

**PLANNING JUSTIFICATION REPORT  
COPPERVALLEY ESTATES INC.  
APPLICATION for  
AMENDMENT TO THE ZONING BY-LAW**

Part of Lot 26, Concession 3  
1756 St. John's Sideroad  
Town of Aurora  
Regional Municipality of York

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## 1.0 INTRODUCTION

KLM Planning Partners Inc. is the land use planner on behalf of Coppervalley Estates Inc. with respect to application for Amendment to the Zoning By-law. This report has been prepared to provide a planning analysis of the applications and their conformity to Provincial, Regional and Municipal planning policies and to the Lake Simcoe Protection Plan.

## 2.0 BACKGROUND

### 2.1 Site Description

The subject lands are generally located north of St. John's Sideroad, west of Highway 404. They are known legally as Part of Lot 26, Concession 3, and municipally as 1756 St. John's Sideroad in the Town of Aurora. The subject lands have an area of +/-6.08 hectares (+/-15.0 acres) with frontage of approximately 470 metres along St. John's Sideroad.

The subject lands are currently vacant and are generally flat, sloping gradually to the north and east. The subject lands are generally devoid of vegetation due to earthworks which have already commenced to clear and grade the lands for development.

The surrounding context is as follows and is shown on Figure 1 below:

- North:** Natural heritage with future residential beyond (on lands also owned by the applicant);
- East:** Highway 404;
- South:** St. John's Sideroad and agricultural lands beyond;
- West:** Future employment.

### 2.2 Additional Studies

The following additional studies have been prepared in support of the proposed applications:

#### Preliminary Noise Assessment prepared by YCA Engineering Limited

This noise assessment addresses the noise impact from the proposed Multi-Unit Industrial Buildings on the nearby sensitive receptors and recommends noise attenuation measures to meet the sound levels acceptable to the Ministry of Environment, Conservation and Parks and Town of Aurora at the nearest receptor locations.

#### Phase One Environmental Site Assessment Update prepared by Try Environmental Services Inc., dated April 20, 2017

A Phase One Environmental Site Assessment (ESA) conforming to the requirements outlined in Schedule D of Consolidated Ontario Regulation (O.Reg.) 153/04 was undertaken on the subject property located at the northwest corner of the intersection of St. John's Sideroad and Highway 404 in Aurora, Ontario. The legal description of the property is "Part of Lot 26, Concession 3, Town of Aurora, Regional Municipality of York".

The investigation indicated that the current and previous uses of the subject property as a horse farm and residence would not likely have an adverse impact on the subject site. Environmental conditions in the land or water on, in or under the Phase One property do not require a risk assessment to be undertaken as of the certification date of April 20, 2017. The applicable site condition Standards (Table 1 of the "Soil, Groundwater, Sediment Standards for Use Under Part X.V.1 of the Environmental Protection Act") were met as of the certification date. Further investigation is not required.

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Transportation Impact Study prepared by LEA Consulting Ltd., dated December 2019

LEA Consulting Ltd. (LEA) was retained by Coppervalley Estates Inc. to prepare a Transportation Impact Study (TIS) / Transportation Mobility Plan for the proposed multi-unit industrial buildings at 1756 St. John's Sideroad (herein referred to as the Subject Site), located in the Town of Aurora in York Region. The subject site is located on the north side of St. John's Sideroad between Leslie Street and Highway 404. The location of the subject site is illustrated in Figure 1-1, which is currently vacant land. The study was prepared in accordance with the Transportation Mobility Plan Guidelines outlined by York Region.

Preliminary Geotechnical Investigation prepared by Soil Engineers Ltd., dated December 2019

A soil investigation was carried out at a parcel of land at 1756 St. John's Sideroad, in the Town of Aurora, for a proposed Multi-Unit Industrial Buildings. The purpose of the investigation was to reveal the subsurface conditions and to determine the engineering properties of the construction of the proposed project. The geotechnical findings and resulting recommendations are presented in this Report.

The field work, consisting of 5 boreholes to a depth of 6.6 m, was performed on December 3 and 4, 2019, at the locations shown on the Borehole Location Plan, Drawing No. 1. Four monitoring wells were also installed at Boreholes 1, 2, 4 and 5 for hydrogeological assessment. The field work was supervised and the findings were recorded by a Geotechnical Technician.

Preliminary Summary Report for Hydrogeological Assessment prepared by Soil Engineers Ltd., dated December 2019

This letter report presents a preliminary summary of the results for groundwater level measurements at the monitoring wells along with a description of the subsurface conditions beneath the captioned development site, as a part of Hydrogeological Assessment being completed by Soil Engineers Ltd. (SEL). The subject site is currently vacant which has recently undergone earthworks where engineered fill has been placed over much of the site to raise its grade.

Figure 1 – Context Map



### 3.0 PROPOSAL

The subject lands are comprised of one remnant parcel of land, created by the registration of a residential draft plan of subdivision to the north. The registration of the draft plan also included the conveyance of a watercourse, including the required 30 metre buffers, into public ownership. Accordingly, no additional buffers or setbacks are required as part of the proposed development. The subject lands are within the jurisdiction of the Lake Simcoe Region Conservation Authority, and a portion of the subject lands is within the regulated area.

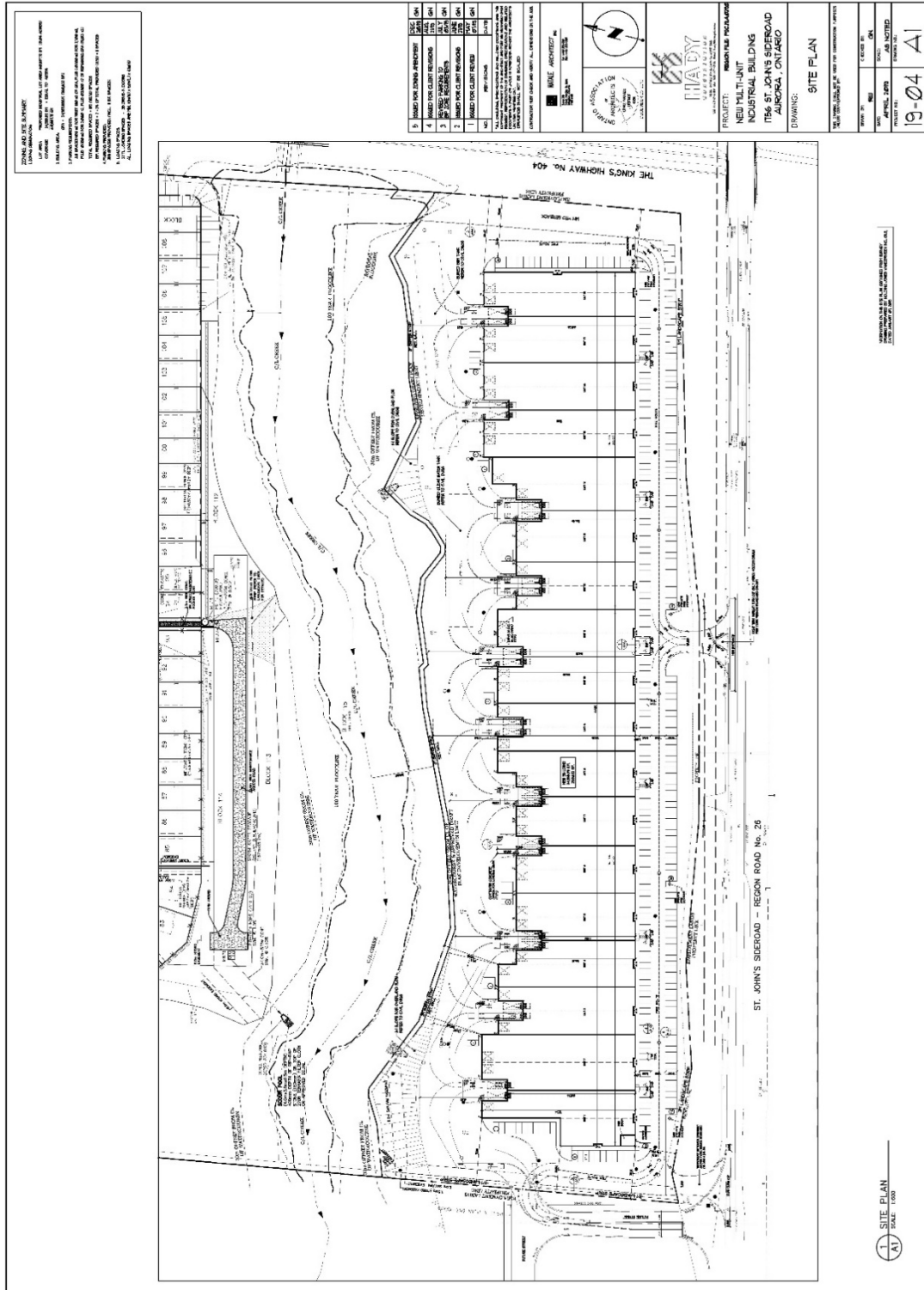
The proposed development contemplates one multi-unit industrial building with a total gross floor area of 24,955.89 square metres. The proposed building is divided into up to 36 units, ranging in size from approximately 466 square metres to 953 square metres. The proposed building has a total length of approximately 415m and is approximately 73 m at its deepest point. A maximum height of approximately 10m is proposed.

Parking for 359 parking spaces, including eleven (11) barrier-free spaces, is located on all four sides of the building, with the majority of the parking located between the front of the building and St. John's Sideroad in order to accommodate 22 loading spaces to the rear of the proposed building. Landscaping is proposed to screen the parking area from view of the public realm, to the extent visible. The 359 parking spaces exceeds the required number of parking spaces for the site, however, there is currently no public transit service available to the site.

The proposed development contemplates two driveway accesses; one located approximately in the middle of the frontage, providing access to St. John's Sideroad, and one located at the northwest corner of the site, providing access to a future public local road on the adjacent lands. A temporary second access to St. John's at the western end of the subject lands is proposed until such time the public local road on the adjacent lands is constructed. The proposed site plan is shown in Figure 2.

The amendment to the Zoning By-law seeks to rezone the subject lands to the E-BP – Business Park zone in Zoning By-law 6000-17, in order to implement the permitted uses of the Aurora 2C Secondary Plan along with site specific zone standards to facilitate the development of the proposed building.

Figure 2 – Proposed Site Plan



## 4.0 POLICY REVIEW

### 4.1 The Planning Act

Subsection 3(5) of the Planning Act requires that a decision of the council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with provincial plans. It is our planning opinion that the applications for Development Approval and amendment to the Zoning By-law are consistent with PPS 2014 and conform to and do not conflict with provincial plans as discussed in further detail below.

### 4.2 Provincial Policy Statement (2014)

Decisions affecting planning matters are required to be consistent with the Provincial Policy Statement, 2014 (PPS). The PPS provides direction on matters of provincial interest related to land use planning and development. The PPS has been reviewed in its entirety with respect to the proposed development. The applications for amendments to the Official Plan and Zoning By-law are consistent with the policies of the PPS including the following:

#### 1.1.1 *Healthy, liveable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

#### 1.1.3 *Settlement Areas*

*Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.*

*The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.*

- 1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*
- 1.1.3.2 *Land use patterns within settlement areas shall be based on:*
  - a) *densities and a mix of land uses which:*
    - 1. *efficiently use land and resources;*
    - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
    - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
    - 4. *support active transportation;*
    - 5. *are transit-supportive, where transit is planned, exists or may be developed; and*
    - 6. *are freight-supportive; and*
  - b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*
- 1.1.3.3 *Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.*
- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*
- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

The subject lands are located within the settlement area of the Town of Aurora and are designated for development as part of the Aurora 2C Secondary Plan. The subject lands are currently vacant and were formerly used for agricultural purposes. Accordingly, the proposed development for a multi-unit employment use building is a more efficient use of the land and existing and planned services and infrastructure. While there is currently no public transit service within close proximity of the site, the proposed development is expected to increase demand for expanded service to the subject lands and surrounding area. At the same time, the location along St. John's Sideroad, which is designated as an arterial road under the jurisdiction of the Region of York and the close proximity of Leslie St. (Regional arterial road) and Highway 404 (provincial highway), support the transportation of freight to and from the subject lands.

- 1.3.1 *Planning authorities shall promote economic development and competitiveness by:*
  - a) *providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*
  - b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

- c) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and*
- d) *ensuring the necessary infrastructure is provided to support current and projected needs.*
- 1.3.2.1 *Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*
- 1.3.2.3 *Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.*

The subject lands are located in an area designated for employment use in the Aurora 2C Secondary Plan and the proposed development is in conformity with the applicable policies of the Plan, as discussed further in Section 4.6 of this report. Further, the proposed amendment to the Zoning By-law proposes to re-zone the subject lands to implement the permitted uses set out in the Secondary Plan.

- 1.6.6.1 *Planning for sewage and water services shall:*
  - a) *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
    - 1. *municipal sewage services and municipal water services; and*
    - 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
  - b) *ensure that these systems are provided in a manner that:*
    - 1. *can be sustained by the water resources upon which such services rely;*
    - 2. *is feasible, financially viable and complies with all regulatory requirements; and*
    - 3. *protects human health and the natural environment;*
  - c) *promote water conservation and water use efficiency;*
  - d) *integrate servicing and land use considerations at all stages of the planning process; and*
  - e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.*
- 1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*
- 1.6.6.7 *Planning for stormwater management shall:*
  - a) *minimize, or, where possible, prevent increases in contaminant loads;*
  - b) *minimize changes in water balance and erosion;*
  - c) *not increase risks to human health and safety and property damage;*
  - d) *maximize the extent and function of vegetative and pervious surfaces; and*
  - e) *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

The proposed development will utilize existing and planned municipal services for water, wastewater and stormwater. All proposed services are intended to adhere to the requirements of the applicable municipality and are subject to approval by the Region and Town. A Functional Servicing Report and Stormwater Management Report are enclosed with the subject applications.

- 1.6.7.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*
- 1.8.1 *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:*
- a) promote compact form and a structure of nodes and corridors;*
  - b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
  - c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;*
  - d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;*
  - e) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
  - f) promote design and orientation which:*
    - 1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and*
    - 2. maximizes opportunities for the use of renewable energy systems and alternative energy systems; and*
  - g) maximize vegetation within settlement areas, where feasible.*

As noted above, while there is currently no public transit available within close proximity to the subject lands, the proposed development, along with other development in the surrounding area is anticipated to increase the potential public transit demand, which could result in better service in the area. The building is proposed to be designed to meet or exceed the efficiency requirements of the Ontario Building Code, while the proposed landscaping will incorporate native and drought resistant plantings. A landscape plan detailing the proposed types of vegetation is included with this application.

The proposed development will utilize the land and existing and planned services more efficiently than the previous agricultural uses and provide a greater potential demand for public transit. In summary, the proposed development satisfies the objectives of the PPS by redeveloping in an existing settlement area with an efficient form and increased density. The proposed applications for amendment to the Official Plan and Zoning By-law are consistent with the policies of the PPS 2014.

#### 4.3 A Place to Grow, The Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow, the Growth Plan for the Greater Golden Horseshoe (Growth Plan) directs growth within the Greater Golden Horseshoe area where it may best be accommodated in order to efficiently use land and infrastructure in achieving population and employment targets. Compact built form and densities with a healthy mix of residential land uses are promoted. The subject lands are located in the designated Greenfield Area of the Growth Plan. The Town of Aurora has designated the subject lands and surrounding area for development through the policies of the Aurora 2C Secondary Plan, which is discussed in further detail in Section 4.6 of this report.

### 2.2.1 Managing Growth

1. *Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.*
2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
  - a) *the vast majority of growth will be directed to settlement areas that:*
    - i. *have a delineated built boundary;*
    - ii. *have existing or planned municipal water and wastewater systems; and*
    - iii. *can support the achievement of complete communities;*
  - b) *growth will be limited in settlement areas that:*
    - i. *are rural settlements;*
    - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
    - iii. *are in the Greenbelt Area;*
  - c) *within settlement areas, growth will be focused in:*
    - i. *delineated built-up areas;*
    - ii. *strategic growth areas;*
    - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
    - iv. *areas with existing or planned public service facilities;*
  - d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
  - e) *development will be generally directed away from hazardous lands; and*
  - f) *the establishment of new settlement areas is prohibited.*
3. *Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:*
  - a) *establish a hierarchy of settlement areas, and of areas within settlement areas, in accordance with policy 2.2.1.2;*
  - b) *be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;*
  - c) *provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;*
  - d) *support the environmental and agricultural protection and conservation objectives of this Plan; and*
  - e) *be implemented through a municipal comprehensive review and, where applicable, include direction to lower-tier municipalities.*
4. *Applying the policies of this Plan will support the achievement of complete communities that:*
  - a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
  - b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
  - c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*

- d) *expand convenient access to:*
  - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  - ii. *public service facilities, co-located and integrated in community hubs;*
  - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
  - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) *mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and appropriate low impact development.*

The proposed development is within an existing settlement area, but outside of the delineated built boundary as shown on Schedule A of the Aurora 2C Secondary Plan and is therefore part of the designated Greenfield Area of the Growth Plan. The subject lands have been designated for development by the Town of Aurora and the proposed development has been planned in accordance with the applicable policies of the Aurora 2C Secondary Plan. No official plan amendment is required to facilitate the proposed development. The subject lands are proposed to be serviced by municipal water, wastewater and stormwater services and is strategically located along a Regional arterial road, adjacent to Highway 404, a provincial highway. While there is no existing public transit service in close proximity to the subject lands, the proposed development is anticipated to provide an increase of the potential ridership demand, which could lead to increased service. The proposed building will be designed to, at minimum, meet the requirements of the Ontario Building Code with respect to energy and water efficiency and low impact development measures are anticipated to be incorporated in the design of the stormwater management.

#### *2.2.5 Employment*

1. *Economic development and competitiveness in the GGH will be promoted by:*
  - a) *making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
  - b) *ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
  - c) *planning to better connect areas with high employment densities to transit; and*
  - d) *integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*
2. *Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.*
3. *Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.*
4. *In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated.*
5. *Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.*

6. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, employment area designations may be incorporated into upper- and single-tier official plans by amendment at any time in advance of the next municipal comprehensive review.*
7. *Municipalities will plan for all employment areas within settlement areas by:*
  - a) *prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;*
  - b) *prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and*
  - c) *providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.*
8. *The development of sensitive land uses, major retail uses or major office uses will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.*
13. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will establish minimum density targets for all employment areas within settlement areas that:*
  - a) *are measured in jobs per hectare;*
  - b) *reflect the current and anticipated type and scale of employment that characterizes the employment area to which the target applies;*
  - c) *reflects opportunities for the intensification of employment areas on sites that support active transportation and are served by existing or planned transit; and*
  - d) *will be implemented through official plan policies and designations and zoning by-laws.*

The subject lands are currently vacant and were formerly used for agricultural purposes. The proposed development represents a more efficient use of land and existing and planned services and infrastructure. As noted, the subject lands are strategically situated along a Regional arterial road adjacent to a provincial highway, appropriate for employment use, in accordance with the local official plan. The increased density is expected to increase the demand for public transit in the area. As there is currently no public transit to the subject lands, it is anticipated that the future employees and patrons of the proposed development will rely on vehicles, at least in the interim. In this regard, surface parking is provided and is provided at a rate greater than required to accommodate the broad range of potential permitted uses. There are no sensitive uses included in the proposed development and adjacent lands to the west are also designated for employment use. Further, the permitted uses are generally prestige employment uses which typically do not create adverse impact to nearby adjacent uses. The residential use located to the north of the subject land is separated by a watercourse and is not expected to be adversely impacted by the proposed development.

#### *2.2.7 Designated Greenfield Areas*

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
  - a) *supports the achievement of complete communities;*
  - b) *supports active transportation; and*
  - c) *encourages the integration and sustained viability of transit services.*
2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*

- a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and*
3. *The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:*
  - a) *natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;*
  - b) *rights-of-way for:*
    - i. *electricity transmission lines;*
    - ii. *energy transmission pipelines;*
    - iii. *freeways, as defined by and mapped as part of the Ontario Road Network; and*
    - iv. *railways;*
  - c) *employment areas; and*
  - d) *cemeteries.*

The subject lands are within the designated Greenfield Area of the Growth Plan and are designated by the Aurora 2C Secondary Plan for development for employment uses. The proposed development is in accordance with the applicable policies of the Aurora 2C Secondary Plan and represents an appropriate form of development for the subject lands and surrounding area. Further, the proposed development of the designated Greenfield Area will assist the Region of York in achieving its density targets.

#### *4.2.4 Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features*

1. *Outside settlement areas, a proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone, which:*
  - a) *is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;*
  - b) *is established to achieve and be maintained as natural self-sustaining vegetation; and*
  - c) *for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.*
2. *Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature.*
3. *Development or site alteration is not permitted in the vegetation protection zone, with the exception of that described in policy 4.2.3.1 or shoreline development as permitted in accordance with policy 4.2.4.5.*
4. *Notwithstanding policies 4.2.4.1, 4.2.4.2 and 4.2.4.3:*
  - a) *a natural heritage or hydrologic evaluation will not be required for a proposal for development or site alteration on a site where the only key natural heritage feature is the habitat of endangered species and threatened species;*
  - b) *new buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses will not be required to undertake a natural heritage or hydrologic*

- evaluation if a minimum 30 metre vegetation protection zone is provided from a key natural heritage feature or key hydrologic feature; and*
- c) uses permitted in accordance with policy 4.2.4.4 b):*
- i. are exempt from the requirement of establishing a condition of natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes; and*
  - ii. will pursue best management practices to protect and restore key natural heritage features, key hydrologic features, and their functions.*

A natural feature is located immediately to the north of the subject lands. It was conveyed into public ownership through the registration of a residential draft plan of subdivision for lands to the north also owned by the applicant. The conveyance included the required 30 metre buffer and accordingly no additional buffers or setbacks are required as a result of the proposed development.

#### *4.2.10 Climate Change*

- 1. Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with other provincial plans and policies for environmental protection, that will include:*
  - a) supporting the achievement of complete communities as well as the minimum intensification and density targets in this Plan;*
  - b) reducing dependence on the automobile and supporting existing and planned transit and active transportation;*
  - c) assessing infrastructure risks and vulnerabilities and identifying actions and investments to address these challenges;*
  - d) undertaking stormwater management planning in a manner that assesses the impacts of extreme weather events and incorporates appropriate green infrastructure and low impact development;*
  - e) recognizing the importance of watershed planning for the protection of the quality and quantity of water and the identification and protection of hydrologic features and areas;*
  - f) protecting the Natural Heritage System for the Growth Plan and water resource systems;*
  - g) promoting local food, food security, and soil health, and protecting the agricultural land base;*
  - h) providing direction that supports a culture of conservation in accordance with the policies in subsection 4.2.9; and*
  - i) any additional policies to reduce greenhouse gas emissions and build resilience, as appropriate, provided they do not conflict with this Plan.*
- 2. In planning to reduce greenhouse gas emissions and address the impacts of climate change, municipalities are encouraged to:*
  - a) develop strategies to reduce greenhouse gas emissions and improve resilience through the identification of vulnerabilities to climate change, land use planning, planning for infrastructure, including transit and energy, green infrastructure, and low impact development, and the conservation objectives in policy 4.2.9.1;*
  - b) develop greenhouse gas inventories for transportation, buildings, waste management and municipal operations; and*
  - c) establish municipal interim and long-term greenhouse gas emission reduction targets that support provincial targets and reflect consideration of the goal of low-carbon communities and monitor and report on progress made towards the achievement of these targets.*

The proposed development will, at minimum, meet the requirements of the Ontario Building Code in relation to energy and water efficiency and low impact development measures are proposed to be implemented where feasible to ensure that the potential climate impact is mitigated. The proposed development will increase the density of the area, leading to an increase in potential demand for public transit in the area.

Based on the foregoing, it is our opinion that the proposed applications for development approval and amendment to the Zoning By-law conform with and do not conflict with the applicable policies of the Growth Plan.

#### 4.4 York Region Official Plan (2010)

The York Region Official Plan (2010) provides policies that guide economic, environmental and community building decisions to manage growth within the Region of York. The subject lands are designated 'Urban Area' within the York Region Official Plan, as shown on 'Map 3 - Land Use'. New development is encouraged within areas designated as 'Urban Area'. The proposed development is consistent with the policies of the 'Urban Areas' designation and therefore conforms to the York Region Official Plan.

#### 4.5 Town of Aurora Official Plan

The subject lands are designated Business Park 1 on Schedule A of the Town of Aurora Official Plan. The policies of this designation are provided in further depth in the Aurora 2C Secondary Plan which is discussed in Section 4.6 of this report. However, there are general policies of the Official Plan which are applicable to the proposed development and include the following:

### 5.0 BUILDING A GREENER COMMUNITY

*This Section establishes policies that promote green building technologies, renewable and alternative energy options, waste management efforts and other sustainable design options for development with the aim of supporting the Town's objectives for a healthy, vibrant and sustainable community.*

#### 5.1 Objectives

- a) *Demonstrate leadership in sustainable forms of development and green technologies.*
- b) *Encourage development proposals that include energy efficient neighbourhood and/or building design and practices in all new development.*
- c) *Establish made-in-Aurora green development and design standards that apply to all public and private sector developments.*
- d) *Control and, where possible, eliminate water, soil, noise and air pollution to safeguard the natural and human environment.*
- e) *Reduce per-capita consumption of energy, water, land and other non-renewable resources.*
- f) *Reduce per-capita generation of stormwater run-off, sanitary sewage and solid and hazardous waste.*
- g) *Develop policies and programs designed to reduce per-capita greenhouse gas emissions by two-thirds by 2031.*
- h) *Develop policies and programs designed to reduce greenhouse gas emissions in industrial, commercial and institutional sectors.*

#### 5.3 Alternative and Renewable Energy Policies

- a) *Council shall promote best practices and innovation in energy conservation and renewable energy systems.*

- b) Council shall work with the Region, local utilities and other stakeholders to advance energy conservation, demand management and local generation efforts, as well as the development of renewable energy systems.
- c) Council, in coordination with the Province, York Region and other stakeholders, shall investigate suitable criteria for the construction and use of renewable energy systems in Aurora.
- d) Council may permit on-site alternative energy systems for residential, commercial, institutional and industrial buildings and work with the Region to develop associated design requirements.
- e) Council shall review the alternative and renewable energy policies in this Plan as energy standards and technologies for alternative energy systems and renewable energy systems evolve.
- f) Council shall prepare a Town-wide Community Energy Plan to detail energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.

The proposed development will meet or, where feasible, exceed the requirements of the Ontario Building Code with respect to energy efficiency and water conservation. Low Impact Development measures are proposed to be incorporated into the stormwater management to reduce runoff and mitigate the impact of the proposed development. Landscaping is proposed to be incorporated into the development which will include native and drought-resistant plantings. The increased density of the proposed development is expected to increase the demand for public transit service to the area to reduce reliance on single vehicle trips.

#### 5.4 Waste Management Policies

- a) Waste management policies for the Town of Aurora shall be consistent with the policies of the York Regional Official Plan, including:
  - i. encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,
  - ii. coordinate waste collection and diversion responsibilities with York Region;
- b) Co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.
- c) Encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.
- d) Council shall prepare a Town-wide Community Energy Plan to detail energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.
- e) To encourage existing multi-unit residential buildings to participate in three-stream waste collection.
- f) Assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.
- g) Encourage industries to co-operate with the policies in this section, and to trade waste recovery products.
- g) Areas indicated on Schedule 'E' as waste disposal sites may permit uses indicated on Schedule 'A', subject to written approval by the Minister of the Environment. Such approval requires:
  - i. meeting the provisions of the Environmental Protection Act, and,
  - ii. studies of gas leachate, hydrogeology, structural stability, safety and integrity of proposed structures; these studies must be carried out by a qualified engineer and must show to the

*satisfaction of the municipality and the Ministry of the Environment that the proposed development is compatible and safe.*

- i) Before approving any development application in or within the potential pollution radius of a known waste disposal site, Council shall:
  - i. consider the need for a waste disposal assessment to evaluate gases leachate and hydrogeology in the site;*
  - ii. consult with and seek approval from the Ministry of the Environment as to the appropriateness of the proposed development, its use(s) and densities;*
  - iii. require control measures, recommended by the Ministry of the Environment, to be implemented prior to or at the time of construction; and,*
  - iv. ensure that urban design, subdivision lay-out and landscaping shall aim to retain existing topography and vegetation by minimizing alterations to contours and by encouraging landscaping which utilizes native vegetation.**
- j) Notwithstanding any other policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the corresponding policies of the Town.*

#### **5.5 Solid And Hazardous Waste Processing**

- a) Council shall cooperate with regional, provincial and citizens groups to reduce and achieve safe and effective disposal of solid and hazardous waste.*

Waste is proposed to be removed from the subject lands by private waste removal contractors. Best efforts will be made to ensure that waste is sorted and diverted from the landfill to the greatest extent feasible. Any hazardous waste created by any future tenants of the proposed building are expected to be treated appropriately by the tenant in accordance with any applicable regulations.

#### **5.6 Soil Pollution And Erosion Mitigation Policies**

- a) Council shall strive to prevent soil pollution through:
  - i. prohibition of dumping or outside storage of hazardous wastes;*
  - ii. high quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Ministry of Natural Resources, the relevant Conservation Authority and, where applicable, York Region Medical Officer of Health;*
  - iii. introduction of improved technology in this field;*
  - iv. increasing public awareness of the effects and reduction in use of pesticides, insecticides, fertilizers, de-icing agents in private and public open spaces, such as along roadsides, on farms, golf courses and in gardens;*
  - v. regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's Fill By-law; and*
  - vi. that where a site requires a fill permit by the Town, the landowner may be required to provide financial guarantees to ensure that groundwater or adjacent Regional or private well supplies will not be contaminated. Further, the landowner shall be required to retain an on-site environmental inspector to ensure that all fill materials are appropriate.**
- b) Where contamination has occurred, Council shall, in consultation with the appropriate Ministries, Conservation Authorities and the York Region Medical Officer Health:
  - i. determine the exact nature and extent of contamination;*
  - ii. request the use of municipally piped water in and adjacent to contaminated areas; and,**

- iii. prohibit any new development proposals with private wells.*
- c) Council shall strive to prevent soil erosion through such measures as:*
  - i. requirement of a permit under the Aurora Topsoil Preservation By-Law before any vegetation or soil may be removed; and,*
  - ii. forest management policies as outlined in Section 12.6.3.*

As per the enclosed Phase 1 Environmental Site Assessment, there is no requirement for a risk assessment to be undertaken based on the environmental conditions of the subject lands. The proposed development will utilize measures to prevent soil erosion as detailed in the supporting engineering report.

#### *5.7 Noise And Air Pollution Mitigation Policies*

- a) Proposed developments adjacent to or near any sources of noxious noise, will require a Noise Attenuation Study. Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment and/or the Town of Aurora, shall be part of site plan agreements and subdivision plans. A Noise Attenuation Study may be required at the time of application for development, redevelopment or subdivision approval. Noise abatement measures shall include:*
  - i. road or building lay-out which increases the distance between noise sources and residential or other proposed uses; and/or,*
  - ii. community design measures that help attenuate noise; and/or,*
  - iii. location and landscaping of open spaces; and/or,*
  - iv. sound attenuating walls, berms, double or triple glazed windows and/or central air conditioning.*
- b) A noise and vibration study shall be required for all development where they are located within 300 metres of a rail right-of-way. The noise and vibration study shall ensure appropriate noise and vibration mitigation measures are enforced to ensure Provincial and/or Council regulations are possible and achieved.*
- c) Any development application within 300 metres of a rail line shall provide evidence that the requirements of the appropriate rail company have been met.*
- d) Council may establish higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses, than exist in Provincial regulations. These higher standards shall be appropriately mitigated, and enforced through the provisions of the Zoning Bylaw and/or through subdivision and/or through Site Plan Agreements.*
- e) Council shall require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near sensitive uses such as schools, daycares and seniors' facilities.*
- f) Sensitive uses such as schools, daycares and seniors' facilities shall not be located near significant known air emissions sources such as controlled access provincial 400-series highways.*

As per the enclosed Noise Assessment, the proposed development is a potential noise source and is itself not a sensitive receptor. The nearest sensitive receptors are the residential dwellings located to the north of the subject lands. The Noise Assessment recommends noise mitigation measures to be incorporated into the proposed development to ensure that the impact of noise levels on the adjacent residential uses is within the permitted range.

10.5.1f) *The following general requirements should be met:*

- i. business Park areas shall be highly visible and accessible;*
- ii. offices shall be developed in low to mid-rise buildings;*
- iii. accessory uses shall be generally limited to 20% of the total floor area of the principle use. All accessory uses shall be clearly subordinate to and directly related to the functioning of the permitted use;*
- iv. activities and operations associated with industrial uses shall be primarily within enclosed buildings;*
- v. all new development shall be subject to Site Plan Control;*
- vi. permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact adjacent land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and, potentially, limited accessory outdoor storage; and,*
- vii. all new development within the Greenfield Employment area designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.*

The subject lands are located along a Regional arterial road, adjacent to a provincial highway. The proposed development contemplates a single storey building with a height of approximately 10 metres. The proposed amendment to the zoning by-law will permit uses in accordance with the permitted uses of the in-effect Aurora 2C Secondary Plan and no outside storage will be permitted. The permitted uses of the Secondary Plan are generally for prestige employment uses and therefore any impact related to noise, dust and/or odour is anticipated to be minimal, if any. A noise study is included in support of the proposed development and will ensure that the required standards are met.

#### 4.6 Aurora 2C Secondary Plan

The Aurora 2C Secondary Plan was adopted by Council on September 28, 2010 and approved by the Ontario Municipal Board on September 1, 2011. The subject lands are designated 'Business Park 1' on Schedule A of the Aurora 2C Secondary Plan. It should be noted that a portion of the subject lands have no designation shown on Schedule A as a result of the Town's desire for the construction of an interchange with Highway 404. It is our understanding that neither the Region of York, nor the Province are interested in such an interchange and the proposed development therefore contemplates the use of the full extent of the subject lands as a result. In accordance with the interpretation policies of Section 7.1 of the Secondary Plan, the Business Park 1 designation is understood to apply to the full extent of the subject lands. The following policies of the Aurora 2C Secondary Plan are applicable to the proposed development:

##### 3.4.1 *Business Park 1*

- a) It is the intent of the Business Park 1 Designation to promote high quality and prestigious employment generating land uses. The implementing zoning bylaw shall:*
  - i. Maximize the advantages of the exposure to Highway 404, and promote business and professional offices in higher density and taller buildings to locate abutting the Highway 404 frontage. Structured parking is preferred in this location, where feasible;*
  - ii. Accommodate lower order prestige industrial uses, with larger building footprints and larger parking lots and loading facilities within the interior of the Business Park; and,*
  - iii. Closer to Leslie Street, recognize the challenges for large footprint buildings and large at-grade parking facilities on lands with relatively significant slope conditions by providing for a full array of permitted land uses, including a greater proportion of institutional uses,*

*and of Ancillary Uses in a campus format and/or including smaller footprint buildings and structured parking, where possible.*

*b) Permitted Uses*

- i. Prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;*
  - ii. All types of business and professional offices, including accessory retail, restaurants and service uses where internally integrated as a component of an office building;*
  - iii. Institutional uses of all scales, including post-secondary educational facilities/campuses, government services, research and training facilities;*
  - iv hotels and convention centres including accessory retail, restaurants and service uses where internally integrated as a component of an office building;*
  - v. trails and open spaces;*
  - vi. buildings, structures and uses that are accessory to any permitted uses;*
  - vii. stormwater management facilities and public and private utilities that serve the Business Park;*
  - viii. Ancillary uses that primarily serve the business functions in the Business Park. These ancillary uses include small scale retail and commercial uses.*
- c) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.*
- d) Building heights within the Business Park 1 designation shall be as follows:*
- i. Within the Business Park 1 designation, the maximum height shall be 7 storeys or 28 metres, whichever is less; and,*
  - ii. Council reserves the right to control the height of any development within the Business Park 1 designation. Heights will be implemented through the zoning by-law process.*
- e) Building density shall be a maximum Floor Space Index of 2.5.*
- f) All permitted uses shall be carried out entirely within wholly enclosed buildings.*
- g) The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged.*
- h) Parking requirements shall be accommodated within parking structures, wherever possible. Outdoor, at grade parking lots shall be adequately landscaped to ensure the high quality and prestigious character of development within this Designation is maintained or enhanced.*
- i) Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view. Council shall ensure conformity with this policy through the provisions of site plan approval.*
- j) Where any development within the Business Park 1 Designation abuts lands designated Environmental Protection Area, landscaping/building treatments shall be required to ensure that the use is appropriately screened and any undue adverse impacts are appropriately mitigated. In these locations, a landscaped buffer strip shall be included on the Business Park 1 Designation lands, and shall be landscaped to the satisfaction of Council. Council shall ensure conformity with this policy through the provisions of site plan approval.*

k) *All development within the BP1 Designation shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.*

*Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.*

l) *Where possible and feasible, buildings and/or innovative grading/landscaping rather than retaining walls, shall be utilized to accommodate site slope conditions.*

m) *Council shall consider unique and innovative building strategies to facilitate development that accommodates the site slope conditions, and may consider alternative zoning, site plan and engineering standards in order to facilitate desired development.*

n) *No more than 20 percent of the total employment within the Business Park 1 designation shall be allocated for Ancillary Uses that primarily serve the business functions in the Business Park. Ancillary Uses are small-scale retail and commercial uses.*

*These Ancillary Uses are permitted in stand-alone buildings on individual sites, or as part of a development that includes other employment generating land uses. Where these Ancillary Uses are part of a mixed-use development, the contribution to total employment shall be pro-rated as a percentage based on their overall employment contribution to the development.*

*The implementing zoning by-law shall recognize the challenges of the relatively significant slope conditions adjacent to Leslie Street by providing for a full array of permitted land uses, including a greater proportion of the permitted Ancillary Uses, typically with smaller footprint buildings and structured parking, where possible.*

While the Town has determined that a multiple storey office building, situated to take advantage of the exposure to Highway 404, it has been determined by the applicant to not be the best option at this time and the proposed development is more appropriate. A parking structure has also been determined to not be feasible given the proposed form of development and surface parking is proposed instead. Landscaping will be utilized to screen the proposed surface parking to the extent feasible to mitigate the impact on the public realm.

The permitted uses proposed as part of the application for amendment to the Zoning By-law are consistent with those uses permitted under the Business Park 1 designation in the Aurora 2C Secondary Plan.

The proposed single storey multi-unit building will have a height of approximately 10 metres and the proposed 24,955.89 square metres of gross floor area equates to a density of 0.41 FSI, both of which are consistent with the applicable policies of the Secondary Plan. No outside storage is proposed and outdoor areas will be comprised only of landscaping and parking areas. Access to the site is proposed via one access to St. John's Sideroad and one access to the future local road to be constructed on the adjacent lands to the west. An access is proposed to St. John's Sideroad at the west end of the site until such time that the public local road on the lands to the west is constructed. Surface parking is proposed, mainly along the front of the building, as the rear of the building is kept clear for the proposed 22 loading spaces. A parking structure is not feasible for the proposed development, however, landscaping treatment along the street edge is proposed to screen the parking and mitigate the visual impact on the public realm. The proposed development has been prepared with the Town's urban design guidelines and policies in mind, as discussed further in Section 6.0 of this report.

At this time, tenants and therefore the specific types of uses of the proposed building, have not yet been determined. However, the proposed application to amend the zoning by-law seeks only to permit employment uses which are consistent with the policies of the Secondary Plan.

The proposed development is consistent with the policies of the Aurora 2C Secondary Plan and no amendment is required. The Aurora 2C Secondary Plan has been reviewed in full and it is our opinion that the proposed applications for amendment to the Zoning By-law conform to the policies contained therein.

#### 4.6 Aurora Zoning By-law 6000-17

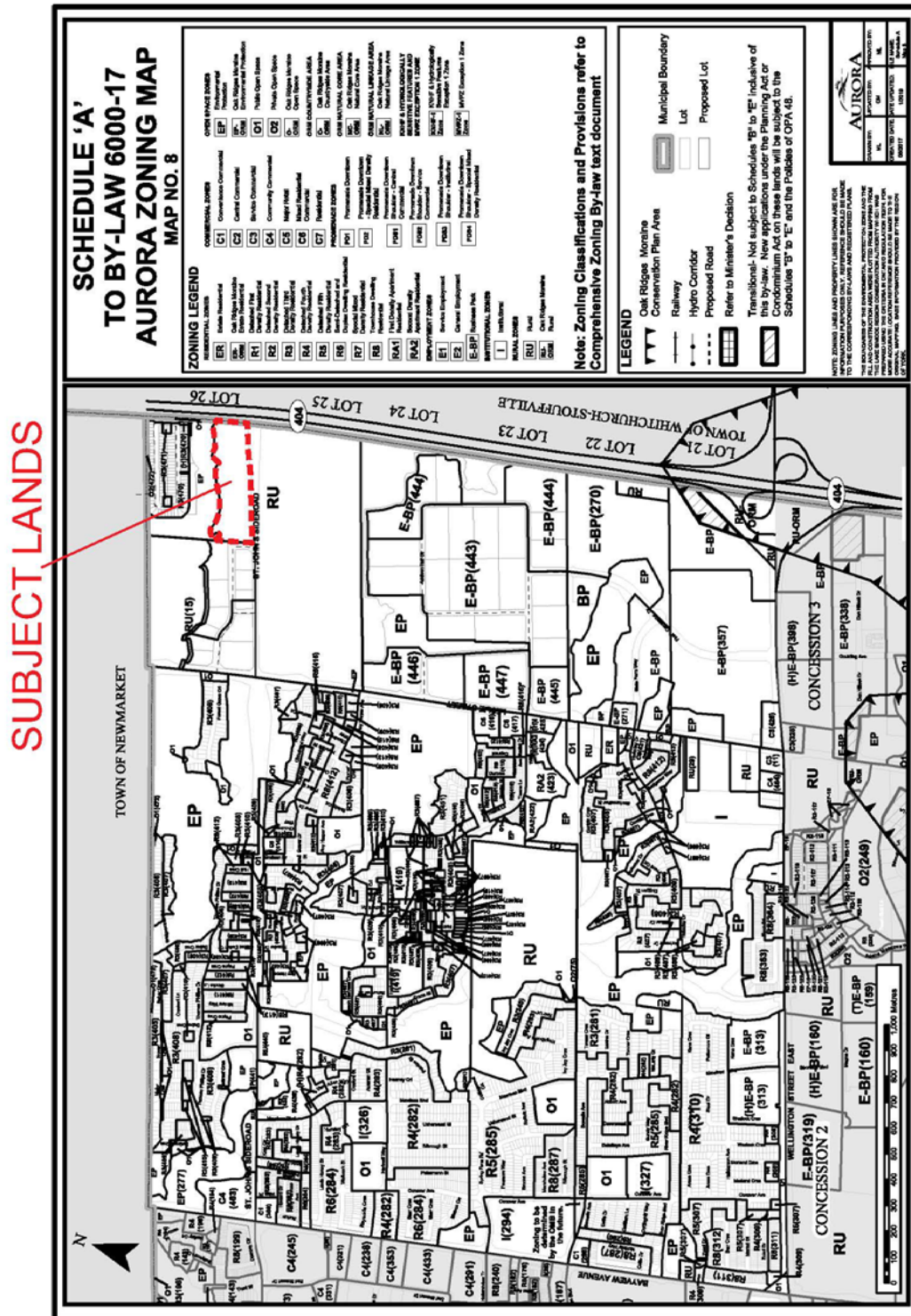
The subject lands are zoned 'RU – Rural Zone' as found within Aurora Zoning By-Law 6000-17. The Rural zone category permits agricultural uses, a detached dwelling, second suites, greenhouses, home occupations, and places of worship. Accordingly, the proposed development is not permitted and a Zoning By-Law Amendment application has been filed to re-zone the subject lands to a more appropriate zone. The amendment will seek to re-zone the lands to E-BP – Business Park Zone with site specific exceptions in order to facilitate the proposed development. A draft zoning by-law amendment is enclosed with this application.



Figure 4 – Aurora 2C Secondary Plan



Figure 5 – Zoning By-law



## 5.0 LAKE SIMCOE PROTECTION CONFORMITY

The Lake Simcoe Protection Plan (LSPP) was approved under the Lake Simcoe Protection Act and took effect on June 2, 2009. The LSPP was created to protect improve and restore the ecological health of the Lake Simcoe watershed. Accordingly, it contains policies which affect proposed developments within the watershed area. The applicable policies and an explanation of the manner in which the proposed development conforms is included in the matrix below.

	<b>Policy Text</b>	<b>Comment</b>
1.1	In relation to any matter affected by a policy in this Plan, the boundary of the Lake Simcoe watershed that applies to the matter is the boundary that was in effect at the time the matter is commenced. Whether a matter is considered commenced shall be determined in accordance with the rules specified in the General Regulation under the Lake Simcoe Protection Act, 2008.	The subject lands are within the boundary of the Lake Simcoe Watershed and are therefore subject to all applicable policies of the Lake Simcoe Protection Plan.
4.1	For a proposed settlement area expansion, establishment of a new settlement area or a development proposal outside of a settlement area that requires an increase in the existing rated capacity of a sewage treatment plant or the establishment of a new sewage treatment plant, an environmental assessment of the undertaking shall be completed or approved prior to giving any approvals for the proposal under the Planning Act or the Condominium Act, 1998.	Not applicable. The proposed development does not require the expansion or creation of a settlement area.
4.2	Within two years of the date the Plan comes into effect, the Director shall review and amend the approvals for all sewage treatment plants in the Lake Simcoe watershed to ensure each sewage treatment plant owner and operator is required to do the following: <ul style="list-style-type: none"> <li>a. demonstrate compliance with the Average Concentration Limit for total phosphorus specified in the approval: <ul style="list-style-type: none"> <li>i. at a minimum on a monthly basis, or</li> <li>ii. in the case of a sewage treatment plant with a seasonal discharge, on the frequency specified in the approval;</li> </ul> </li> <li>b. conduct an initial characterization of effluent using a manner specified by the Director within five years of the amendment;</li> <li>c. report back to the Director within six months of the initial characterization of effluent being completed; and</li> <li>d. commencing in 2015 or if an expansion to a plant is applied for, at the time the expansion is approved, demonstrate compliance with the Average Concentration Limit and the 12-month loading limit specified for the plant in Table A2 in the Appendix to the Phosphorous Reduction Strategy prepared under Policy 4.24-SA and dated June 2010</li> </ul>	Not applicable. No sewage treatment plan is proposed.
4.3	No new <i>municipal sewage treatment plant</i> shall be established in the <i>Lake Simcoe watershed</i> unless: <ul style="list-style-type: none"> <li>a. the new plant is intended to replace an existing <i>municipal sewage treatment plant</i>; or</li> </ul>	Not applicable. No sewage treatment plan is proposed.

	<ul style="list-style-type: none"> <li>b. the new <i>sewage treatment plant</i> will provide sewage services to,             <ul style="list-style-type: none"> <li>i. a <i>development</i> that is on <i>partial services</i>, or</li> <li>ii. a <i>development</i> where one or more <i>subsurface sewage works</i> or <i>on-site sewage systems</i> are failing.</li> </ul> </li> </ul>	
4.4	<p>No new <i>non-municipal sewage treatment plant</i> shall be established in the <i>Lake Simcoe watershed</i> unless the person applying to establish the plant can demonstrate that:</p> <ul style="list-style-type: none"> <li>a. the plant will result in a net reduction of phosphorous loadings to the watershed from the baseline conditions for the property that would be serviced by the new plant; or</li> <li>b. the undertaking that the plant will serve will not add phosphorous loadings to the <i>Lake Simcoe watershed</i>.</li> </ul>	Not applicable. No sewage treatment plan is proposed.
4.7	<p>Municipalities shall incorporate into their official plans policies related to reducing stormwater runoff volume and pollutant loadings from <i>major development</i> and <i>existing settlement areas</i> including policies that:</p> <ul style="list-style-type: none"> <li>a. encourage implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;</li> <li>b. encourage the implementation of innovative stormwater management measures;</li> <li>c. allow for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;</li> <li>d. support implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and</li> <li>e. support implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls.</li> </ul>	<p>The proposed development is subject to the policies of the Aurora 2C Secondary Plan, which was adopted by Council on September 28, 2010 and approved by the Ontario Municipal Board on September 1, 2011. Section 6.5 of the Aurora 2C Secondary Plan contains the required policies in accordance with the Lake Simcoe Protection Plan.</p> <p>The proposed development has been designed in accordance with the Aurora 2C Secondary Plan.</p>
4.8	<p>An application for <i>major development</i> shall be accompanied by a stormwater management plan that demonstrates:</p> <ul style="list-style-type: none"> <li>a. consistency with stormwater management master plans prepared under policy 4.5, when completed;</li> <li>b. consistency with subwatershed evaluations prepared under policy 8.3 and water budgets prepared under policy 5.2, when completed;</li> <li>c. an <i>integrated treatment train approach</i> will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;</li> </ul>	<p>A stormwater management report has been prepared which complies with all municipal and Conservation Authority stormwater management master plans, sub-watershed evaluations and stormwater management design criteria.</p> <p>The proposed stormwater management strategy includes Low Impact</p>

	<p>d. through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and</p> <p>e. through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.</p>	Development (LID) measures to ensure that post-development flows match pre-development flows and that no negative impact results from the proposed development.
4.9	<p>Stormwater management works that are established to serve new <i>major development</i> in the <i>Lake Simcoe watershed</i> shall not be permitted unless the works have been designed to satisfy the <i>Enhanced Protection level</i> specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003", as amended from time to time.</p> <p>This policy does not apply if the works are intended to serve an <i>infill development</i> or a <i>redevelopment</i> within a <i>settlement area</i>, it is not feasible to comply with the specified design standard, and the person seeking to establish the works demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of stormwater related to the <i>development</i> or <i>redevelopment</i>.</p>	The stormwater management plan is designed to provide Enhanced Level water quality treatment, as directed by requirements of the MOE Stormwater Management Planning and Design Manual 2003.
4.10	Every owner and operator of a new stormwater management works in the <i>Lake Simcoe watershed</i> shall be required to inspect and maintain the works on a periodic basis.	It is expected that the Site Plan Agreement will require the Landowner to inspect and maintain any proposed on-site stormwater management facilities, if required.
4.11	Every owner and operator of a new <i>priority stormwater management works</i> in the <i>Lake Simcoe watershed</i> shall be required to monitor the operation of works, including monitoring the quality of the effluent from the works, on a periodic basis.	Not applicable. No priority stormwater management works are proposed.
4.15	<p>Subject to other policies of the Plan, a new <i>on-site sewage system</i> or <i>subsurface sewage works</i> shall not be permitted within 100 metres of the <i>Lake Simcoe shoreline</i>, other <i>lakes</i>, or any <i>permanent stream</i> except in the following circumstances:</p> <p>a. a proposal for an <i>on-site sewage system</i> or <i>subsurface sewage works</i> that would serve an <i>agricultural use</i>, an <i>agricultural-related use</i> or a public open space;</p> <p>b. a proposal for an <i>on-site sewage system</i> or <i>subsurface sewage works</i> that would replace or expand the capacity of an existing <i>on-site sewage system</i> or <i>subsurface sewage works</i> that will serve a use that would have been permitted by the applicable zoning by-law, as of the effective date of the Plan; or</p> <p>c. a proposal for an <i>on-site sewage system</i> or <i>subsurface sewage works</i> that relates to a development proposal for only one dwelling, where the proposal would have been</p>	Not applicable. No on-site sewage system is proposed.

	permitted by the applicable zoning by-law, as of the effective date of the Plan.	
4.20	<p>Municipalities shall ensure that the following measures are incorporated into subdivision agreements and site plan agreements:</p> <ul style="list-style-type: none"> <li>a. keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out <i>development</i> activity;</li> <li>b. removal of vegetation shall not occur more than 30 days prior to grading or construction;</li> <li>c. put in place structures to control and convey runoff;</li> <li>d. minimize sediment that is eroded offsite during construction;</li> <li>e. seed exposed soils once construction is complete and seasonal conditions permit; and</li> <li>f. ensure erosion and sediment controls are implemented effectively.</li> </ul>	To be included into the Site Plan Agreement by the Town of Aurora.
4.21	<i>Site alteration</i> in the <i>Lake Simcoe watershed</i> shall be undertaken in a manner that incorporates the measures set out in policy 4.20.	Any required site alteration will be in accordance with the LSPP.
5.6	<p>An application to establish or expand a <i>major recreational use</i> shall be accompanied by a recreation water use plan that demonstrates:</p> <ul style="list-style-type: none"> <li>a. water use for maintenance or snow-making or both are kept to a minimum;</li> <li>b. grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;</li> <li>c. crossings of intermittent and <i>permanent streams</i> are kept to a minimum;</li> <li>d. water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;</li> <li>e. water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;</li> <li>f. other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and</li> <li>g. stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.</li> </ul>	Not applicable. No major recreational use is proposed.
6.1	Subject to the other policies of the Plan, <i>development</i> or <i>site alteration</i> outside of <i>existing settlement areas</i> is not permitted in Lake	Not applicable. Subject lands are within an existing settlement area.

	<p>Simcoe and within a related vegetation protection zone referred to in policy 6.2, except in relation to the following:</p> <ul style="list-style-type: none"> <li>a. Forest, fish, and wildlife management;</li> <li>b. Stewardship, conservation, restoration and remediation undertakings;</li> <li>c. <i>Existing uses</i> as set out in policy 6.45;</li> <li>d. Flood or erosion control projects but only if they have been demonstrated to be necessary in the public interest after all alternatives have been considered;</li> <li>e. Retrofits of existing <i>stormwater management works</i> (i.e. improving the provision of stormwater services to existing <i>development</i> in the watershed where no feasible alternative exists) but does not include the establishment of new <i>stormwater management works</i>;</li> <li>f. <i>Infrastructure</i>, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative; and</li> <li>g. Low-intensity recreational uses including access to the Lake that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following: <ul style="list-style-type: none"> <li>i. non-motorized trail use;</li> <li>ii. natural heritage appreciation;</li> <li>iii. unserviced camping on public and institutional land; and</li> <li>iv. accessory uses to existing buildings or structures.</li> </ul> </li> </ul>	
6.2	<p>The minimum vegetation protection zone in a <i>shoreline built-up area</i> is 30 metres from the <i>Lake Simcoe shoreline</i>, or larger if determined appropriate by an evaluation required by policy 6.3. The vegetation protection zone for the remaining <i>Lake Simcoe shoreline</i>, outside of <i>existing settlement areas</i> and outside of <i>shoreline built-up areas</i>, is 100 metres from the <i>Lake Simcoe shoreline</i>.</p>	Not applicable. The subject lands are not within a shoreline built-up area.
6.3	<p>Within <i>shoreline built-up areas</i>, an application for <i>development or site alteration</i> within 120 metres of the <i>Lake Simcoe shoreline</i> shall be accompanied by a natural heritage evaluation that satisfies the requirements of policy 6.26, unless the <i>development or site alteration</i> is for a purpose specified by policy 6.1.</p>	Not applicable. The subject lands are not within a shoreline built-up area.
6.4	<p>Subject to the other policies in this Plan, structures shall only be permitted in a vegetation protection zone along the <i>Lake Simcoe shoreline</i> if:</p> <ul style="list-style-type: none"> <li>a. there is no alternative but to place the structure in this area and the area occupied by such structures is minimized;</li> <li>b. the ecological function of the vegetation protection zone is maintained; and</li> <li>c. pervious materials and designs are used to the extent feasible.</li> </ul>	Not applicable. The subject lands are not within a shoreline built-up area.

6.5	Outside of <i>existing settlement areas</i> , a proposal for <i>development or site alteration</i> within 240 metres of the <i>Lake Simcoe shoreline</i> must demonstrate that the <i>development or site alteration</i> will maintain and, to the extent feasible, enhance or restore functional wildlife movement corridors between any key natural heritage feature or key hydrologic features identified in policies 6.21 and 6.22 that is located along the <i>Lake Simcoe shoreline</i> and from the <i>Lake Simcoe shoreline</i> to another key natural heritage feature or key hydrologic feature within 240 metres of the <i>Lake Simcoe shoreline</i> .	Not applicable. The subject lands are within an existing settlement area.
6.6	Subject to the other policies in this Plan, a <i>shoreline built-up area</i> may only be expanded to provide for minor rounding out of the area, and only in accordance with provincial plans and the PPS.	Not applicable. The subject lands are not within a shoreline built-up area.
6.7	Significant alteration of the shore of Lake Simcoe or the shore of a fresh water estuary of a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purpose of stabilizing, protecting, restoring or rehabilitating the shore or the alteration will be undertaken by a public body and the project is consistent with the objectives of this Plan. A significant alteration of the shoreline includes any alteration that has an <i>adverse effect</i> on the <i>ecological functions</i> of the shoreline.	Not applicable. The subject lands are not within a shoreline built-up area.
6.8	No structures, including boathouses, shall be permitted in Lake Simcoe, other <i>lakes</i> or in a <i>permanent or intermittent stream</i> if the structure impedes the natural flow of water along the shoreline or in the stream, if the structure is intended to be used as a dwelling, or if the structure or its construction harmfully alters <i>fish habitat</i> . This policy does not prohibit drainage works such as those permitted under the <i>Drainage Act</i> , those required for <i>infrastructure</i> or those structures required for the purposes of stewardship, conservation, restoration or remediation undertakings.	Not applicable. The subject lands are not within a shoreline built-up area.
6.9	The alteration of the shore of Lake Simcoe, other <i>lakes</i> or any <i>permanent or intermittent stream</i> for the purpose of establishing or altering drainage works such as those works under the <i>Drainage Act</i> , <i>infrastructure</i> or for stabilization, erosion control or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, <i>bioengineering</i> ) that maintain the natural contour of the shoreline will be used where practical, and a vegetative <i>riparian area</i> will be established to the extent feasible. In relation of such works, lands used for agricultural purposes do not require the establishment of a vegetative <i>riparian area</i> if the land is, and will continue to be, used for agricultural purposes.	Not applicable. The subject lands are not within a shoreline built-up area.
6.10	Where, in accordance with the policies of the Plan, <i>development or site alteration</i> is permitted within 120 metres of the <i>Lake Simcoe shoreline</i> , other <i>lakes</i> in the <i>Lake Simcoe watershed</i> , or any <i>permanent or intermittent stream</i> or a <i>wetland</i> , the <i>development or</i>	The adjacent watercourse was previously conveyed to public ownership through the registration of the residential draft plan

	<p><i>site alteration</i> should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.</p>	<p>of subdivision to the north. The conveyance included the required 30 metre buffer and no further buffers/setbacks are required on the subject lands. The proposed development is not anticipated to have any adverse impact on the watercourse.</p>
6.11	<p>Where, in accordance with the policies of this Plan, a proposal for <i>development</i> or <i>site alteration</i> is permitted within 30 metres of the <i>Lake Simcoe shoreline</i>, other <i>lakes</i> in the <i>Lake Simcoe watershed</i>, or a <i>permanent or intermittent stream</i> or <i>wetland</i> outside of settlement areas and the Greenbelt area and Oak Ridges Moraine area, the proposal for <i>development</i> or <i>site alteration</i> shall comply with the following where applicable:</p> <ul style="list-style-type: none"> <li>a. maintain, and where possible, increase or improve <i>fish habitat</i> in the Lake, stream or <i>wetland</i>, and any adjacent <i>riparian areas</i>;</li> <li>b. to the extent possible, enhance the ecological features and functions associated with the Lake, stream or <i>wetland</i>;</li> <li>c. minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality; and</li> <li>d. integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as both <i>wildlife habitat</i> and a movement corridor.</li> </ul>	<p>As noted above, the required 30 metre buffer was included in the conveyance of the watercourse to public ownership and therefore no development is possible within 30m.</p>
6.13	<p>Upon completion of the shoreline management strategy, municipal official plans shall be amended to ensure they are consistent with the recommendations of the strategy.</p>	<p>Not applicable. The subject lands are not within a shoreline built-up area.</p>
6.20	<p>Policies 6.20 – 6.29 apply to those areas outside of <i>existing settlement areas</i> and outside of the Greenbelt area and Oak Ridges Moraine area.</p>	<p>The subject lands are located within an existing settlement area and therefore Policies 6.20-6.29 are not applicable.</p>
6.32	<p>Policies 6.32 - 6.34 apply to <i>existing settlement areas</i> and areas of Lake Simcoe adjacent to these lands, including the <i>littoral zone</i>, and these areas are not subject to policies 6.1 – 6.3, 6.5, 6.11 and policies 6.20 - 6.29.</p>	<p>The subject lands are located within an existing settlement area in the Town of Aurora.</p>
6.33	<p>An application for <i>development</i> or <i>site alteration</i> shall, where applicable:</p>	<p>The proposed development has been designed to minimize any</p>

	<ul style="list-style-type: none"> <li>a. increase or improve <i>fish habitat</i> in streams, <i>lakes</i> and <i>wetlands</i>, and any adjacent <i>riparian areas</i>;</li> <li>b. include landscaping and habitat restoration that increase the ability of native plants and animals to use <i>valleylands</i> or <i>riparian areas</i> as <i>wildlife habitat</i> and movement corridors;</li> <li>c. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, <i>lakes</i> and <i>wetlands</i>; and</li> <li>d. establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.</li> </ul>	<p>impact on the adjacent watercourse. The conveyance of the watercourse into public ownership included the required 30 metre buffer and therefore no development is possible within 30m.</p> <p>Stormwater Management is proposed to include LID measures to mitigate the impact of storm runoff and landscaping proposes the use of native and drought-resistant plantings.</p>
6.34	Where, through an application for <i>development</i> or <i>site alteration</i> , a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as <i>natural self-sustaining vegetation</i> .	The required 30m buffer to the watercourse has already been included in the conveyance into public ownership and no further buffer or setback is required for the proposed development.
6.35	For greater certainty, where lands have been incorporated into a <i>settlement area</i> after the effective date of the Plan, an application for <i>development</i> or <i>site alteration</i> within those lands are subject to the policies in this Chapter other than policies 6.32 to 6.34.	No response required.
6.36	<p>A significant groundwater recharge area is an area identified,</p> <ul style="list-style-type: none"> <li>a. as a significant groundwater recharge area by any public body for the purposes of implementing the PPS;</li> <li>b. as a significant groundwater recharge area in the assessment report required under the <i>Clean Water Act, 2006</i> for the Lake Simcoe and Couchiching/Black River Source Protection Area; or</li> <li>c. by the LSRCA in partnership with MOE and MNR as an ecologically significant groundwater recharge area in accordance with the guidelines developed under policy 6.37.</li> </ul>	Not applicable. The subject lands are not within a significant groundwater recharge area.
6.38	Once identified, municipalities shall incorporate significant groundwater recharge areas into their official plans together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas.	Not applicable. The subject lands are not within a significant groundwater recharge area.
6.39	Outside of the Oak Ridges Moraine area, urban <i>settlement area</i> expansions should avoid significant groundwater recharge areas.	Not applicable. No settlement area expansion is proposed.

6.40	Outside of the Oak Ridges Moraine area, an application for <i>major development</i> within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.	Not applicable. Subject lands are not within a significant groundwater recharge area.
6.41	Policies 6.41 -6.44 apply to applications for new <i>mineral aggregate operations</i> and wayside pits and quarries that are outside of the Greenbelt area and the Oak Ridges Moraine area.	Not applicable. No mineral aggregate operations are proposed.
6.42	No new <i>mineral aggregate operations</i> and no wayside pits and quarries, or any ancillary or accessory use thereto shall be permitted in the following key natural heritage features and key hydrologic features: <ul style="list-style-type: none"> <li>a. <i>significant wetlands</i>;</li> <li>b. <i>significant habitat of endangered species and threatened species</i>; and</li> <li>c. <i>significant woodlands</i> unless the woodland is occupied by young plantation or early successional habitat (as defined by the MNR).</li> </ul>	Not applicable. No mineral aggregate operations are proposed.
6.43	An application for a new <i>mineral aggregate operation</i> or a new wayside pit or quarry may only be permitted in a key natural heritage feature, a key hydrologic feature or its related vegetation protection zone, other than a feature mentioned in policy 6.42, where the application demonstrates the following: <ul style="list-style-type: none"> <li>a. the health, diversity and size of these key natural heritage features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and</li> <li>b. any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.</li> </ul>	Not applicable. No mineral aggregate operations are proposed.
6.44	Every application for a new <i>mineral aggregate operation</i> must demonstrate: <ul style="list-style-type: none"> <li>a. how the <i>connectivity</i> between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregates; and</li> <li>b. how the operator could immediately replace or restore any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands.</li> </ul>	Not applicable. No mineral aggregate operations are proposed.
6.45	Where a policy in this Chapter permits <i>development</i> or <i>site alteration</i> in relation to <i>existing uses</i> , the following policies apply: <ul style="list-style-type: none"> <li>a. All <i>existing uses</i> lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;</li> <li>b. The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan comes into effect, or where an application for an</li> </ul>	Not applicable. The subject lands are currently vacant.

	<p>amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;</p> <p>c. The <i>development</i> permitted in b., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally <i>existing uses</i> which bring the use more into conformity with this Plan are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the <i>Lake Simcoe shoreline</i>, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;</p> <p>d. The <i>expansion</i> to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the <i>Lake Simcoe shoreline</i>, if it is demonstrated that:</p> <p>i. there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and,</p> <p>ii. the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.</p> <p>e. Expansion, maintenance or replacement of existing <i>infrastructure</i> is permitted.</p>	
7.13	When approving a <i>development</i> along the <i>Lake Simcoe shoreline</i> , municipalities shall ensure that public access to the Lake is maintained.	Not applicable. The subject lands are not within a shoreline area.
7.14	Where, in accordance with the policies of the Plan, <i>development and site alteration</i> is permitted within 120 metres of the <i>Lake Simcoe shoreline</i> or a <i>permanent or intermittent stream</i> or a <i>wetland</i> , the <i>development</i> or <i>site alteration</i> will be integrated with existing or proposed parks and trails to the extent feasible.	No existing trails have been identified on the subject lands, however there is potential that a trail will be constructed within the stormwater management block of the residential subdivision to the north. The potential trail would extend west through the woodlot.
8.4	Municipal official plans shall be amended to ensure that they are consistent with the recommendations of the subwatershed evaluations.	The East Holland Subwatershed plan was approved in 2010, prior to the Aurora 2C Secondary Plan coming into effect.

## 6.0 URBAN DESIGN BRIEF

This section has been prepared to provide support for the proposed applications for Site Plan Approval and Amendment to the Zoning By-law. It will analyze the development context and provide an overview of the design of the proposed multi-unit employment building. The goal is to ensure that the proposed development is compatible with the developing area and creates an attractive built form.

### 6.1 Design Vision

The design vision for the subject lands is to create a high-quality development in keeping with the prestige employment vision for the area. As one of the first developments in the surrounding employment area, the design seeks to provide an employment building which is consistent with other similar existing developments in the Town of Aurora and to provide a starting point for architectural style in the immediate vicinity.

The proposed single storey multi-unit building seeks to integrate into the developing area while providing a vibrant public realm through built form and landscape treatment to enhance the character of the community and Aurora as a whole.

The design vision will be implemented through the following principles:

- Create attractive community edges along St. John's Sideroad and Highway 404 through the use of compatible built form and landscape treatments.
- Respect the site's gateway location into the community through appropriate design of built form and public realm elements.
- Provide site planning, building design and landscape treatments that will complement the developing community.
- Diminish the visual presence of the parking areas within the streetscape through landscape treatment.
- Diminish the visual presence of the loading areas within the streetscape through ensuring loading areas kept to rear of building.
- Incorporate CPTED principles to inform urban design.

### 6.2 Urban Design Policy

This section has been prepared in accordance with the Urban Design policies of the Town of Aurora Official Plan and the Aurora 2C Secondary Plan. While Urban Design Guidelines have been prepared for the west area of the Aurora 2C Secondary Plan area, none have been prepared for the area east of Leslie Street, which includes the subject lands.

The Town of Aurora Official Plan provides general urban design guidance that is applicable throughout the Town. These policies are reflected and given more specific direction through the urban design policies of the Aurora 2C Secondary Plan. The Official Plan policies have been reviewed and it is our opinion that the proposed development generally adheres to the applicable policies. Because these policies are reiterated in the Aurora 2C Secondary Plan, the manner in which the proposed development adheres to them is discussed with respect to the Aurora 2C urban design policies in Section 6.2.1.

### 6.2.1 Aurora 2C Secondary Plan Urban Design Policies

The applicable urban design policies of the Aurora 2C Secondary Plan are as follows:

#### 4.1 GENERAL PROVISIONS

- a) *The 2C Secondary Plan Area is designed to achieve a community that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit vehicles, and has a well defined and high quality public realm. This Secondary Plan is premised on high quality urban design, including measures to ensure:*
  - i. *the provision of a clearly defined public realm;*
  - ii. *a standardized and highly interconnected pattern of lotting for development blocks;*
  - iii. *consistent built form;*
  - iv. *safety, accessibility and comfort in the pedestrian environment;*
  - v. *support for transit services throughout the community.*
- b) *New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the design of buildings, their massing, siting, exterior, access and public areas.*
- c) *Urban design should relate to the way the environment is experienced:*
  - i. *environments through which people travel with cars at relatively high speeds allow for simple, large scale, clear visual statements.*
  - ii. *environments in which people move and spend time on foot allow for smaller scale, detailed, interesting and diversified visual design statements.*
- d) *Council shall support urban design which:*
  - i. *reconciles compatibility with diversity; and,*
  - ii. *avoids monotony and harsh contrasts.*
- f) *Council has designated the 2C Secondary Plan Area for site plan control under Section 41 of the Planning Act. This section allows Council to regulate conceptual design of buildings, the layout, massing, exterior and public access areas to ensure the comfort and safety of users. In most instances, single detached and semi-detached dwellings shall be exempted. Street townhouse dwellings may, at the discretion of Council, also be exempt from site plan control.*
- g) *To achieve human scale, attractive and safe public environments, in gateways, heritage areas, streets and open spaces, the following urban design approaches should be encouraged where applicable and appropriate:*
  - i. *development should encourage:*
    - *sun light on outdoor spaces such as sidewalks, streets, parks and court yards; and,*
    - *a micro climate which prevents wind tunnels and shelters against cold northerly winds.*
  - ii. *facade treatment should encourage:*
    - *elements of interest such as displays;*
    - *well designed street furniture and landscaping;*
    - *adequate fenestration to provide active street elevations;*
    - *a variety of textures and colours on walls and walkways;*
    - *human scale development that ensures people at grade do not feel overpowered by the built environment; and,*
    - *open balconies on upper floors overlooking streets especially in mixed use areas and usual mitigation of residential projects with front loaded garages.*

- iii. *pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts.*
- iv. *upper storeys of larger buildings may require setbacks to achieve*
  - *human scale buildings;*
  - *vistas to heritage sites;*
  - *harmony with natural contours; and,*
  - *diversity of scales without harsh contrast and monotony.*
- v. *landscaping and underground wiring may be required to enhance public vistas in visually significant areas.*
- vi. *Developers shall undertake a street tree planting program in accordance with municipal standards.*
- vii. *Within the Mixed-Use Residential/ Commercial and Business Park1, designations, parking in front shall:*
  - *be screened by landscaping;*
  - *allow for visibility of store fronts from the street by limiting the depth of front parking areas;*
  - *not create large gaps between developments;*
  - *allow for substantially uniform setbacks from the street;*
  - *minimize conflict with pedestrian circulation; and,*
  - *be coordinated with adjacent commercial developments.*
- viii. *residential uses shall be screened from abutting non-residential uses.*
- ix. *unsightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.*
- x. *visual screens may consist of landscaped buffer areas with grass strips, trees, shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility to compromise the sense of safety.*
- xi. *in order to mitigate the visual impact of roof top mechanical equipment, such equipment shall be:*
  - *placed in locations that eliminate their visibility; and/or,*
  - *screened by raised parapets that complement the building design, material and colour; and/or,*
  - *placed in specially designed enclosures that complement the building design, material and colour.*
- xii. *council may require special urban design studies for development proposals to ensure the special requirements are met at Gateway locations.*

#### **4.2 PUBLIC REALM**

- a) *The public realm comprises public roads, lanes, open spaces/parks, natural heritage features and their associated buffers, storm water management facilities, and the public use activity areas of public lands and private development sites and buildings.*

##### **4.2.2 Views and Focal Points**

- a) *The preservation, enhancement and creation of significant views and focal points shall be encouraged by:*
  - i) *preserving and enhancing views to natural heritage features, including Woodland, cultural heritage landscapes, water bodies, and across parks and open spaces;*
  - ii) *providing opportunities for views of important public buildings, heritage buildings, open spaces and parks, natural heritage features, and other landmarks; and,*
  - iii) *providing for sites that terminate roads and view corridors.*

- b) *To recognize the importance of public and institutional buildings in the community and to enhance their status these buildings are encouraged to be sited at the following locations:*
  - i) *at the termination of a road or view corridor;*
  - ii) *at road intersections; and,*
  - iii) *on sites that enjoy prominence due to topographic and natural heritage features.*

#### 4.3 PRIVATE SECTOR DEVELOPMENT

##### 4.3.1 Development Blocks and Lots

- a) *All the available urban lands are to be subdivided into a series of development blocks and lots, defined by a modified rectilinear grid system of public roads and lanes.*
- b) *The size and configuration of each development block will:*
  - i) *be appropriate for its intended use;*
  - ii) *facilitate and promote pedestrian movement; and,*
  - iii) *provide a sufficient number and, where appropriate, a range of building lots to achieve cost effective and efficient development.*
- c) *Each development lot in a block will:*
  - i) *have frontage on a public road or lane;*
  - ii) *in the case of private lots, have sufficient sideyard to accommodate drainage swales when rear lot catch basins are not present; and,*
  - iii) *be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design policies set out in this Secondary Plan and Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.*
- d) *Notwithstanding the provisions of this Secondary Plan, a lot that does not have frontage on a public road may be permitted, provided the front lot line adjoins public open space fronting a public road, and the rear lot line adjoins, and has access from a public rear lane.*
- e) *Notwithstanding the provisions of this Secondary Plan, development lots having substantial frontage on Leslie Street, St. John's Sideroad and/or a Collector Road, may be permitted to have a second access to parking from either Leslie Street, St. John's Sideroad and/or a Collector Road provided:*
  - i) *the lot contains a comprehensively designed mixed use development;*
  - ii) *the principle access to the required service areas on the lot is from the exterior side yard;*
  - iii) *the need for a second access to parking can be demonstrated to be necessary to facilitate the development pattern, but will not interfere with, or promote unsafe traffic and pedestrian movement; and,*
  - iv) *the development pattern is otherwise consistent with the provisions of the Secondary Plan and the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.*

##### 4.3.2 Built Form

- a) *Building Compatibility - Over time, new development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.*
- b) *Location of Building Entrances - To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and located on a public road or onto public open spaces.*

- Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall be accessible to people who are mobility challenged.*
- c) Parking and Servicing - To minimize disruptions to the safety and attractiveness of Leslie Street, St. John's Sideroad and Collector Roads, individual direct access shall be minimized, and, in some cases prohibited, in accordance with the policies of this Secondary Plan.*
  - e) To reduce the impact of surface parking and to provide at grade amenity areas, the provision of structured parking shall be encouraged for higher density forms of housing and Business Park development.*
  - g) Within the Business Park 1 designation, above-grade parking structures should be located to the rear of principal buildings and/or within the exterior side yard, although parking structures may be located in the front yard where the principal building is located along the Highway 404 frontage. Where it is not feasible or appropriate to locate parking in structures, either below or above grade, it is preferred that surface parking lots be located to the rear of the principal buildings and/or within the exterior side yard. However, front yard parking may be permitted, subject to appropriate landscaping and screening measures to mitigate the visual impact along the street edge*

#### *4.3.3 Pedestrian Environment*

- a) Public Safety - To promote safety and security in public places, including roads, parks and open spaces, schools, public transit routes and the public use activity areas of buildings, the following measures are necessary:
  - i) the design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, parks and open spaces;*
  - ii) clear, unobstructed views to parks and open spaces shall be provided from the adjoining roads; and,*
  - iii) appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, garages and outdoor amenity areas.**
- b) Pedestrian Circulation - To ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces, the following measures are necessary:
  - i) public-oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads;*
  - ii) provision of a consistent level of landscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage; and,*
  - iii) avoiding the location of building ventilation systems in pedestrian areas.**

The subject parcel is a large piece of land that is appropriate for the proposed development due to its size and location along a Regional arterial road, adjacent to Highway 404. The subject lands will be created as a remnant parcel through the registration of an adjacent residential plan of subdivision to the north. Through that registration, a watercourse will be conveyed to public ownership along with the required 30 metre buffer. The proposed development therefore does not encroach on the adjacent watercourse and no additional buffers or setbacks are required accordingly. The proposed landscape treatment for the subject lands includes substantial planting along the north property boundary with native vegetation in order to protect and enhance the natural feature. The proposed landscaping along the north property line will also serve to assist in screening the proposed building and loading areas from the view of the residential dwellings to the north. Additional planting of high-branching deciduous trees are proposed along the street frontage in order to screen the proposed surface parking, while maintaining visibility of the main entrances to the building.

The proposed building is designed with a contemporary architectural style typical of a business park setting. It is intended to be compatible with and complementary to typical business park architecture that is anticipated in the surrounding area to the west and south. The main façade of the proposed building, with visibility from St. John's Sideroad is proposed to maintain a generally uniform setback to the street, while each main entrance section is proposed to be slightly set forward to provide a visually prominent focal point. This articulation provides some vibrancy to break up the massing of the building and provide a focal point of the individual units. The materials for the proposed façade consist of smooth white panels, accentuated by dark grey panels above windows and light grey aggregate sections at the main entrances which extend the full height of the proposed building. Awnings are proposed to provide shelter from weather above each of the main entrances. The awnings are proposed to be blue in order to provide further focal point at each main entrance. Downlighting is proposed on either side of the awnings to provide safety for building users and further enhance the visual prominence of the main entrances.

The building is proposed to have a height of approximately 10 metres, while rooftop mechanical is proposed to be hidden from view by a parapet. While the proposed building is one storey in height, the design of the façade utilizes two horizontal rows of windows to create the impression of a two storey building, while maintaining a pedestrian scale. Signage is proposed over the ground level windows of each unit and will be determined on a unit by unit basis.

Due to requirements for twenty-two loading spaces to the rear of the proposed building, it is not possible to locate all of the parking area to the rear. Instead, the majority of the parking for the subject lands is proposed to be located between the building and the street. Landscaping is proposed to screen the view of the parking area from the public realm, while maintaining visibility of the building entrances from St. John's Sideroad. As there is currently no public transit service to the subject lands, it is anticipated that the proposed development will be largely vehicle-dependent. Accordingly, surface parking has been provided at a rate to satisfy the demands of the potential uses of the subject lands.

Vehicle access is proposed via one full-moves access to St. John's Sideroad. A second access to St. John's Sideroad is proposed on a temporary basis until such time that the public local road on the adjacent lands to the west is constructed and available for use. Another permanent access is proposed to that new public road at the northwest corner of the site. Above ground or underground parking were determined not to be feasible for the proposed development and accordingly, surface parking is proposed. The surface parking is proposed to be screened from view of St. John's Sideroad through the provision of high-branching deciduous trees, which will provide enough open view to maintain visibility of the proposed building entrances.

The current land use in the surrounding area is largely agricultural, though a similar type of development is proposed on the lands to the west and future similar employment uses are anticipated to the south. The architectural style of the proposed development is proposed to be typical of industrial multi-unit business park buildings and is expected to be compatible with the adjacent development and appropriate for the anticipated future development of the area. The height, massing and setbacks of the proposed building are intended to be consistent with the anticipated future development of the area. No exceptions to the E-BP – Business Park zone are required to accommodate reduced setbacks, lot coverage or increased height. Main entrances of each individual unit are oriented towards St. John's Sideroad.

#### 4.4 BUILDING A GREENER COMMUNITY

*Design plays a major role in creating a healthy, vibrant and sustainable community. This Section establishes policies that promote green building technologies, renewable and alternative energy options, waste management efforts and other sustainable design options for development with the aim of supporting the Town's objectives for a healthy, vibrant and sustainable community.*

##### 4.4.2 Green Building and Design Policies

- a) *Council, through consultation with key stakeholders including the School Boards, shall develop Green Development and Design Standards to ensure that the vision and policies of this Plan are achieved through the development process.*
- b) *The Green Development and Design Standards shall be used to evaluate development applications and prioritize development approvals.*
- c) *All development shall meet the minimum standards established by the Green Development and Design Standard upon coming into effect.*
- d) *The Green Development and Design Standards shall be implemented through an Official Plan Amendment.*
- e) *Until such time as the Green Development and Design Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and/or Site Plan Approval shall submit a Green Development and Design Report indicating how the various elements identified in Section 4.4.2(f) are being applied, or provide for alternative/equivalent standards and/or provide detailed rationale why individual standards are not appropriate based on site specific uses. In addition the Green Development and Design Report shall describe any other sustainable initiatives being implemented within the proposed development.*
- f) *Development applications that have received required approvals prior to the adoption of this Plan are encouraged to demonstrate a commitment to achieving the Town's Building a Greener Community objectives, as per Section 4.4.1 of this Plan, and must conform with related standards established by the York Region Official Plan.*
- g) *The Green Development and Design Standards shall be comprised of, but not limited to, the following elements and initiatives that contribute to sustainable community design and green development:*
  - i. *minimum standards for energy efficiency in building design;*
  - ii. *standards for community design, including but not limited to, compact forms of development, Transit Oriented Development and active transportation, in accordance with the vision and policies of this Plan;*
  - iii. *design standards to maximize solar gains and facilitate future on-site solar energy technologies;*
  - iv. *design measures to facilitate future on-site renewable energy and/or energy recovery systems;*
  - v. *minimum standards for water conservation, including rainwater harvesting, in all buildings and landscaping;*
  - vi. *green building material requirements to promote durability, resource reuse and renewable resource use;*
  - vii. *design measures to facilitate the future installation of plug-ins/outlets for electric vehicles;*
  - viii. *requirements for green and/or white roofs into building design;*
  - ix. *requirements for Dark Sky compliant practices for exterior lighting;*
  - x. *minimum standards for waste reduction and diversion in the construction process;*
  - xi. *design standards for permeable surfaces, including permeable driveways and parking areas; and,*
  - xii. *landscape design standards to promote water efficient, drought resistant landscaping and the elimination of pesticide/herbicide use, including the use of native plants and xeriscaping.*

- h) *The Green Development and Design Standards shall be reviewed and revised periodically to respond to technological advancements, design innovations and relevant regulatory changes. An Amendment to this Plan shall not be required to implement the results of the review, unless the intent and/or objectives of this Plan are affected.*
- i) *Council will promote and encourage the use of recognized and accredited third-party certification for all new development, including LEED and EnergyStar, or equivalent standard.*
- j) *Council shall commit to targeting LEED Silver certification, or its equivalent, for all new municipal buildings and projects.*
- k) *Council shall require the following efficiency standards for all new buildings:*
  - i. *10% greater water efficiency than the Ontario Building Code.*
- l) *Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.*
- m) *Council shall have regard for York Region's "Sustainable Development Through LEED" program, which allows proponents of high density residential proposals meeting specific eligibility criteria and incorporating various sustainability objectives to quality for water and wastewater Servicing Allocation Credits equivalent to servicing allocation for 20%, 35% or 40% of the total residential units within the proposed development. This program can be used by local municipalities to reduce the required allocation assignment and/or to facilitate planning approvals for additional units on a site. This policy is not intended to supersede the Servicing Allocation Policy of the Town of Aurora and all of the criteria of said policy shall remain applicable. In the case of a conflict, the Servicing Allocation Policy of the Town of Aurora shall apply.*
- o) *Council shall encourage plans and building designs that maximize solar gains and that buildings be constructed in a manner that facilitates future solar installations (i.e. solar ready).*
- p) *Council shall review the green building policies in this Secondary Plan as building standards and green building technologies, design approaches, and regulatory standards evolve.*

The proposed development will be designed and constructed in accordance with the requirements of the Ontario Building Code with respect to energy efficiency and water conservation. Where feasible, additional features will be provided to exceed these requirements, though the details of such options have not yet been determined, but may include high-efficiency light fixtures, low-flow plumbing fixtures, rain water collection, and cool roofs. The proposed building materials of the building and parking/pedestrian areas are encouraged to be light-coloured in order to reflect the sun's light and heat to minimize the heat island effect.

#### 4.4.4 Waste Management Policies

- a) *Waste management policies for the Town of Aurora shall be consistent with the policies of the York Regional Official Plan, including:*
  - i. *encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,*
  - ii. *coordinate waste collection and diversion responsibilities with York Region;*
- b) *Co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.*
- c) *Encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.*
- d) *Assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.*
- e) *Encourage industries to co-operate with the policies in this section, and to trade waste recovery products.*

Waste collection for the proposed development is proposed to be done by private waste hauler and is intended to comply with any requirements of the Town and Region. Waste diversion will be encouraged where possible.

#### 4.4.7 Noise And Air Pollution Mitigation Policies

a) *Proposed developments adjacent to or near sources of noise, such as railroads, provincial highways, primary arterial roads and industrial uses, will require a noise identification study. Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment, shall be part of site plan agreements and subdivision plans. Such studies may be required at the time of application for development, redevelopment or subdivision approval. Noise abatement measures shall include:*

- i. road or building lay-out which increases the distance between noise sources and residential or other proposed uses; and/or,*
- ii. location and landscaping of open spaces; and/or,*
- iii. sound attenuating walls, berms, double or triple glazed windows and central air conditioning.*

b) *Council may establish and impose higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses.*

A Preliminary Noise Assessment is included in support of the proposed development and provides recommendations to mitigate the potential impacts on the nearby residential uses to the north of the subject lands. The report recommends a 2.5m high acoustic fence along the north of the property, a parapet wall/noise barrier along the north roof shielding the mechanical roof top units, screening for the exterior garbage facilities all be incorporated into the proposed design.

#### 4.5 ACCESSIBILITY POLICIES

*Ensuring that Aurora's built environment is accessible to all residents and visitors, regardless of ability or age, is a key objective of this Secondary Plan.*

a) *All new development shall be developed with regard to the Province's Accessible Built Environment Standard, as it evolves.*

b) *Council shall work with other government agencies and the private sector to promote the achievement of accessibility objectives and standards in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.*

The proposed development has been designed in accordance with the requirements of AODA. A total of eleven accessible parking spaces are proposed. A 2.0 metre unobstructed walkway is proposed along the entire length of the proposed building and will provide barrier-free access to the main entrance for each individual unit.

Figure 6 – Building Renderings



Figure 7 – Landscape Plan



## **7.0 CONCLUSION**

The proposed application for amendment to the zoning by-law is consistent with the Provincial Policy Statement (2014) and conforms to and does not conflict with the Growth Plan, York Region Official Plan, Town of Aurora Official Plan, Aurora 2C Secondary Plan, Aurora Zoning By-law 6000-17 and Lake Simcoe Protection Plan and adheres to the Town's Urban Design policies. Therefore, the proposed development represents good planning.