



**Council
Public Planning
Meeting Agenda**

**Wednesday, October 23, 2019
7 p.m.**

**Council Chambers
Aurora Town Hall**



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

Wednesday, October 23, 2019
7 p.m., Council Chambers

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Planning Applications**
 - 1. PDS19-095 – Application for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium
Bing Rong He & Kai Ping Shen
15385 and 15395 Bayview Avenue
Part of Lot 21, Concession 2
File Number: ZBA-2019-03, SUB-2019-01, CDM-2019-02**

Recommended:

1. That Report No. PDS19-095 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to 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 October 23, 2019.

5. Adjournment



**Town of Aurora
Public Planning Report**

No. PDS19-095

Subject: Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium
Bing Rong He & Kai Ping Shen
15385 and 15395 Bayview Avenue
Part of Lot 21, Concession 2
File Numbers: ZBA-2019-03, SUB-2019-01, CDM-2019-02

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: October 23, 2019

Recommendations

- 1. That Report No. PDS19-095 be received; and,**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to General Committee.**

Executive Summary

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium applications at the properties municipally known as 15385 and 15395 Bayview Avenue (the subject lands).

- The subject lands are designated “Medium-High Density Residential by the Bayview Northeast Area 2B Secondary Plan (OPA 30). This designation permits the proposed density and built-form;
- The Owners propose to amend the Zoning By-law from “Rural (RU) Zone” to “Townhouse Dwelling Residential (R8-XX) Exception Zone”;
- The Draft Plan of Subdivision and Draft Plan of Condominium applications will facilitate a common element condominium development (Parcels of Tied Land (POTL)) with two (2) freehold townhouse blocks totaling of fifteen (15) units, serviced by a private road;
- A future Part Lot Control Application will be required to create the proposed freehold lots;

- The applications will be reviewed for consistency and conformity with Provincial, Regional and Municipal Planning Documents and Legislation; and,
- Staff have identified matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration.

Background

Location / Land Use

The subject lands are located on the east side of Bayview Avenue, south of River Ridge Boulevard. The properties are municipally known as 15385 and 15395 Bayview Avenue (Figure 1). The subject lands are approximately 3,498.7 m² (0.35 hectares) in area, with a frontage of approximately 60.96 m.

On the 15395 Bayview Avenue (northern) property, there is an existing one-storey single detached dwelling, a detached garage, and two sheds. On the 15385 Bayview Avenue (southern) property, there is a one-storey dwelling with a second storey addition, and two sheds. Several trees are located throughout the subject lands, and the lands have a relatively flat topography.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Stormwater Management Pond.

South: Single Detached and Townhouse Dwellings.

East: Stormwater Management Pond.

West: Bayview Avenue and the Aurora Centre Commercial Plaza.

Policy Context

Provincial Policies

All Planning Act development applications must be consistent to Provincial policy. 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) provides policies which address aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

York Region Official Plan (YROP)

The subject lands are designated as “Urban Area” within the YROP, and are located on Regional Road 34 (Bayview Avenue). York Region’s planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region’s urban structure through city building, intensification and compact, complete vibrant communities. The subject lands are located within the 10-25 Year Wellhead Protection Area (WHPA-D) Zone. The subject lands are not located within the Oak Ridges Moraine Conservation Plan (ORMCP) area.

Bayview Northeast Area 2B Secondary Plan (OPA 30)

General residential policies of OPA 30 highlight that along Bayview Avenue, medium to high density housing, primarily in the form of townhouses or low-rise buildings, is intended to ensure that a full range of housing types is offered within the urban expansion area east of Bayview Avenue. OPA 30 categorizes residential land use designations into “Low-Medium Density Residential” and “Medium-High Density Residential”.

The subject lands are designated “Medium-High Density Residential” by OPA 30 (Figure 2). This designation is intended to permit a range of above-grade housing forms such as stacked row houses, terrace houses, maisonettes, and garden apartments. Street and/or block row houses are also permitted within this designation. The proposed townhouse (aka row houses) built-form is permitted within this designation, and as such, an Official Plan Amendment application is not required.

The maximum net residential density for any individual lot and/or block designated Medium-High Density Residential shall generally not exceed 99 units per hectare (40 units per acre). Buildings heights shall generally not exceed four storeys.

Zoning By-law 6000-17, as amended

The subject lands are zoned “Rural (RU) Zone” by the Town’s Comprehensive Zoning By-law 6000-17, as amended (Figure 3). The RU zone permits Agricultural Uses, Detached Dwellings, Second Suite Dwellings, Greenhouses, Home Occupations, and a Place of Worship. The proposed townhouse blocks are currently not a permitted use in the RU Zone, therefore an application to amend the Zoning By-law to permit the proposed development is required.

Plans, Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium applications:

Plan/Report/Study Name	Report Author
Planning Justification Report	Michael Smith Planning Consultants; Development Coordinators Ltd.
Draft Plan of Subdivision	Michael Smith Planning Consultants; Development Coordinators Ltd.
Draft Plan of Condominium	Michael Smith Planning Consultants; Development Coordinators Ltd.
Draft Zoning By-Law Amendment	Michael Smith Planning Consultants; Development Coordinators Ltd.
Lighting Plan	e-Lumen Consulting Engineers
Conceptual Building Elevations	Cassidy & Co. Architectural Technologists
Environmental Impact Study	RiverStone Environmental Solutions Inc.
Geotechnical Study	CCI Group
Hydrogeological Investigation Report	Sirati & Partners Consultants Ltd.
Phase 1 and 2 Environmental Site Assessment	Sirati & Partners Consultants Ltd.
Landscape Plan	Cosburn Nauboris Ltd. Landscape Architects
Functional Servicing and Preliminary Stormwater Management Report	Crozier Consulting Engineers
Traffic Entrance Analysis Addendum	WSP Global Inc.
Noise Feasibility Study	HGC Engineering
Stage 1 and 2 Archaeological Assessment	ASI Archaeological & Cultural Heritage Services
Conceptual Site Plan	Cassidy & Co. Architectural Technologists

Proposed Applications

Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Rural (RU) Zone” to “Townhouse Dwelling Residential Exception (R8-XX) Zone”. The exception zone is required to permit the development of the townhouse blocks with site-specific permissions. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the parent R8 Zone requirements with the proposed R8 Exception Zone.

	Parent R8 Zone Requirement	Proposed R8-XX Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Townhouse • Dwelling, Quadriplex • Dwelling, Link • Back-to-back Townhouse • Stacked Townhouse • Dwelling, Second Suite • Home Occupation 	15 Townhouse Dwelling Units *
Lot Area (minimum)	180 m ²	145 m ² *
Lot Frontage (minimum)	30 m (6 m per unit)	30 m (6 m per unit)
Front Yard (minimum)	7.5	2.5 m from Bayview Avenue for Block 1 * 6.0 m from internal private road for Block 2 *
Rear Yard (minimum)	7.5 m	6.0 m *
Side Yard (minimum)		
Exterior:	6 m	N/A *
Interior:	0.0 m 1.5 m for end units	0.0 m (along a common lot line) 1.35 for end units *

Lot Coverage (maximum)	50%	55% for entire development *
Height (maximum)	10 m	16.0 m *

Note: Some of the Zoning Standards in the Parent R8 Zone are subject to additional provisions of the Zoning By-law. The proposed By-law 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.

Proposed Common Element Condominium Development (Draft Plan of Subdivision and Draft Plan of Condominium)

The applicant has submitted applications for Draft Plan of Subdivision and Draft Plan of Condominium to facilitate a Common Element Condominium (POTL) development. As illustrated on Figure 5, the proposed Common Element Condominium development consists of 4 blocks. Block 1 consists of 8 townhouse dwelling units, Block 2 consists of 7 townhouse dwelling units, Block 3 includes the common element condominium components (private road, visitor parking, landscape feature), and Block 4 is to be conveyed to York Region for purposes of a future road widening. The following is a breakdown of the proposed Common Elements Condominium Development:

Proposed Land Use	Lot and Block #	# of Units	Area (ha)
Residential	1	8	0.124
Residential	2	7	0.111
Common Elements (Road, visitor parking and landscaping)	3	n/a	0.104
Road Widening	4	n/a	0.003
Totals	4	15	0.342

The proposed siting and elevations for the townhouse blocks have been included as Figures 6 and 7 to this report for context.

Analysis

Department / Agency Comments

A preliminary review of the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications have been undertaken by Town departments and external agencies. Staff have identified the following matters to be addressed in greater detail prior to the preparation of a final recommendation report for Council's consideration:

- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed applications;
- Finalization of the amending Zoning By-law to ensure all site-specific zoning standards are identified;
- Finalization of the Draft Plan of Subdivision and Draft Plan of Condominium, and compilation of their respective conditions of draft approval;
- An urban design peer review of the Owner's submission (character, connectivity, massing, height, building materials, interface with Bayview Avenue, relationship with surrounding community);
- Discussion related to the amount of amenity space provided;
- Analysis and calculation of available servicing capacity for the proposed development is required;
- The LSRCA's review of technical studies to address the policies of the Lake Simcoe Protection Plan and Watershed Guidelines;
- Landscape Plans and a detailed Vegetation Management Plan will be required through the Draft Plan of Subdivision process to address all tree removal and preservation issues; Compensation planting will be required for all removed vegetation based on the Town's tree Removal/Pruning and Compensation Policy;
- Determination of noise mitigation measures through an update to the Noise Feasibility Study – specifically units fronting Bayview Avenue;
- The completion of a Hydrogeological Study to determine minimum requirements for water balance and phosphorus offsetting; and,
- An updated Traffic Entrance Analysis Addendum to address concerns outlined by the Town's Transportation/Traffic Analyst;

Public Comments

Planning Staff have not received any comments from the public circulation at the time of writing this report.

Alternative(s) to the Recommendation

None.

Advisory Committee Review

No Communication Required.

Legal Considerations

Section 34(11) of the Planning Act states that if Council refuses the application for Zoning By-law Amendment or fails to make a decision on the application within 90 days after receipt of the application by the Clerk, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

Section 51(34) of the Planning Act states that if Council refuses the application for Draft Plan of Subdivision or fails to make a decision on the application within 120 days after receipt of the application by the Clerk, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

The application was received by Staff on August 21, 2019, and was deemed complete on September 3, 2019. Therefore, the applicant may appeal the Zoning By-law Amendment application to LPAT after December 1, 2019, and the Draft Plan of Subdivision application after December 31, 2019.

Financial Implications

There are no financial implications.

Communications Considerations

On September 5, 2019, a Notice of Complete Application respecting the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications was published in the Auroran and Aurora Banner newspapers.

On October 3, 2019 a Notice of Public Planning Meeting respecting the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications was published in the Auroran and Aurora Banner newspapers. In addition, the notices were issued by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the requirements of the Planning Act.

Link to Strategic Plan

The proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications will be reviewed in accordance with the Strategic Plan and its goal of “supporting an exceptional quality of life for all” and the objective of “strengthening the fabric of our community”.

Next Steps

Staff will undertake a technical review of the subject application including, but not limited to, the above noted matters, the comments received from circulating the planning applications, and comments from the general public and Council at the Public Planning Meeting. A comprehensive 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 – Proposed Common Elements Condominium Plan
- Figure 6 – Proposed Siting
- Figure 7 – Conceptual Building Elevations

October 23, 2019

Page 10 of 10

Report No. PDS19-095

Previous Reports

None.

Pre-submission Review

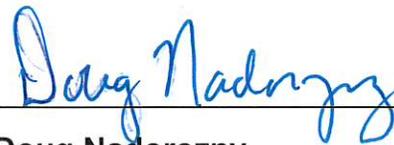
Agenda Management Team Meeting review on October 11, 2019

Departmental Approval

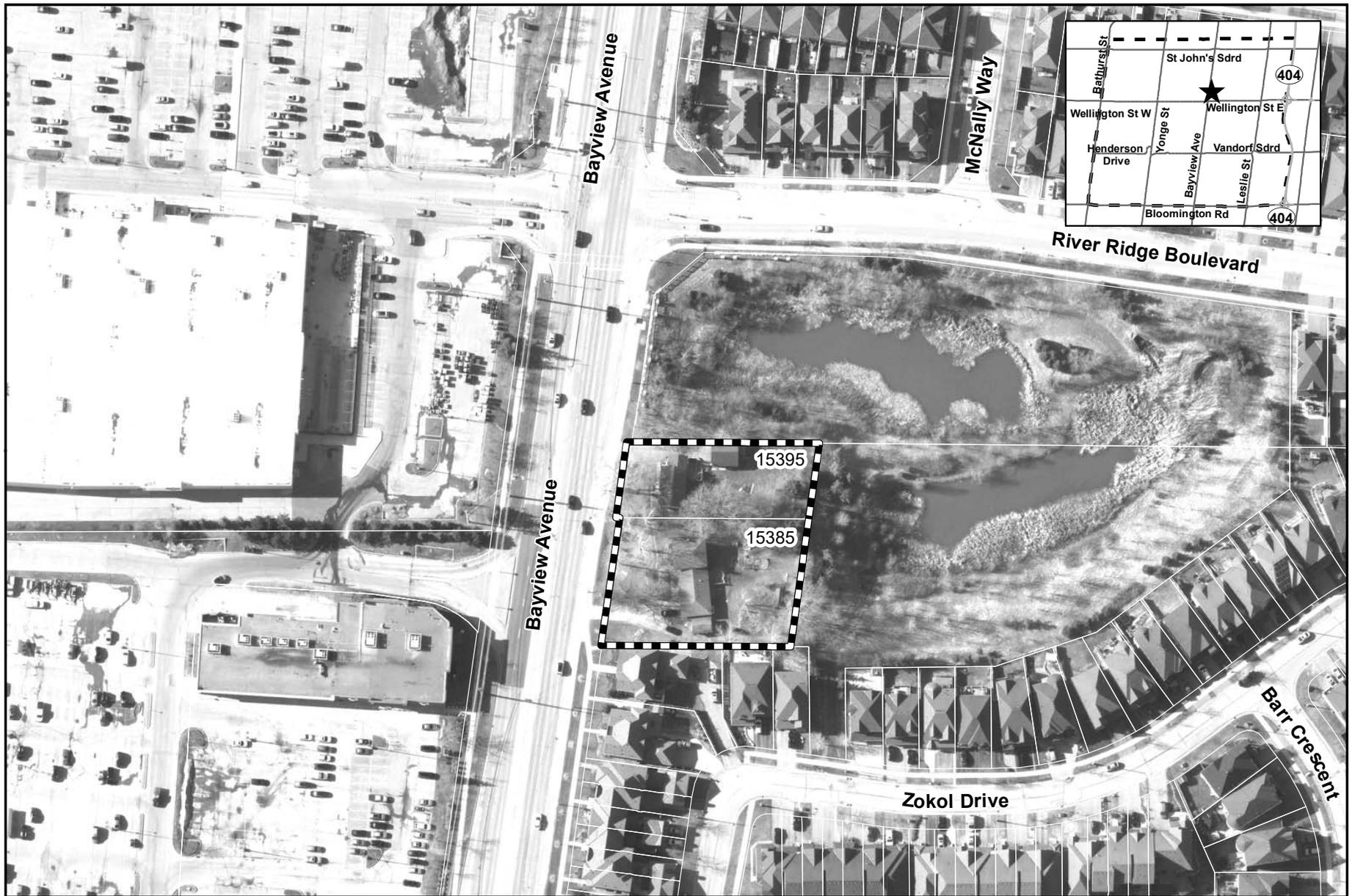
Approved for Agenda



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



Doug Nadorozny
Chief Administrative Officer

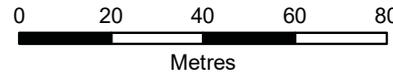


LOCATION MAP

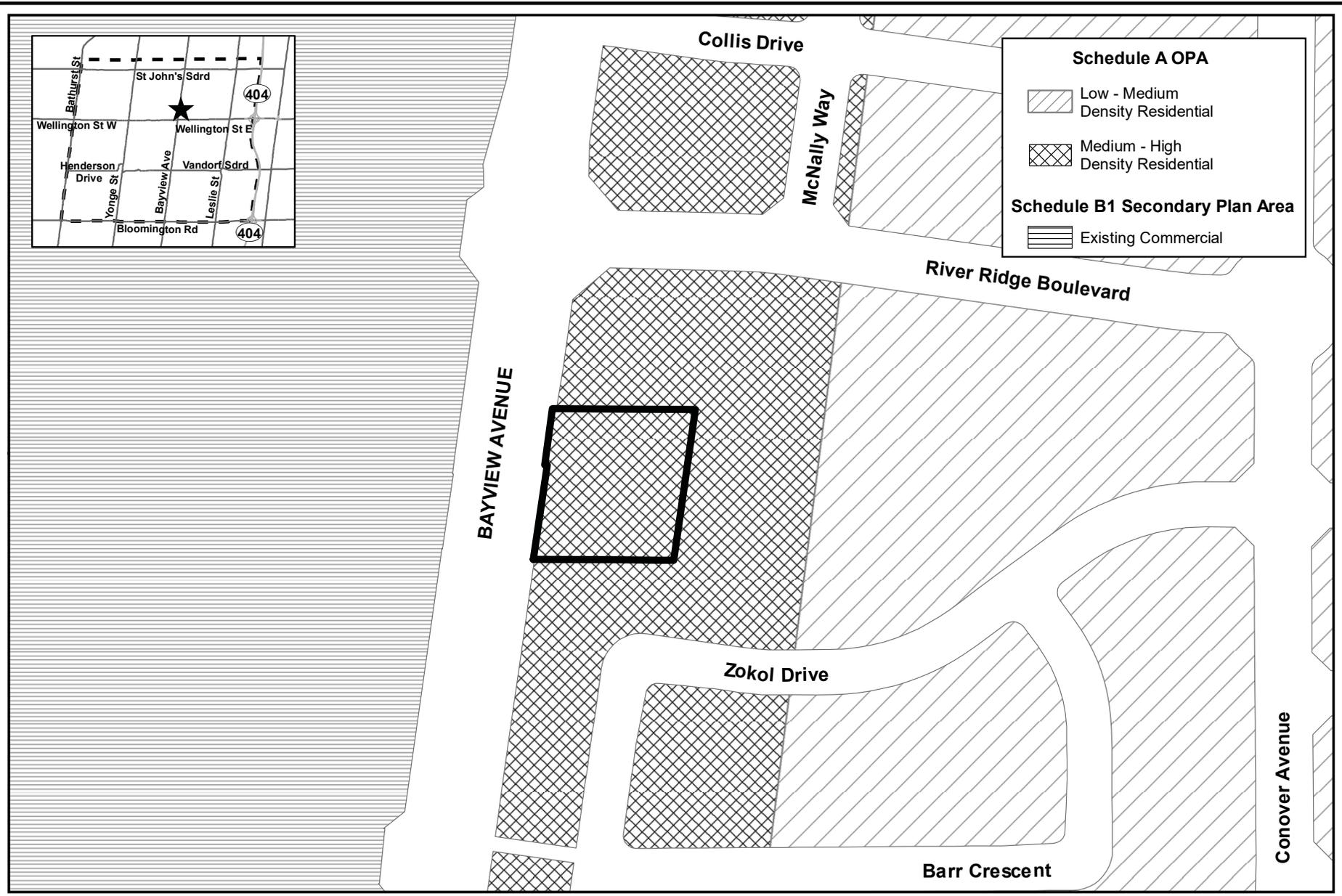
APPLICANT: Bing Rong He & Kai Ping Shen
 FILE: ZBA-2019-03, SUB-2019-01 & CDM-2019-02
 FIGURE 1



SUBJECT LANDS



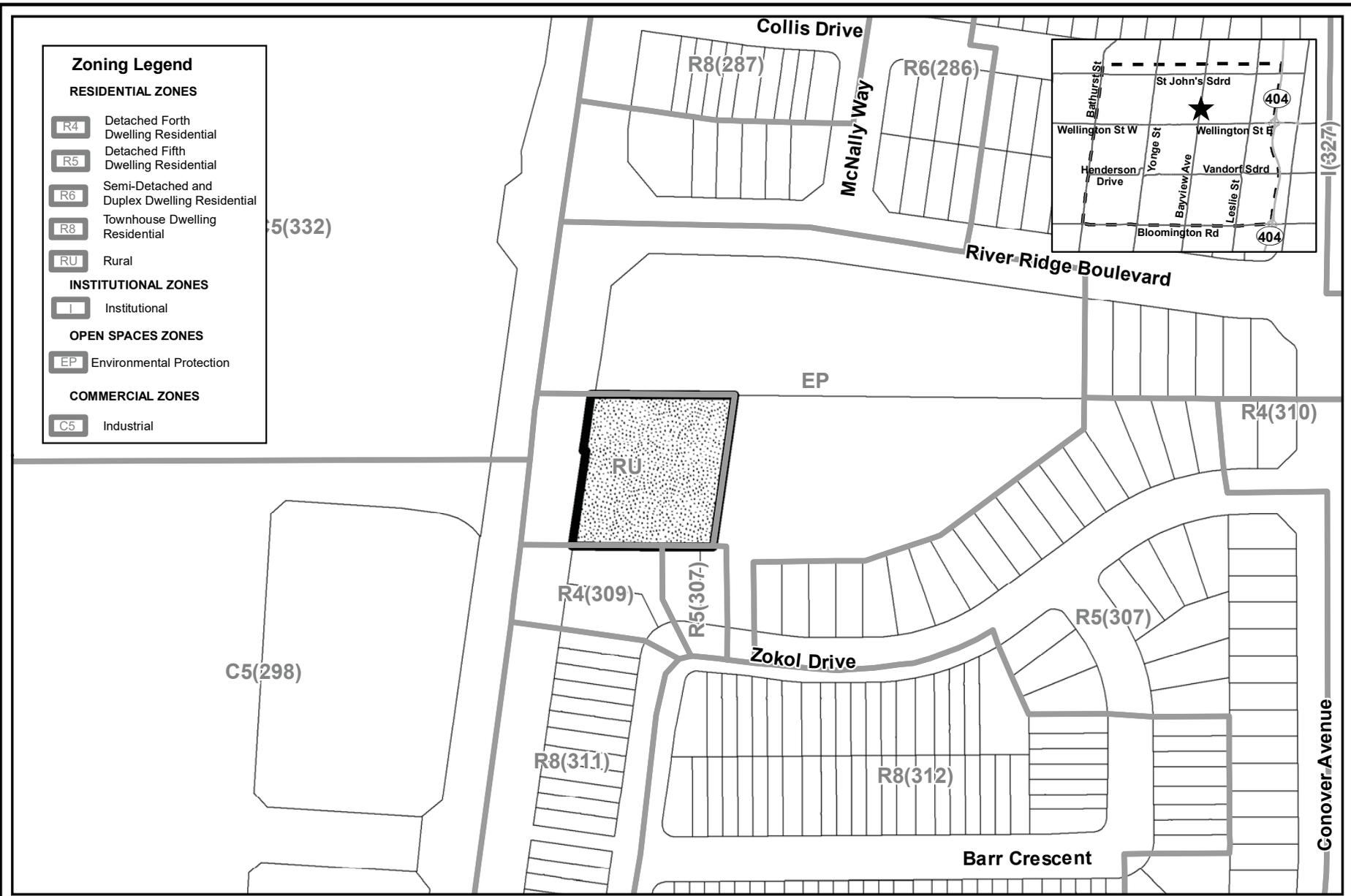
Map created by the Town of Aurora Planning and Building Services Department, October 9, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: METROPOLITAN SQUARE INC.
 FILES: SP-2016-10 & ZBA-2015-15
 FIGURE 2

Map created by the Town of Aurora Planning & Building Services Department, October 9, 2019. Base data provided by York Region & the Town of Aurora.



Zoning Legend

RESIDENTIAL ZONES

- R4 Detached Forth Dwelling Residential
- R5 Detached Fifth Dwelling Residential
- R6 Semi-Detached and Duplex Dwelling Residential
- R8 Townhouse Dwelling Residential
- RU Rural

INSTITUTIONAL ZONES

- I Institutional

OPEN SPACES ZONES

- EP Environmental Protection

COMMERCIAL ZONES

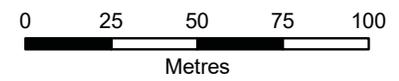
- C5 Industrial

EXISTING ZONING BY-LAW

APPLICANT: BING RONG HE & KAI PING SHEN
 FILE: ZBA-2019-03, SUB-2019-01 & CDM-2019-02

FIGURE 3

SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, October 9, 2019. Base data provided by York Region & the Town of Aurora.

Zoning Legend

RESIDENTIAL ZONES

R4 Detached Forth Dwelling Residential

R5 Detached Fifth Dwelling Residential

R6 Semi-Detached and Duplex Dwelling Residential

R8 Townhouse Dwelling Residential

RU Rural

INSTITUTIONAL ZONES

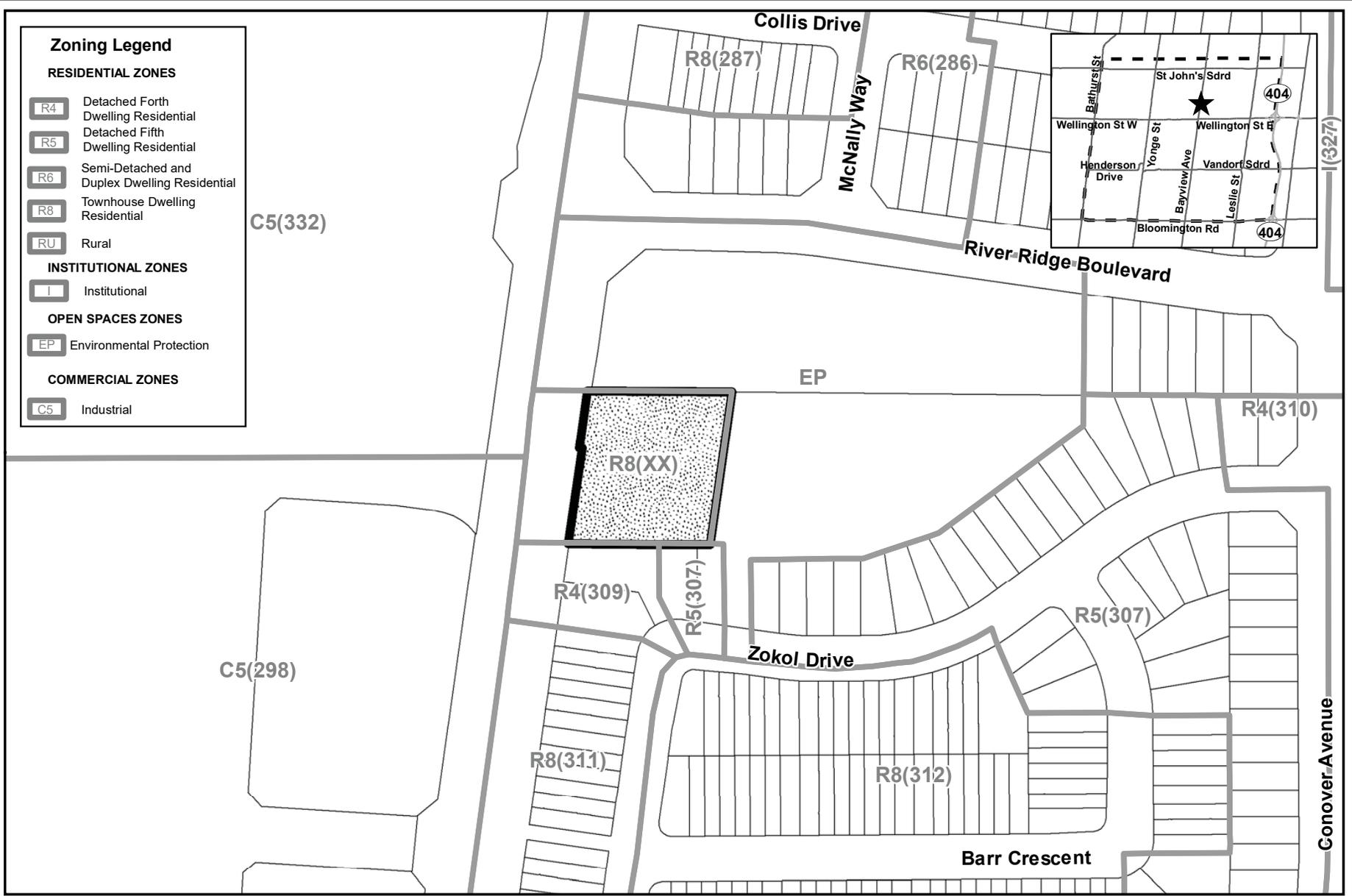
I Institutional

OPEN SPACES ZONES

EP Environmental Protection

COMMERCIAL ZONES

C5 Industrial



PROPOSED ZONING BY-LAW

APPLICANT: BING RONG HE & KAI PING SHEN
 FILE: ZBA-2019-03, SUB-2019-01 & CDM-2019-02

SUBJECT LANDS

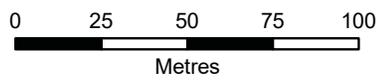
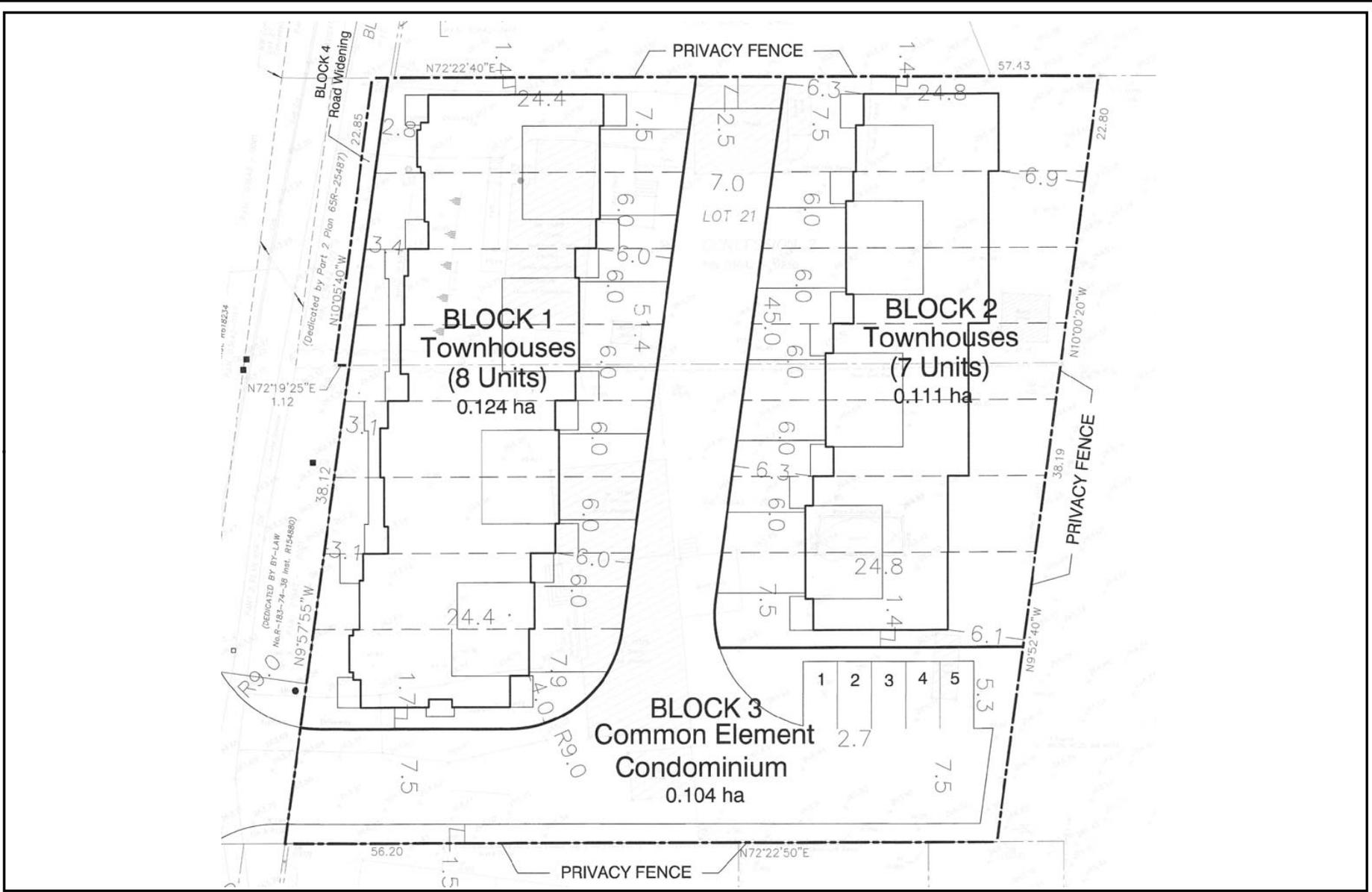


FIGURE 4

Map created by the Town of Aurora Planning & Building Services Department, October 9, 2019. Base data provided by York Region & the Town of Aurora.

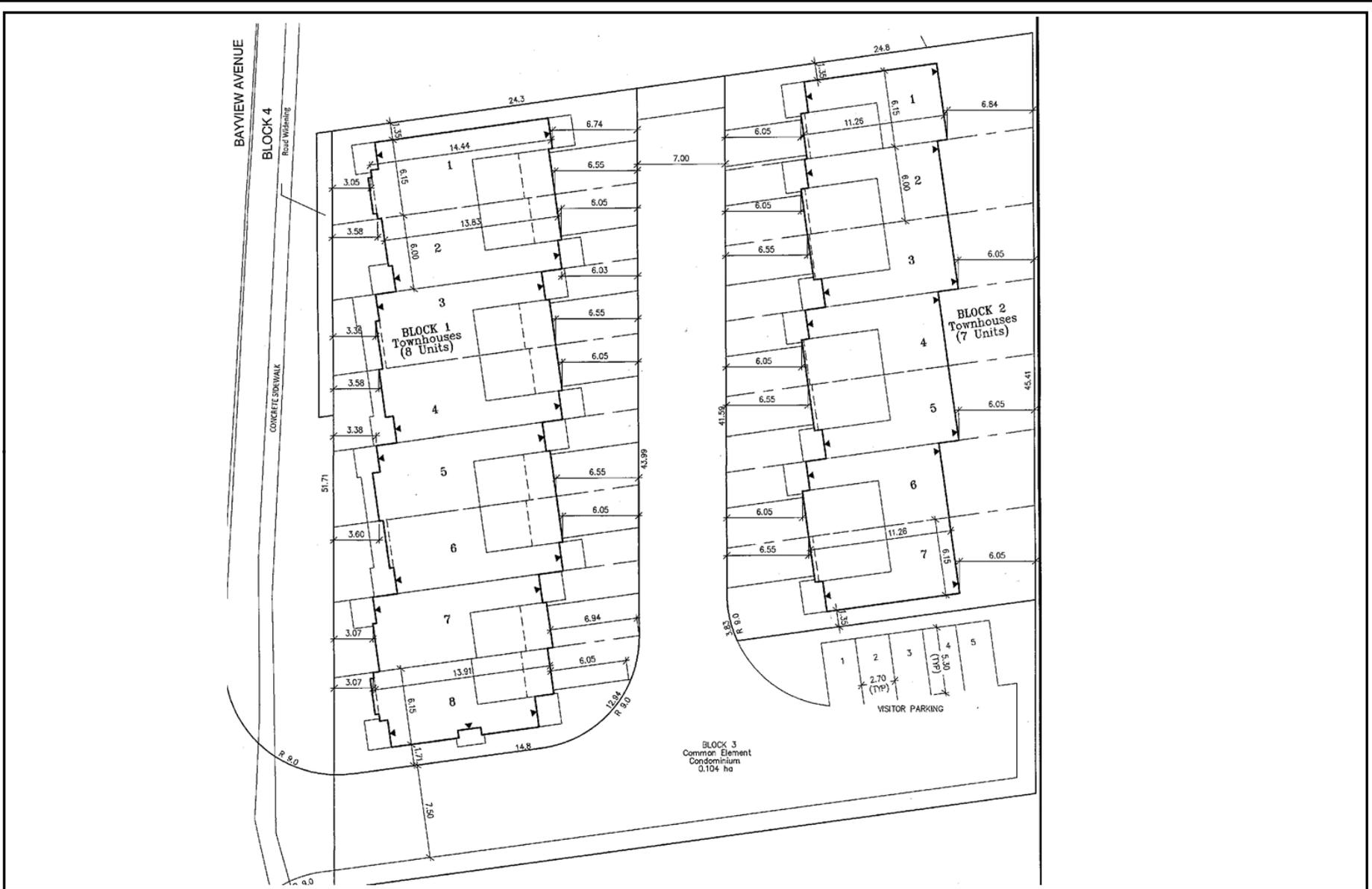


PROPOSED COMMON ELEMENTS CONDOMINIUM

APPLICANT: Bing Rong He & Kai Ping Shen
FILE: ZBA-2019-03, SUB-2019-01 & CDM-2019-02

FIGURE 5





PROPOSED SITING PLAN

APPLICANT: Bing Rong He & Kai Ping Shen
 FILE: ZBA-2019-03, SUB-2019-01 & CDM-2019-02

FIGURE 6



Map created by the Town of Aurora Planning & Building Services Department, October 10, 2019.



PROPOSED ELEVATIONS

APPLICANT: Bing Rong He & Kai Ping Shen
FILE: ZBA-2019-03, SUB-2019-01 & CDM-2019-02

FIGURE 7



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 October 23, 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 October 23, 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 23rd day of October, 2019.

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk