



**Council
Public Planning
Meeting Agenda**

**Tuesday, January 21, 2020
7 p.m.**

**Council Chambers
Aurora Town Hall**



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

Tuesday, January 21, 2020
7 p.m., Council Chambers

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Planning Applications**
 - 1. PDS20-007 – Application for Draft Plan of Subdivision
15370 Leslie (Skale) Inc.
15370 Leslie Street
Part of Lot 2, Concession 2
File Number: SUB-2019-02
Related File Number: ZBA-2017-02 & SP-2017-02**

Recommended:

1. That Report No. PDS20-007 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-20 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 21, 2020.

5. Adjournment



**Town of Aurora
Public Planning Report**

No. PDS20-007

Subject: Application for Draft Plan of Subdivision
15370 Leslie (Skale) Inc.
15370 Leslie Street
Part of Lot 2, Concession 2
File Number: SUB-2019-02
Related File Number: ZBA-2017-02 & SP-2017-02

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: January 21, 2020

Recommendations

- 1. That Report No. PDS20-007 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.**

Executive Summary

The purpose of this report is to provide Council with background information related to the proposed Draft Plan of Subdivision application at the property municipally known as 15370 Leslie Street (the subject lands).

- Zoning By-law Amendment and Site Plan Approval applications for the subject lands were considered by Council on September 18, 2018, and were approved in principle. The implementing Zoning By-law (By-law 6189-19) was passed by Council on June 25, 2019;
- The subject lands are designated “Urban Residential 2” by the Aurora 2C Secondary Plan (OPA 73). This designation permits the proposed density and built-form;
- The Draft Plan of Subdivision application will facilitate a Parcels of Tied Land (POTL) development (also known as a common elements condominium development) with 4 townhouse blocks totaling 32 freehold units, and common elements including a private road, visitor parking and a stormwater management facility;

- A future Draft Plan of Condominium application will be required to create the common elements;
- 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

Development Application History

On September 18, 2018, Council approved applications for a Zoning By-law Amendment and Site Plan Approval in principle, for a development consisting of 4 townhouse blocks totaling 32 condominium dwelling units. At this time, the proposed tenure of the development was standard condominium, therefore not requiring a Draft Plan of Subdivision application.

On June 25, 2019, Council passed By-law 6189-19, being a Zoning By-law to implement the above noted Zoning By-law Amendment application on the subject lands.

The landowner has now submitted the subject application for a Draft Plan of Subdivision to facilitate a common elements condominium tenure, rather than a standard condominium tenure as originally contemplated.

Location / Land Use

The subject lands are municipally known as 15370 Leslie Street, and are located on the west side of Leslie Street, north of the intersection of Wellington Street East and Leslie Street (see Figure 1). The subject lands exhibit the following characteristics:

- A lot frontage of 58.25 metres and an average lot depth of 186 metres;
- A lot area of 11,224.6 square metres (2.8 acres);
- A one-storey residential building, an accessory structure and a man-made pond adjacent to Leslie Street;
- One driveway access to Leslie Street at the northeast corner of the site;

- The site generally falls from southeast to the northwest toward the natural heritage lands located north of the property;
- Drainage from the storm sewer from Leslie Street and the property to the south flows directly into the existing man-made pond on the property; and,
- Majority of the existing vegetation is located around the perimeter of the lands.

The subject lands along with other smaller parcels within the 2C secondary plan were not part of the 2C (west) Block Plan. The subject lands represent one of the remaining independent residential parcels within the secondary plan.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Approved Draft Plan of Subdivision (Shimvest Investments Ltd.);
South: Salvation Army Northridge Community Church
East: Leslie Street, Stormwater Management Pond and Smart Centres Plaza; and
West: Stewart Burnett Park

Policy Context

Provincial Policies

All Planning Act development applications shall have regard to matters of Provincial interest. 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 guides 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 12 (Leslie Street). 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.

Aurora 2C Secondary Plan (OPA 73)

The subject lands are designated as "Urban Residential 2" by the Aurora 2C Secondary Plan (OPA 73) (see Figure 2). The Urban residential 2 designation permits a more dense form of development which includes townhouses. The maximum height of any building within Urban Residential 2 designation shall be 6 storeys or 20 metres whichever is less. The Urban Residential 2 designation permits density levels ranging from 35 and 50 units per net residential hectare.

The 2C Secondary Plan requires all development proposals to demonstrate that there are no adverse impacts to existing groundwater and surface water as a result of the proposed development. All development shall be generally consistent with the approved Urban Design Guidelines for the 2C area.

Zoning By-law 6000-17, as amended

On June 25, 2019, Council adopted By-law Number 6189-19, which rezoned the subject lands from "Institutional (I) Zone" and "Rural RU(29) Exception Zone" to "Townhouse Dwelling Residential R8(511) Exception Zone", "Environmental Protection (EP) Zone" and "Private Open Space (O2) Zone".

Reports and Studies

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

Drawing / Report Name	Drawing / Report Author
Planning Justification Report	Bousfields Inc.
Plan of Survey	Schaeffer Dzaldov Bennett Ltd.
Draft Plan of Subdivision	Schaeffer Dzaldov Bennett Ltd.
Architectural Drawings	Kohn Partnerships Architects Inc.
Geotechnical Study	V.A. Wood Associated Limited

Hydrogeological Study	Azimuth Environmental Consulting Inc.
Environmental Impact Study / Natural Heritage Evaluation	GeoProcess Research Associates Inc.
Phase 1 Environmental Site Assessment	V.A. Wood Associated Limited
Site Servicing Design Brief	Pinestone Engineering Limited
Tree Preservation Protection and Replacement Plan	Maple Hill Tree Services
Stormwater Management Report	Pinestone Engineering Limited
Transportation Impact Study	BA Group
Landscape Plans	Adesso Design Inc.
Civil Engineering Drawings	Pinestone Engineering Limited

Proposed Applications

The landowner has submitted an application for a Draft Plan of Subdivision to facilitate a future POTL tenure. The envisioned POTL development necessitates a Draft Plan of Subdivision application to legally create a whole Block on a Plan of Subdivision.

Draft Plan of Subdivision

As illustrated on Figure 4, the proposed draft plan of subdivision proposes 2 blocks (a residential development block, and a stormwater management pond block). Development Planning has provided comments to the applicant that the Draft Plan of Subdivision should be revised to reflect only one proposed block, as there is no land to be conveyed on the draft plan.

Future Draft Plan of Condominium and Part Lot Control Applications

The proposed common elements components of the development will be established through a future Draft Plan of Condominium application. Common elements will include the private road, visitor parking, and a stormwater management pond.

The proposed freehold lots will be established through a future Part Lot Control application to the Town. Part lot control cannot occur unless an application is made on a whole block or lot on a Plan of Subdivision. In December 2017, the landowner acquired abutting lands for purposes of increasing rear yard amenity space for the

proposed townhouse units. Therefore, the subject lands are not a whole block or lot and necessitate the subject Draft Plan of Subdivision application.

The envisioned POTL development is included as Figure 5 to this report for context.

Analysis

Department / Agency Comments

A preliminary review of the proposed Draft Plan of Subdivision application has 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:

- Vegetation management initiatives will be required to address tree removal, tree protection and preservation, and compensation plantings in accordance with the Town's Urban Forest Management Plan;
- Landscape plans will be required through the subdivision agreement process to address minimum landscape standards in accordance with the Town's Landscape Design Guidelines;
- A schedule of Firebreak lots is to be submitted to Central York Fire Services, Fire Prevention Division for approval;
- Draft Plan of Subdivision should be one Block. "Block 2 SWMP / Buffer" is not being conveyed, it will remain in private ownership and form part of the future common elements that is contemplated for the site;
- Site Plan Approval for SP-2017-02 is required to facilitate the development of the lands; and,
- Cash-in-lieu of parkland will be required in accordance with the Town's policy and By-law 4291-01.F.

At the time of writing this report, comments are outstanding from York Region, and the Lake Simcoe Region Conservation Authority.

Public Comments

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

Alternative to the Recommendation

1. That Council provide direction.

Advisory Committee Review

No communication required.

Legal Considerations

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 on October 24, 2019, and was deemed complete on November 6, 2019. Therefore, the applicant may appeal the Draft Plan of Subdivision application after February 20, 2020.

Financial Implications

There are no financial implications.

Communications Considerations

On November 14, 2019, a Notice of Complete Application respecting the Draft Plan of Subdivision application was published in the Auroran and Aurora Banner newspapers.

On December 19, 2019, a Notice of Public Planning Meeting respecting the Draft Plan of Subdivision application 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 Draft Plan of Subdivision application will be reviewed in accordance with the Strategic Plan and its goal of “supporting an exceptional quality of life for all” and the

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objective of “strengthening the fabric of our community”.

Next Steps

Staff continue to review the subject application having consideration for the above noted matters, the comments received from the circulation, and the feedback received 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 Draft Plan of Subdivision
- Figure 5 – Proposed Overall Development Concept

Pre-submission Review

Agenda Management Team Meeting review on January 6, 2020

Departmental Approval

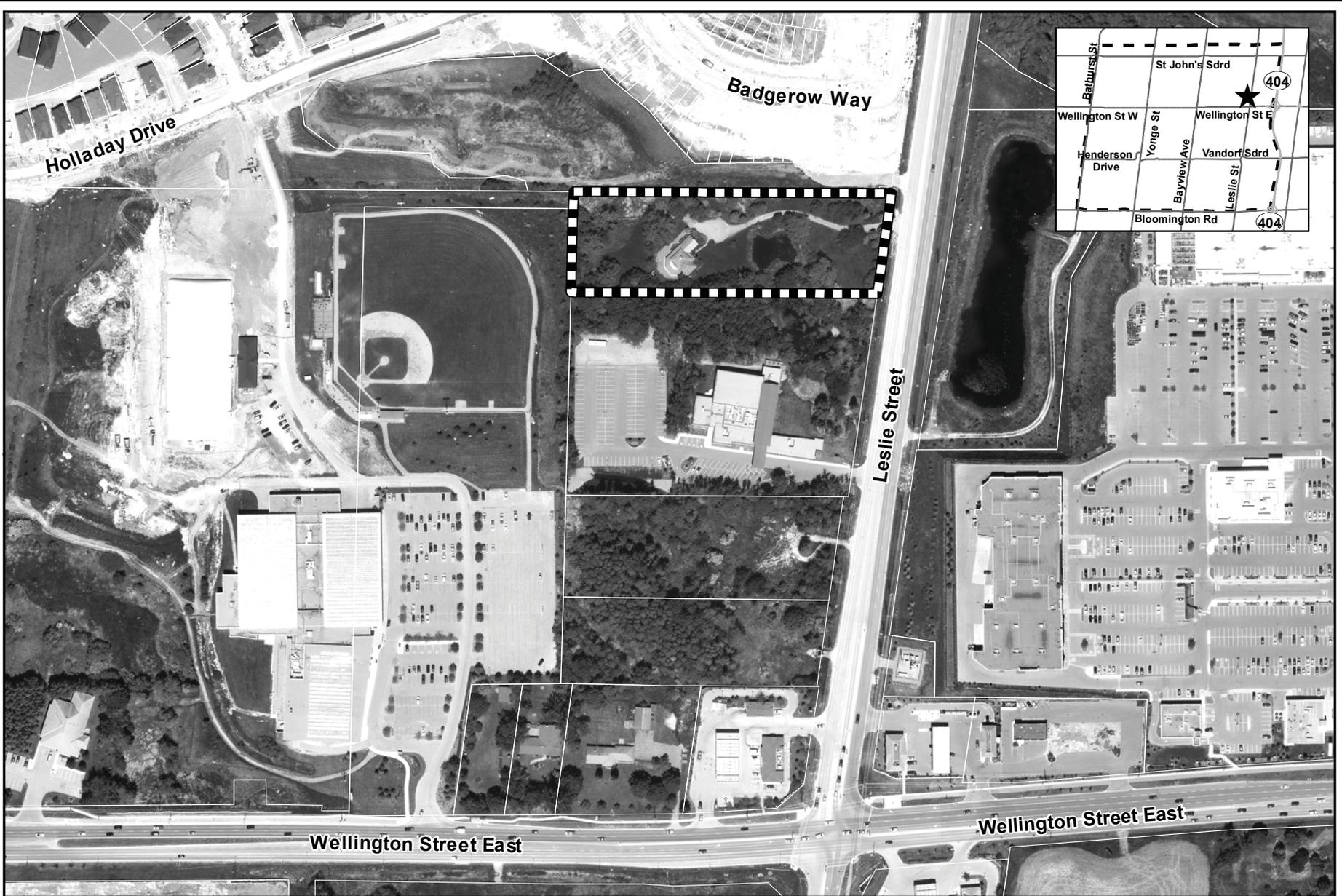


**David Waters, MCIP, RPP, PLE
Director
Planning and Development Services**

Approved for Agenda



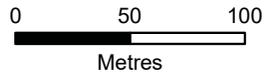
**Doug Nadorozny
Chief Administrative Officer**



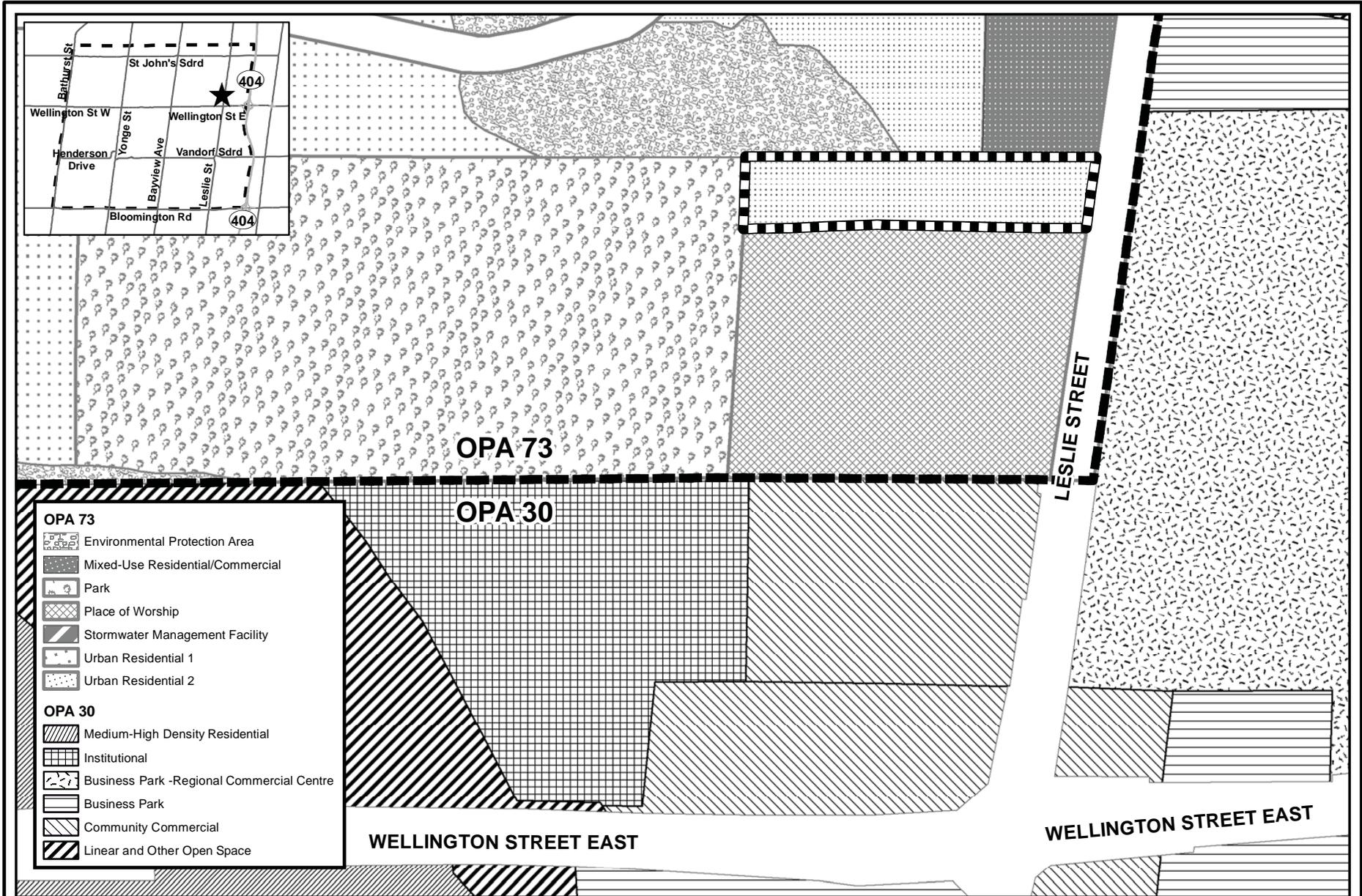
LOCATION MAP

APPLICANT: 15370 Leslie (Skale) Inc.
 LOCATION: 15370 Leslie Street
 FILES: SUB-2019-02
 FIGURE 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Development Services Department, April 26, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2017, © First Base Solutions Inc., 2017 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 15370 Leslie (Skale) Inc.

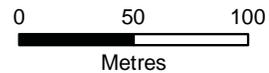
LOCATION: 15370 Leslie Street

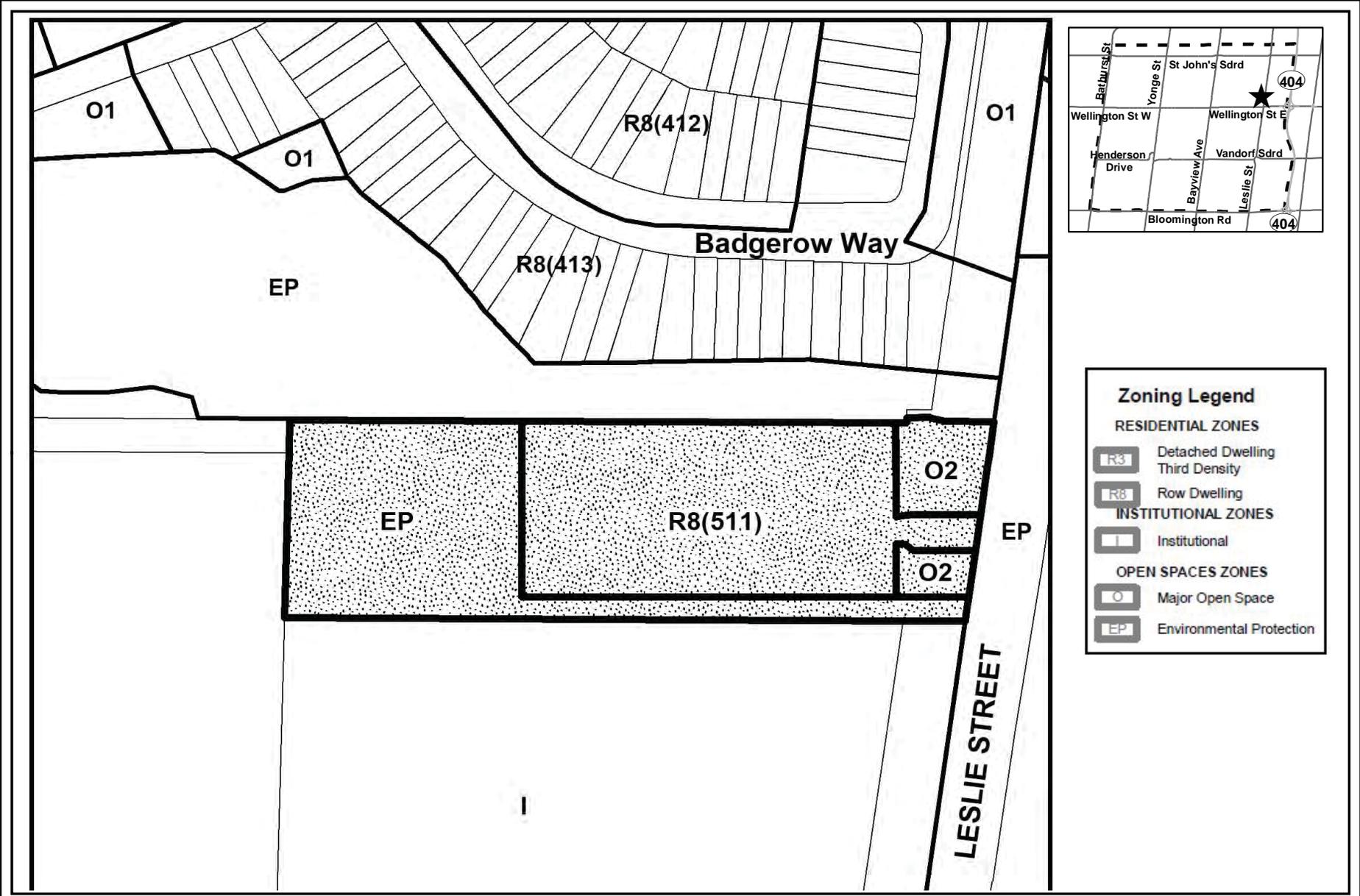
FILES: SUB-2019-02

FIGURE 2



SUBJECT LANDS

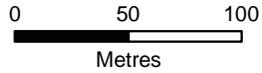




EXISTING ZONING BY-LAW

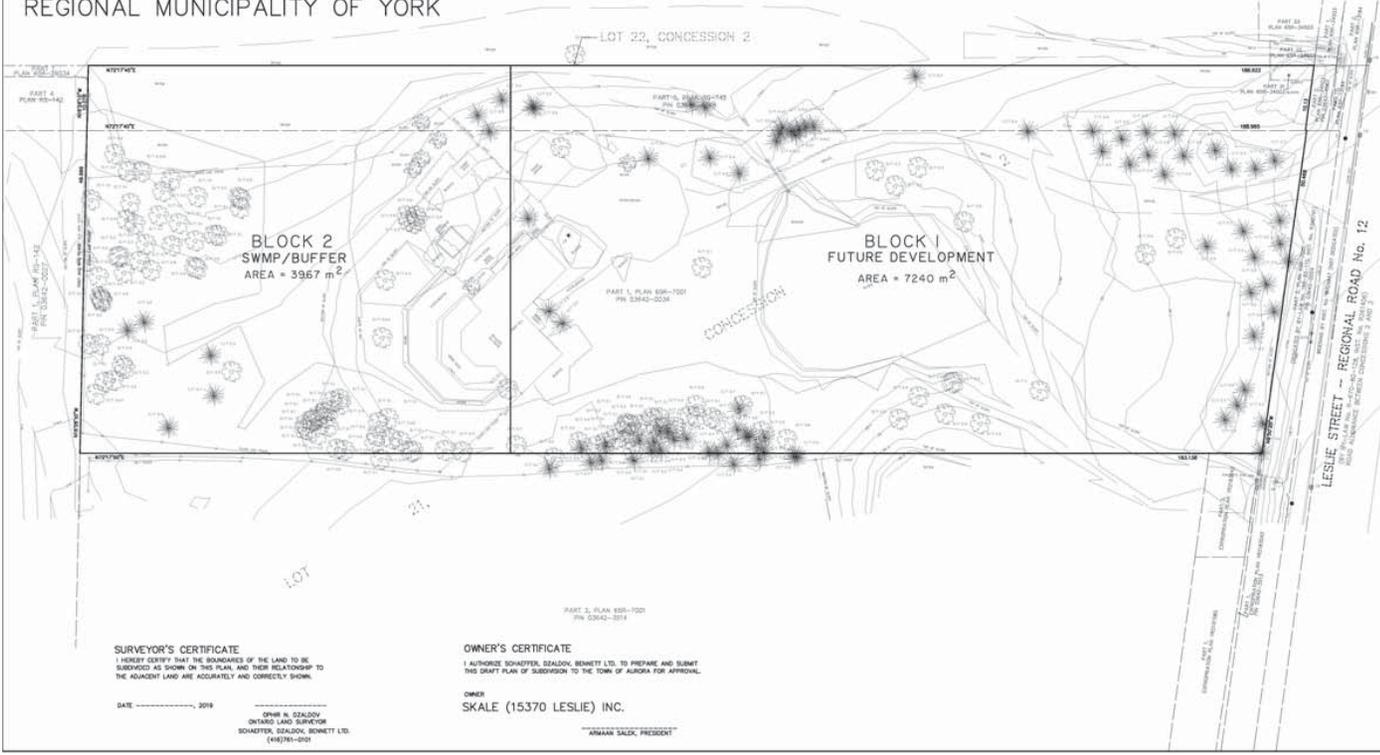
APPLICANT: 15370 Leslie (Skale) Inc.
 LOCATION: 15370 Leslie Street
 FILES: SUB-2019-02
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Development Services Department, January 3, 2020. Base data provided by York Region & the Town of Aurora.

DRAFT PLAN OF SUBDIVISION
 PART OF LOT 21
 CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK



- SECTION 51, PLANNING ACT,
 ADDITIONAL INFORMATION**
- A. AS SHOWN ON DRAFT PLAN
 - B. AS SHOWN ON DRAFT PLAN
 - C. AS SHOWN ON DRAFT PLAN
 - D. SEE SCHEDULE OF LAND USE
 - E. AS SHOWN ON DRAFT PLAN
 - F. AS SHOWN ON DRAFT PLAN
 - G. AS SHOWN ON DRAFT PLAN
 - H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
 - I. CLAY-LOAM
 - J. AS SHOWN ON DRAFT PLAN
 - K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
 - L. AS SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE
 TOTAL AREA OF LAND TO BE SUBDIVIDED = 1,121.8Ha (2,770 ±Ac)

BLOCKS	UNITS	8Ha	±Ac		
BLOCK 1 - - - - -	TOWNHOUSE OVERLANDS	1	32	0.724	1.769
BLOCK 2 - - - - -	STORM WATER MANAGEMENT POND / BUFFER	1		0.397	0.981
TOTAL		2	32 ±	1.121	2,770

NOTES: - - - - - SUBJECT FOR FINAL CALCULATION
 - - - - - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.
 DATE: 2019
 OWNER: DZALDOV
 ONTARIO LAND SURVEYOR
 SCHAEFFER, DZALDOV, BENNETT LTD.
 (046)761-0100

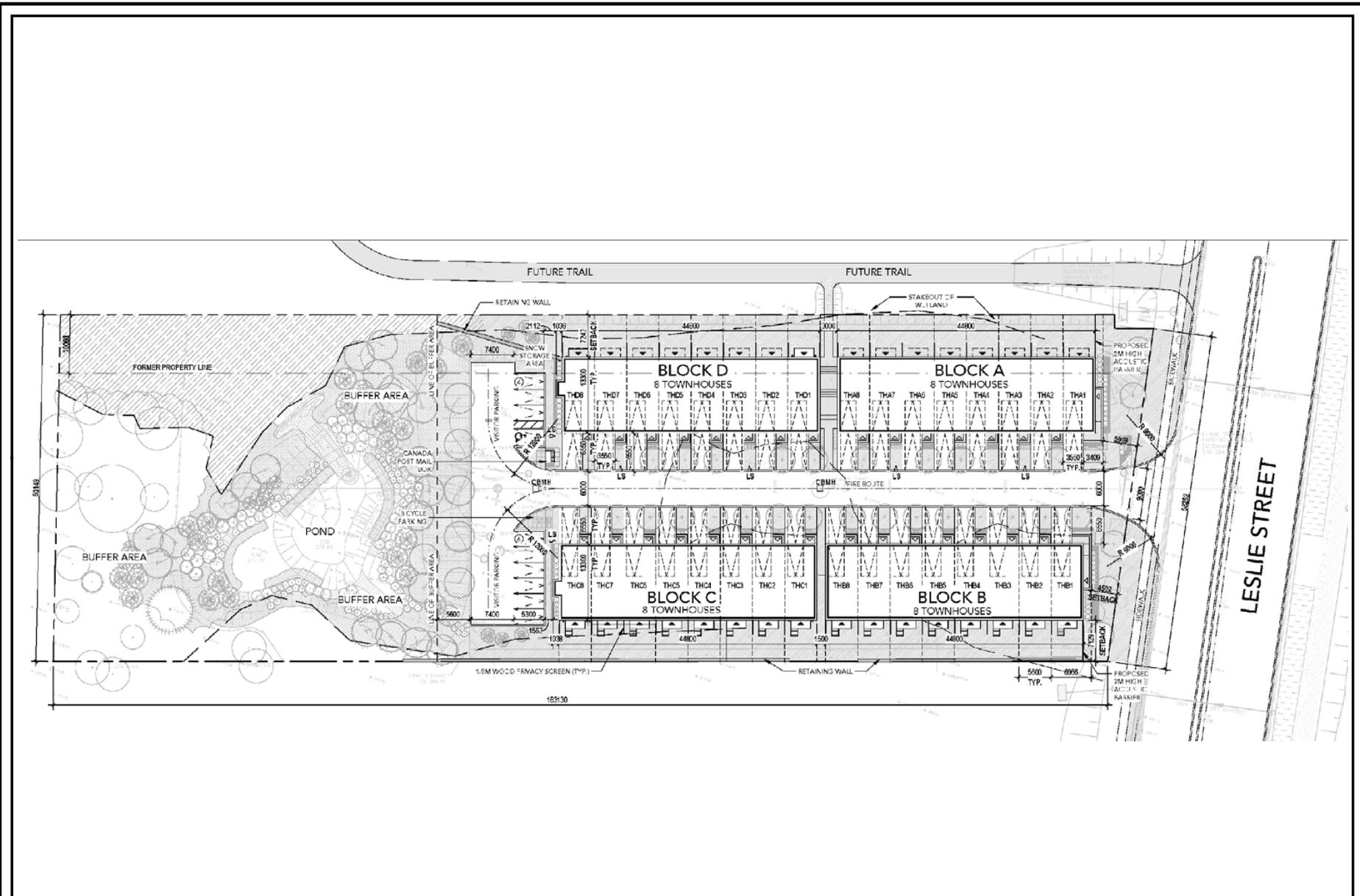
OWNER'S CERTIFICATE
 I AUTHORIZE SCHAEFFER, DZALDOV, BENNETT LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF AURORA FOR APPROVAL.
 OWNER:
 SKALE (15370 LESLIE) INC.
 ANNAK SACKO, PRESIDENT

SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 44 ANDER DRIVE, LONDON, ONTARIO N6C 5K6 TEL: (519) 887-0000
 2nd FL. SUITE 200, 15370 LESLIE ST. TORONTO, ONTARIO M3H 2L9 TEL: (416) 291-1111
 FAX: (519) 887-0001

PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: 15370 Leslie (Skale) Inc.
LOCATION: 15370 Leslie Street
FILES: SUB-2019-02
FIGURE 4





PROPOSED OVERALL DEVELOPMENT CONCEPT

APPLICANT: 15370 Leslie (Skale) Inc.
 LOCATION: 15370 Leslie Street
 FILES: SUB-2019-02

FIGURE 5



Map created by the Town of Aurora Planning and Development Services Department, January 3, 2020. Base data provided by Skale Developments.

The Corporation of The Town of Aurora

By-law Number XXXX-20

**Being a By-law to confirm actions by Council
resulting from a Council Public Planning meeting
on January 21, 2020.**

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 January 21, 2020, 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 21st day of January, 2020.

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk