



**Council
Public Planning
Meeting Agenda**

**Wednesday, May 23, 2018
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, May 23, 2018
7 p.m., Council Chambers

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Planning Applications

- 1. PDS18-056 – Application for Zoning By-law Amendment
Starlight Investments
145 and 147 Wellington Street West
File Number: ZBA-2018-01**

Recommended:

1. That Report No. PDS18-056 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

4. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

XXXX-18 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 23, 2018.

5. Adjournment



Town of Aurora
Public Planning Report

No. PDS18-056

Subject: Application for Zoning By-law Amendment
Starlight Investments
145 and 147 Wellington Street West
File Number: ZBA-2018-01

Prepared by: Lawrence Kuk, Senior Planner, Development

Department: Planning and Development Services

Date: May 23, 2018

Recommendations

- 1. That Report No. PDS18-056 be received;**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

Executive Summary

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law Amendment application on the subject lands. Starlight Investments (the Owner) is proposing an additional 64 stacked townhouse rental units to the existing property.

- The existing property currently has 2 apartment buildings with a combined total of 204 residential units and 290 parking spaces;
- The proposed stacked townhouses will eliminate a total of 14 parking spaces and reconfigure the existing surface level parking spaces and providing depressed parking spaces;
- The Owner proposed to remove the outdoor pool;
- Tenants have concerns with the existing supply of parking spaces, lost of the outdoor pool, lost of mature vegetation and future construction management;
- Staff will continue to work with the applicant to address any comments presented at the Public Planning Meeting and circulation comments from internal and external department/ agencies.

Background

Application History

On December 2016, Planning Staff pre-consulted with the applicant on the proposed zoning amendment application. On January 23, 2018, Council permit the Owner to submit a Zoning Amendment By-law application. On February 9, 2018, the subject Zoning By-law Amendment application was submitted to the Town.

Location / Land Use

The subject lands are located south of Wellington Street West and East of Murray Drive, municipally known as 145 and 147 Wellington Street West (Figure 1). The total area of the subject lands is 2 hectares. The subject lands currently contains one 7 storey and one 6 storey apartment building (a total of 204 existing tenants), an outdoor swimming pool with a total of 290 surface level parking spaces. The existing two apartment buildings were constructed in 1975.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Wellington Street West, Charles Darrow Housing Co-op, Single Detached dwellings, Townhouse and Commercial uses

South: Townhouse and Environmental Protection area

East: Institutional (Wellington Public School), Townhouse

West: Murray Drive, Institutional (Aurora High School) and Single Detached dwellings

Policy Context

Provincial Policies

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.

York Region Official Plan (YROP)

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable 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. The subject lands are located outside of the Oak Ridges Moraine, thereby is not subject to the Oak Ridges Moraine Conservation Plan. The subject property is located within Wellhead Protection Area (WHPA) WHPA –B and C.

Town of Aurora Official Plan

The subject lands are designated as “Stable Neighbourhood” by the Town’s Official Plan (Figure 2). The intent of the Stable Neighbourhood designation is to protect from incompatible forms of development and, at the same, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context. The proposed stacked townhouses are considered as ground related residential use.

The Aurora Official Plan recognizes that new population growth within the Town shall be accommodated by a combination of intensification and Greenfield residential areas. Section 3.3 e) of the Town’s Official Plan provides that approximately 34 percent of new residential growth is to be accommodated through intensification and 66 percent of new residential growth is to be accommodated through Greenfield Residential Area.

Furthermore, section 6.2 of the Town’s general housing policy states that the construction of new rental housing units with a full mix and range of unit sizes, including family-sized and smaller units, is encouraged and supported in appropriate locations.

Zoning By-law 6000-17

The subject lands is zoned “Second Density Apartment Residential (RA2)” by the Town of Aurora Zoning By-law 6000-17 (Figure 3). The proposed stacked townhouse use is not currently permitted within the RA2 zone.

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Reports and Studies

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

Report Name	Report Author
Architectural Plans	Guthrie Muscovitch Architects
Construction Management Plan	59 Project Management Inc.
Draft Zoning By-law	Design Plan Services
Functional Servicing & Stormwater Management Report	Fabian papa & Partners
Noise Feasibility Study	HGC Engineering
Phase One Environmental Site Assessment	Pinchin Ltd.
Planning Rationale Report	Design Plan Services
Source Water Protection Clean Water Act, 2006 Section 59 Application Form	
Survey	Rudy Mak Surveying Ltd.
Transportation Impact Study & Parking Study	Paradigm Transportation Solutions Limited
Tree Compensation Plan	Cosburn Nauboris Ltd
Tree Preservation and Removals Plan	Cosburn Nauboris Ltd

Proposed Applications

Proposed Zoning By-law Amendment

As shown in Figure 4, the Owner proposes to rezone the subject lands from “Second Density Apartment Density Residential (RA2)” to “Second Density Apartment Density Residential (RA2-XX) Exception Zone”. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the parent RA2 zoning requirements with the proposed RA2 Exception Zones.

	Parent RA2 Zone Requirement	Proposed RA2 Exception Zone
Permitted Uses	No More than One Apartment Building per Lot	2 Apartment Buildings with a maximum of 204 dwelling units Stacked Townhouse with a maximum of 64 dwelling units
Lot Area (minimum)	95 m ²	20,000 m ²
	Parent RA2 Zone Requirement	Proposed RA2 Exception Zone
Lot Frontage (minimum)	30m	30m
Front Yard (minimum)	½ the height of the Main Building and in no case less than 9m from the Street Line	Apartment Building : 18.5m Stacked Townhouse: 3.0m
Rear Yard (minimum)	9m	Apartment Building : 26.0m Stacked Townhouse: 3.0m
Interior Side Yard	½ the height of the Main Building and in no case less than 6m	Apartment Building : 18.0m Stacked Townhouse: 3.0m
Exterior Side Yard	½ the height of the Main Building and in no case less than 9m	Apartment Building : 10.5m Stacked Townhouse: 3.0m
Lot Coverage (maximum)	35%	35%
Height (maximum)	26m	26m

Parking Spaces Requirement

	Parking Spaces Requirement	Proposed Parking Spaces
204 apartment units	1.5 spaces per dwelling (306 parking spaces)	276 parking spaces
64 stacked townhouse units	1.5 spaces per dwelling (96 parking spaces)	
Visitors Parking	80 visitor parking spaces	
Barrier-free Parking spaces	3 barrier-free parking spaces	

Given that the Owner is proposing to reconfigure the existing parking lot, the proposed new development will be subject to the current Zoning By-law standards.

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

Conceptual Site Plan

As illustrated on Figures 5, 6 and 7, the Owner is proposing to redevelop the subject lands by proposing an additional 64 stacked townhouse units, removing the existing outdoor swimming pool and reconfiguration of the existing parking lot. The existing two apartment buildings are proposed to be maintained.

The following is a summary of the conceptual stacked townhouse development:

Building	Bedroom Type	Number of units	Gross Floor Area (m²)
Block 1 (south east corner)	2 and 3 Bedrooms	18	21,914
Block 2 (south east corner)	2 and 3 Bedrooms	18	21,914
Building 1 (along Murray Drive)	1 Bedroom + Den, 2 and 3 Bedrooms	28	34,817

Parking Statistics

	Parking Spaces
Total Existing Parking Spaces	290
Proposed Parking at Grade	204
Proposed Depressed Parking Spaces (under Block 1 and 2)	48
Proposed Tandem Parking at depressed parking	24
Total Proposed Parking Spaces (including Barrier-free and visitors parking)	276

A site plan application is required to implement the proposed townhouse development. Currently, the Owner has not submitted a related site plan application.

Analysis

Department / Agency Comments

Staff will continue to work with the Owner to address department and agency comments. The proposed application were circulated to all internal and external agencies for review and comments. Staff have identified the following matters to be addressed in greater detail before a final report is prepared for Council's consideration:

- Review of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed application (Density and Amenity area);
- Proposed application will be subject to an Urban Design Peer Review
- Evaluate the performance of the proposed stormwater management;
- Further review of the proposed Parking study; and
- Discussions with regards to a vegetation management plan

Public Comments

Planning Staff have received comments from the public circulation. At the time of writing this report, residents from the surrounding neighbourhood and the existing tenants of the subject site provided written and verbal comments expressing their concerns and questions regarding the proposed planning application. The public comments are summarized as follows:

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- The two existing apartment buildings have recently renovated and the existing tenants are concerned about potential damages it may occur as a result of the proposed development;
- Currently there is a lack of available parking spaces for the tenants and their visitors. Additional units will compound the issue;
- Loss of the outdoor pool and outdoor amenity space;
- Tenants disagree with some of the observations and methodology within the Parking Study (the amount of available parking and timing and date of when the parking study survey was conducted)
- Tenants requested that the Construction Management Plan to provide additional details to the parking arrangements for the existing tenants during construction, identified the parking area for construction equipment and to ensure that the proposed development will have any adverse impact to the existing apartment units.

Advisory Committee Review

No Communication Required

Legal Considerations

This Planning Application has been submitted to the Town pursuant to the provisions of the Planning Act, and as such may be subject to future appeal and litigation.

Financial Implications

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

Communications Considerations

On March 15, 2018, a Notice of Complete Application was published in the Aurora Banner and Auroran newspapers. On May 3, 2018, a Notice of Public Planning Meeting was published in the Aurora Banner and Auroran newspaper and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. In addition, two Notice of Public Planning Meeting signs were also posted on the subject lands fronting on Wellington Street West and Murray Drive. Public notification has been provided in accordance with the Planning Act.

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In addition, on April 10, 2018 the Owner held two private Open Houses (one within each apartment building) to inform and present the proposed development to the existing tenants at 145 and 147 Wellington Street West.

Alternative(s) to the Recommendation

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

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- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Proposed Zoning By-law
- Figure 5- Conceptual Site Plan
- Figure 6 – Conceptual Elevation (located southeast corner of the site)
- Figure 7 – Conceptual Elevation (along Murray Drive)

Previous Reports

None.

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Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Development Services.

Departmental Approval

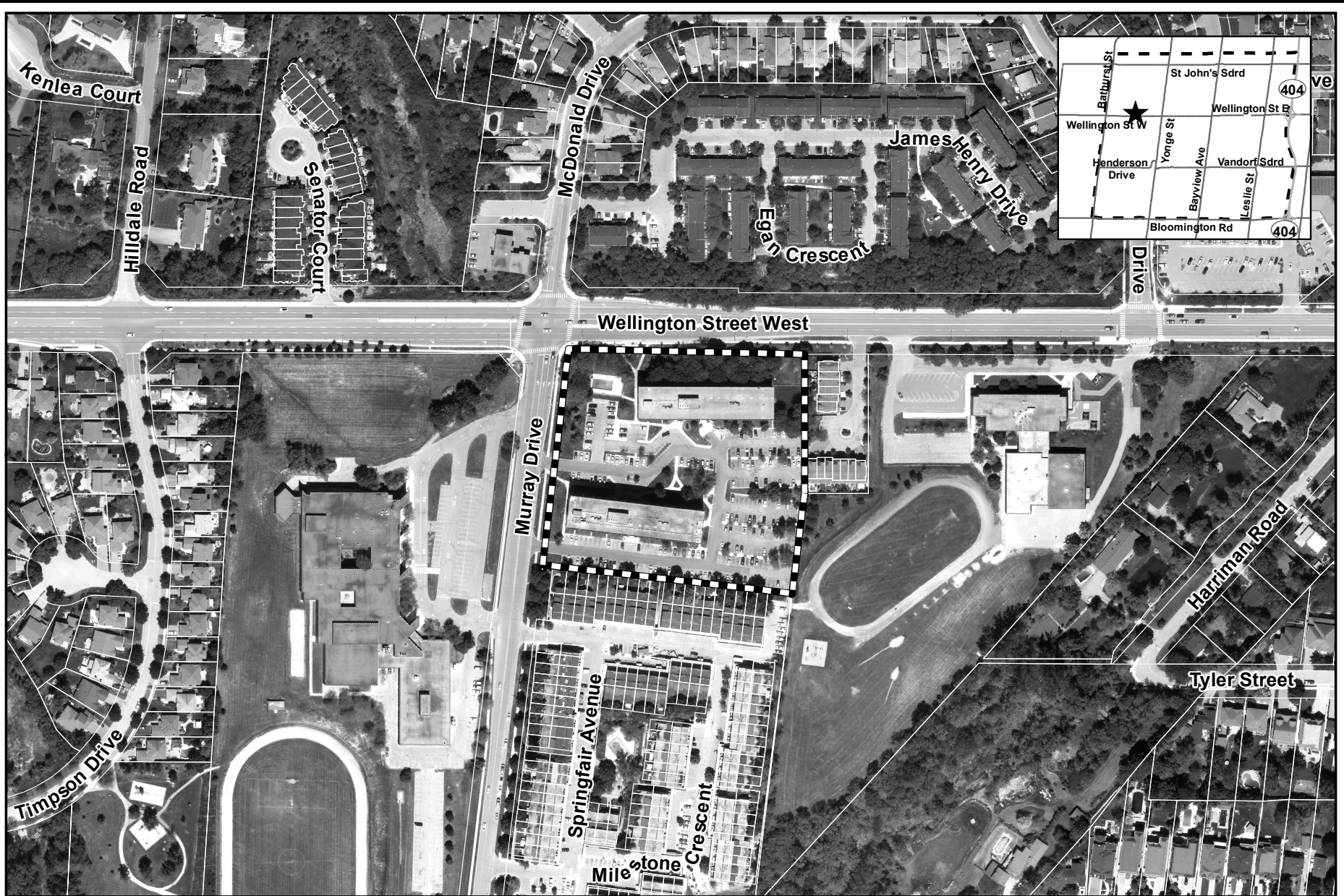
Approved for Agenda



**Marco Ramunno, MCIP, RPP
Director
Planning and Development Services**



**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP

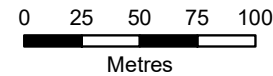
APPLICANT: Starlight Investments

FILES: ZBA-2018-01

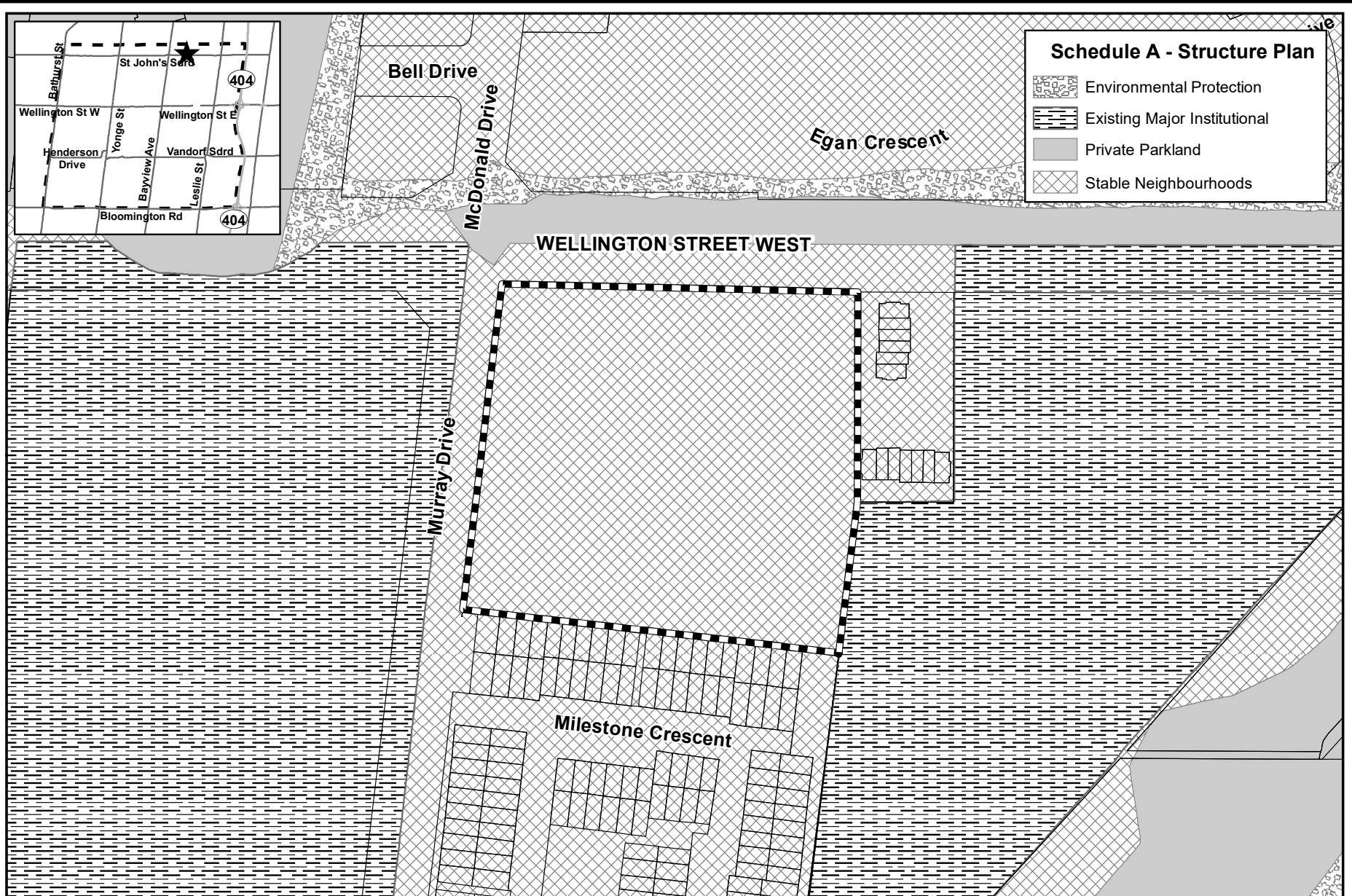
FIGURE 1



SUBJECT LANDS



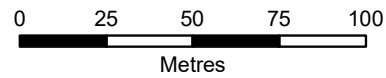
Map created by the Town of Aurora Planning & Building Services Department, May 1, 2018. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2017, © First Base Solutions Inc., 2017 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Luvian Homes (Aurora) Ltd.
 FILES: SUB-2012-04
 FIGURE 2

SUBJECT LANDS



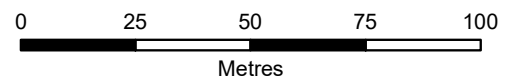
Map created by the Town of Aurora Planning and Building Services Department, May 1, 2018. Base data provided by York Region & the Town of Aurora.



EXISTING ZONING BY-LAW

APPLICANT: STARLIGHT INVESTMENTS
 FILES: ZBA-2018-01
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, May 1, 2018. Base data provided by York Region & the Town of Aurora.

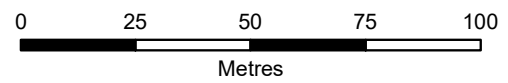


PROPOSED ZONING BY-LAW

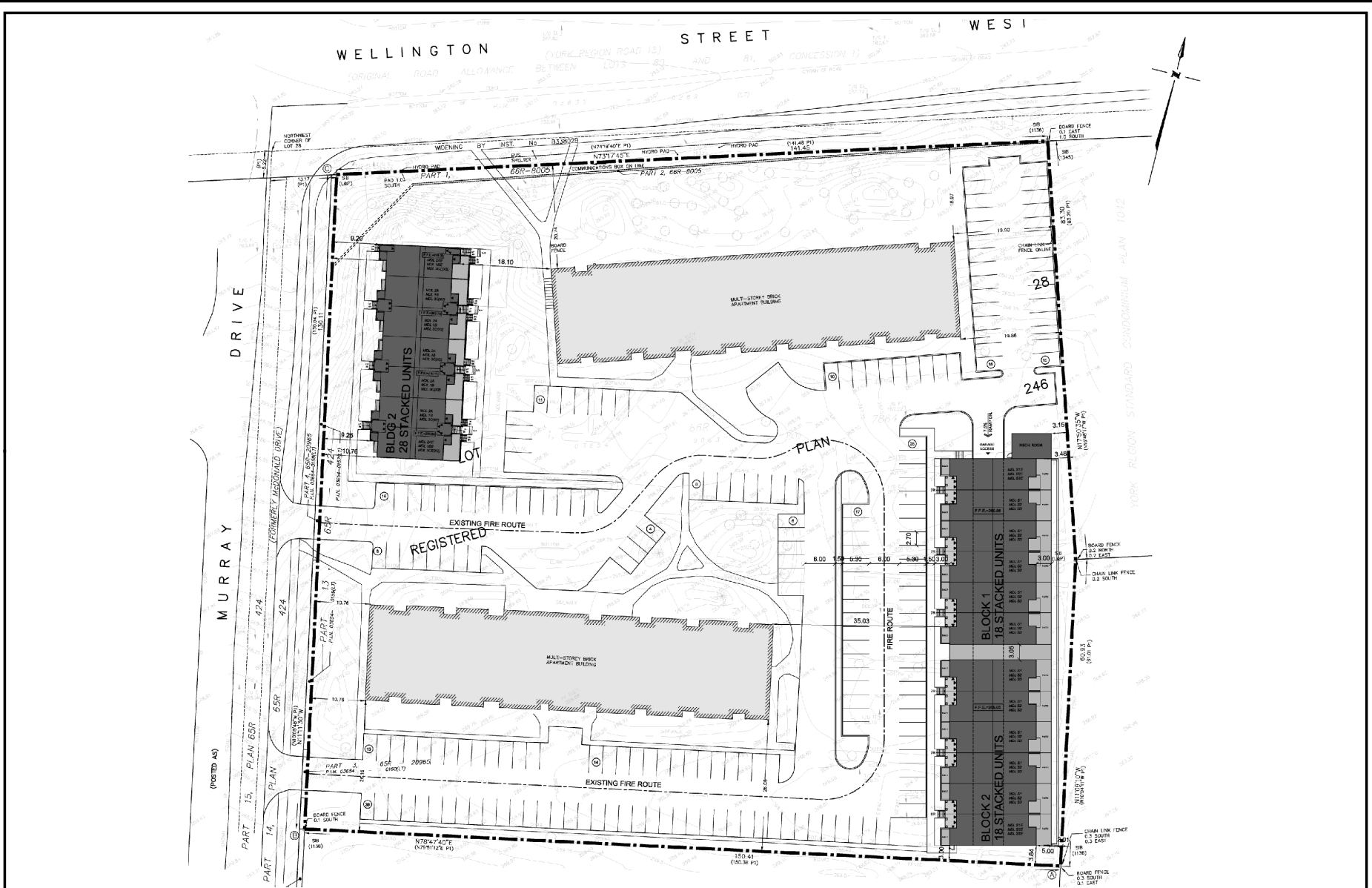
APPLICANT: STARLIGHT INVESTMENTS
 FILES: ZBA-2018-01

FIGURE 4

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, May 1, 2018. Base data provided by York Region & the Town of Aurora.



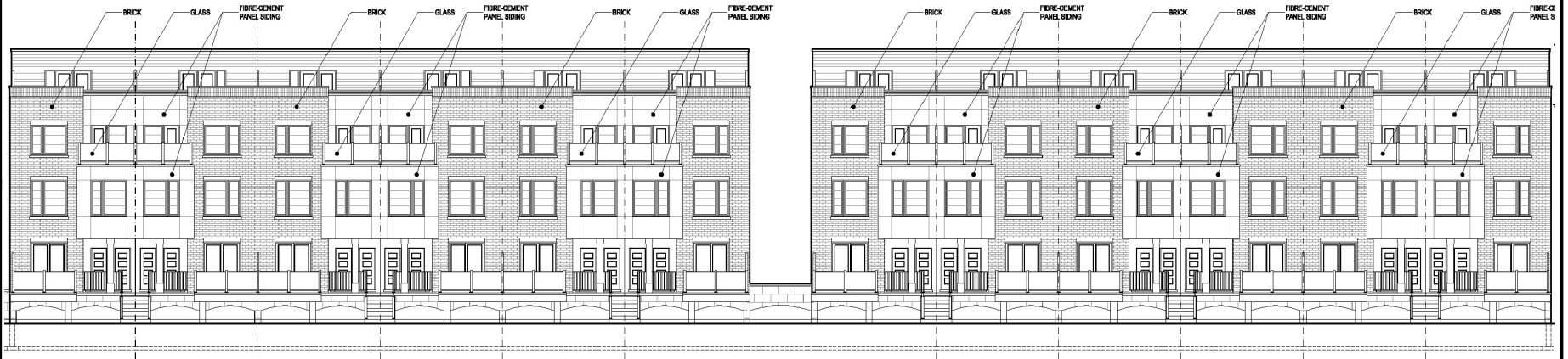
CONCEPTUAL SITE PLAN

APPLICANT: Starlight Investments
 FILES: ZBA-2018-01

FIGURE 5



Map created by the Town of Aurora Planning & Building Services Department, May 1, 2018. Drawing provided by Guthrie Muscovitch Architects.



BLDG 1
SAMPLE BLOCK ELEVATION

CONCEPTUAL ELEVATION (LOCATED SOUTHEAST CORNER OF THE SITE)

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

FIGURE 6





BLDG 2
SAMPLE EAST BLOCK ELEVATION



BLDG 2
SAMPLE WEST BLOCK ELEVATION

CONCEPTUAL ELEVATION (ALONG MURRAY DRIVE)

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

FIGURE 7



The Corporation of The Town of Aurora

By-law Number XXXX-18

**Being a By-law to Confirm Actions by Council
Resulting from a Council Public Planning Meeting
on May 23, 2018.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Council Public Planning meeting held on May 23, 2018, 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.

Enacted by Town of Aurora Council this 23rd day of May, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk