



**SPECIAL COUNCIL  
PUBLIC PLANNING  
MEETING AGENDA**

**WEDNESDAY, DECEMBER 16, 2015**

**7 P.M.**

**COUNCIL CHAMBERS  
AURORA TOWN HALL**



**TOWN OF AURORA  
SPECIAL COUNCIL - PUBLIC PLANNING  
MEETING AGENDA**

Wednesday, December 16, 2015  
7 p.m.  
Council Chambers

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

**2. APPROVAL OF THE AGENDA**

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

**3. PLANNING APPLICATIONS**

**4. READING OF BY-LAW**

RECOMMENDED:

THAT the following confirming by-law be given first, second, and third readings and enacted:

**5798-15** BEING A BY-LAW to Confirm Actions by Council Resulting pg. 39  
from Special Council – Public Planning Meeting on  
December 16, 2015

**5. ADJOURNMENT**

## AGENDA ITEMS

1. **PL15-087 – Application for Zoning By-law Amendment** pg. 1  
**Nunzio Grossi**  
**7, 15, 19 Cousins Drive**  
**Lots 25, 26, 27, Registered Plan 340**  
**File Number: ZBA-2015-12**

### RECOMMENDED:

THAT Report No. PL15-087 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.

2. **PL15-092 – Applications for Zoning By-law Amendment** pg. 11  
**Mattamy (Aurora) Limited**  
**1280 St. John's Sideroad**  
**Part of Lot 26, Concession 2**  
**File No.: ZBA-2015-14**

### RECOMMENDED:

THAT Report No. PL15-092 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.

3. **PL15-098 – Applications for Draft Plan of Subdivision and** pg. 21  
**Zoning By-law Amendment**  
**2352107 Ontario Inc.**  
**1588 St. John's Sideroad**  
**Part of Lot 26, Concession 3**  
**Files: SUB-2015-02 & ZBA-2015-05**

### RECOMMENDED:

THAT Report No. PL15-098 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PL15-087**

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**SUBJECT:** *Application for Zoning By-law Amendment*  
*Nunzio Grossi*  
*7, 15, 19 Cousins Drive*  
*Lots 25, 26, 27, Registered Plan 340*  
*File Number: ZBA-2015-12*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *December 16, 2015*

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**RECOMMENDATIONS**

*THAT Report No. PL15-087 be received; and*

*THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law amendment application proposing to sever the existing three (3) lots to permit the creation of a total of five (5) new single detached lots with site specific zoning provisions.

**BACKGROUND**

The subject lands are currently zoned "Detached Dwelling Second Density Residential (R2) Zone", which permits one detached dwelling per lot with a minimum lot frontage of 15 m and area of 460 m<sup>2</sup>. The owner has applied to amend the Zoning By-law to permit a minimum lot frontage of 10.4 m and a minimum interior side yard of 1.2 m for a two storey building.

**Public Notification**

On November 26, 2015 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers and given by mail to all addressed property Owners within a minimum of 120 metres of the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.



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Report No. PL15-087

### **Location and Land Use**

The subject land, known municipally as 7, 15, and 19 Cousins Drive, is located just east of Yonge Street (Figure 1). The subject land has a lot area of 2660 m<sup>2</sup> and a frontage of 55.41 m on Cousins Drive.

The surrounding land uses are as follows:

North:	Cousins Drive and residential
South:	Residential
East:	Residential
West:	Commercial

### **Policy Context**

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

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

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

#### *Official Plan*

The subject lands are designated “Stable Neighbourhoods” by the Town of Aurora Official Plan (Figure 2). The “Stable Neighbourhoods” designation is intended to protect the area from incompatible forms of development and for the area to evolve and be enhanced over time. Permitted uses include ground related residential uses, existing

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**Report No. PL15-087**

multiple unit buildings, secondary suites, communal housing, special needs housing, home occupations, bed and breakfast establishments, elementary schools, places of worship, child care facilities, local convenience/service retail, office uses, parks and recreation facilities, public uses, and public and private utilities.

*Zoning By-law*

The subject lands are currently zoned “Detached Dwelling Second Density Residential (R2) Zone by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). The R2 Zone permits one detached dwelling per lot and a home occupation. Site specific by-law exceptions will be required to allow the proposed severance of the lands. The zoning provisions are summarized in the following table.

	<b>Existing Zone Requirement</b>	<b>Proposed Zone Requirement</b>
Permitted Uses	As per R2 Zone	As per R2 Zone
Lot Area (minimum)	460.0 m <sup>2</sup>	460.0 m <sup>2</sup>
Lot Frontage (minimum)	15.0 m	10.4 m*
Front Yard (minimum)	6.0 m	6.0 m
Year Yard (minimum)	7.5 m	7.5 m
Interior Side Yard (minimum)	One (1) storey: 1.2 m Two (2) storeys: 1.5 m	1.2 m*
Exterior Side Yard (minimum)	6.0 m	6.0 m
Floor Area (minimum)	One (1) storey: 120.0 m <sup>2</sup> Two (2) storeys: 130.0 m <sup>2</sup>	One (1) storey: 120.0 m <sup>2</sup> Two (2) storeys: 130.0 m <sup>2</sup>
Lot Coverage (maximum)	35%	35%
Height (main building) (maximum)	10.0 m	10.0 m

\*By-law exception required

**Reports and Studies**

The following reports and plans were submitted in the application:

- Draft Zoning By-law amendment;
- Planning Justification Report
- Proposed Lotting Plan
- Potential Streetscape (Elevations)
- Tree Inventory and Plan
- Master Servicing Report
- Topographic Survey

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**Report No. PL15-087**

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### **Proposed Site Development**

The subject lands consist of three (3) existing lots, each having a frontage of between 16 m and 24 m and having a single detached dwelling. The owner proposes to demolish two (2) of the dwellings and create five (5) new lots from the existing lots. The lot frontages vary between 10.46 m and 11.31 m (Figure 4). A two storey single detached dwelling with a double car garage is proposed to be constructed on each lot. They would be similar in appearance to the existing dwelling at 7 Cousins Drive.

The owner will be required to submit a Committee of Adjustment consent application to allow for the creation of the proposed lots.

### **COMMENTS**

A preliminary review of the Zoning By-law amendment application has been undertaken by internal departments and external agencies. Staff have identified the following matters to be addressed in greater detail before staff prepare a final report for Council's consideration:

- The application will be reviewed in the context of the applicable Provincial, Regional and Town policies; and
- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment.

### **Summary of Resident Comments**

No comments have been received from area residents as of the preparation of this report.

### **SERVICING ALLOCATION**

Servicing allocation is currently provided to the three (3) single detached dwellings on the subject lands. The proposed development will require the allocation of an additional two (2) units.

### **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Direct staff to report back to Council addressing any issues that may be raised at the Public Planning Meeting; or
2. Refusal of the application with an explanation of the refusal.

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Report No. PL15-087

### **FINANCIAL IMPLICATIONS**

Financial implications will be addressed when a technical review of the proposal is completed.

### **PREVIOUS REPORTS**

None.

### **CONCLUSIONS**

The above matters will be considered in the technical review of the application, together with comments received from the public and Council expressed at the Public Planning Meeting or in writing. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

### **ATTACHMENTS**

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Proposed Lotting Plan
- Figure 5 – Potential Streetscape (Elevations)

### **PRE-SUBMISSION REVIEW**

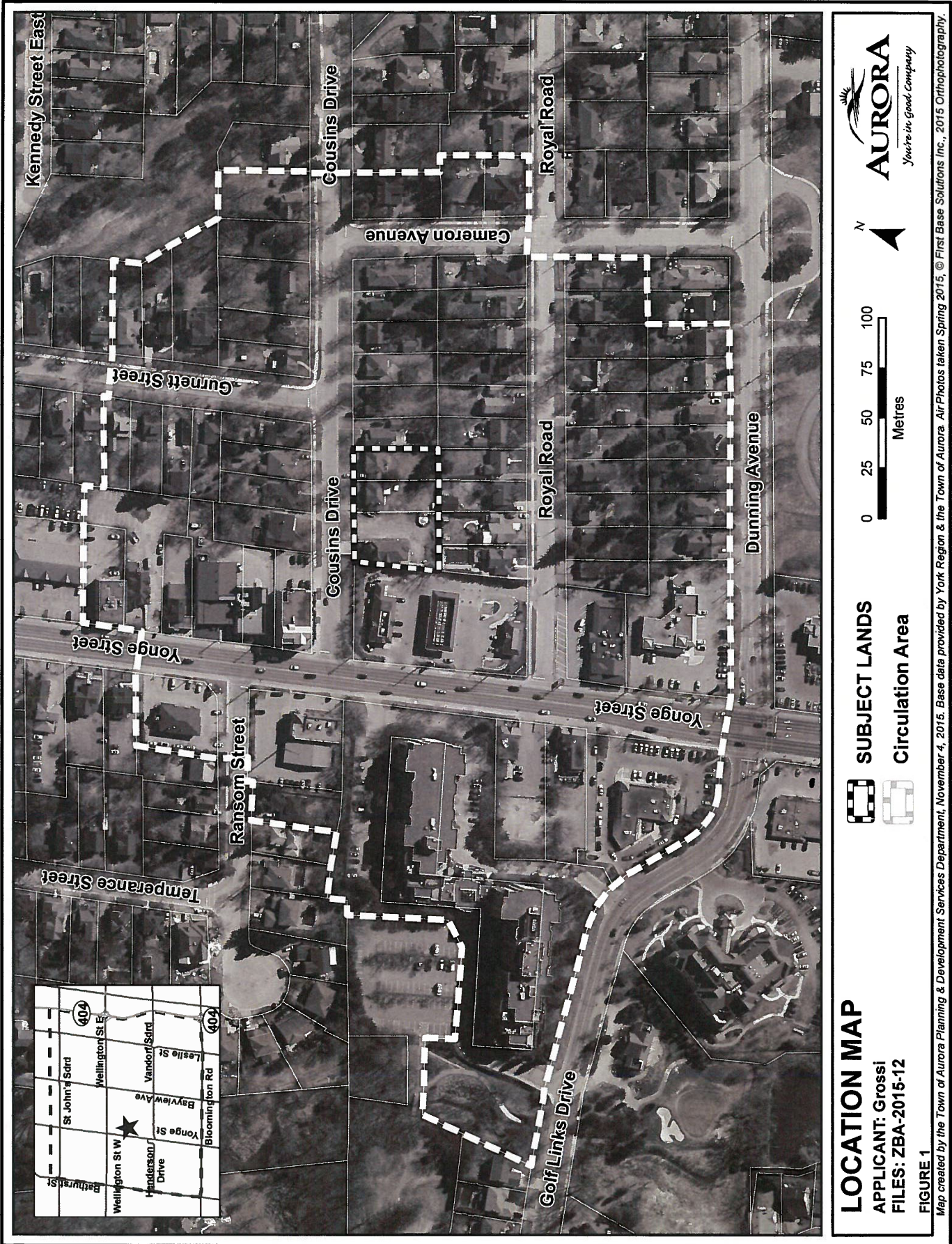
Reviewed by the Interim Chief Administrative Officer.

***Prepared by: Marty Rokos, Planner, Ext. 4350***

  
**Marco Ramunno, MCIP, RPP**  
**Director of Planning & Development**  
**Services**

  
**Patrick Moyle**  
**Interim Chief Administrative Officer**

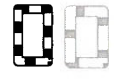




**LOCATION MAP**

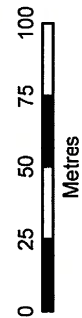
APPLICANT: Grossi  
 FILES: ZBA-2015-12

FIGURE 1



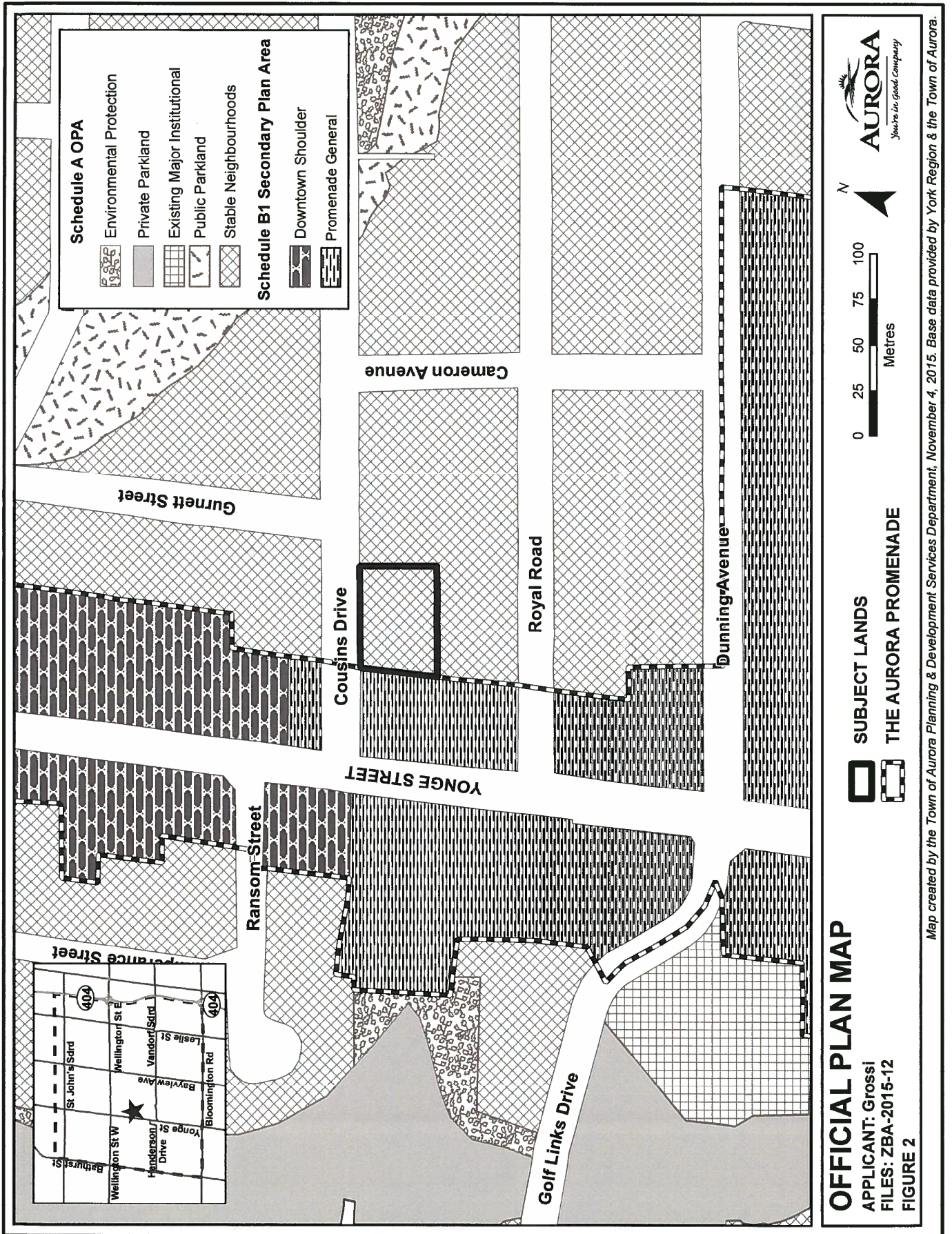
**SUBJECT LANDS**

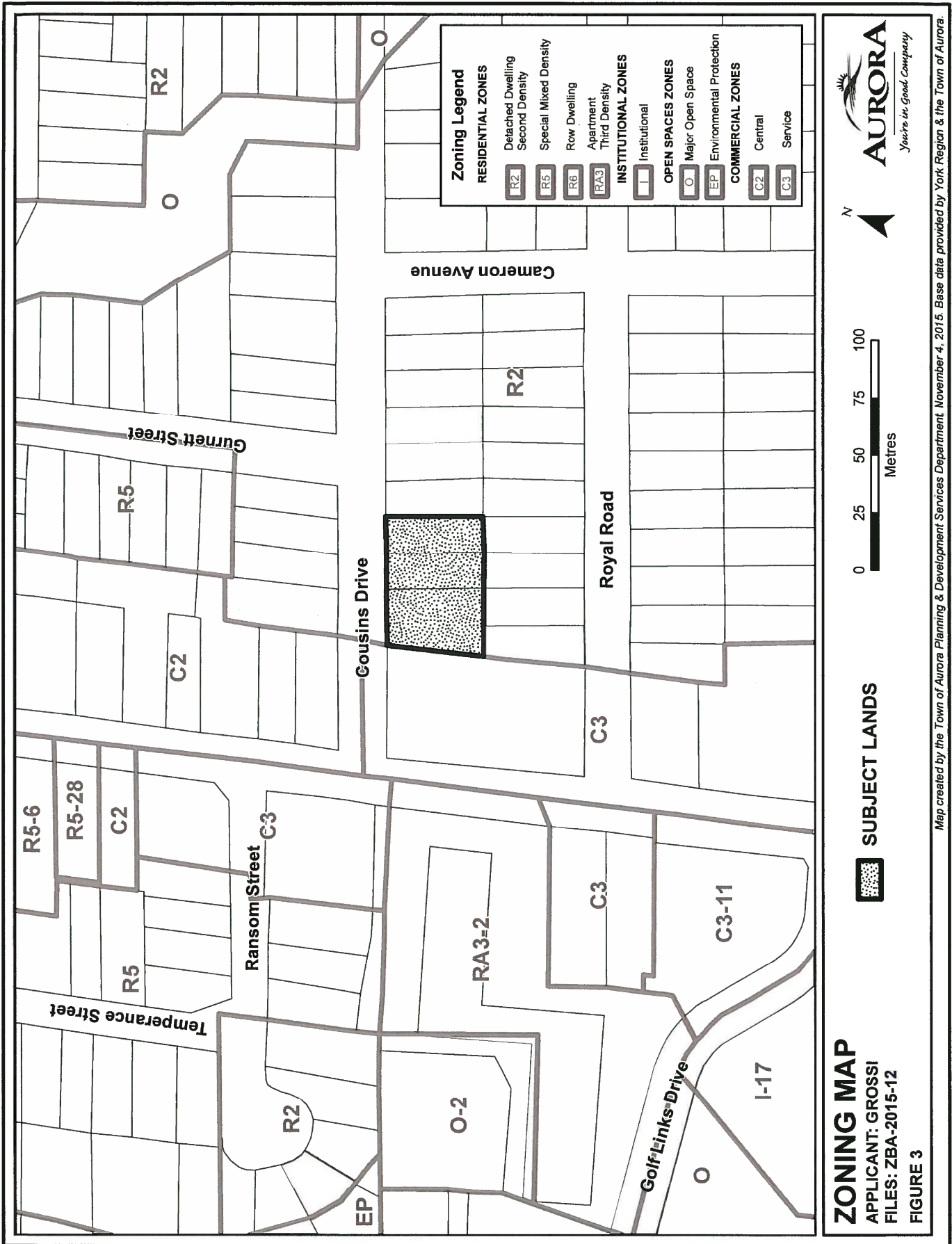
**Circulation Area**



Map created by the Town of Aurora Planning & Development Services Department, November 4, 2015. Base data provided by York Region & the Town of Aurora. AirPhotos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



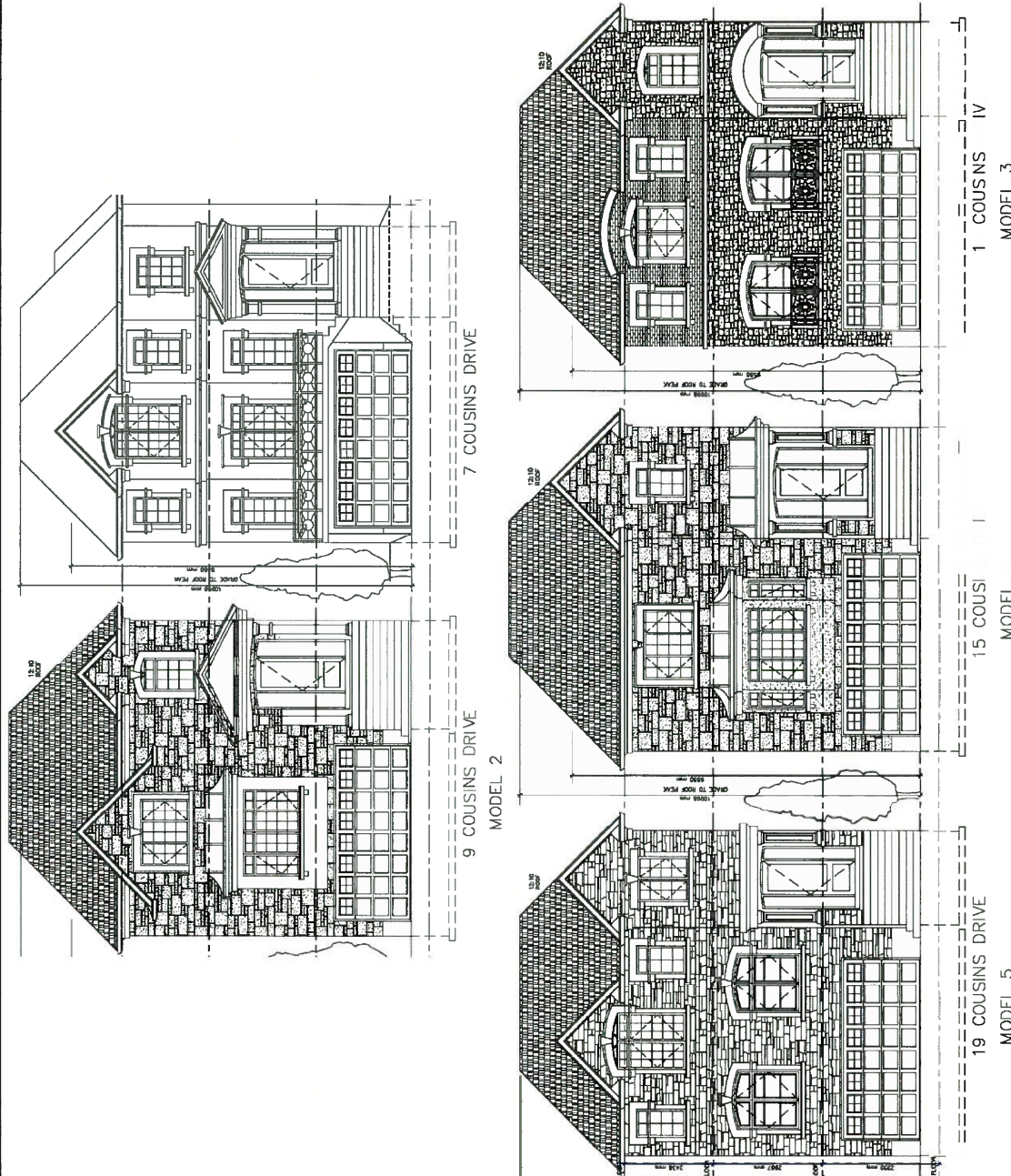












**POTENTIAL STREETSCAPE**

APPLICANT: Grossi  
 FILES: ZBA-2015-12

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, November 3, 2015. Drawing provided by Architectural CAAD Studio.



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PL15-092**

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**SUBJECT:** *Applications for Zoning By-law Amendment  
Mattamy (Aurora) Limited  
1280 St. John's Sideroad  
Part of Lot 26, Concession 2  
File No.: ZBA-2015-14*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *December 16, 2015*

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**RECOMMENDATIONS**

*THAT Report No. PL15-092 be received; and*

*THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law amendment application to permit a minimum of 5 metres private landscape buffer along on the northerly portion of the residential lots abutting the municipal boundary to the Town of Newmarket. As such, the applicant is proposing to rezone a portion of the residential lots from Detached Dwelling Second Density R2-95 Exception zone to Major Open Space O-17 Exception Zone.

**BACKGROUND**

On April 23, 2013, Council approved a draft Plan of Subdivision, file no. SUB-2011-02. A condition of approval required the Owner to implement a suitable interface between the permitted residential uses of the 2C Secondary Plan and the abutting existing residential uses to the north in the Town of Newmarket. This portion of the Mattamy subdivision has not entered in to a Subdivision Agreement with the Town nor has it been registered at the time of this report. As such, the subject lands are considered as one property.

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**Report No. PL15-092**

**Public Notification**

On November 26, 2015 a notice of Public Meeting was published in the Auroran and Aurora Banner newspapers and given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. Notice of the Public Planning meeting sign was also posted on the subject lands fronting on Baber Crescent. Public Notification has been provided in accordance with the *Planning Act*.

**Location and Land Use**

Given the subject lands have not been registered and fully subdivided, the location of the subject lands is still municipally known as 1280 St. John's Sideroad. However, the proposed zoning by-law amendment is only applicable to the proposed residential lots located north of Bridgepointe Court (Figure 1). The subject lands have a total lot area of 0.155 hectares. The subject lands are currently vacant.

The surrounding land uses are as follows:

- North: Existing Residential lands in the Town of Newmarket;
- South: Residential lands and Environmental Protection lands;
- East: Environmental Protection lands; and
- West: Residential lands (Phase 3 of Mattamy Subdivision)

**Policy Context**

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

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**Report No. PL15-092**

*York Region Official Plan (2010)*

The subject lands are designated as “Urban Area” by the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while creating a vibrant and sustainable community. Under the York Region’s Official Plan, one regional urbanization goal is to provide opportunities for passive open spaces.

*Town of Aurora Official Plan*

The subject lands are designated as “Urban Residential 1 with a site specific policy 3.3.4.1 East Overlay Designation” by the Aurora 2C Secondary Plan (OPA 73) (Figure 2). The intent of the Urban Residential 1 designation is to permit lower density form of development including single-detached dwellings. The purpose of the site specific policy 3.3.4.1 is to ensure a suitable interface between the permitted residential uses and the abutting established residential area to the north in the Town of Newmarket. Pursuant to the site specific requirements of OPA 73, a maximum density of 30 units per net residential hectare shall be permitted. More importantly, a landscape area shall be provided along the north property line within part of the future residential lots. The width of the landscaped area shall be determined at the draft plan of subdivision or the zoning stage to the satisfaction of the Council.

As such, the proposed zoning by-law amendment does not require an Official Plan Amendment but will satisfy a site specific policy of OPA 73.

*Zoning By-law*

The subject lands are currently zoned “Detached Dwelling Second Density (R2-95) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 4). An amendment to the zoning by-law is required to ensure an appropriate landscape buffers along the northerly portion of the residential lot which abuts the existing residents in the Town of Newmarket.

The Owner has submitted a draft Zoning By-law which is currently under review by staff.

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Report No. PL15-092

### **Reports and Studies**

The following reports and plans were submitted with the application:

- Draft Zoning By-law Amendment
- Planning Justification
- Site Plan
- Frontage and Area plan
- Landscape Plan
- Grading Plan
- Survey Plan

### **Proposal**

The Owner is proposing to satisfy the existing site specific Official Plan policy and a condition for the draft plan of subdivision. As such, the applicant is proposing to rezone a portion of the residential lots from Detached Dwelling Second Density R2-95 Exception zone to Major Open Space O-17 Exception Zone.

As shown in figure 5, the applicant is proposing a 5 metres landscape buffer along the northerly portion of the residential lots. Within the landscape buffer, the applicant is proposing deciduous trees ranging from 5 to 6 metres in height along with coniferous trees ranging in 3 metres in height. The applicant has also advised Planning staff that no new fencing will be constructed but the existing chain link fence located on the Town of Newmarket will remain. The existing mature vegetation in the Town of Newmarket ranges from 9 metres to 18 metres in height will also remain.

### **COMMENTS**

The proposed Zoning By-law Amendment application has been circulated to the internal departments and external agencies with no further comments. Planning Staff will continue to review the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment.

### **Public Comments**

At the time of writing of this report, Planning Staff did not receive any comments from the surrounding residents in the Town of Aurora or the Town of Newmarket.

### **SERVICING ALLOCATION**

Not Applicable

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Report No. PL15-092

### **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Direct staff to report back to Council addressing any issues that may be raised at the Public Planning Meeting; or
2. Refusal of the application with an explanation of the refusal.

### **FINANCIAL IMPLICATIONS**

Not Applicable

### **PREVIOUS REPORTS**

None.

### **CONCLUSIONS**

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

### **ATTACHMENTS**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-law
- Figure 4 – Proposed Zoning By-law
- Figure 5 – Cross Section of the proposed Open Space zone

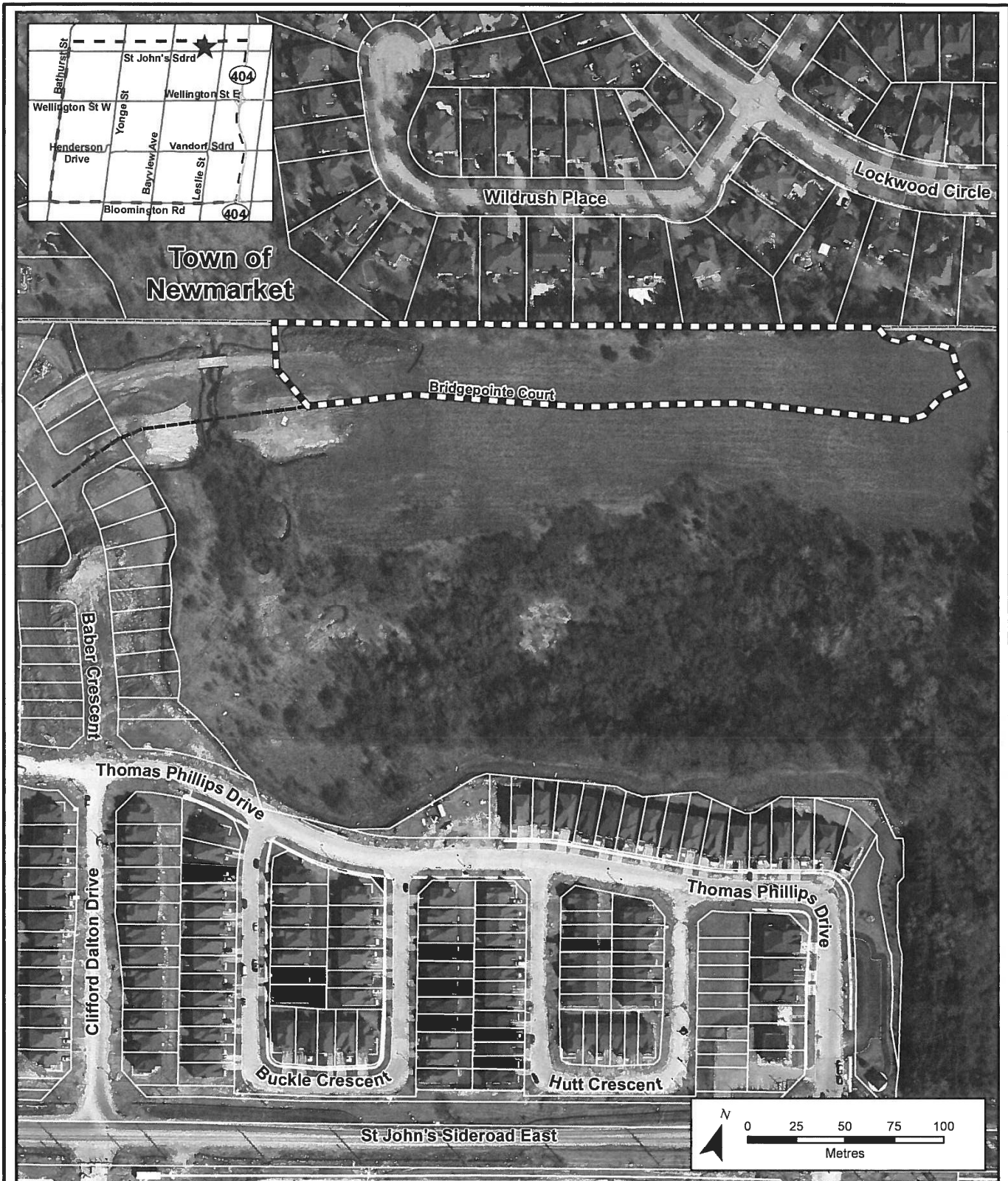
### **PRE-SUBMISSION REVIEW**

Reviewed by the Interim Chief Administrative Officer

***Prepared by: Lawrence Kuk, Planner Ext. 4343***

  
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**Marco Ramunno, MCIP, RPP**  
**Director of Planning & Development**  
**Services**

  
\_\_\_\_\_  
**Patrick Moyle**  
**Interim Chief Administrative Officer**



**LOCATION MAP**

APPLICANT: MATTAMY (AURORA) LIMITED  
 FILE: ZBA-2015-14  
 FIGURE 1

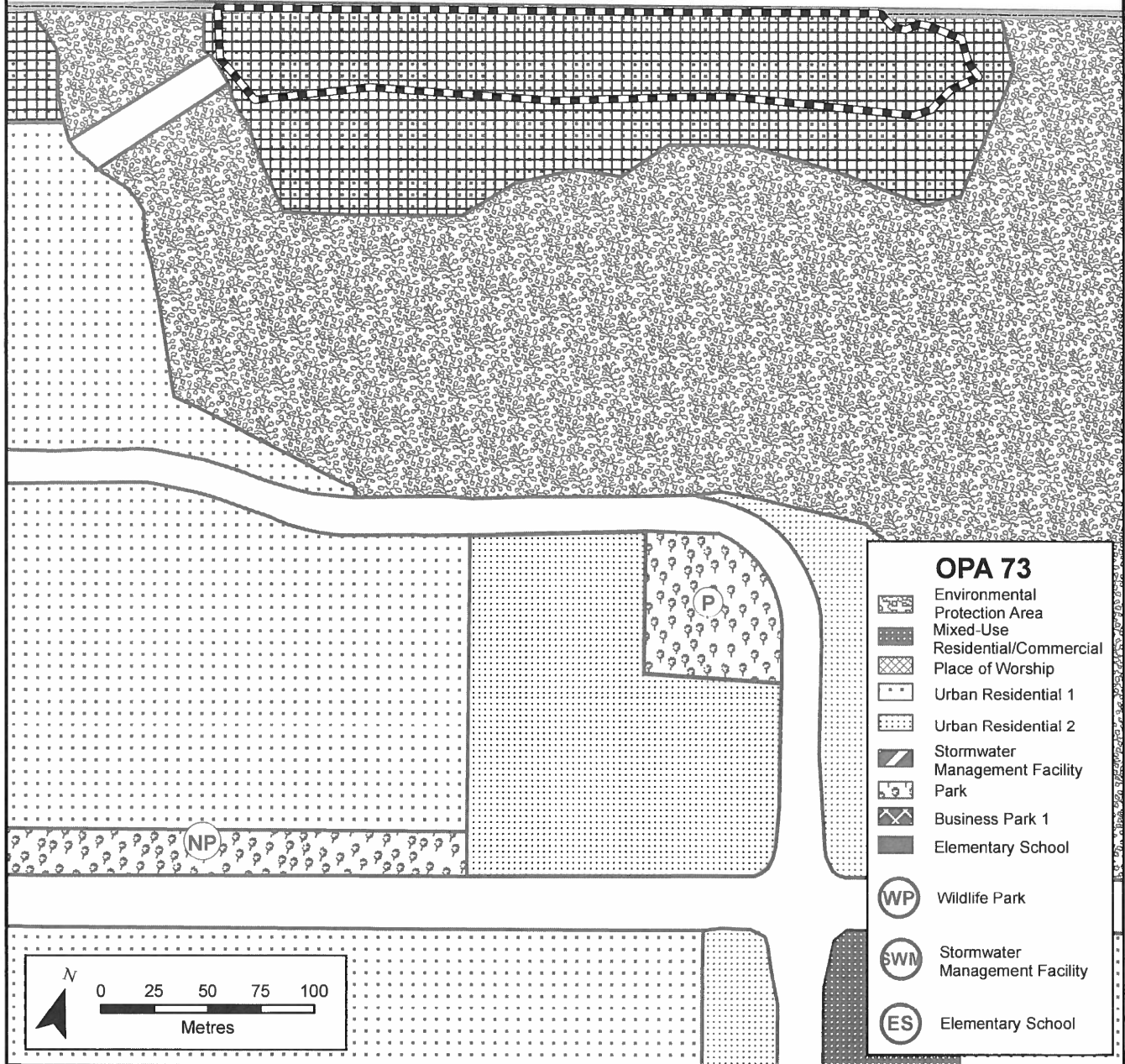
 **Subject Lands**



Map created by the Town of Aurora Planning & Development Services Department, November 26, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.



**Town of Newmarket**



**OPA 73**

- Environmental Protection Area
- Mixed-Use Residential/Commercial
- Place of Worship
- Urban Residential 1
- Urban Residential 2
- Stormwater Management Facility
- Park
- Business Park 1
- Elementary School
- Wildlife Park
- Stormwater Management Facility
- Elementary School

**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: MATTAMY (AURORA) LIMITED  
 FILE: ZBA-2015-14

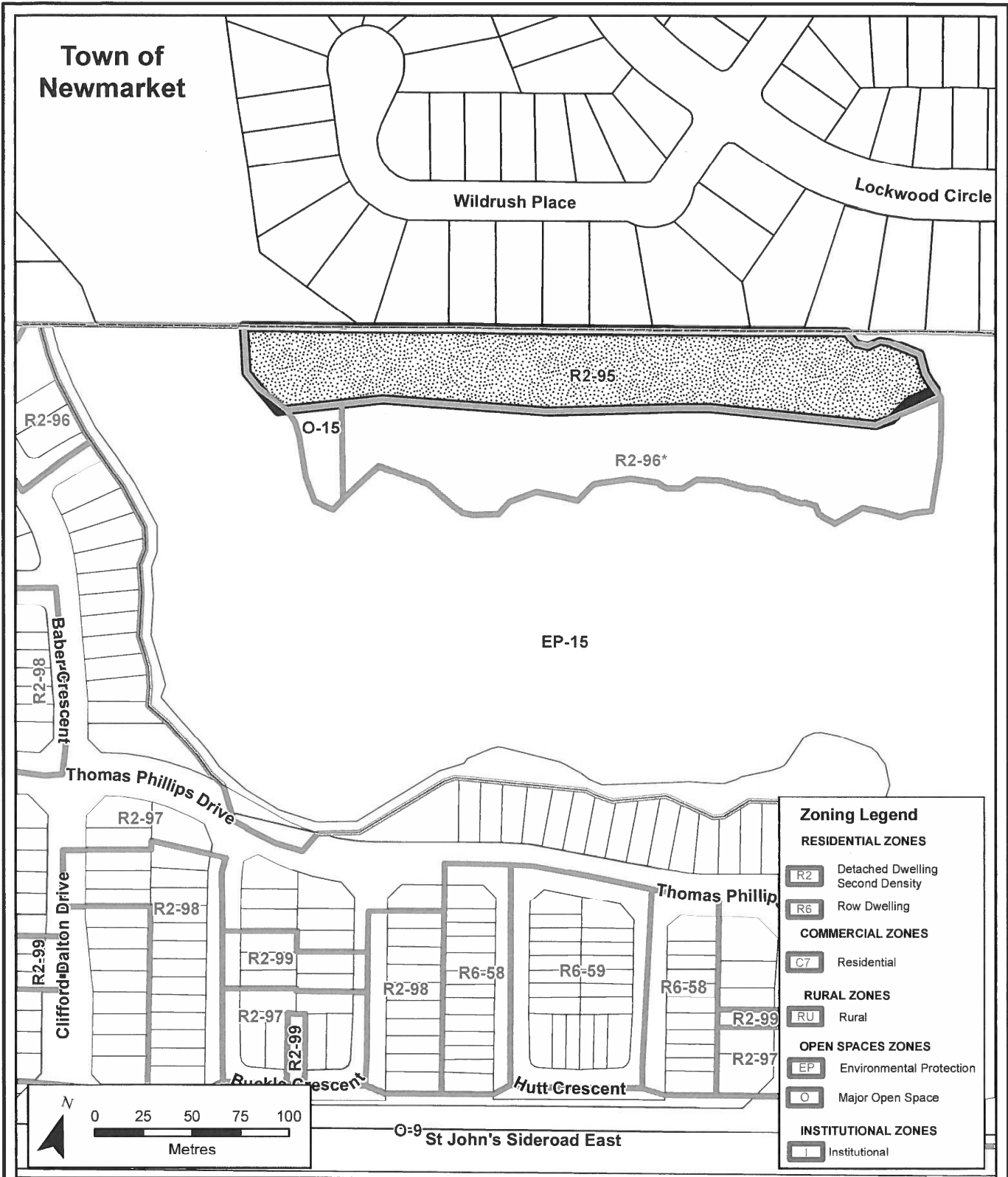
**SUBJECT LANDS**



FIGURE 2

Map created by the Town of Aurora Planning & Development Services Department, November 26, 2015. Base data provided by York Region & the Town of Aurora.





**Zoning Legend**

**RESIDENTIAL ZONES**

- R2 Detached Dwelling Second Density
- R6 Row Dwelling

**COMMERCIAL ZONES**

- C7 Residential

**RURAL ZONES**

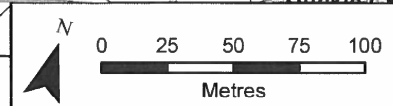
- RU Rural

**OPEN SPACES ZONES**

- EP Environmental Protection
- O Major Open Space

**INSTITUTIONAL ZONES**

- I Institutional

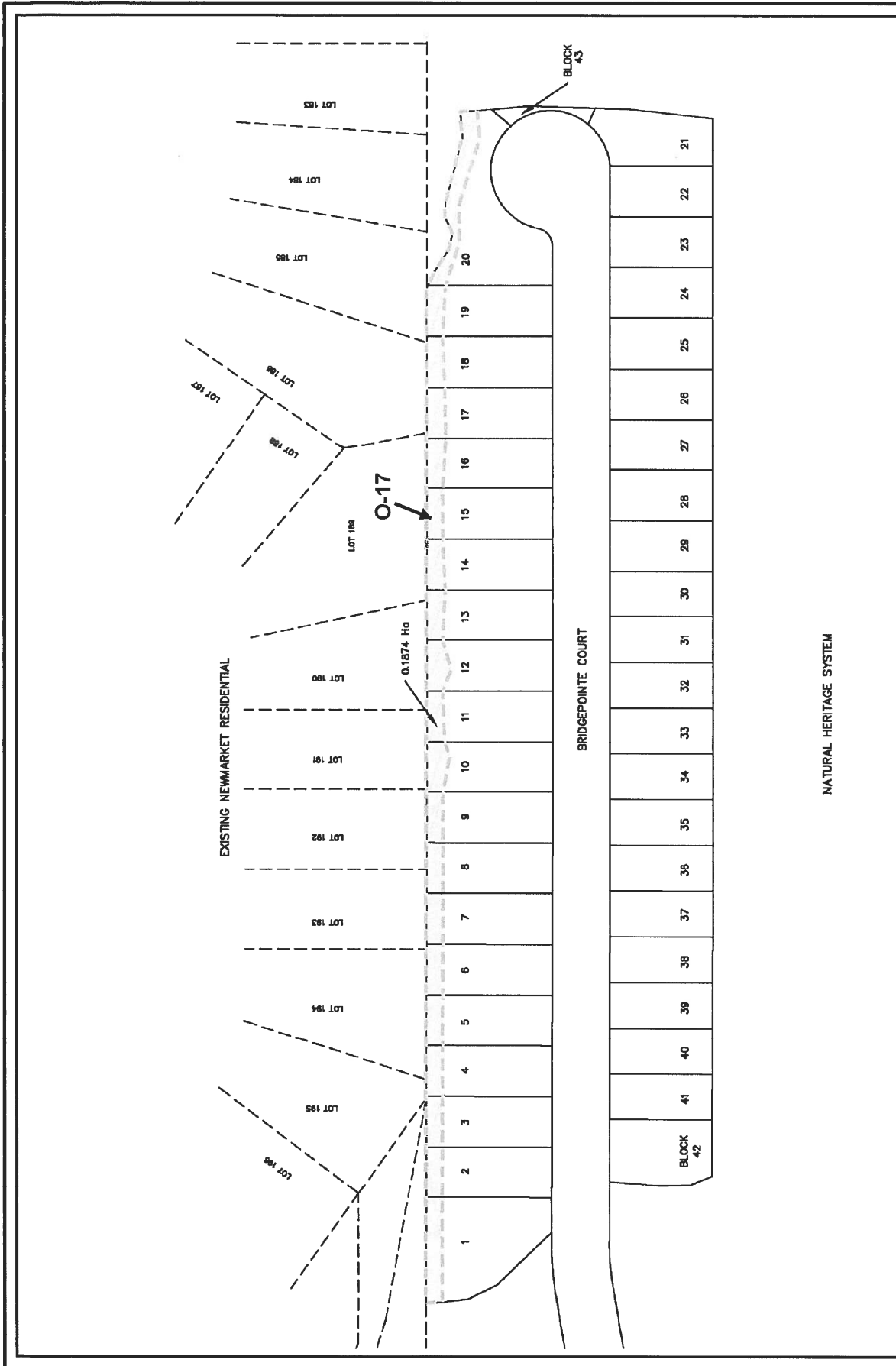


**ZONING BY-LAW MAP**  
 APPLICANT: MATTAMY (AURORA) LIMITED  
 FILE: ZBA-2015-14  
 FIGURE 3

**SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, November 26, 2015. Base data provided by York Region & the Town of Aurora.



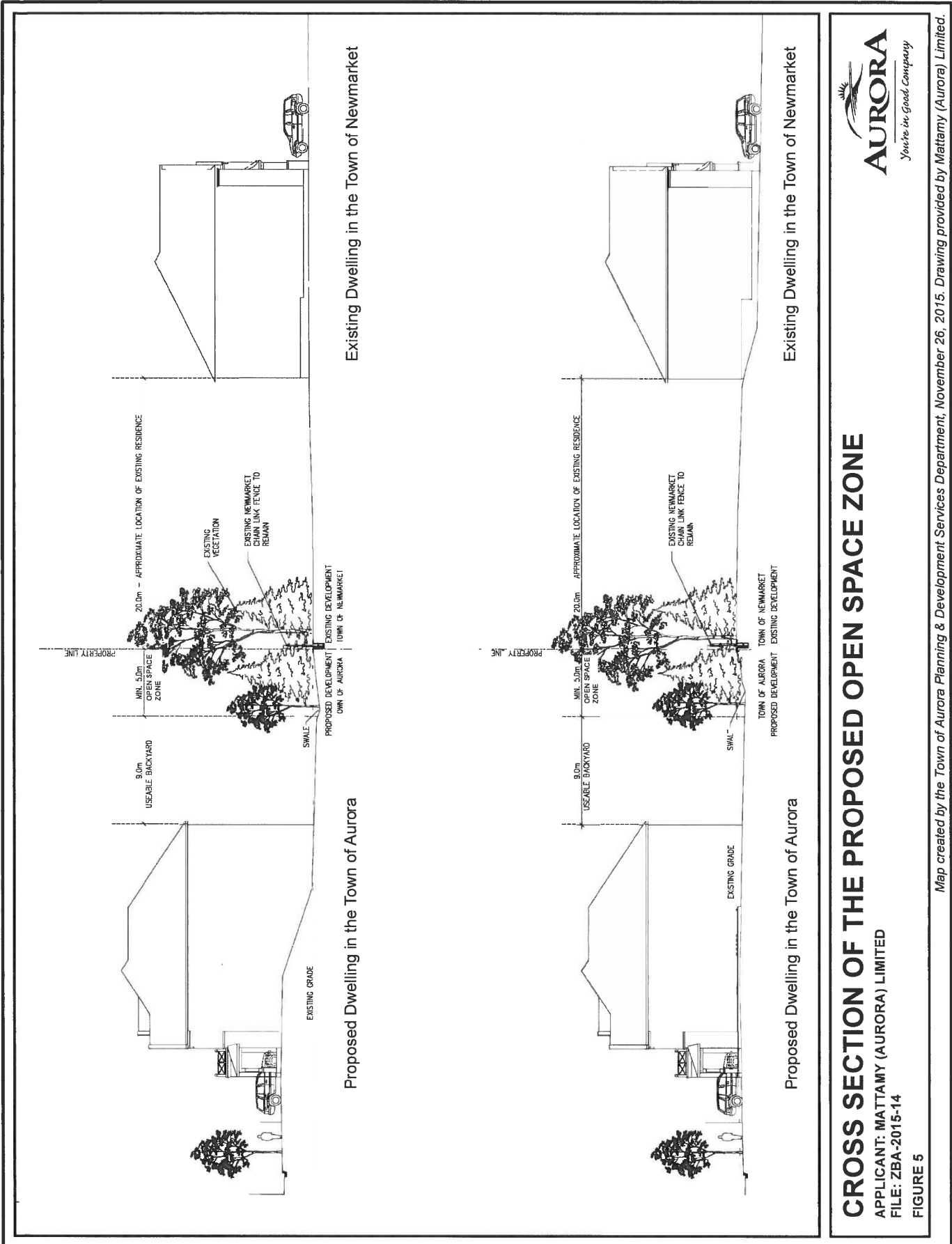
**Proposed Open Space Zone**



**PROPOSED ZONING BY-LAW**

APPLICANT: MATTAMY (AURORA) LIMITED  
 FILE: ZBA-2015-14  
 FIGURE 4

Map created by the Town of Aurora Planning & Development Services Department, November 26, 2015. Drawing provided by Mattamy (Aurora) Limited.



**CROSS SECTION OF THE PROPOSED OPEN SPACE ZONE**

APPLICANT: MATTAMY (AURORA) LIMITED  
 FILE: ZBA-2015-14  
 FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, November 26, 2015. Drawing provided by Mattamy (Aurora) Limited.



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PL15-098**

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**SUBJECT:** *Applications for Draft Plan of Subdivision and Zoning By-law Amendment*  
*2352107 Ontario Inc.*  
*1588 St. John's Sideroad*  
*Part of Lot 26, Concession 3*  
*Files: SUB-2015-02 & ZBA-2015-05*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *December 16, 2015*

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**RECOMMENDATIONS**

*THAT Report No. PL15-098 be received; and*

*THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information and details related to the Draft Plan of Subdivision and Zoning By-law Amendment applications to permit ten (10) Employment Blocks and an Environmental Protection Area (EPA) on the 19.9 ha parcel of land.

**BACKGROUND**

The subject Draft Plan of Subdivision and Zoning By-law Amendment applications were submitted on May 29, 2015. On June 25, 2015, a Notice of Complete Application respecting the Draft Plan of Subdivision and Zoning By-law Amendment applications were published in the Auroran and Aurora Banner newspapers.

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**Report No. PL15-098**

### **Public Notification**

On November 26, 2015 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspaper and given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. Notice of the Public Planning meeting signs were also posted on the subject lands fronting Leslie Street and St. John's Sideroad. Public Meeting notification has been provided in accordance with the *Planning Act*.

### **Location/ Land Use**

The subject property is located on the north-east corner of Leslie Street and St. John's Sideroad East, municipally known as 1588 St. John's Sideroad East (Figure 1). The total area of land holdings is approximately 19.9 hectares in size. The subject lands have the following characteristics:

- Site has frontage along two arterial roads;
- Site located approximately 450m from provincial Highway 404, where a proposed future interchange at St. John's Sideroad is to be constructed;
- Limited vegetation of the southern end of the site due to previous horse farming activities on site; and,
- Northern portion of the site is heavily vegetated and is comprised of a woodland, watercourse and valleyland.

The surrounding land uses are as follows:

North: Municipal boundary between the Town of Aurora and Town of Newmarket and Residential development;

South: St. John's Sideroad and rural farmland;

East: Rural farmland, future residential development applications received by the Town; and,

West: Leslie Street, environmental valley lands and future residential development.

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**Report No. PL15-098**

### **Policy Context**

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

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

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through City Building, intensification and compact and complete communities.

The Regional Official Plan recognizes that employment lands are strategic and vital to the Regional economic system and are major drivers of economic activity in the Region. Regional Policy requires the protection, maintenance and enhancement of the long term viability of all employment lands designated in local municipal official plans.

The proposed development is located within the 25 year Wellhead Protection Area. York Region staff will review the application in relation to the protection of the quality and quantity of York Region’s municipal groundwater supplies.

#### *Town of Aurora Official Plan*

The subject lands are designated “Business Park 1”, “Environmental Protection Area” and “Stormwater Management Facility” by the Aurora 2C Secondary Plan Area (OPA No. 73) as illustrated in Figure 7.

Business Park developments are considered a crucial component of the Town’s long-term economic development strategy. As described in OPA No. 73, the Business Park component of the 2C Secondary Plan Area is planned to accommodate a range of employment opportunities which promotes sustainable economic growth, local employment opportunities and diversification of the employment base. The Official Plan

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**Report No. PL15-098**

policy also ensures that employment lands are used to their fullest and highest potential while achieving the highest design standards possible for employment-related development.

The intent of the Business Park 1 designation is to 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. Lower order prestige industrial uses, with larger building footprints and larger parking lots and loading facilities will be located within the interior of the Business Park. Recognizing the challenge for large footprint buildings on the existing slope conditions along Leslie Street, smaller footprint buildings and structured parking including a greater proportion of institutional uses, and of ancillary uses in a campus format will be permitted.

The intent of the Environmental Protection Area Designation is to identify, protect and enhance the natural heritage features and functions that will form a strong and permanent component of the broader area 2C Greenlands system. In addition, area designated for development are required to ensure such development provides the necessary buffers from natural heritage features, including key hydrologic features.

Other provisions in the Official Plan outline policies for the review and approval of the implementing Zoning and Draft Plan of Subdivision to achieve density of employment generating land uses within the proposed draft plan. It is a requirement that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare. 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.

The proposed implementing Zoning By-law for the Draft Plan of Subdivision provides a mix of prestige industrial uses, institutional uses, business and professional offices including accessory retail, restaurants and service uses.

#### *Zoning By-law*

The subject lands are currently zoned "Rural (RU) Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The current zoning does not permit the development as proposed by the Draft Plan of Subdivision application and as such the Owner has submitted an application to amend the Zoning by-law to implement the proposed plan of Subdivision. Exceptions to the Business Park categorical zone standards of the Town's comprehensive by-law have also been sought to implement the future Business Park uses.

As shown in Figure 3, the implementing Zoning By-law for the proposed Draft Plan of Subdivision proposes to rezone the subject lands from "RU – Rural" to the following zoning classifications:

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- “BP” – Business Park Exception Zone;
- “EP” – Environmental Protection Zone; and
- “O” – Major Open Space Exception Zone.

The following is a list of the proposed uses permitted as of right in the current Business Park (BP) Zone:

- convention centre;
- data processing centre;
- day nursery, day centre-adult, day centre- intergenerational, provided no part of the building is used for industrial uses or warehouses;
- fitness centre;
- food processing establishment;
- industrial use, if conducted within wholly enclosed buildings;
- hotel;
- motel;
- office;
- park, public;
- printing, media and communications establishment;
- public authority;
- research and training facility;
- warehouse, if more than 200 metres distant from Wellington Street and from Highway 404; and,

Ancillary commercial/ retail uses permitted in the (BP) Business Park Zone internal to a Building used for employment purposes include:

- dry cleaning distribution depot;
- personal service shop;
- retail store, convenience
- retail store; and,
- restaurant.

Final zoning and related performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

#### *Proposed Plan of Subdivision*

The Town received an application for the proposed Draft Plan of Subdivision on May 29, 2015. The proposed draft plan was circulated to internal and external agencies for review and comments. As illustrated on Figure 2, the proposed Draft Plan of Subdivision proposes ten (10) employment blocks totalling 7.01 hectares and one Environmental Protection Area (EPA) totalling 10.4 hectares. In addition to this, a 10.0 m wide buffer



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block, 0.46 hectares in size is provided between the Employment Block and EPA. A municipal road with a 23 metre right-of-way (r.o.w) is proposed to service the site with connections to Leslie Street and St. John's Sideroad. A second municipal road with a 20.0m r.o.w. provides a secondary connection to St. John's Sideroad and a connection to Street A (Figure 2).

The following is a breakdown of the major land uses within the proposed draft plan application as proposed by the applicant:

<b>Proposed Land Use</b>	<b>Total Number of Blocks</b>	<b>Block Numbers on Draft Plan</b>	<b>Area (ha)</b>
Employment	10	1-10	6.45
EPA	1	11	10.40
10m Buffer	1	12	0.46
Future Development	1	13	0.01
Future Road	1	14	0.02
0.3m Reserves	6	15-20	0.01
Roads	N/A	N/A	1.4
<b>Total</b>			<b>18.75</b>
<b>Lands Currently Under Regional Ownership</b>			
Employment	4	7-10	0.56
Roads	N/A	N/A	0.09
<b>Total</b>			<b>19.40</b>

The applicant's plan also makes a projection of the gross floor area of the employment and non-employments uses as follows:

Employment uses	28,292 m <sup>2</sup>
Hotel uses	5,378 m <sup>2</sup>
Ancillary retail uses	8,418 m <sup>2</sup>
<b>Total</b>	<b>42,088 m<sup>2</sup></b>

**Proposal**

*Site Design*

As illustrated in Figure 4, the conceptual master plan provides for retail/commercial uses within the site, which are focused at the two entrances to the site (Leslie Street and St. John's Sideroad), and the intersection of Leslie Street and St. John's Sideroad. The concept plan proposes that the remainder of the site will be utilized for office/prestige industrial uses and a hotel.

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To be in conformity to the requirements of OPA 73, a maximum of 20% Gross Floor Area for accessory retail, the Owner proposes three (3), seven (7) storey office buildings and associated five (5) storey parking structure, which includes two (2) stories below grade of additional parking (Figures 4 & 5).

#### *Urban Design*

OPA 73 contains a number of urban design policies that encourage excellence in urban design and sustainable construction methods. OPA 73 requires that Urban Design Guidelines be prepared prior to any development approvals to the satisfaction of the Town. The applicant has submitted an Urban Design Brief which is currently under review by Town staff.

#### **Reports and Studies**

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

- Planning Justification Report, by Humphries Planning Group Inc;
- Draft Zoning By-law Amendment, by Humphries Planning Group Inc;
- Urban Design Brief, by Ware Malcomb;
- Conceptual Masterplan, by Ware Malcomb;
- Environmental Impact Statement and Natural Heritage Evaluation; by Beacon Environmental;
- Functional Servicing and Stormwater Management Report by SCS Consulting Group Ltd.;
- Archaeological Assessment, by This Land Archaeology;
- Environmental Site Assessment, by V.A. Wood Associates Ltd.;
- Transportation Study, by NexTrans Engineering;
- Heritage Impact Study, by Su Murdoch Historical Consulting;
- Hydrogeological Study, by R.J. Burnside;
- Market Analysis Study; by Reurbanist and Interstratics Consultants Inc.; and,
- Geotechnical Investigation and Slope Stability Analysis by Golder Associates.

#### **COMMENTS**

The subject Draft Plan of Subdivision and Zoning By-law Amendment applications were circulated to internal departments and external agencies for review and comment. All first submission comments received to date on the planning applications have been provided to the Owner/ applicant. It is noted that further technical comments to the applications will be provided, and the above mentioned applications will be further considered by Council when all matters related to OPA 73 conformity have been adequately addressed.

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*Employment Density*

Planning Staff's evaluation of the application shall ensure that density of employment generating land uses proposed within the community is appropriate and in conformity with the provisions of OPA 73 and any Provincial and Regional policy directives that are applicable.

The Business Park designation of the 2C Secondary Plan (OPA 73) requires a minimum density of 40 jobs per developable hectare. OPA 73 requires that business parks are to achieve a maximum height of seven (7) storeys or 28 metres, whichever is less and a maximum floor space index of 2.5.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment is generally in accordance with these density requirements. However, the plans will be reviewed in detail to ensure density compliance is met.

*Environmental Protection Areas*

The subject lands currently consist of agricultural fields and pastures. The applicant has provided an Environmental Impact Statement and Natural Heritage Evaluation which contains an assessment of the natural heritage features and functions for the subject property and identifies the boundary and limits of the proposed development. The limits of all significant natural heritage features were surveyed in conjunction with the applicant's consultant and Lake Simcoe Region Conservation Authority (LSRCA).

A preliminary review of the planning applications identify that the limits of proposed development generally satisfies the setbacks, however the plans will be evaluated in greater detail for conformity to the Environmental Protection Area policies and associated buffers as identified in OPA 73.

*Water and Sanitary Servicing*

The servicing policies of OPA 73 requires that new growth and development takes place on full municipal sewers including municipal water, sanitary and storm services in an orderly and cost efficient manner and that wastewater sewers are designed in accordance with current Town of Aurora, Region of York and Ministry of the Environment (MOE) standards and criteria. A Functional Servicing Report (FSR) has been submitted with the application outlining engineering details for the development of the Draft Plan of Subdivision. Sanitary service will be provided by the Regional extension of the Leslie Street gravity sanitary sewer from the TACC Aurora 2C development. A 400mm diameter watermain will be constructed along St. John's Sideroad connecting to the existing 750 mm diameter regional watermain on Leslie Street.

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*Stormwater Management*

The 2C Secondary Plan identifies the general location of all stormwater management facilities on Schedule "A". The Owner proposes to enhance quality, erosion control and quantity of storm water that is consistent with the Town, LSRCA and most recent Lake Simcoe Plan Policy requirements. The initiatives of the enhancement are to achieve a high level of water filtration from the developed site into the ground, thereby reducing the need for storm water management ponds. An assessment of Low Impact Development (LID) opportunities and constraints was completed including a pre-consultation charrette with the Town of Aurora and the LSRCA. The details of the approach will need a further review at detailed design stage.

*Trails Network*

The Town of Aurora Trails Master Plan indicates a future trail within the Environmental Protection lands in the northern portion of the subject lands (Figure 6). The Owner has submitted a conceptual trails plan included within the Urban Design Guidelines submitted by Ware Malcomb. The overall 2C trails strategy was presented to the November 20, 2015 Trail and Active Transportation Committee. The proposed trails plan will be designed in accordance with the Town's trail plan as reflected on Figure 6.

**Public Comments**

At the time of finalizing this report, Planning Staff have received no enquiries from area residents regarding the proposal. Any written comments or comments provided at the Public Planning Meeting will be addressed in the technical review and included in a comprehensive report at a future General Committee Meeting.

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

- The applications will be reviewed in the context of the applicable Provincial, Regional and Town policies;
- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Draft Plan of Subdivision and Zoning By-law Amendment;
- Recommendation of implementation measures to ensure compliance with OPA 73's and Regional OP policy that limits the non-employment uses on the lands to a maximum of 20%;

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- Re-submission of a proposed trails plan illustrating alternative trail paths; and,
- Submission of Green Development and Design Standards.

### **LINK TO STRATEGIC PLAN**

The proposed Draft Plan of Subdivision supports the Strategic Plan Goal of **Enabling a Diverse, Creative and Resilient Economy** through promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business;

The proposed Zoning By-law Amendment and Plan of Subdivision also supports the Strategic Plan Goal of **Supporting environmental stewardship and sustainability** and the objectives of **encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives**. The goal and these objectives are supported through the plan of subdivision process by conducting detailed analysis and evaluation of natural features, as well as identifying means of securing, protecting and enhancing those features both during the development process and after the site is built.

### **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

### **SERVICING ALLOCATION**

Not Applicable.

### **FINANCIAL IMPLICATIONS**

Financial implications will be addressed when a technical review of the proposal is completed.

### **PREVIOUS REPORTS**

None.

### **CONCLUSIONS**

The Draft Plan of Subdivision and Zoning By-law Amendment applications are currently under review by Town staff. Staff will continue to work with the applicant to finalize all outstanding technical matters. Staff's technical review of the subject applications will include matters addressed in this report, as well as the comments received from the

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public and Council raised at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

**ATTACHMENTS**

- Figure 1 – Location Map;
- Figure 2 – Proposed Draft Plan of Subdivision;
- Figure 3 – Draft Zoning By-law;
- Figure 4 – Conceptual Master Plan Site Design;
- Figure 5 – Conceptual Rendering of the Proposed Business Park;
- Figure 6 – Town of Aurora Trails Master plan;
- Figure 7 – Official Plan Amendment No. 73.

**PRE-SUBMISSION REVIEW**

Reviewed by the Interim Chief Administrative Officer.

***Prepared by: Drew MacMartin, Planner – Extension 4347.***

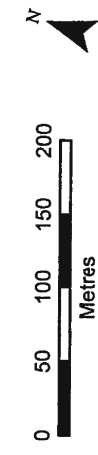
  
**Marco Ramunno, MCIP, RPP**  
**Director of Planning & Development**  
**Services**

  
**Patrick Moyle**  
**Interim Chief Administrative Officer**

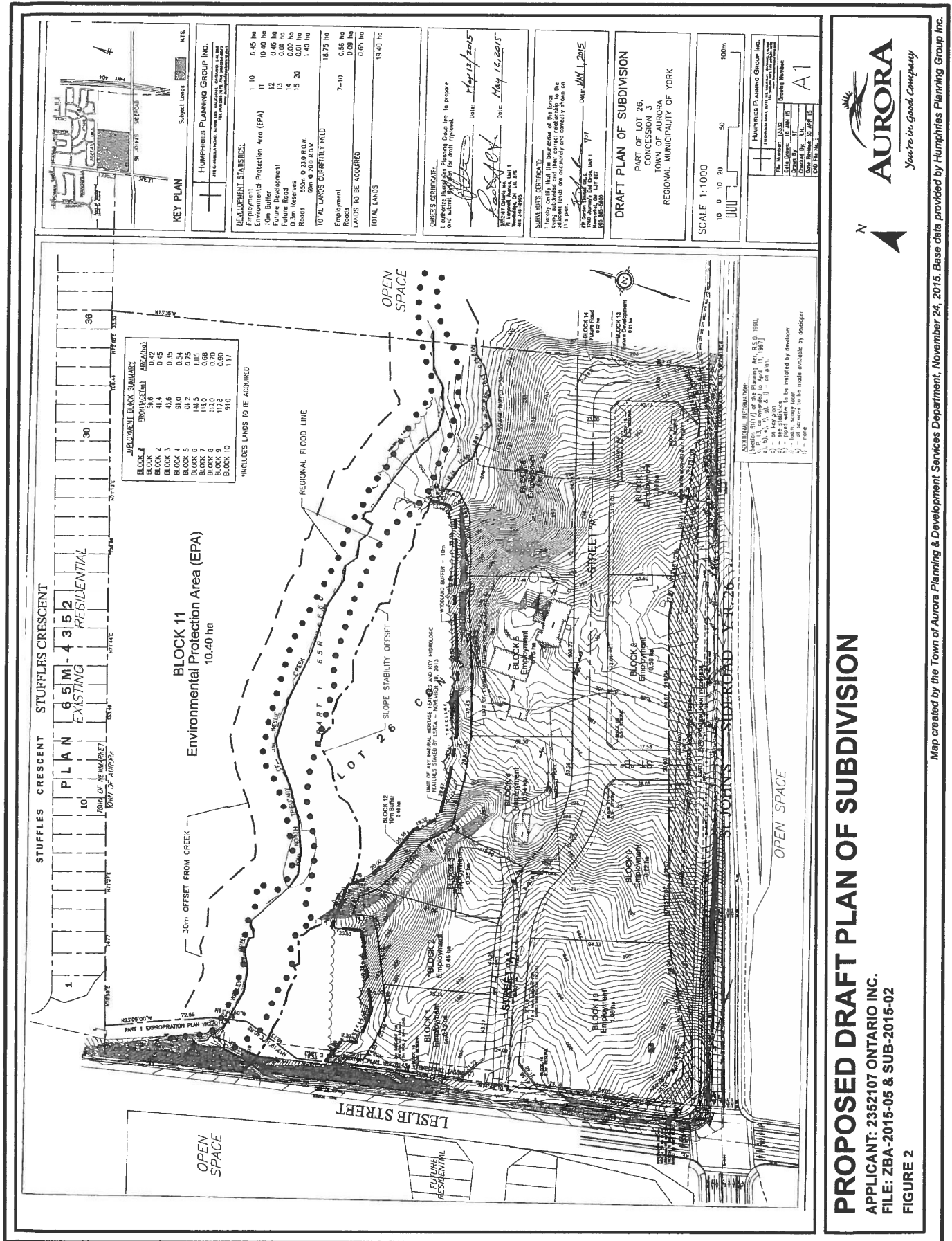


**LOCATION MAP**  
 APPLICANT: 2352107 ONTARIO INC.  
 FILE: ZBA-2015-05 & SUB-2015-02  
 FIGURE 1

Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, November 24, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.



**DEVELOPMENT BLOCK SUMMARY**

BLOCK #	REGULATION	AREA (ha)
BLOCK 1	0-42	41.4
BLOCK 2	0-45	0.25
BLOCK 3	0-16	0.75
BLOCK 4	0-12	1.05
BLOCK 5	0-18	0.68
BLOCK 6	0-18	0.68
BLOCK 7	0-18	0.68
BLOCK 8	0-18	0.68
BLOCK 9	0-18	0.68
BLOCK 10	0-18	1.17

\*INCLUDES LANDS TO BE ACQUIRED

**BLOCK 11**  
 Environmental Protection Area (EPA)  
 10.40 ha

STURFFLES CRESCENT  
 PLAN 6 5 M - 4 3 5 2  
 EXISTING RESIDENTIAL

10' FROM OF NEWLAYOUT

10' FROM OF NEWLAYOUT

10' FROM OF NEWLAYOUT

10' FROM OF NEWLAYOUT

30m OFFSET FROM CREEK

REGIONAL FLOOD LINE

LOT

6.5 R

WOODLAND BUFFER - 10m

SLOPE STABILITY OFFSET

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

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KEY PLAN



Subject Lands

HUMPHRIES PLANNING GROUP INC.

1400 CENTRAL AVENUE, SUITE 100, AURORA, ONTARIO L4G 1R6  
 TEL: (905) 709-1100 FAX: (905) 709-1101  
 WWW.HUMPHRIESPLANNING.COM

DEVELOPMENT STATISTICS:

Employment	1	10	6.45 ha
Environmental Protection Area (EPA)	11	10.40 ha	
Future Employment	12	0.46 ha	
Future Flood	13	0.01 ha	
Future Reserves	15	20	
Open Space	16	0.01 ha	
Roads	17	0.01 ha	
St. John's Sideroad	18	1.40 ha	
TOTAL LANDS CURRENTLY HELD		18.75 ha	
Employment	7-10	6.56 ha	
Roads		0.09 ha	
LANDS TO BE ACQUIRED		0.65 ha	
TOTAL LANDS		19.40 ha	

OWNER'S CERTIFICATE:

I, the undersigned, being the owner of the above described lands, do hereby certify that the boundaries of the lots and concessions shown on this plan are true and correct and that the applicant herein is entitled to the same. Date: May 12, 2015

*[Signature]* Date: May 12, 2015

OWNER'S CERTIFICATE:

I, the undersigned, being the owner of the above described lands, do hereby certify that the boundaries of the lots and concessions shown on this plan are true and correct and that the applicant herein is entitled to the same. Date: MAY 1, 2015

*[Signature]* Date: MAY 1, 2015

DRAFT PLAN OF SUBDIVISION

PART OF LOT 26,  
 CONCESSION 3  
 TOWN OF AURORA  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1:1000



HUMPHRIES PLANNING GROUP INC.

1400 CENTRAL AVENUE, SUITE 100, AURORA, ONTARIO L4G 1R6  
 TEL: (905) 709-1100 FAX: (905) 709-1101  
 WWW.HUMPHRIESPLANNING.COM

By: [Signature] Date: May 12, 2015

Checked By: [Signature] Date: May 12, 2015

Scale: 1:1000

Sheet: A1

**PROPOSED DRAFT PLAN OF SUBDIVISION**

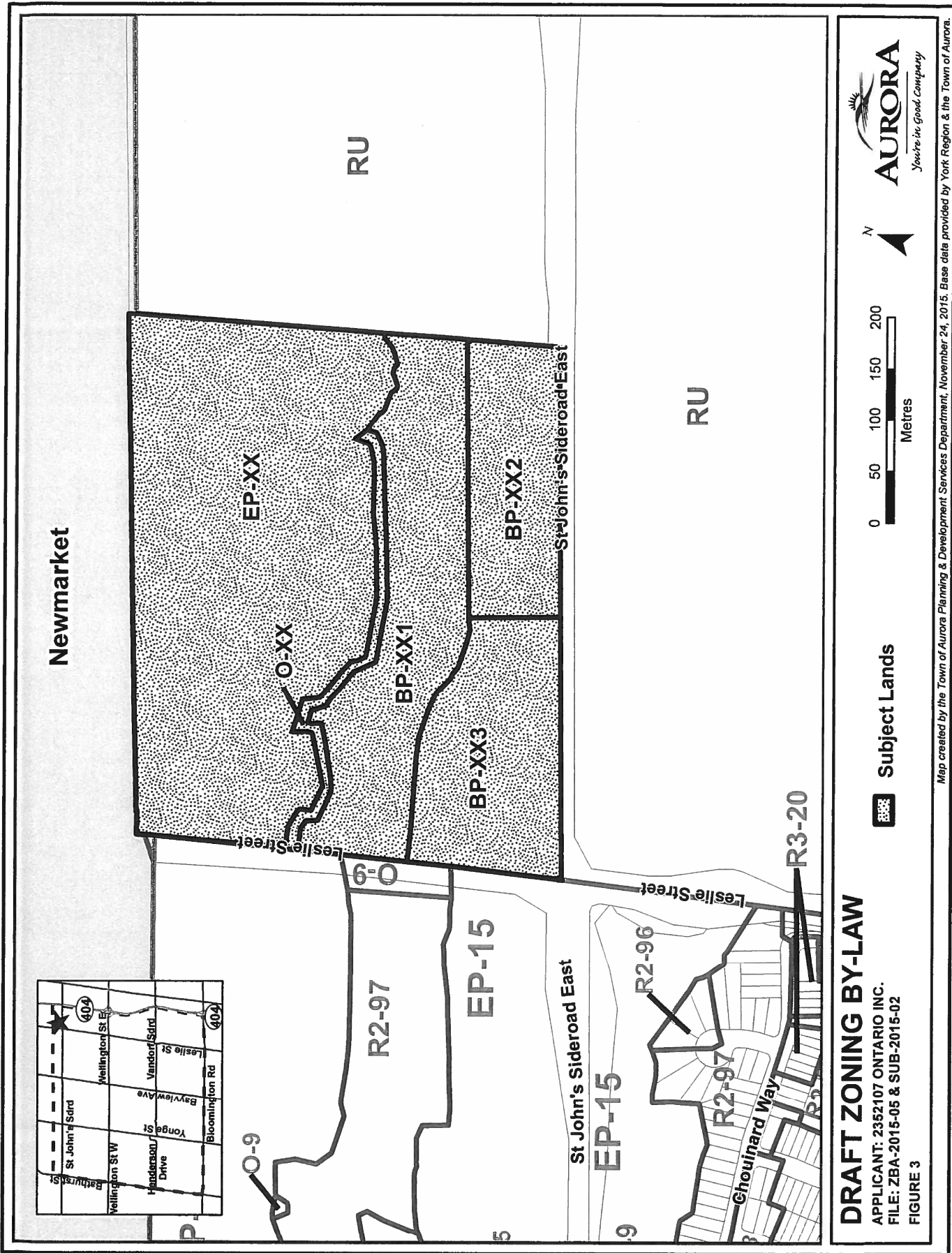
APPLICANT: 2352107 ONTARIO INC.  
 FILE: ZBA-2015-05 & SUB-2015-02

FIGURE 2

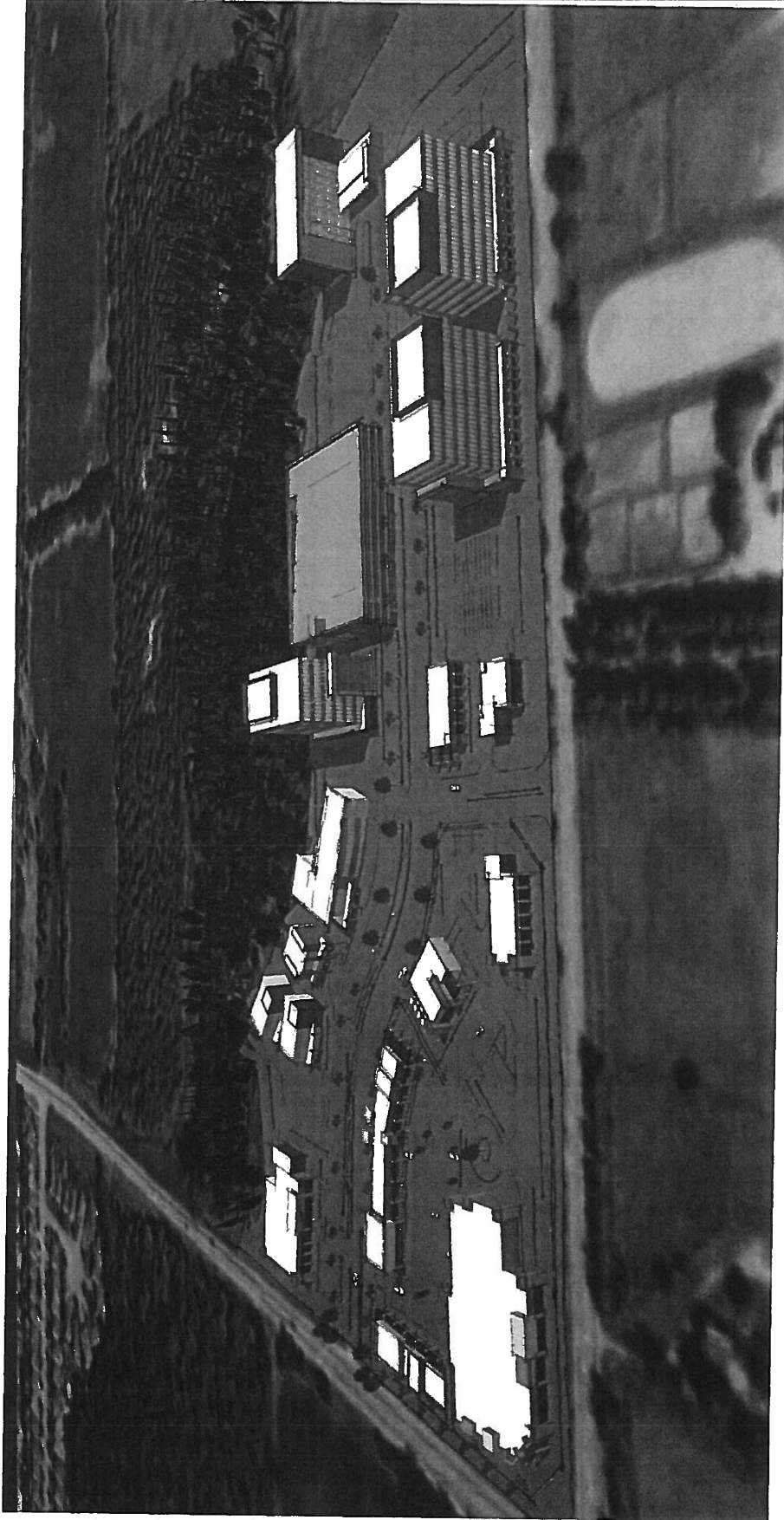


Map created by the Town of Aurora Planning & Development Services Department, November 24, 2015. Base data provided by Humphries Planning Group Inc.







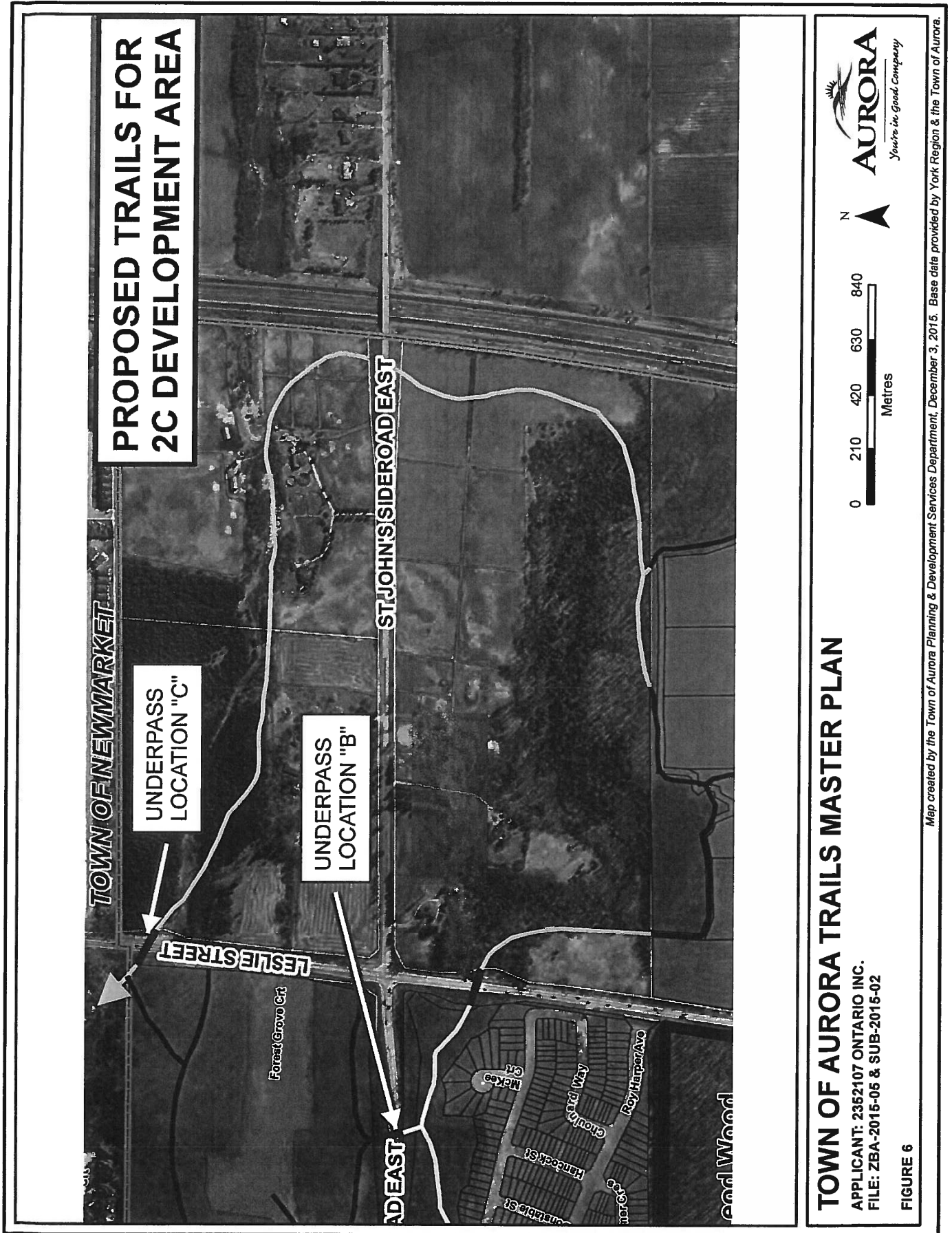


**CONCEPTUAL RENDERING OF THE PROPOSED BUSINESS PARK**

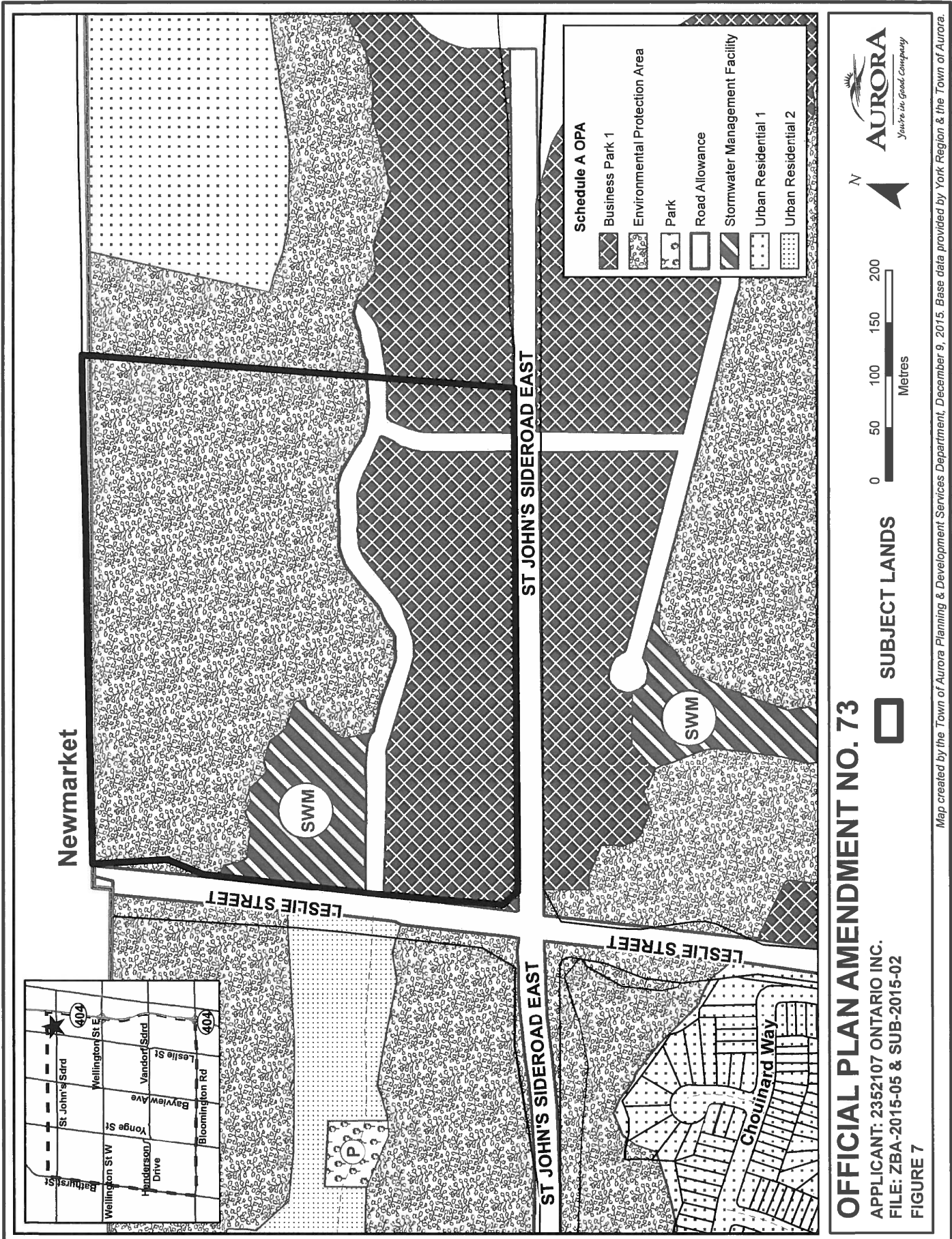
APPLICANT: 2352107 ONTARIO INC.  
FILE: ZBA-2015-05 & SUB-2015-02  
FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, November 24, 2015. Base data provided by Ware Malcomb.







**THE CORPORATION OF THE TOWN OF AURORA**

***By-law Number 5798-15***

***BEING A BY-LAW to Confirm Actions by Council  
Resulting From Special Council – Public Planning  
Meeting on December 16, 2015.***

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA  
HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Special Council – Public Planning meeting held on December 16, 2015, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

***READ A FIRST AND SECOND TIME THIS 16<sup>TH</sup> DAY OF DECEMBER, 2015.***

***READ A THIRD TIME AND FINALLY PASSED THIS 16<sup>TH</sup> DAY OF DECEMBER,  
2015.***

\_\_\_\_\_  
GEOFFREY DAWE, MAYOR

\_\_\_\_\_  
PATTY THOMA, DEPUTY CLERK