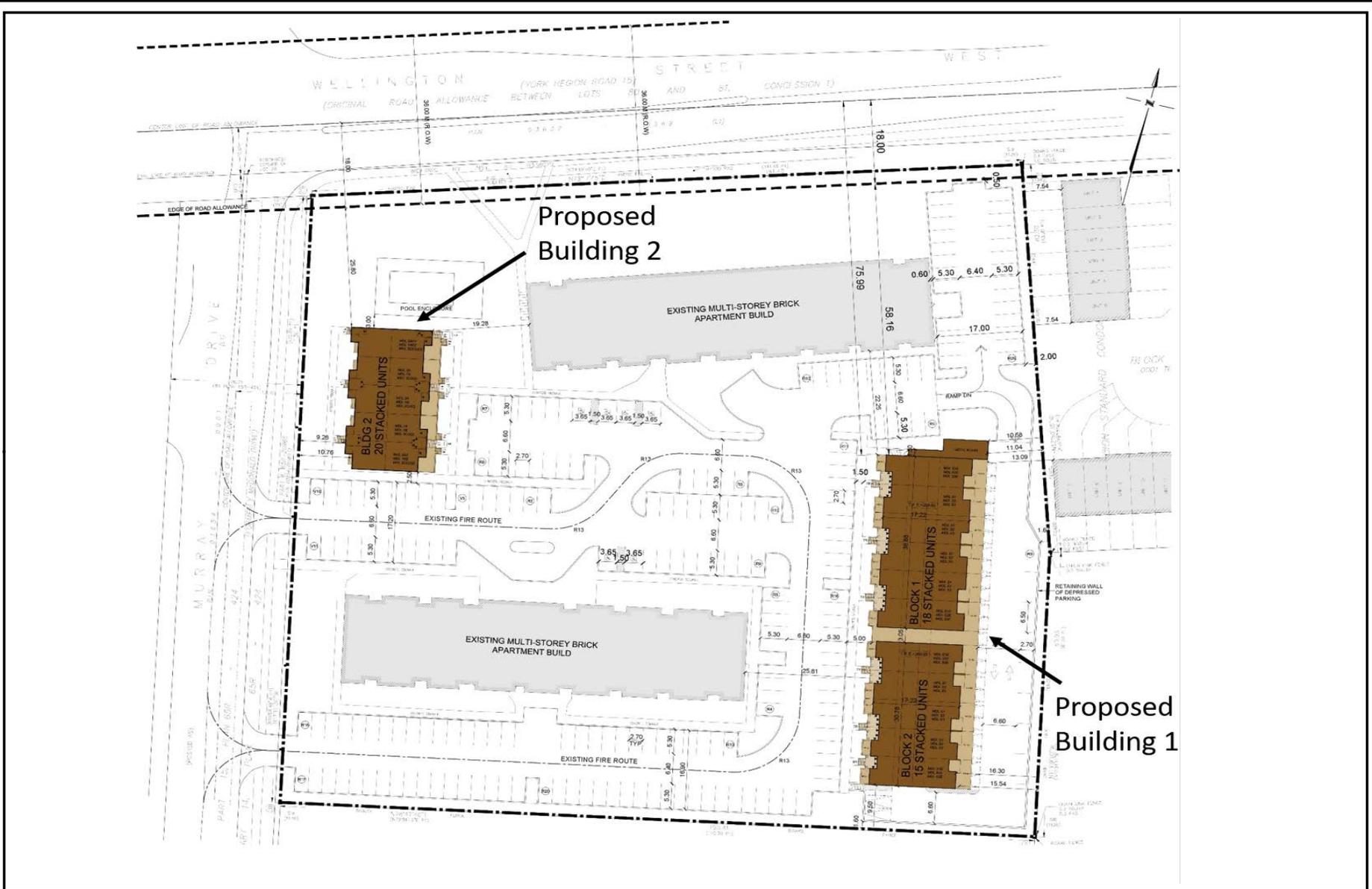
**PROPOSED ZONING BY-LAW**

APPLICANT: STARLIGHT INVESTMENTS  
 FILES: ZBA-2018-01  
 FIGURE 4

SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, April 23, 2019. Base data provided by York Region & the Town of Aurora.



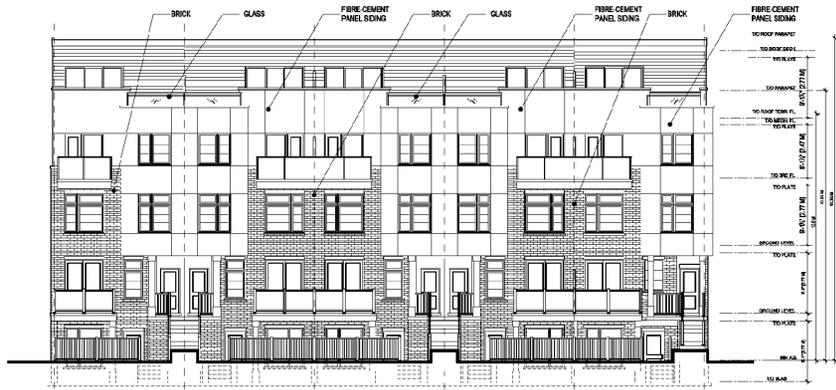
# CONCEPTUAL SITE PLAN

APPLICANT: Starlight Investments  
FILES: ZBA-2018-01

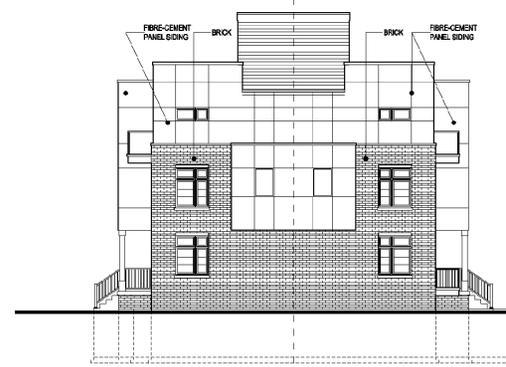
FIGURE 5



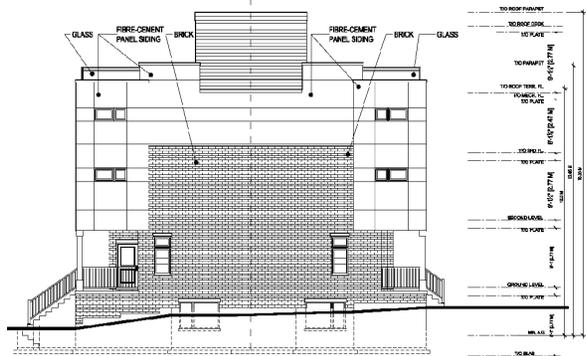




**BLDG 2**  
**BLOCK 1 EAST ELEVATION**



**BLDG 2**  
**BLOCK 1 SOUTH ELEVATION**



**BLDG 2**  
**BLOCK 1 NORTH ELEVATION**



**BLDG 2**  
**BLOCK 1 WEST ELEVATION**

**CONCEPTUAL ELEVATION (ALONG MURRAY DRIVE)**

APPLICANT: Starlight Investments  
 FILES: ZBA-2018-01

FIGURE 7





**Town of Aurora**  
**Public Planning Report**

**No. PDS19-041**

**Appendix A – Proposed RA2-XX Exception Zone**

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “\*”. Final zoning standards will be evaluated by Staff in detail prior to the Zoning By-law Amendment being brought forward to Council for enactment.

	<b>Parent RA2 Zone Requirement</b>	<b>Proposed RA2-XX Exception Zone</b>
Permitted Uses	No More than One Apartment Building per Lot	2 Apartment Buildings with a maximum of 204 dwelling units *  Dwelling, Stacked Townhouse with a maximum of 53 dwelling units *
Lot Area (minimum)	95 m <sup>2</sup> (per dwelling unit)	20,000 m <sup>2</sup> * 75 m <sup>2</sup> (per dwelling unit) *
Lot Frontage (minimum)	30m	130m *
Front Yard (minimum)	½ the height of the Main Building and in no case less than 9 m from the Street Line	Apartment Building : 10.7m *  Stacked Townhouse: 9m *
Rear Yard (minimum)	9m	Apartment Building : 19.5m *  Stacked Townhouse: 10.5m *
Interior Side Yard (minimum)	½ the height of the Main Building and in no case less than 6m	Apartment Building : 26.0m  Stacked Townhouse: 9.5m *
Exterior Side Yard (minimum)	½ the height of the Main Building and in no case less than 9m	Apartment Building : 16.0m *  Stacked Townhouse: 25m *
Lot Coverage (maximum)	35%	35%
Height (maximum)	26m	26m

May 22, 2019

Appendices Page 2 of 5

Public Planning  
Report No. PDS19-041

<b>Parking</b>				
	<b>Zoning By-law 6000-17 Requirement</b>		<b>Proposed RA2-XX Exception Zone</b>	
Required Manoeuvring Space	90 degree spaces – 7.0m		90 degree spaces – 6.4m *	
Parking Standards	204 Apartment Units	1.5 spaces per dwelling unit (306 Parking Spaces)	257 Dwelling Units	1.02 spaces per dwelling unit *
	53 Stacked Townhouse Units	1.5 spaces per dwelling unit (80 Parking Spaces)		(262 Parking Spaces)
	Visitor Parking	20% of spaces provided set aside for visitor (77 Parking Spaces)	Visitor Parking	0.1 spaces per dwelling unit * (26 Parking Spaces)
	Barrier Free Parking	3 Barrier Free Spaces	Barrier Free Parking	6 Barrier Free Spaces *
Section 5.5.2 Parking Lot Requirements “Setbacks”	Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, no Parking Space manoeuvring area and/or Driveway within a Side Yard or Rear Yard shall be closer to any wall of a building than one decimal five (1.5) metres.		Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, no Parking Space manoeuvring area and/or Driveway within a Side Yard or Rear Yard shall be closer to any wall of a building than zero decimal six (0.6) metres. *	
Section 5.5.3 Parking Lot Requirements “Off-street Parking in Yards”	No part of any Parking Area other than a (Driveway) is permitted in any Front Yard in any Residential Zone.		A Parking Area other than a driveway shall be permitted in the Front Yard *	

May 22, 2019

Appendices Page 3 of 5

Public Planning  
Report No. PDS19-041

**Appendix B – Public Comments**

<b>Comment</b>	<b>Response</b>
The existing apartment buildings are recently renovated. Existing tenants are concerned about potential for damage as a result of the new construction.	A construction management plan will be finalized as part of Site Plan Approval. The intent is to protect against any damage to the existing buildings.
Currently a lack of available parking for existing tenants and their visitors. Many tenants have multiple vehicles.	The applicant has provided a revised Traffic Impact Study & Parking Study as part of a resubmission to the Town. The applicant has advised that they are taking measures to have assigned spots on the subject lands.
Loss of outdoor pool and amenity space.	The concept plan has been revised to keep the outdoor pool.
Tenants disagree with some of the observations and methodology within the Parking Study (the amount of available parking and timing and date of when the parking study survey was conducted).	Following the statutory public planning meeting, the Town requested the evening parking studies be extended from 10:00 PM to 2:00 AM. Paradigm undertook additional parking surveys on Saturday 5 May 2018, Wednesday 23 May 2018 and Thursday 24 May 2018. The Saturday parking surveys were completed from 6:00 AM to 10:00 AM and 4:00 PM to 2:00 AM. The weekday parking surveys were completed from 4:00 PM to 2:00 AM. Additional assessments have been included in the applicant’s resubmission of the Transportation Impact Study & Parking Study prepared by Paradigm Transportation Solutions Limited, dated January 2019. The Town’s Analyst for Traffic/Transportation has provided that the report’s findings and methodologies are acceptable.
Tenants requested that the Construction Management Plan provide additional details on the parking arrangements for the existing tenants during construction,	Not addressed. The most recent Construction Management Plan indicates that during construction, construction trades personnel will access the site via off

May 22, 2019

Appendices Page 4 of 5

Public Planning  
 Report No. PDS19-041

<p>identified the parking area for construction equipment and to ensure that the proposed development will have any adverse impact to the existing apartment units.</p>	<p>site legal parking, private car pooling and carpooling arranged by their respective employers or local transit, in an effort to preserve parking stalls for tenants.</p>
<p>Excavation into the rear yards of the abutting townhouse development to the east, to achieve the proposed building. The Owner will be building in proximity to the rear yards of the abutting townhouse development to the east along Doolittle Court. There is decreased privacy, no acoustic fence, no barrier.</p>	<p>No construction or site alteration is permitted until Site Plan Approval. All development will be contained to the subject lands.</p> <p>The applicant has revised plans to allow for a 2.0 metre landscape buffer along the east edge of the subject lands. A high degree of landscaping will be considered within this buffer at the Site Plan application stage.</p>
<p>Noise, dust, debris during construction of proposed buildings.</p>	<p>A Construction Management Plan will be required as a condition of Site Plan Approval. The plan will speak to matters such as: operating hours, noise, vibration control, dust management, and waste and material management.</p>
<p>Removal of trees</p>	<p>All existing trees proposed to be removed from the site have been identified and inventoried in the tree preservation and removals plan. Compensation planting may be required (over and above minimum landscape standards) based on an ISA evaluation of all vegetation 80mm caliper and greater. A vegetation management plan may be required in the future agreement addressing all tree preservation requirements, removals and the compensation planting.</p> <p>A high quality of landscape development will be required, as well as emphasis on pedestrian movement and accessibility at the many entrance and egress points of the site. Additional comments regarding</p>

May 22, 2019

Appendices Page 5 of 5

Public Planning  
Report No. PDS19-041

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	<p>street trees, topsoil requirements and other landscape standards will be provided as this plan evolves to the site plan application stage.</p> <p>Comments regarding tree preservation will be issued during the Site Plan Approval process.</p>
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**The Corporation of The Town of Aurora**

**By-law Number XXXX-19**

**Being a By-law to Confirm Actions by Council  
Resulting from a Council Public Planning Meeting  
on May 22, 2019.**

**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 May 22, 2019, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is 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 22<sup>nd</sup> day of May, 2019.**

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**Tom Mrakas, Mayor**

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**Samantha Yew, Deputy Town Clerk**