



Town of Aurora Additional Items to General Committee Meeting Agenda

Tuesday, June 16, 2020
7 p.m., Video Conference

- **Revised General Committee Agenda Index**
- **Delegation (a) Don Given, Founding Partner, Malone Given Parsons Ltd.
Re: Item R9 – PDS20-045 – Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, Shining Hill Estate Collections Inc., 306, 370, 434 and 488 St John’s Sideroad, File Numbers: OPA-2018-01, ZBA-2018-02 & SUB2018-02**
- **Item C1 – Memorandum from Mayor Mrakas
Re: Letter from Canadian Wireless Telecommunications Association (CWTA), Re: The Benefits and Safety of 5G**
- **Item A1 – Heritage Advisory Committee Meeting Minutes of June 1, 2020**
- **Item R9 – Replacement Report – PDS20-045 – Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, Shining Hill Estate Collections Inc., 306, 370, 434 and 488 St John’s Sideroad, File Numbers: OPA-2018-01, ZBA-2018-02 & SUB2018-02**
- **Notice of Motion (a) Councillor Gallo
Re: Trail Crossings**



**Town of Aurora
General Committee
Meeting Agenda (Revised)**

Tuesday, June 16, 2020
7 p.m., Video Conference

Note: This meeting will be held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

Mayor Mrakas in the Chair

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Community Presentations**
- 4. Delegations**

Note: At this time, the Municipal Offices are closed. This meeting will be live streamed at <https://www.youtube.com/user/Townofaurora2012/videos>. Residents who would like to provide comment on an agenda item are encouraged to visit www.aurora.ca/participation.

- (a) Don Given, Founding Partner, Malone Given Parsons Ltd.
Re: Item R9 – PDS20-045 – Application for Official Plan Amendment,
Zoning By-law Amendment, and Draft Plan of Subdivision, Shining
Hill Estate Collections Inc., 306, 370, 434 and 488 St John's Sideroad
File Numbers: OPA-2018-01, ZBA-2018-02 & SUB2018-02**

(Added Item)

- 5. Consent Agenda**

Items listed under the Consent Agenda are considered routine or no longer require further discussion and are enacted in one motion. The exception to this rule is that a Member may request that one or more items be pulled for discussion and voted on separately.

Recommended:

That the following Consent Agenda Item, C1, be received:

C1. Memorandum from Mayor Mrakas

Re: Letter from Canadian Wireless Telecommunications Association (CWTA)

Re: The Benefits and Safety of 5G

(Added Item)

Recommended:

1. That the memorandum regarding Letter from Canadian Wireless Telecommunications Association (CWTA) regarding the Benefits and Safety of 5G, be received for information.

6. Advisory Committee Meeting Minutes

A1. Heritage Advisory Committee Meeting Minutes of June 1, 2020

(Added Item)

Recommended:

1. That the Heritage Advisory Committee meeting minutes of June 1, 2020 be received for information.

7. Consideration of Items Requiring Discussion (Regular Agenda)

R1. CS20-013 – Pros and Cons of Ward and At-large Electoral Systems

Recommended:

1. That Report No. CS20-013 be received for information.

R2. CS20-014 – Electoral System Review – Final Report

Presentation to be provided by Beate Bowron, President, Beate Bowron Etcetera

Recommended:

1. That Report No. CS20-014 be received; and
2. That Council provide direction regarding the adoption of a ward system for the 2022 Municipal Election.

R3. CMS20-012 – Library Square – Governance Review

Recommended:

1. That Report No. CMS20-012 be received; and
2. That the Not-for-Profit/Municipal Hybrid Model be approved as the governance model for the future operation of Library Square; and
3. That staff work with stakeholders to develop a fees and charges schedule for Library Square and report back to Council at a later date; and
4. That the Director of Community Services form a Space Allocation Working Group comprised of Town staff and key stakeholders that will provide recommendations regarding rental and booking responsibilities for Library Square, including all spaces at 22 Church St. School, the New Addition, Outdoor Square, Bridge and Aurora Public Library; and
5. That the Director of Community Services form a Collaborative Programming Working Group comprised of Town staff and key stakeholders that will provide recommendations regarding program delivery strategies and create a programming and performance schedule for Year 1 and Year 2 of Library Square operations; and
6. That the Director of Community Services form an Information Technology Working Group comprised of Town staff and key stakeholders that will provide recommendations regarding the delivery of IT Services for Library Square, including all spaces at 22 Church Street

School, the New Addition, Outdoor Square, Bridge and Aurora Public Library.

R4. CMS20-014 – Hallmark Lands: Request for Information and User Group Survey Results

Recommended:

1. That Report No. CMS20-014 be received; and
2. That the Director of Operational Services be authorized to commence the tendering process for 100 Vandorf Sideroad and proceed with Capital Project No. 73287 as previously presented; and
3. That staff report back to Council with an updated budget request prior to awarding the contract, if required.

R5. FIN20-017 – 2020 User Rate Funded Operations Forecast Update – as of April 30, 2020

Recommended:

1. That Report No. FIN20-017 be received; and
2. That the Town's present 'break-even' water, wastewater and storm water rates be maintained for the remainder of the year; and
3. That a by-law to extend the Town's 'break-even' water, wastewater and storm water rates be brought to the June 23, 2020 Council meeting for approval.

R6. OPS20-010 – Award of Tender for Supply and Delivery of One (1) 2021 Combination Dump, Sander and Plow Truck

Recommended:

1. That Report No. OPS20-010 be received; and
2. That the total approved budget for Capital Project No. 34440 be increased to \$263,900, representing an increase of \$23,900 to be funded from the Fleet Repair and Replacement Reserve.

R7. PDS20-032 – Revoking Servicing Allocation

Recommended:

1. That Report No. PDS20-032 be received; and
2. That water and sewage capacity previously allocated to the following Site Plan Application be extended for one year:
 - (i) Site Plan Application File SP-2018-03 at 15086-15106 Yonge Street; and
3. That water and sewage capacity previously allocated to the following Site Plan Applications, be revoked:
 - (i) Site Plan Application File SP-2006-13 (formerly D11-13-06) at 15356 Yonge Street; and
 - (ii) Site Plan Application File SP-2013-05 at 15132-15136 Yonge Street.

R8. PDS20-037 – Capital Project No. 34527 – Yonge Street at Wellington Street Right Turn Lane Intersection Improvement Proposed Capital Budget Increase

Recommended:

1. That Report No. PDS20-037 be received; and
2. That the total approved budget for Capital Project No. 34527 be increased from \$75,000 to \$94,100, representing an increase of \$19,100, to be funded from the Roads Repair and Replacement Reserve.

R9. PDS20-045 – Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Shining Hill Estate Collections Inc. 306, 370, 434 and 488 St John’s Sideroad File Numbers: OPA-2018-01, ZBA-2018-02 & SUB2018-02

(Added Item – replacement report)

Recommended:

1. That Report No. PDS20-045 be received; and
2. That Official Plan Amendment application OPA-2018-01 (Shining Hills Collections Inc.) be approved to:
 - a) Amend Schedule AA of OPA 37 to re-designate the subject lands from 'Suburban Residential (SR)', 'Suburban Residential (SR-1)', 'Core Area Open Space' and 'Supporting Area Open Space' to 'Suburban Residential (SR-2)' and 'Core Area Open Space (COS-1)'; and
 - b) Amend Section 2.0 of OPA 37 to add the following new Section 2.5 'Suburban Residential (SR-2)' and the following policy: "Suburban Residential permits fully serviced single-detached lots with frontages generally greater than 15 metres and areas generally greater than 460 square metres. Accessory uses and home occupations which are accessory to the residential use and compatible with the residential character may also be permitted. Neighbourhood oriented community services such as schools and parks shall also be permitted"; and
 - c) Amend Section 2.0 of OPA 37 to add the following new Section 2.6, 'Core Area Open Space (COS-1)' and the following policy: "The Core Area Open Space designation permits lands that are open space, approved stormwater management ponds, and approved road and municipal service crossings. Other than the above permitted services this area shall remain in its natural state with only passive recreation uses permitted"; and
3. That Zoning By-law Amendment application ZBA-2018-02 (Shinning Hills Collections Inc.) be approved to rezone the subject lands from 'Oak Ridges Moraine Rural General (RU-ORM)' to 'Detached Third Density Residential Exception Zone (R3-XX)', 'Private Open Space (O2-XX)', 'Oak Ridges Moraine Environmental Protection (EP-ORM)'; and
4. That the Draft Plan of Subdivision application SUB-2018-02 (Shinning Hills Collections Inc.) to create eight blocks be approved, subject to the conditions listed in Schedule 'A' to this report; and

5. That Council grant an allocation of 291 persons from the reserve to service the development of 90 single-detached dwellings on the approved Draft Plan of Subdivision; and
6. That the implementing Official Plan Amendment be forwarded to the Region of York for approval; and
7. That the Zoning By-law Amendment ZBA-2018-02 be brought forward to a future Council meeting, after the implementing Official Plan Amendment is approved by the Region of York.

8. Notices of Motion

- (a) **Councillor Gallo**
Re: Trail Crossings
(Added Item)

9. New Business

10. Public Service Announcements

11. Closed Session

12. Adjournment



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Electronic Delegation Request

Legislative Services

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to Legislative Services.

Council or Committee Meeting Date: June 16, 2020 - General Committee		
Subject: R9. PDS20-045 - Application for OPA, ZBA and DPOS Shining Hill Estate Collections Inc. File Numberes OPA-2018-01, ZBA 2018-02 & SUB 2018-02		
Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable): Don Given (Malone Given Parsons Ltd.)		
Brief Summary of Issue or Purpose of Delegation: Support staff recommendation on Report Item R9. PDS20-045 (Shining Hill Estate Collections Inc.)		
Have you been in contact with a Town staff or Council member regarding your matter of interest?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, with whom?	Date:	
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.		
I wish to submit my delegation by (select one):		
<input checked="" type="checkbox"/> Video/audio*	<input type="checkbox"/> Phone*	<input type="checkbox"/> Written Correspondence

*must attend electronic meeting. Please click here for more information.



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4746
Email: tmrakas@aurora.ca
www.aurora.ca

**Town of Aurora
Office of the Mayor**

Memorandum

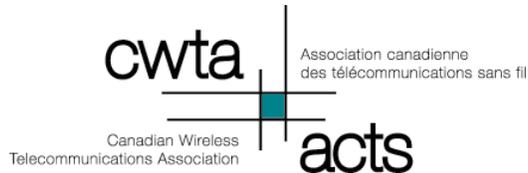
Date: June 16, 2020
To: Members of Council
From: Mayor Tom Mrakas
Re: **Letter from Canadian Wireless Telecommunications Association (CWTA)
Re: The Benefits and Safety of 5G**

Recommendations

1. That the memorandum regarding Letter from Canadian Wireless Telecommunications Association (CWTA) regarding the Benefits and Safety of 5G, be received from information.

Attachments

Attachment 1 – Letter from CWTA dated June 12, 2020; Re: The Benefits and Safety of 5G



Attachment 1

June 12, 2020

via email : tmrakas@aurora.ca

Dear Mayor Markas:

Re: The Benefits and Safety of 5G

As you have likely heard, 5G, the next generation of wireless technology is being introduced around the world, including Canada. New generations of wireless technology have always ushered in a wave of economic growth by improving the way people live and work, and 5G will be no exception. 5G will not only help connect more Canadians to the internet, it will propel a wave of innovation that will increase Canadians' productivity and quality of life, and enable governments at all levels to deliver services more efficiently.

Unfortunately, there is a small, but vocal, group of people spreading misinformation and fear concerning the safety of 5G. This happened during the introduction of 3G and 4G wireless, the technology that Canadians have safely relied upon for more than a decade, but their message has been amplified through the pervasiveness of social media.

As you and your citizens have likely already heard some of this misinformation, we are writing to set the record straight. Contrary to the myths circulating on social media and elsewhere, there is a broad consensus among governments and health organizations that there are no established health risks from low-energy radio frequencies used in wireless telecommunication, including 5G.

The radio frequencies used in wireless telecommunications are similar to those used by radio, television, and even baby monitors. The use of these low energy frequencies has been studied for decades and there is no substantiated evidence of harmful health effects when used in accordance with the safety standards established by regulators around the world, including Canada.

One of the most recent reports is the February 2020 report by the U.S. Food and Drug Administration. Following a comprehensive review of the scientific literature regarding research into a possible connection between radio frequency energy and cancer, the FDA concluded, "there are no quantifiable adverse health effects in humans caused by exposures at or under the current cell phone exposure limits."¹ Also earlier this year, the International Commission on Non-ionizing Radiation Production (ICNIRP) updated its guidelines for limiting exposure to electromagnetic fields in the 100 kHz to 300 GHz range (frequencies used in wireless communications fall within this range) and stated that "5G technologies will not be able to cause harm when [the ICNIRP guidelines] are adhered to."²

¹ <https://www.fda.gov/media/135043/download>

² See also: <https://www.theguardian.com/technology/2020/mar/12/5g-safe-radiation-watchdog-health>

It is also important to note that 5G will initially operate in the same radio frequency band as 4G, and while it will eventually use higher band frequencies, these higher frequencies are still considered low-energy frequencies and do not mean higher exposure levels. While deployment of 5G is still in its infancy in Canada, testing of 5G installations in countries where 5G is more widespread have shown that these 5G installations have electromagnetic emissions that are small fractions of the established safety limits. For example, the regulator in the UK, OfCom, completed a test of 5G installations in the UK and found that the “the highest level we observed in the band used for 5G was just 0.039% of the reference level.”³ Similar findings have been recorded in Australia.⁴

Nevertheless, false information continues to be published about the safety of 5G. In Australia, concerns regarding the propagation of such false claims prompted the Australian government to publish a warning to Australians, “to be cautious of claims from anti-5G campaigns. These campaigns are generating unfounded fears and concern within the community.”⁵

The Government of Canada has also raised concerns about the increase of misinformation on social media and on the internet, and cautions that:

“[m]isinformation and opinions on the health risks from exposure to radiofrequency fields are increasing on social media and on the Internet. There have been claims linking the deployment of 5G networks to the novel coronavirus (COVID-19) and to increased risks of cancer. Health Canada confirms there is no scientific basis to these claims.”⁶

Conspiracy theorists have also used the outbreak of COVID-19 to perpetuate their false claims by attempting to link 5G to the pandemic. This has led cellular towers and other infrastructure to be vandalized in jurisdictions such as the UK, where the government and even social media companies have taken steps to combat these false claims.⁷ We have also recently seen suspicious fires at a few 3G and 4G cell sites in Quebec. While these incidents are still under investigation and the motivation is unknown, vandalism of critical infrastructure is not only senseless; it is dangerous for all Canadians as it can deprive them of critical services, including 9-1-1 service.

The spread of false and confusing information on 5G has made it difficult for Canadians to be aware of the facts about this important technology, and the ways in which it will improve quality of life and boost our economy. To make it easier for you and your citizens to find accurate, up-to-date information on 5G, including the strict safety standards followed by our industry, we put together the following resources:

1. Setting the Record Straight on 5G Wireless & RF Safety – a copy of which is enclosed and can also be found at <https://www.5gcc.ca/wp-content/uploads/2020/04/Setting-the-Record-Straight-on-5G-Wireless-RF-Safety-April-28-2020.pdf>
2. Radio Frequency Safety Standards- <https://www.cwta.ca/for-consumers/radiofrequency-safety-standards/>

³ https://www.ofcom.org.uk/data/assets/pdf_file/0015/190005/emf-test-summary.pdf

⁴ <https://exchange.telstra.com.au/5-surveys-of-5g-show-eme-levels-well-below-safety-limits/>

⁵ <https://www.arpansa.gov.au/news/misinformation-about-australias-5g-network>

⁶ <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>

⁷ “Twitter said the search prompt would inform users that the government had seen no link between [5G and COVID-19](#), and include a link to a government website with credible, factual and verified information in relation to 5G.”

<https://www.telegraph.co.uk/technology/2020/05/06/twitter-steps-fight-back-against-5g-coronavirus-conspiracy-theories/>

3. RF Safety – What the experts say - <https://www.cwta.ca/for-consumers/rf-safety-what-the-experts-say/>

We have also commissioned the following independent studies regarding the benefits that 5G will bring to the Canadian economy, and to communities such as yours:

1. Fuel for Innovation: Canada's Path in the Race to 5G - <https://bit.ly/2W3VnYY>
2. Accelerating 5G in Canada: Benefits for Cities and Rural Communities - <https://bit.ly/2Sh0GDc>

It is clearly in the interest of all Canadians to have a balanced and fact-based discussion about how 5G wireless technologies will impact their lives. Thank you for your interest in learning more about 5G, and please do not hesitate to reach out to us if you have any questions or if we can be of further assistance.

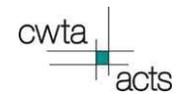
Best regards,

A handwritten signature in black ink, appearing to read 'R. Ghiz', with a long horizontal flourish extending to the right.

Robert Ghiz
President & CEO

C.C.

Harold Kim
Wendy Gaertner
Sandra Humfries
Michael Thompson
Rachel Gilliland
John Gallo
Doug Nadorozny



Setting the Record Straight on **5G Wireless & **RF Safety****

April 2020

cwta.ca | 5gcc.ca



Intro

Each new generation of wireless technology has created a wave of economic growth and improved the way Canadians live and work.

5G, the next generation of wireless networks, will be no exception. The advanced capabilities of 5G will result in even faster mobile data speeds, enable innovative new products and services, and help connect more Canadians to the Internet. But as with the introduction of other new technologies, 5G can be the subject of misunderstanding and, in some cases, deliberate misinformation.

There is an increasing amount of misinformation circulating on the Internet and through other channels about possible harmful effects from 5G mobile wireless networks.

Contrary to these claims, **there are no established health risks from the radiofrequency waves used in 5G networks** in accordance with applicable safety standards.

What is 5G?

5G or "fifth generation" refers to the next generation of mobile wireless standards and technologies. **5G will enable a fully connected and mobile society, and deliver unprecedented benefits to citizens, industry and government.**

The consulting firm Accenture has estimated that 5G will "significantly improve Canadians' quality of life and the economy to the tune of nearly \$40B annual GDP uplift by 2026" and add close to 250,000 permanent jobs to the Canadian economy in the same time period (Accenture: Fuel for Innovation: Canada's Path in the Race to 5G).

“ We urge you to be cautious of claims from anti-5G campaigns. These campaigns are generating **unfounded fears and concern** within the community.”

– Australian Government (ARPNSA)

“ [T]here is **no substantive evidence** that adverse health effects, including cancer, can occur in people exposed to RF levels at or below the limits set by international standards.”

– World Health Organization (WHO)

Is 5G safe?

Most of the misinformation around the safety of cell towers and mobile devices, including 5G, centers on their use of radiofrequency (RF) energy.

What do the experts say?

RF energy used for mobile phones, base stations & other wireless services has been studied for decades.

These studies have resulted in **no substantiated scientific evidence of harmful health effects** from RF technologies used within national and international safety standards.



...Measurements also show that the contribution of 5G to the total emissions level observed is currently low – the highest level we observed in the band used for 5G was just 0.039% of the reference level"

(Electromagnetic Field (EMF) measurements near 5G mobile phone base stations: Summary of Results, February 2020) – UK Office of Communications (OfCom)



... there are **no quantifiable adverse health effects** in humans caused by exposures at or under the current cell phone exposure limits."

(Review of Published Literature between 2008 and 2018 of Relevance to Radiofrequency Radiation and Cancer, February 2020) – U.S. Food and Drug Administration



...5G technologies **will not be able to cause harm** when [the ICNIRP guidelines] are adhered to."

(ICNIRP Guidelines for Limiting Exposure to Electromagnetic Fields (100 kHz to 300 GHz), 2020) – International Commission on Non-Ionizing Radiation Protection

For more information on what government agencies and international bodies have to say about **RF Safety** visit: <https://bit.ly/2VvBf2E>

How does the Government of Canada ensure your safety?

Canada's approach to RF safety is among the most stringent in the world. Health Canada has established guidelines for safe exposure to RF energy, known as Safety Code 6, which utilizes very conservative limits set at least 50 times below the threshold of any potential adverse health effects. Innovation, Science and Economic Development Canada (ISED) uses Safety Code 6 in setting its standards and regulations for RF exposure limits for wireless devices and associated infrastructure, such as antennas.

All wireless devices must meet ISED's requirements and be certified before being sold in Canada. Antenna installations must also meet ISED's requirements at all times as a condition of a carrier's license.

Canada's mobile network operators consistently monitor their networks, and ISED audits wireless devices and antenna installations to ensure compliance with safety standards.

Millimetre Wave (mmWave) Radiofrequency & 5G

Mobile communications use different portions of the radiofrequency spectrum, often referred to as low, mid, and high band spectrum.

mmWave spectrum is one of the spectrum bands that will be used for 5G, but despite claims to the contrary, mmWave spectrum (30 GHz to 300 GHz) is not new and is already being used today for fixed wireless communications and satellite Internet services. The existing ISED RF exposure limits and regulations apply to use of mmWave spectrum.

Are Canada's RF Standards Similar to Those In Other Countries ?

Canada's science-based safety standards are consistent with the safety standards used in other parts of the world, including the United States, the European Union, Japan, Australia and New Zealand.

What are Small Cells?

Unlike macro cells, the large radio antenna installations you see on building rooftops, along highways or in fields, **small cells are compact radio equipment and antenna installations** that can be positioned on a wide variety of structures, such as streetlights or the side of buildings.

These low-powered cell sites are typically used to transmit large amounts of data over relatively short distances. This allows for more efficient use of RF spectrum, increased network capacity, and a better mobile wireless experience for users. As they are used for communicating over short distances, small cells use lower levels of power and produce lower RF energy emissions than macro cells. All small cell installations must comply with safety regulations.

Is there a link between COVID-19 & 5G?

The COVID-19 pandemic has given rise to many baseless conspiracy theories, including attempts to link 5G to COVID-19.

While this myth has been widely debunked, it has led to the vandalization of several antenna installations in other countries.

Such actions are not only foolish, they can deprive affected communities, including first responders and 9-1-1 service providers, of critical telecommunications services.

For more debunking of **5G/COVID-19** stories visit:
<https://www.poynter.org/?s=5g>



FACT:

A worldwide online conspiracy theory has attempted to link 5G cell phone technology as being one of the causes of the coronavirus. Many cell towers outside of the U.S. have been set on fire as a result. **5G technology does NOT cause coronavirus."**

– FEMA, Federal Communications Commission (FCC)

More Information

Radio Frequency Energy and Safety – <https://bit.ly/2ZswQfV>

Fact Sheet – What is Safety Code 6? – <https://bit.ly/2KimJGN>

What the Experts Say – <https://bit.ly/2VvBf2E>

Facts about towers – <https://bit.ly/2F9JGle>

5G Canada Council – www.5gcc.ca/resources

ABOUT CWTA:

The Canadian Wireless Telecommunications Association is the recognized authority on wireless issues, developments and trends in Canada. Visit www.cwta.ca for more information.



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date:	Monday, June 1, 2020
Time and Location:	7 p.m., Video Conference
Committee Members:	Jeff Lanthier (Chair), Neil Asselin, John Green, Councillor Sandra Humfryes, Bob McRoberts (departed 8:21 p.m.), Mayor Tom Mrakas (ex-officio)
Members Absent:	Matthew Kinsella, Hoda Soliman (Vice Chair)
Other Attendees:	Carlson Tsang, Planner, Linda Bottos, Council/Committee Coordinator

This meeting was held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

The Chair called the meeting to order at 7:09 p.m.

The Chair relinquished the chair to Neil Asselin at 8:35 p.m., during consideration of Item 4 – HAC20-008 – Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District, and resumed the chair at 8:50 p.m.

1. Approval of the Agenda

**Moved by Councillor Humfryes
Seconded by Bob McRoberts**

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

Heritage Advisory Committee Meeting Minutes
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Declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*, were made by Jeff Lanthier and Bob McRoberts regarding Item 4, Report No. HAC20-008 – Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District, as they each own property in the subject area. Mr. Lanthier and Mr. McRoberts did not participate in any discussion or voting on Item 4.

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of February 3, 2020

Moved by John Green

Seconded by Councillor Humfryes

That the Heritage Advisory Committee meeting minutes of February 3, 2020, be received for information.

Carried

4. Delegations

Moved by Councillor Humfryes

Seconded by John Green

That each delegation be allowed to speak to their respective agenda item just prior to the consideration of each item.

Carried

(a) Douglas Reeve, co-owner of 67 Catherine Avenue

Re: Item 1 – HAC20-005 – Major Heritage Permit Application File: HPA-2019-08, 67 Catherine Avenue

Mr. Reeve expressed appreciation to the Committee and staff for their efforts through the heritage preservation process.

Moved by Councillor Humfryes

Seconded by John Green

That the comments of the delegation be received and referred to Item 1.

Carried

Heritage Advisory Committee Meeting Minutes
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- (b) Claudio Brutto, representing Cedartrail Developments Inc.
Re: Item 2 – HAC20-006 – Heritage Street Naming for Cedartrail
Subdivision File: SUB-2014-04 – 14288 Yonge Street**

Mr. Brutto presented background and history of the current owner, Mr. Frank Dodaro, principal of Cedartrail Developments Inc. and North Star Homes Inc., in support of his recommendation that the new private road be named Dodaro Lane or North Star Lane.

**Moved by John Green
Seconded by Neil Asselin**

That the comments of the delegation be received and referred to Item 2.

Carried

- (c) Wayne Morgan, representing agent for owner of 15074 Yonge Street
Re: Item 3 – HAC20-007 – Heritage Designation and Consent
Application for 15074 Yonge Street (Poplar Villa)**

Mr. Morgan presented background and highlighted various elements of his Cultural Heritage Impact Assessment of the subject property, including the heritage value of the building and landscape, and aspects of the proposed severance and Heritage Easement Agreement. He recommended that the Committee support the proposed heritage designation of the property and the proposed severance subject to conditions.

**Moved by Councillor Humfryes
Seconded by John Green**

That the comments of the delegation be received and referred to Item 3.

Carried

5. Matters for Consideration

- 1. HAC20-005 – Major Heritage Permit Application
File: HPA-2019-08, 67 Catherine Avenue**

The Committee expressed support for the applicant's proposal to partially demolish the existing rear addition to accommodate a proposed new addition,

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noting that the new addition would blend in with the neighbourhood. The Committee also expressed appreciation of the collaborative process between staff and the property owner.

**Moved by Councillor Humfryes
Seconded by John Green**

1. That Report No. HAC20-005 be received; and
2. That the Heritage Advisory Committee's comments regarding Heritage Permit Application File: HPA-2019-08 be received and referred to staff for consideration and action as appropriate.

Carried

**2. HAC20-006 – Heritage Street Naming for Cedartrail Subdivision File:
SUB-2014-04 – 14288 Yonge Street**

The Committee inquired about the proposed street name and staff provided clarification regarding Mrs. Phila Cannon and the Cannon family farmhouse. The Committee expressed support for staff's recommendation regarding the proposed street name Phila Lane in order to honour the history of the family and satisfy the condition previously set by Council.

The Committee inquired about the street naming policy and the possibility of adding the name Dodaro to the street name list, and staff provided a brief overview of the policy and process.

**Moved by John Green
Seconded by Councillor Humfryes**

1. That Report No. HAC20-005 be received; and
2. That the Heritage Advisory Committee's comments regarding heritage street naming for Cedartrail Subdivision File: SUB-2014-04 at 14288 Yonge Street be received and referred to staff for consideration and action as appropriate.

Carried

Heritage Advisory Committee Meeting Minutes
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**3. HAC20-007 – Heritage Designation and Consent Application for 15074
Yonge Street (Poplar Villa)**

The Committee inquired about the permitted uses of the property and staff provided clarification regarding its current designation and permitted uses within the “PDS1 Promenade Downtown Shoulder – Central Commercial” zone, an area intended for intensification.

The Committee expressed concerns about the severance proposal respecting the resultant frontage size and balance of the lot with an added structure on the south side, the Town’s influence on the architecture of a new structure that would be complementary to the existing building, and the potential for the severed parcel to be joined with the property to the south to accommodate a new development. The Committee suggested that, with the heritage designation and restrictions on the scale of any new development, the benefits to intensification would be greatly reduced.

Staff advised that a potential development agreement would apply to the severed parcels with specific restrictions to ensure protection of the heritage attributes including the front yard landscape. Staff noted that any potential development of the severed lot would be subject to the regular site plan review process including review by the Committee and Council. Staff agreed to confirm whether a development agreement registered on title would remain if the severed parcel was merged with another lot.

The Committee expressed support for the heritage designation of the property, including interior elements, under Part IV of the *Ontario Heritage Act*, and did not support the proposed severance.

**Moved by Councillor Humfries
Seconded by John Green**

1. That Report No. HAC20-007 be received; and
2. That the Heritage Advisory Committee’s comments regarding the heritage designation for 15074 Yonge Street be received and referred to staff for consideration.

Carried

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4. HAC20-008 – Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District

Staff provided an overview of the report providing a status update on the streetscape improvement recommendations of the Northeast Old Aurora Heritage Conservation District (NEOAHCD) Plan that have been implemented by the Town and those that are outstanding due to budget constraints.

The Committee discussed and agreed that the remaining streetscape improvement recommendations of the NEOAHCD Plan should be moved forward and suggested that staff be directed by Council to complete a cost analysis for consideration in the next budget cycle.

It was further suggested that, once the Downtown Street Wall Mural Program is established, the Committee may wish to consider how the retaining wall in front of Our Lady of Grace could be dedicated to the commemoration of the Town's heritage and the district as part of the streetscape analysis.

**Moved by John Green
Seconded by Councillor Humfryes**

1. That Report No. HAC20-008 be received; and
2. That the Heritage Advisory Committee's comments regarding streetscape improvements for the Northeast Old Aurora Heritage Conservation District Plan be received and referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

None

7. Adjournment

**Moved by Councillor Humfryes
Seconded by John Green**

That the meeting be adjourned at 8:51 p.m.

Carried



Town of Aurora

General Committee Report

No. PDS20-045

Subject: Application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Shining Hill Estate Collections Inc.
306, 370, 434 & 488 St. John's Sideroad
File Number: OPA-2018-01, ZBA-2018-02 & SUB-2018-02

Prepared by: Anna Henriques, Senior Development Planner

Department: Planning and Development Services

Date: June 16, 2020

Recommendations

- 1. That Report No. PDS20-045 be received;**
- 2. That Official Plan Amendment application OPA-2018-01 (Shinning Hills Collections Inc.) be approved to:**
 - a) amend Schedule AA of OPA 37 to re-designate the subject lands from 'Suburban Residential (SR)', 'Suburban Residential (SR-1)', 'Core Area Open Space' and 'Supporting Area Open Space' to 'Suburban Residential (SR-2)' and 'Core Area Open Space (COS- 1);**
 - b) amend Section 2.0 of OPA 37 to add the following new Section 2.5 'Suburban Residential (SR-2)' and the following policy: Suburban Residential permits fully serviced single-detached lots with frontages generally greater than 15 metres and areas generally greater than 460 square metres. Accessory uses and home occupations which are accessory to the residential use and compatible with the residential character may also be permitted. Neighbourhood oriented community services such as schools and parks shall also be permitted.**
 - c) amend Section 2.0 of OPA 37 to add the following new Section 2.6, 'Core Area Open Space (COS-1)' and the following policy: "The Core Area Open Space designation permits lands that are open space, approved stormwater management ponds, and approved road and municipal service crossings. Other than the above permitted services this area shall remain in its natural state with only passive recreation uses permitted.**

3. That Zoning By-law Amendment application ZBA-2018-02 (Shinning Hills Collections Inc.) be approved to rezone the subject lands from 'Oak Ridges Moraine Rural General (RU-ORM)' to 'Detached Third Density Residential Exception Zone (R3-XX)', Private Open Space (O2-XX), 'Oak Ridges Moraine Environmental Protection (EP-ORM)';
4. That the Draft Plan of Subdivision application SUB-2018-02 (Shinning Hills Collections Inc.) to create 8 blocks be approved, subject to the conditions listed in Schedule 'A' to this report;
5. That Council grant an allocation of 291 persons from the reserve to service the development of 90 single-detached dwellings on the approved Draft Plan of Subdivision;
6. That the implementing Official Plan Amendment be forwarded to the Region of York for approval; and,
7. That the Zoning By-law Amendment ZBA-2018-02 be brought forward to a future Council Meeting, after the implementing Official Plan Amendment is approved by the Region of York.

Executive Summary

This report seeks Council's approval of the proposed Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision applications, subject to Regional approval of the Official Plan Amendment, to create 8 Blocks on a Plan of Subdivision to facilitate the future development of 90 single detached lots on a private condominium road.

- The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are consistent with Provincial, Regional and Municipal Plans;
- The Official Plan Amendment application seeks to add a new site specific land use designation and policies to permit the development of 90 single detached lots; and community support services;
- The Zoning By-law Amendment application seeks rezone the subject lands to Detached Third Density Residential (R3) exception zone, Oak Ridges Moraine Environmental Protection (EP-ORM) and Private Open Space (O2);
- Subsequent to the Statutory Public Meeting in 2019 the proposed draft plan has been revised to address comments;

- Internal departments and external agencies have no concerns with the approval of the subject applications, subject to the Conditions of Approval (Schedule 'A')
- Final technical matters will be addressed through future site plan and plan of condominium applications.

Background

Application History

The subject applications were submitted on April 24, 2018. The Town declared the applications complete on June 4, 2018. In August 2018, in response to the applicant's request that the Official Plan Amendment be exempt from Region of York approval, the Region advised the Town that the proposed Amendment is not exempt and will require Regional approval because a portion of the subject lands are located within the Regional Greenlands System.

On June 26, 2019, the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were presented at a Public Planning Meeting. Comments were provided relating to a number of matters including, but not limited to, opposition to the proposed development, increased traffic, impacts on St. John's Sideroad, and noise and dust during construction. A summary of the feedback received at the Public Meeting is summarized in Appendix 'G' attached to this report.

At that meeting, General Committee passed a resolution referring the applications back to staff to address the comments presented. Minutes of the June 26, 2019 Public Planning Meeting are attached as Appendix A:

Location / Land Use

The subject lands are generally located at the northwest corner of Yonge Street and St. John's Sideroad (Figure 1) and is comprised of four separate properties that are municipally known as 360, 370, 434 & 488 St. John's Sideroad. Combined, the subject lands have a lot area of approximately 31.30 hectares (77.34 acres), a lot frontage of approximately 185 m (607 ft) along St. John's Sideroad and an average lot depth of approximately 402 m (1319 ft).

Two single-detached dwellings are located on the subject lands; one at 370 St. John's Sideroad and the other at 488 St. John's Sideroad. The remainder of the lands are vacant and part of a larger natural heritage system.

Surrounding Land Uses

The surrounding land uses are generally described as follows:

North: Undeveloped Land, Natural Heritage lands and the Town of Newmarket;
South: St. John's Sideroad and existing estate homes;
East: Vacant Land, Natural Heritage and Yonge Street;
West: Existing residential subdivision.

Policy Context

Provincial Policies

All development applications shall have regard for the Provincial Policy Statement (PPS), which 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 (The Growth Plan) is a guiding document for growth management within the Greater Golden Horseshoe Area. The Growth Plan provides a framework which guides land-use planning.

The Lake Simcoe Protection Plan (LSPP) provides policies which address aquatic life, water quality and quantity, shorelines and natural heritage, other threats and activities (invasive species, climate change and recreational activities) and implementation.

The Oak Ridges Moraine Conservation Plan (ORMCP) provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions. Official Plan Amendment No. 48 (OPA 48) was adopted by Council on October 22, 2003 to bring the Town of Aurora Official Plan into conformity with the ORMCP.

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, liveable communities. Under 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 – OPA 37

The subject lands are designated 'Suburban Residential (SR)', 'Suburban Residential (SR-1)', 'Core Area Open Space' and 'Supporting Area Open Space' under OPA 37 (Figure 2).

The intent of the 'Suburban Residential (SR)' designation within OPA 37 is that these lands shall be developed for fully serviced residential lots of approximately 0.2 hectares in size. Development on lands designated Suburban Residential shall be compatible with the existing estate and suburban residences on the south side of St. John's Sideroad.

The intent of the 'Suburban Residential - (SR-1)' designation within Site Specific Policy Area OPA 37 is that these lands be developed as fully serviced single-detached residential lots with frontages generally greater than 24 metres, and areas generally greater than 800 square metres. Neighbourhood oriented community services such as schools and parks are also permitted.

The intent of the 'Core Area Open Space' designation within the Site Specific Policy Area OPA 37 is that these lands shall be comprised of open space, approved stormwater management outlets, and approved road and municipal service crossings. Other than the above permitted services these lands are intended to remain in its natural state with only passive recreation uses being permitted.

Development in proximity to these Core Area Open Space lands is intended to protect and respect the existing natural edges, provide slope stabilization, and if desirable and necessary, provide trails and open space management programs. Lands designated Core Area Open Space are comprised of two interrelated ecological elements -the riparian corridor and the highest quality vegetation communities.

Lands designated 'Supporting Area Open Space' within the Site Specific Policy Area of OPA 37 are intended to generally be comprised of open space, approved stormwater management facilities, approved road and municipal service crossings, trails and passive use parks. Boundaries and natural edges will be defined, through the subdivision approval process. Lands designated "Supporting Area Open Space" are comprised of two interrelated ecological elements - the supporting vegetation communities and the valley land forms.

Zoning By-law 6000-17, as amended

The subject lands are currently zoned 'Oak Ridges Moraine Rural General (RU-ORM)' under Town of Aurora Zoning By-law 6000-17, as amended (Figure 3).

The Zoning By-law provisions state that no person shall use these lands, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, or a use for which a building permit has already been legally issued in accordance with Section 1.9.1 of By-law 6000-17, as amended, without an amendment to the Zoning By-law or relief from this by-law in accordance with the policies of the Official Plan and the Planning Act.

Reports and Studies

The reports and studies submitted to the Town as part of complete applications were listed in the Public Planning Report Number PDS19-060.

Proposed Applications

The Official Plan Amendment application seeks to amend OPA 37 by adding two new site specific designations and policies to permit the development of 90 single detached lots and supporting uses.

As shown on Figure 6, the applicant is proposing to re-designate the subject lands from 'Suburban Residential (SR)', 'Suburban Residential (SR-1)', 'Core Area Open Space' and 'Supporting Area Open Space' to 'Suburban Residential (SR-2)' and 'Core Area Open Space (COS-1)'.

The proposed 'Suburban Residential (SR-2)' site specific designation provides revised minimum lot frontage and lot area requirements when compared to the 'Suburban Residential (SR-1)' designation. The proposed SR-2 designation is consistent with all other SR-1 policies in OPA 37 including the permission for neighbourhood oriented support services such as schools and parks.

The following outlines the difference between the SR-1 Official Plan policies and the proposed SR-2 policies:

	Existing SR-1 Designation	Proposed SR-2 Designation
Lot Frontage	Generally greater than 24 (79 ft.)	Generally greater than 15m (49 ft.)
Lot Area	Generally greater than 800 m ²	Generally greater than 460 m ²

The proposed new site specific 'Core Area Open Space (COS-1)' designation is similar to the Core Area Open Space (COS) policies with the exception that the lands require dedication to the Town. The following is the proposed COS-1 policy amendment:

“Core Area Open Space - 1” within the Site Specific Policy Area shall be comprised of open space, stormwater management ponds, and road and municipal service crossings. Other than the above permitted services, this area shall remain in its natural state with only passive recreation uses being permitted.”

As shown on Figure 7, the proposed Zoning By-law Amendment seeks to rezone the subject lands from RU-ORM to a 'Detached Third Density Residential Exception Zone (R3-XX)', 'Oak Ridges Moraine Environmental Protection (EP-ORM)' and 'Private Open Space Exception Zone (O2-XX)' under By-law 6000-17, as amended. Appendix 'B' compares the difference between the parent R3 and O2 Zone requirements and the proposed R3 and O2 Exception Zones.

Site specific zoning by-law provisions are also proposed to increase maximum encroachments including, but not limited to, open-sided roofed porches, uncovered terraces, porticos, patios, etc. (See Appendix 'B').

No reductions to parking requirements are proposed and the owner will be required to demonstrate compliance with the R3 zone's parking standards and other standard requirements, including maximum height (11m), through a future site plan application. Zoning standards will be finalized by staff in detail prior to the implementing Zoning By-law Amendment being presented to Council for enactment.

Proposed Draft Plan of Subdivision

The proposed draft plan of subdivision proposes 8 blocks to accommodate a future residential development on Block 1 which will be accessed by a private condominium road off of St. John's Sideroad. The proposed draft plan also includes blocks for an open space feature, a storm water management facility, landscape/walkway buffering, road widening and natural heritage. With the exception of the road widening block (Block 4), all blocks will remain in private ownership.

As illustrated on Figure 4, the Draft Plan of Subdivision proposes a total of 8 blocks as summarized below:

Table 2: Draft Plan of Subdivision Breakdown

Proposed Land Use	Blocks	Area
Future residential development consisting of 90 single-detached dwellings serviced by a private condominium road	1	7.79 ha (19.24 ac)
Landscape Buffer	2	0.18 ha (0.45 ac)
Landscape Buffer	3	0.28 ha (0.69 ac)
Road Widening	4	0.43 ha (1.06 ac)
Open Space	5	0.77 ha (1.90 ac)
Stormwater Management facility	6	0.36 ha (0.89 ac)
10 m Buffer/Walkway	7	0.07 ha (0.18 ac)
Natural Heritage System	8	1.28 ha (3.16 ac)
Total		11.16 ha (27.57 ac)

Analysis

Planning Considerations

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are consistent with Provincial, Regional and Municipal Plans

Provincial Policy Statement (PPS)

It is Planning Staff's opinion that the proposed Official Plan Amendment, Zoning By-law Amendment and Subdivision applications are consistent with the PPS by encouraging the development of strong, healthy communities through the promotion of efficient land use and development patterns. Appendix 'C' further describes how the proposed development conforms to the PPS.

Places to Grow Plan for the Greater Golden Horseshoe

Staff is satisfied that the proposed applications are consistent with the Growth Plan by encouraging a range of housing types, using existing infrastructure and concentrating

population growth in settlement areas. Appendix D further describes how the proposed development conforms to the Growth Plan.

Lake Simcoe Protection Plan (LSPP)

The subject lands are located within the regulated area of the LSPP. The proposed development also constitutes major development under the LSPP (the construction of a building or buildings within a ground floor area of 500 m² or more).

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed applications in concert with the LSPP and has no objections, subject to the Conditions of approval as attached to this report. Staff is of the opinion that the proposed application conforms to the LSPP.

Oak Ridges Moraine Conservation Plan (ORMCP)

The ORMCP states that all uses permitted by the applicable Official Plan are permitted. Single-Detached Dwellings are listed as a Permitted Use under OPA 37 and specifically, within the existing 'Suburban Residential (SR-1)' land use designation.

Further, OPA 48 states that continued development within existing urban settlement areas in the ORMCP should be provided, subject to applicable policies which generally seek to maintain the ecological integrity of all lands within the Plan. Planning staff are satisfied that the proposed development conforms with the ORMCP. Appendix G to this report outlines, in greater detail, how the development conforms to these documents in greater detail.

Natural Features

The subject property contains natural heritage features and a portion of the subject lands are located within the Regional Greenlands System. The The Environmental Impact Statement/Natural Heritage Evaluation submitted in support of the applications outlines the Minimum Vegetation Protection Zones established to protect the site's natural features as required.

York Region Official Plan (YROP).

The proposed OPA will enable a development that is designed to ensure accessibility to people of all ages, cultures, and abilities (Policy 5.2.7) and will assist in ensuring "that

by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Growth Plan (Policy 5.3.1). The proposed development is consistent with the policies of the "Urban Area" in the YROP. On this basis, York Region Development Planning staff is of the opinion that the proposed OPA aligns with the policy intent of YROP. The proposed Official Plan Amendment is not exempt from Regional Approval and will be forwarded to the Region for approval should Committee endorse the subject applications in principle.

Appendix E to this report highlights how the proposed development aligns with the York Region triple bottom line objectives, and other policies within the Plan.

Town of Aurora Official Plan – OPA 37

The proposed Official Plan Amendment to accommodate a future residential development of 90 single family dwelling units and associated neighbourhood oriented support services is consistent with the Official Plan. The proposed site specific Official Plan designations [Suburban Residential (SR-2) and Core Area Open Space (COS-1)] generally conform with the policies of the Aurora Official Plan and satisfies the intent of OPA 37.

The Suburban Residential (SR-2) designation allows for fully serviced and environmentally sensitive residential development consisting of single-detached housing which is currently permitted through OPA 37. Although the frontages and lot areas have been slightly reduced compared to what is presently permitted in OPA 37, staff are of the opinion that the proposed housing product is compatible with the existing pattern of residential development within the host community.

Staff are of the opinion that the proposed development maintains the general intent of OPA 37 and the existing Core Area Open Space designation by providing a Natural Heritage Block which will remain in its natural state. This Natural Heritage Block has been established in accordance with the limit of the staked dripline by the LSRCA on May 24, 2017 and is proposed to remain in private ownership, as recommended by Town staff. It is anticipated that the balance of the natural heritage system located on the subject lands, and outside the limits of the proposed draft plan, may be gratuitously dedicated to the Town as part of future planning application. As such, staff have included a draft plan condition that provides the Town with the flexibility to request that Blocks 8 (Natural Heritage) and Block 7 (Walkway/Buffer) be gratuitously dedicated to

the Town should the balance of the natural heritage system be dedicated to the Town (through future development approvals), prior to release of the plan for registration.

A stormwater management pond is also proposed with the Core Area Open Space designation, consistent with OPA 37 policies.

Planning staff are of the opinion that the proposed Official Plan Amendment will facilitate appropriate development that is compatible with adjacent lands and protects key existing environmental features. Appendix 'F' further outlines how the proposed development conforms to the Official Plan.

Zoning By-law 6000-17, as amended

The proposed zoning by-law amendment to rezone the subject lands to Detached Third Density Residential (R3) exception zone, Oak Ridges Moraine Environmental Protection (EP-ORM) and Private Open Space (O2) exception zone is appropriate and represents good planning. Planning staff have evaluated the proposed Zoning By-law amendment (Appendix 'B') in the context of OPA 37 and the proposed Draft Plan of Subdivision. Planning staff are of the opinion that the proposed amendment is compatible with adjacent and neighbouring development and will protect natural heritage features.

Subsequent to the Statutory Public Meeting in 2019 the proposed draft plan has been revised to address comments

In response to comments received at the June 2019 Statutory Public Planning Meeting, and staff and agency review comments, the following revisions were made to the proposed draft plan:

- Reduction in number of residential lots from 92 to 90 as illustrated on the proposed Development Concept (See Figure 5);
- Increasing the lot frontage for lots located closer to St. John's Sideroad
- Decreasing in area the residential block from 7.95 ha to 7.79 ha;
- Increasing in area the landscape buffer block from 0.25 ha to 0.28 ha;
- Increasing in area the road widening block from 0.40 ha to 0.43 ha;
- Increasing in area the private open space block from 0.69 ha to 0.77 ha;
- Increasing the stormwater management block from 0.28 ha to 0.36 ha;
- Decreasing in area the Natural Heritage block from 13.40 ha to 1.28 ha;
- Including an additional 10 m walkway/buffer (0.07 ha) now shown as Block 7;

- Introducing a Core Area Open Space (COS-1) Official Plan land use designation;
- Revising the Proposed Zoning to change from Public Open Space (01) to Private Open Space (O2) (see Figure 7).

Proposed Lot Pattern

Regarding concerns relating to density and compatibility, the applicant has reduced the overall number of units proposed from 92 to 90 lots on the proposed Concept Plan. Additionally, the proposed Concept Plan was revised to provide for lots with larger frontages closer to St. John's Sideroad. The proposed lotting pattern is illustrated on Figure 5 (Development Concept) where the lots will range in frontage from 15.24 m (50 ft) to 18.3 m (60 ft) and in depth from 18.9 m (62 ft) to 57.3 m (188 ft). A minimum lot area of 460 m² is proposed for each lot.

Planning staff consider the proposal to be appropriate for the development of the subject lands as it is compatible with the existing characteristic of the host community which includes low density subdivisions with a similar lot fabric and unit types (i.e. single-detached). As such, Planning staff do not anticipate any adverse impacts on neighbourhood character.

Landscape and Open Space

To address concerns with respect to neighbourhood character and buffering and screening for adjacent residential dwellings, the proposed plan was revised to include landscape buffers (Blocks 2 & 3) along St. John's Sideroad and at the west end of the draft plan (Block 7) which protect existing mature vegetation while also providing screening for future and existing residents.

Natural Heritage

The total area of this natural heritage block has been refined from previous submissions to address comments from the Region of York. Block 8 consists of the Natural Heritage System and is proposed to remain in private ownership at this time. However, staff have included a draft plan condition that provides the Town with the option to request that Block 8 be dedicated to the Town prior to final approval of the plan.

It is anticipated that the balance of the natural heritage system located on the subject lands, but outside the limits of the proposed draft plan, may be gratuitously dedicated to the Town as part of a future planning application. These natural heritage lands, once

secured through future development approvals, will facilitate the construction of trail routes on the subject lands and to the east and west, as illustrated in the Town of Aurora Trails Master Plan. Once the lands are conveyed to the Town, the proposed trail system north of St. John's Sideroad may be planned and designed.

Overall, Staff are satisfied with the revised plan, block pattern and draft limits established through the proposed draft plan of subdivision, as shown on Figure 4.

Stormwater Management & Site Servicing

A Bioretention System was added to the Stormwater Management Block (6) to provide a higher level of treatment as it relates to drainage. Stormwater runoff will drain into a bioretention cell, placed downstream of the proposed detention storage and control structures from the tank. In addition to the Stormwater Management Block, other areas throughout the site along the northern boundary will drain to the adjacent creek.

The proposed Stormwater Management scheme provided in the submitted Functional Servicing Report outlines a treatment train which contains catchbasin shields (CB Shields) along roads, an Oil Grit Separator unit, as well as a filtration bed. The LSRCA supports the approach for storm water management to service the development including the size of Block 6 and have issued draft plan conditions that can be viewed in Schedule A.

The Town's Engineering Department has reviewed the subject applications and has indicated that no servicing constraints were identified.

Traffic/Transportation

A revised Transportation Mobility study was submitted and reviewed by the Town's Traffic Analyst and Region of York who have both confirmed that they have no objection to approval of the proposed development subject to conditions of draft approval.

Staff consider the proposed 9.2 metre wide private condominium road off of St. John's Sideroad sufficient to provide access to the proposed residential development on Block 1. This will be a full-moves intersection and York Region has confirmed that the intersection is not to be signalized due to insufficient traffic warrants and have no concerns rearding sight-lines. (Figure 5).

The Region has also provided responses to comments made by the public at the June 2019 Public Planning Meeting relating to the widening of St. John's Sideroad, increased traffic and congestion, access, traffic lights, crosswalks and pedestrian safety (see Appendix 'G'). The Region has confirmed they have no additional concerns at this time and have issued draft plan conditions that can be viewed in Schedule A.

Department / Agency Comments

Internal departments and external agencies have no concerns with the approval of the subject applications subject to Conditions of Approval, attached as Schedule 'A'.

The proposed applications were circulated to internal departments and external agencies for review and comment.

In general, all circulated departments and agencies are satisfied that comments have been adequately addressed or will be addressed through the recommended draft plan conditions and therefore, have no objection to approval of the applications.

Planning and Development Services – Development Engineering

The Development Engineer has reviewed the materials submitted in conjunction with the proposed applications and has no concerns with approval of the subject applications, subject to all engineering related conditions being satisfied prior to execution of the development agreement. Outstanding technical matters will be addressed through the recommended draft plan conditions.

Building Division

The Town's Building Division has expressed no objection to approval of the subject applications and have confirmed that they have no further comments.

Traffic/Transportation

The Town's Traffic Analyst has no further comments and has expressed no concerns with the findings and conclusions of the Transportation Mobility Plan (TMP) submitted as it relates to the impact and operations of roads under the jurisdiction of the Town.

Operational Services – Parks Division

Parks staff acknowledge that the development as proposed is ultimately intended to be a condominium development and that the Town does not typically designate public parkland within private developments. As such, the Town's Parks Division has confirmed that they will be requesting Cash-In-Lieu of parkland. Therefore, the owner will be required to provide Cash-In-Lieu prior to building permit issuance.

Operations Services – Waste & Recycling

As stated earlier in this report, a future site plan and plan of condominium applications are required. The Town's Operations Department has confirmed that condominium developments are typically serviced by private pickup for waste and recycling. This will be further evaluated as part of future planning applications.

Regional Municipality of York

The Regional Municipality of York has reviewed the application and advises that they have no objection to approval of the subject applications, subject to the owner satisfying technical requirements through draft plan conditions prior to execution of the subdivision agreement. In addition, as previously stated the proposed Official Plan Amendment requires approval by the Region of York.

Lake Simcoe Region Conservation Authority (LSRCA)

The Lake Simcoe Conservation Authority reviewed the proposed applications with no objections subject to technical comments being addressed. As such, the owner will be required to satisfy these requirements which are listed as draft plan conditions prior to the execution of the Development Agreement.

Central York Fire Services

Central York Fire Services (CYFS) has reviewed the application and indicated no objection to approval of the applications subject to the owner satisfying technical requirements through draft plan conditions prior to execution of the Development Agreement.

Policy Planning & Economic Development

Staff are recommending that Council grant servicing allocation in the amount of 291 persons from the reserve for the proposed development. An average of 3.23 persons per unit is required to service a single detached dwelling. In consultation with Policy Planning, it has been confirmed that capacity is available for allocation.

Final technical matters will be addressed through future site plan and plan of condominium applications.

The subdivision application submitted is intended to establish the block pattern and draft limits of this plan as shown on Figure 4, to facilitate the development of 90 single detached lots/units and associated neighbourhood services on a private condominium road. A plan of condominium application will be required to include the private road, providing access off of St. John's Sideroad, and the open space, stormwater management, buffer/walkway and natural heritage blocks. If freehold single detached lots are proposed, a Part Lot Control Application will also be required to establish 90 parcels of tied land (POTLS).

A Site Plan application will also be required to review details as it pertains to building elevations and overall urban design and massing aspects related to this development. As part of site plan control, all urban design matters will need to be to the satisfaction of Council prior to final approval. Internal departments and external agencies will also be circulated on a future Site Plan, Draft Plan of Condominium and Part Lot Control (if required) applications for review and comment.

Public Comments

At the time of writing this report, no written comments were submitted from the public. Responses to verbal comments made at the June 2019 Statutory Public Planning Meeting are attached to this report as Appendix H.

Advisory Committee Review

Accessibility Advisory Committee

The Town's Accessibility Advisor has reviewed the site plan on behalf of the Accessibility Advisory Committee in accordance with the Accessibility for Ontarians with

Disabilities Act in order to encourage barrier free access. The Town's Accessibility Advisor has no further comments at this time and comments as it relates to barrier free accessibility throughout this site will be addressed as part of a future site plan application.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the Planning Act states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 180 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

Subsection 34(11) of the Planning Act states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

Subsection 51(34) of the Planning Act states that if Council refuses the Draft Plan of Subdivision application or fails to make a decision on it within 180 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

These applications were received in 2018 and therefore, the applicant may appeal them to the LPAT at any time.

Financial Implications

There are no financial implications identified at this time.

Communications Considerations

On January 4, 2018, a Notice of Complete Application and Public Planning Meeting was published in the Aurora Banner and Auroran newspapers and given by mail to all addressed property owners within a minimum of 120 metres (393 feet) of the subject lands. On the same date, a Notice of Public Planning Meeting sign was also posted on the subject lands fronting Yonge Street.

All interested parties were notified that the subject applications would be presented at the June 16, 2020 General Committee Meeting. While not a statutory meeting, public notification of the General Committee meeting was issued by the Town.

Link to Strategic Plan

The proposed Official Plan Amendment, Zoning By-law Amendment and Subdivision applications support the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the review and approval of the Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision applications, housing opportunities are created that collaborates with the development community to ensure future growth includes housing opportunities for everyone.

Alternatives to the Recommendation

1. That Council provide direction.

Conclusions

Planning and Development Services has reviewed the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications against the relevant Provincial plans, Regional and Town Official Plans, Town Zoning By-law and municipal development standards. The development proposal is considered good planning, and conforms to Provincial and Regional policies and is consistent with policies of the Town's Official Plan. The OPA, zoning by-law and draft plan conditions work together to protect the ecological function of the natural heritage system in addition to implementing a future residential development that is compatible with the host community.

Therefore, staff recommend approval of the proposed Official Plan Amendment (OPA-2018-01), Zoning By-law Amendment (ZBA-2018-02) and Subdivision applications (SUB-2018-02). The Official Plan Amendment will be forwarded to the Region of York for approval and once approval has been granted, staff will present the implementing zoning by-law to a future Council meeting for approval.

Attachments

Attachment 1

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning
- Figure 4 – Proposed Plan of Subdivision
- Figure 5 – Development Concept – Future Draft Plan of Condominium
- Figure 6 – Proposed Official Plan Designation
- Figure 7 – Proposed Zoning

Attachment 2

- Schedule 'A' – Conditions of Draft Plan Approval

Attachment 3

- Appendix A – Excerpt from Minutes of the June 26, 2019 Public Planning Meeting
- Appendix B – Proposed Residential Exception and Private Open Space Zones
- Appendix C – Provincial Policy Statement Analysis
- Appendix D – Growth Plan Policy Analysis
- Appendix E – York Region Official Plan Analysis
- Appendix F – OPA 37 Policy Analysis
- Appendix G – Oak Ridges Moraine Conservation Plan Policy Analysis
- Appendix H – Response to Public CommentsΠροβιουσ Ρεπορτσ

Previous Reports

- Public Planning Report No. PDS19-060, dated June 26, 2019.

Pre-submission Review

- Agenda Management Team Meeting review on May 28, 2020

June 16, 2020

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Report No. PDS20-045

Departmental Approval

Approved for Agenda



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

**Doug Nadorozny
Chief Administrative Officer**



Notice of Motion	Councillor John Gallo
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Date: June 16, 2020

To: Mayor and Members of Council

From: Councillor Gallo

Re: **Trail Crossings**

Whereas since the 1970's, Aurora's planners have been urged to include off-road trails in natural environments for non- motorized traffic; and

Whereas in 2011 with the assistance of Town staff and MMM Group the Trails Sub-Committee developed the Town of Aurora Trails Master Plan; and

Whereas during these unrepresented times, Aurora's trails have been used and appreciated more than ever; and

Whereas Aurora trails serve "the dual function of the trails network; as community infrastructure for non-motorized and self-propelled traffic, for utilitarian as well as recreational purposes"; and

Whereas key goals to the development of the Trails Master Plan are "Improve connections between existing trails, and to provide new trails and connections between residential areas, schools, commercial, industrial and institutional establishments, and parks, greenspace and natural areas" and "Create a connected network of trails which provide Aurora's residents with active, healthy lifestyle opportunities, the ability to travel easily throughout Town with opportunities to experience nature without having to rely on a car"; and

Whereas the Trails Master Plan has identified difficulties in trail development such as "challenging or non-existent road or rail crossings" and "a lack of trail continuity"; and

Whereas the Trails Master Plan has identified that the "implementation of the plan can only be accomplished through short, medium and long term actions under the leadership and guidance of Council"; and

Notice of Motion
Re: Trail Crossings
June 16, 2020

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Whereas Section 11.10 (d) Policies for Public Open Space of the Town of Aurora Official Plan states “This Plan aims to encourage retention, enhancement, and full utilization of the existing public parks, including enhancements to improve the visual and physical linkages with the parks and associated trails with, for example, wayfinding signage, improved streetscape links and crosswalks”, and Section 12 (d) states “Enhance the Greenlands System through a comprehensive network of trails, in accordance with the Town’s Trails Master Plan”; and

Whereas in addition, section 12.2 (a) The Greenlands System of the Town of Aurora Official Plan clearly states “It is a fundamental principle of this Plan that the Town promote an active, healthy lifestyle for its residents. The provision of a highly integrated system of environmentally protected lands, parks, trails and recreation facilities that are well distributed, strategically located, well maintained and diverse plays an important role in encouraging community members to have active and healthy lifestyles”; and

Whereas Council has passed the following resolution “Now Therefore Be It Hereby Resolved That staff work with our local MPPs for their support and to advocate for Aurora to Metrolinx for re-opening the Cousins Drive Crossing and that staff provide an update report to a future General Committee meeting including an estimate of the costs of all possible options should the Town undertake the project”; and

Whereas the Mayor has sent a letter to Mr. Verster (CEO of Metrolinx) on May 13, 2020 regarding Cousins Drive; and

Whereas it is fundamentally clear the Town of Aurora is bisected by train tracks and in order to properly implement the Trails Master Plan and parts of the Town of Aurora Official Plan frequent and safe east west crossing for non-motorized traffic must be established; and

Whereas should the Town be interested in multiple non-motorized crossings along the train track, designs must be included in the tender documents during the track reconstruction by Metrolinx;

1. Now Therefore Be It Hereby Resolved That staff provide a status report on all potential pedestrian crossings for non-motorized traffic along the train corridor to a General Committee meeting by the end of October; and
2. Be It Further Resolved That staff include in that report the priority crossings as identified in the Trails Master Plan and costing of detailed designs so that they may be included in the tender documents during the reconstruction by Metrolinx.