



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

Date: Tuesday, October 8, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit aurora.ca/participation.

	Pages
1. Call to Order	
Note: Added items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Planning Applications	
5.1 PDS24-112 - Application for Official Plan Amendment and Zoning By-law Amendment, 1000265154 Ontario Inc., 180 Wellington Street East, Part Lot 106, Plan 246, Parts 1, 2 and 3, Plan 65R-39371	1
File Number: OPA-2024-02; ZBA-2024-02	
1. That Report No. PDS24-112 be received; and	
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.	
*5.1.1 Staff Presentation	21
*5.1.2 Applicant Presentation	35
5.2 PDS24-113 - Application for Official Plan Amendment and Zoning By-law Amendment, TWTH Development Inc., 252, 260 and 272 Old Bloomington Road, Lot 6 and Part of Lot 7, Registered Plan 166	50
File Number: OPA-2023-02, ZBA-2023-02; Related File Number: SUB-	

2023-02

1. That Report No. PDS24-113 be received; and
2. That comments presented at the non-statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

***5.2.1 Staff Presentation** 73

***5.2.2 Applicant Presentation** 87

6. Confirming By-law

6.1 By-law Number XXXX-24 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on October 8, 2024 96

7. Adjournment



100 John West Way
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aurora.ca

Town of Aurora

Public Planning Report

No. PDS24-112

Subject: Application for Official Plan Amendment and Zoning By-law Amendment
1000265154 Ontario Inc.
180 Wellington Street East
Part Lot 106, Plan 246, Parts 1, 2 and 3, Plan 65R-39371
File Number: OPA-2024-02; ZBA-2024-02

Prepared by: Antonio Greco, Senior Planner

Department: Planning and Development Services

Date: October 8, 2024

Recommendation

1. That Report No. PDS24-112 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications on 180 Wellington Street East. The following is a summary of the development proposal:

- The proposed OPA seeks to amend Site Specific Policy Area Fifty-Eight (58) to increase the maximum building heights from eight (8) storeys to twelve (12) storeys and the maximum number of buildings on the property from two (2) to four (4) apartment buildings and to permit dwelling units on the ground floor fronting onto an arterial road.
- The proposed ZBA seeks to amend the “Second Density Apartment Residential (RA2) Exception Zone (537)” to include retail uses as a permitted use, reduce the

minimum setback standards, increase the maximum building height and total number of units, remove the landscaping requirements, and decrease the required amenity area on the subject property.

Background

Application History

A pre-consultation meeting was held with the applicant in April 2023. The subject applications were then received and deemed complete by the Town in May 2024.

180, 190 and 220 Wellington Street East (OPA-2015-05; ZBA-2015-15; SP-2016-10)

The subject lands were previously known as 180, 190, & 220 Wellington Street East and identified as three separate parcels. In March 2021, the Ontario Land Tribunal approved the Official Plan Amendment (OPA-2015-05), Zoning By-law Amendment (ZBA-2015-15) and Site Plan Applications (SP-2016-10) to permit for two (2) apartment buildings, eight (8) storeys in height, containing 223 units in total (Figure 8). The OLT decision also removed the requirement for an urban square at this location. Following the OLT decision, a Site Plan Agreement was signed between the previous owner and the Town of Aurora to implement the approved development.

Location / Land Use

The Subject property is municipally known as 180 Wellington Street East. The property is located on the northeast corner of the Wellington Street East and Industrial Parkway North (Figure 1 – Location Map). The property has an area of 1.08 hectares (2.68 acres) and contains 114 metres (374 feet) of frontage along Industrial Parkway North and 82 metres (269 feet) along Wellington Street East. The Subject Land is currently vacant but was previously utilized as the Aurora Tire & Wheel and The Royal Wood Shop.

Surrounding Land Uses

The surrounding land uses are as follows:

North: U-Haul Self-Storage facility, and commercial/industrial uses

South: Wellington Street East, and commercial uses

East: Commercial/retail uses, and St. Maximilian Kolbe Catholic High School

West: Industrial Parkway North, and a five (5) storey mixed-use residential building with commercial retail uses at-grade

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 and encourages the creation of diverse housing opportunities that capitalize on proximity to goods, services, and transit.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. The Growth Plan provides a framework which guides decisions on how land will be planned, designated, zoned and designed, with assigned population, employment, and intensification targets to be met.

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. The subject lands are not within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA).

York Region Official Plan 2022 (YROP)

The subject property is designated as part of the established “Urban Area” and “Community Area” of the YROP. Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification. The planning vision for the Urban Area is to strategically focus growth while conserving land and resources, and to create livable, accessible and complete communities. The Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. Furthermore, the YROP also identifies the subject property within a Major Transit Service Area (MTSA) and requires a density target of is 150 people and jobs per hectare. Major Transit Service Areas are a key component of the Region’s Intensification and Growth Management Strategy and represent areas with access to higher order transit that are suitable for high density.

The Official Plan and Zoning By-law Amendment applications were submitted to the Town of Aurora in May 2024, prior to Bill 185 receiving Royal Assent, which would effectively remove all planning responsibilities from the Regional Municipality of York as of July 1, 2024.

Town of Aurora Official Plan 2024

Aurora Promenade and Major Transit Station Area Secondary Plan

The subject property is designated as “Aurora Promenade and MTSA Mixed Use” under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan. As shown on Figure 2, the subject property is further identified as “Major Transit Station Area” in Schedule ‘D1’ and Site-Specific Policy Area Fifty-Eight (58) in Schedule ‘H’ of the Town’s Official Plan 2024.

The intent of the Major Transit Station Area (MTSA) is to serve as the Town’s primary focus area for growth and intensification, accommodating the highest densities within Aurora. The MTSA designation is also intended to transform into a vibrant, pedestrian-oriented mixed-use area and transit hub. This designation is well situated to accommodate redevelopment based on its existing transit infrastructure and proximity to existing community amenities and services within the Aurora Promenade area. Furthermore, this area is intended to play a key role in offering a range of compact housing forms and tenures, while focusing on pedestrian activity, services and amenities. Within the MTSA designation, compact housing forms are encouraged, with dwellings that are intrinsically affordable for low and moderate-income households. A minimum of 35% of new housing within the designation shall be affordable. The intensification and redevelopment of properties must ensure that it is appropriately designed and provides an appropriate transition to adjacent neighbourhoods.

Zoning By-law 6000-17, as amended

As shown on Figure 3, the subject property is currently zoned “Second Density Apartment Residential (RA2) Exception Zone (537),” within the Town’s Zoning By-law 6000-17, as amended. The Second Density Apartment Residential zone permits for the highest densities within the Town, through the form of Apartment Buildings. Exception Zone 537 speaks to building standards that are specific to the subject property, as it relates to lot heights, density, lot coverage and setbacks.

October 8, 2024

5 of 12

Report No. PDS24-112

Reports and Studies

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

Report Name	Report Author
Planning Justification Report	Weston Consulting
Draft Official Plan Amendment	Weston Consulting
Draft Zoning By-law Amendment	Weston Consulting
Architectural Drawing Set	ICON Architects
Boundary and Topographic Survey	Schaeffer Dzaldov Purcell Ltd.
Building Heights and Topography	Land Owner
Schedule of Lots and Blocks Indicating Area and Frontage	Weston Consulting
Urban Design Report	Weston Consulting
Landscape Plans	MSLA
Tree Inventory and Preservation Plan/Arborist Report	Kuntz Forestry
Tree Inventory Preservation Plan	Kuntz Forestry
Geotechnical Investigation Report	Soil Engineers Ltd.
Hydrogeological Report	Soil Engineers Ltd.
Phase One ESA	NextEnviro
Phase Two ESA	NextEnviro
Civil Engineering Drawing Set	NextEng Consulting Group
Functional Servicing and Stormwater Management Report	NextEng Consulting Group
Noise and Vibration Impact Study	NextEng Consulting Group

Report Name	Report Author
Transportation Impact Study	NexTrans
Stage 1 & 2 Archaeological Assessment	The Archaeologists Inc.

Proposed Applications

Proposed Official Plan Amendment

The proposed OPA seeks to amend Site Specific Policy Area Fifty-Eight (58) to increase the maximum building heights from eight (8) storeys to twelve (12) storeys and the maximum number of buildings on the property from two (2) to four (4) apartment buildings and to permit dwelling units on the ground floor fronting onto an arterial road.

As shown in Figure 4, the applicant proposes to amend Site Specific Policy Area Fifty-Eight (58) which may be developed to permit an eight (8) storey residential apartment building, containing two (2) towers with a common two (2) storey podium and to remove the requirement for an urban square at this location. The applicant is proposing to increase the maximum building heights to twelve (12) storeys, increase the maximum number of buildings on the property to four (4), and permit dwelling units on the ground floor fronting onto an arterial road.

Proposed Zoning By-law Amendment

The proposed ZBA seeks to amend the “Second Density Apartment Residential (RA2) Exception Zone (537)” to include retail uses as a permitted use, reduce the minimum setback standards, increase the maximum building height and total number of units, remove the landscaping requirements, and decrease the required amenity area on the subject property.

As shown in Figure 5, the applicant proposes to amend the “Second Density Apartment Residential (RA2) Exception Zone (537),” to include retail uses as a permitted use, decrease the minimum standards and amenity area, increase the building height, and remove the need for landscaping strip requirements. The applicant 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 as of right zoning for the subject property and the proposed building standard amendments.

October 8, 2024

7 of 12

Report No. PDS24-112

	Parent RA2 Exception Zone (537) Requirements	Proposed RA2 Exception Zone (XXX)
Permitted Uses	Apartment Buildings	Apartment Buildings Retail Uses (Coffee Shop and Convenience Store) *
Lot Area (minimum)	10,264m	10,264m
Density (maximum)	223 units	948 units*
Lot Frontage (minimum)	30 metres	78.51 metres
Front Yard (minimum)	3.0 metres	2.0 metres*
Rear Yard (minimum)	15 metres	6.0 metres*
Interior Yard (minimum)	3.0 metres	3.0 metres
Exterior Yard (minimum)	3.0 metres	1.90 metres*
Lot Coverage	50% (minimum)	56.1 (maximum)
Height (maximum)	8 storeys Parapet and mechanical penthouse roof level shall be excluded in the measure of Building Height.	41.3 metres or 12 storeys* Parapet and mechanical penthouse roof level shall be excluded in the measure of Building Height.
Parking	Residential: 1.0 space per dwelling unit, inclusive of visitor parking (948 total spaces)	Residential and Retail: 0.89 space per dwelling, inclusive of visitor parking (850 total spaces: 687)

	Parent RA2 Exception Zone (537) Requirements	Proposed RA2 Exception Zone (XXX)
	Retail: 6.0 spaces per 100 m ² of GFA (21 total spaces)	resident spaces, 163 visitor and non-residential spaces) *
Landscaping	3.0 metres along North Property Boundary (Minimum) 1.8 metre solid wood privacy fence along Northern and Easterly Property Boundary	A minimum landscaping strip shall not be required on any lot line* A 1.8 metre privacy wood fence shall be provided along the Northern and Easterly lot lines
Amenity Space	18m ² per dwelling unit	6.8m ² per dwelling unit* (this includes shared indoor/outdoor amenity and private amenity space)

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “*”. 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

The applicant has not formally submitted a Site Plan application with Planning and Development Services. The proposed development will require a Site Plan application to implement the proposed land use amendments. As part of the Official Plan and Zoning By-law Amendment applications, the applicant has provided a conceptual Site Plan and Elevation drawings as shown in Figure 7 and 8. The conceptual Site Plan demonstrates the development of four 12-storey apartment buildings, three levels of underground parking and retail uses in the form of a coffee shop and convenience store on the ground level of Building Two. The proposed development demonstrates two vehicular access points, one which is aligned with Centre Street and an additional entrance at the northwest corner of the property. The access point aligned with Centre Street will mainly serve as a pickup/drop-off and the northern access point as the lone entrance for the underground parking, serving the resident and visitor parking spaces.

Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. As per Bill 109, the approval of

the subject Site Plan application is delegated to staff, however, a future common elements Plan of Condominium application will also be required and directed to Council for consideration.

Analysis

Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. The following is a summary of matters that will require further discussions on:

- Conformity to the Provincial Policy Statement, the Growth Plan, Regional and Local policies.
- Proposed site-specific zoning standards.
- Further evaluation of the proposed developments built form and its relation to the previous OLT approval.
- Appropriateness of vehicular access off Industrial Parkway North.
- The inclusion of a adding an exclusive westbound right turn lane at Wellington Street and Industrial Parkway.
- Lake Simcoe Region Conservation Authority (LSRCA) review and confirmation hydrogeology and stormwater management on the subject property.
- Ensuring appropriate landscaping is provide along the frontages of Wellington Street East and Industrial Parkway North.
- A full landscape plans submission will be required as this development proceeds through the Site Plan Application process, in accordance with the Town's Landscape Design Guidelines.
- The maintenance and management of stormwater on site.

Public Comments

A Community Information Meeting (CIM) was held on September 4, 2024, Aurora Public Library. Questions raised by members of the public included the following, with the corresponding responses also provided:

- **Will the proposed development contain access off Wellington Street East?**
No, the proposed development will have no direct access off Wellington Street East. Vehicular access will be provided off Industrial Parkway North. The

northern driveway will serve as access to the underground parking and the southern driveway as a pick-up/drop-off for the apartment buildings.

- **Will there be a dedicated right turn lane when travelling westbound on Wellington Street East?**

As part of the Town's review of the first submission, the Town's Traffic Engineer and Regional Municipality of York have provided comments to improve the traffic operations at the Wellington Street and Industrial Parkway intersection, by providing a dedicated westbound right turn lane on Wellington Street East.

- **What is the unit mix breakdown amongst the four buildings?**

The unit mix will continue to evolve as the applicant obtains the necessary land use approvals for the subject property and formally submit a Site Plan application. As illustrated today, there are 22 units (Studio), 703 units (1BD/1BD+D), 180 Units (2BD/2BD+D) and 43 units (3BD).

- **What amenities are being provided as part of the proposed development?**

The proposed development will provide for amenities such as a coffee shop, convenience store, work share office and fitness centre, all located on the ground floor of Building 1 and 2.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided no comments as it pertains to these applications. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to the approval of any Site Plan application.

Legal Considerations

Subsections 22 (7) and 22 (7.0.2) of the Planning Act states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34 (11.0.0.0.1) of the Planning Act states that if the passing of a Zoning Bylaw Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law

Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

The applications were received on May 10, 2024, and therefore, the applicant may appeal to the OLT after the date of September 7, 2024.

Financial Implications

There are no direct financial implications as a result of this report.

Communications Considerations

A Notice of Public Planning Meeting was published in the local newspapers and posted on the Town's website. In addition, the notice was given by mail to all addressed property owners within a 120-metre radius of the subject lands, including all the properties on Centre Street, east of the railway tracks. A Notice of the Public Planning meeting sign was also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

To better understand if there are any adverse climate change impacts, staff has requested a Green Development Report in accordance with Section 5 of the Official Plan as part of the complete application submission of the Site Plan application.

Link to Strategic Plan

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

Strengthening the fabric of our community: Through the proposed Official Plan and Zoning By-law Amendments on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

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

Conclusions

Staff will continue to review the subject applications having consideration for the above noted matters and comments received. The applicant can address the comments and incorporate required revisions as appropriate. A recommendation report will then be prepared for a future Committee of the Whole meeting once the technical review is completed.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Proposed Official Plan Designation
- Figure 5 – Proposed Zoning By-Law
- Figure 6 – Conceptual Site Plan
- Figure 7 – Conceptual Elevations
- Figure 8 – OLT Approved Site Plan

Previous Reports

None.

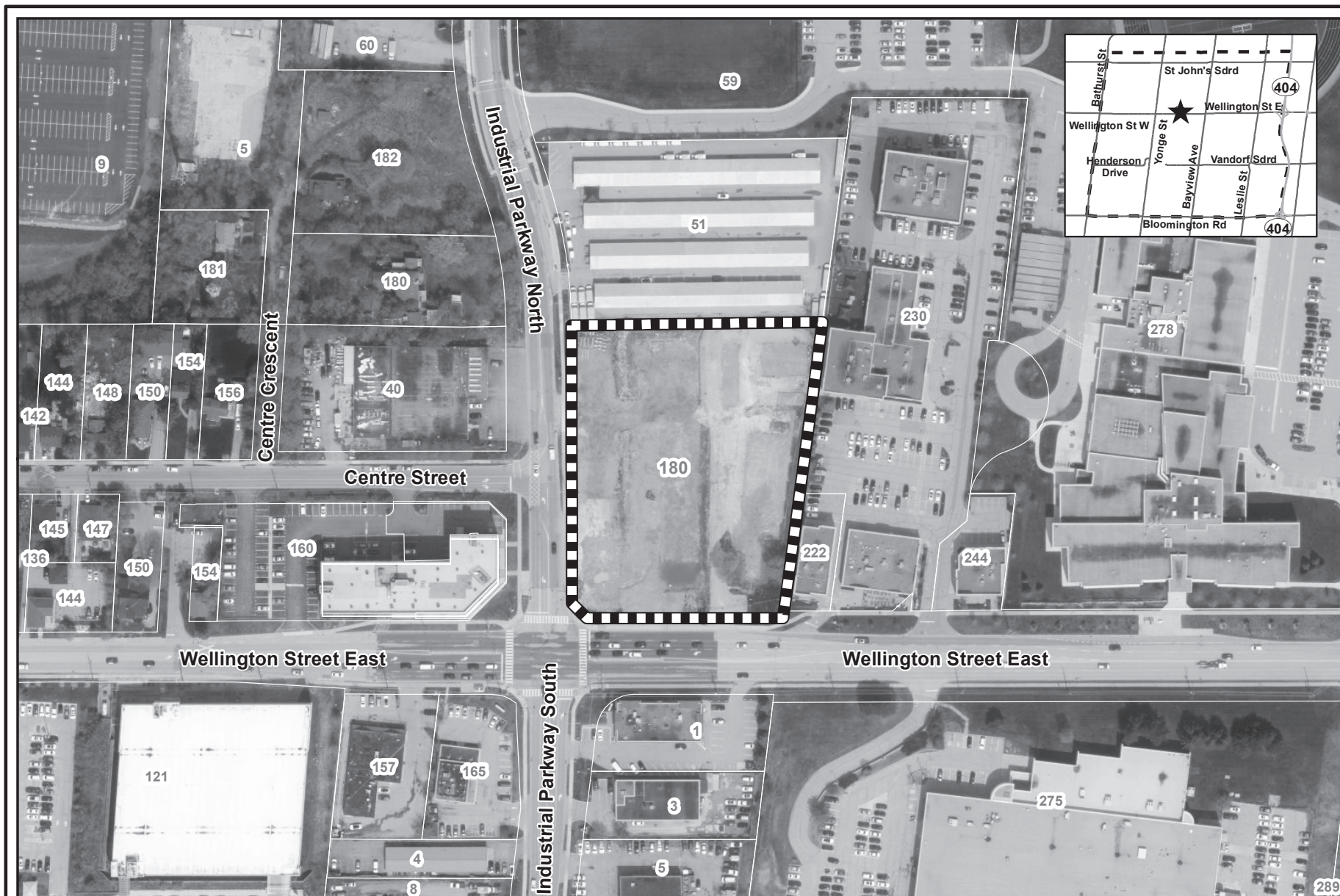
Pre-submission Review

Agenda Management Team review on September 26, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

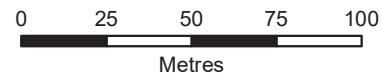
Approved by Doug Nadorozny, Chief Administrative Officer



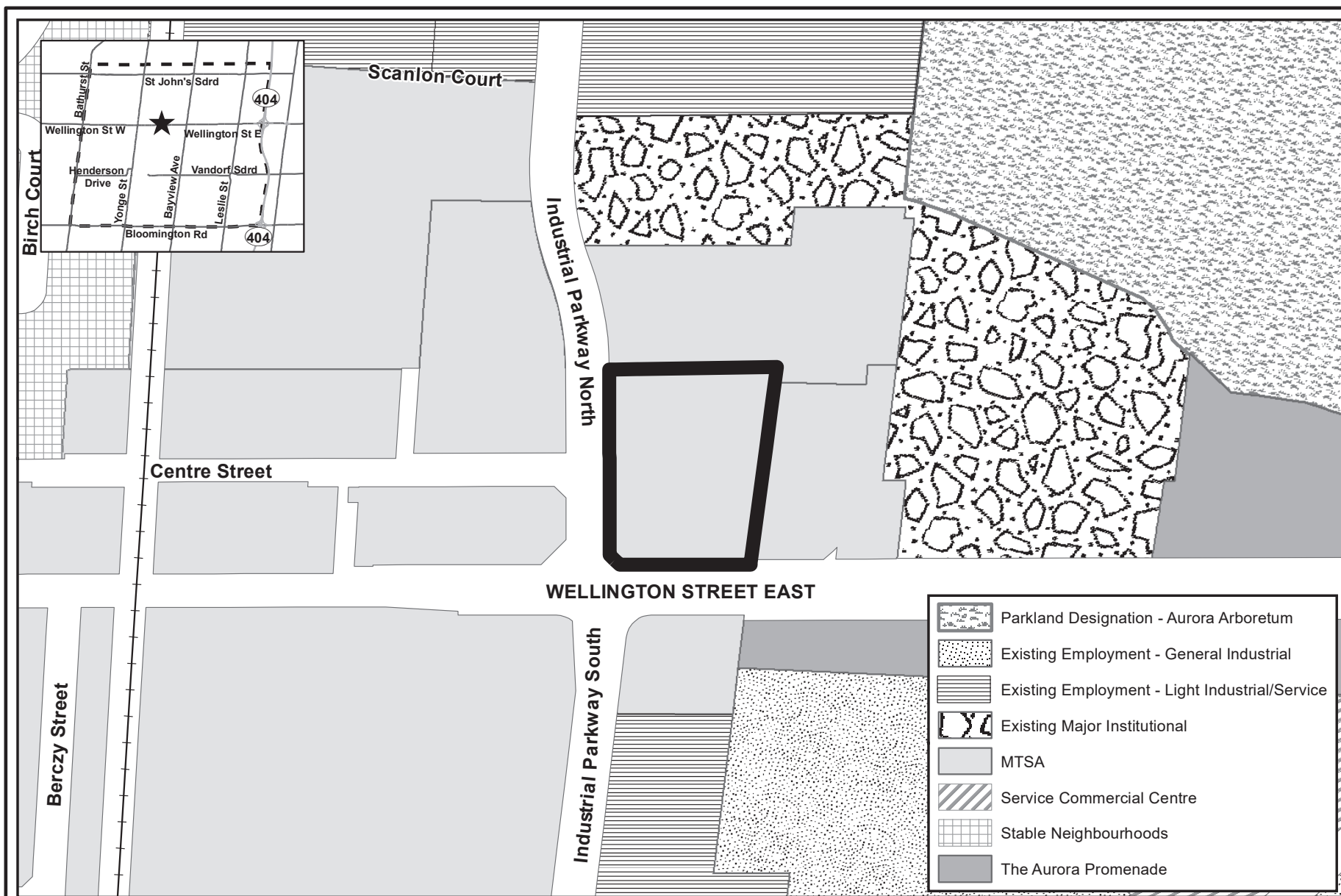
LOCATION MAP

APPLICANT: 1000265154 Ontario Inc
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 1

 SUBJECT LANDS



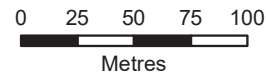
Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.



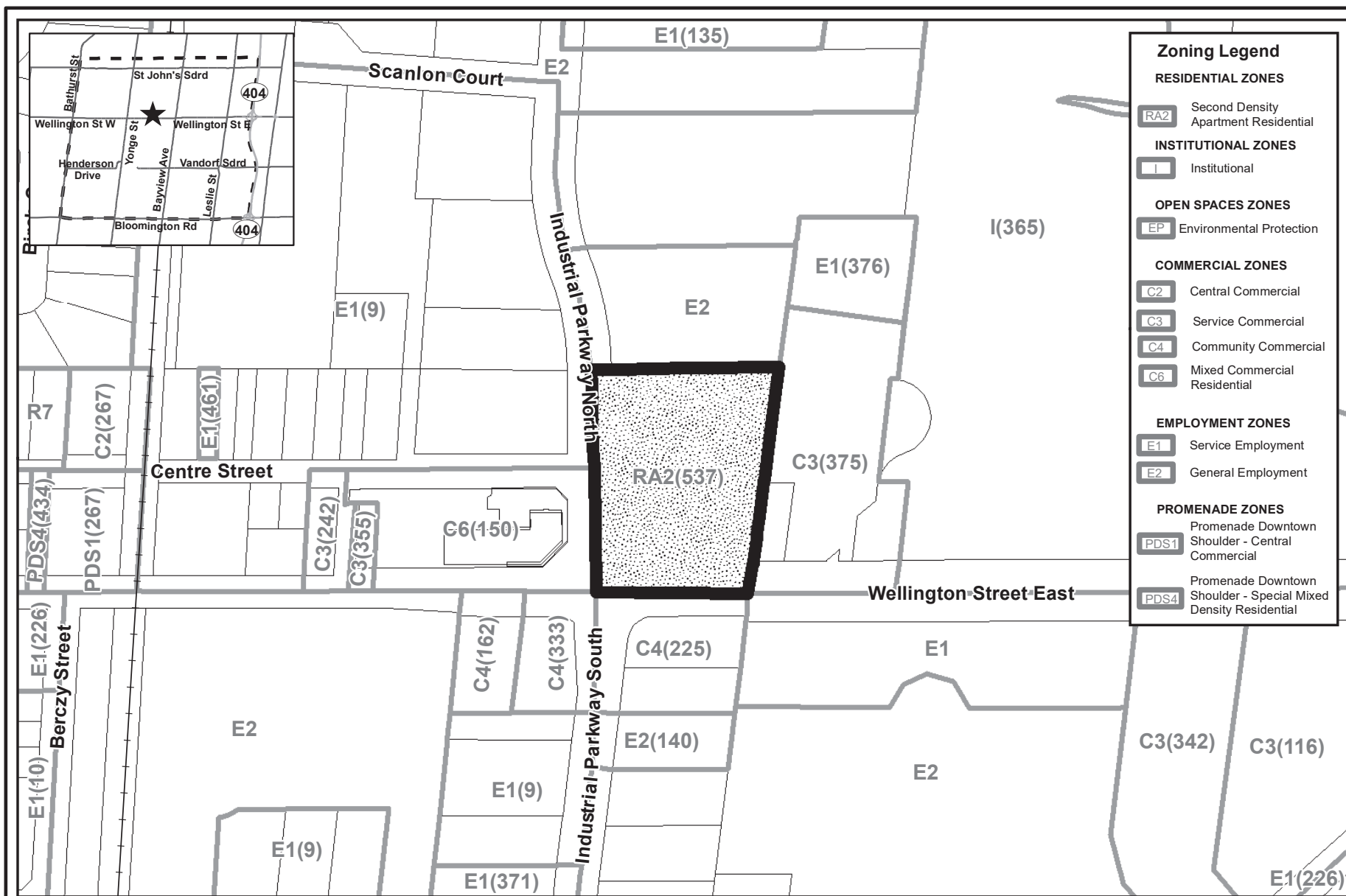
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 1000265154 ONTARIO INC
FILES: OPA-2024-02 & ZBA-2024-02
FIGURE 2

 **Subject Lands and Site Specific Policy Area '58' under Schedule 'H'**



Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.



Zoning Legend

RESIDENTIAL ZONES

RA2 Second Density Apartment Residential

INSTITUTIONAL ZONES

I Institutional

OPEN SPACES ZONES

EP Environmental Protection

COMMERCIAL ZONES

C2 Central Commercial

C3 Service Commercial

C4 Community Commercial

C6 Mixed Commercial Residential

EMPLOYMENT ZONES

E1 Service Employment

E2 General Employment

PROMENADE ZONES

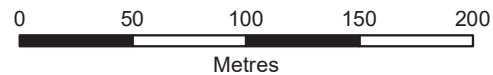
PDS1 Promenade Downtown Shoulder - Central Commercial

PDS4 Promenade Downtown Shoulder - Special Mixed Density Residential

EXISTING ZONING BY-LAW

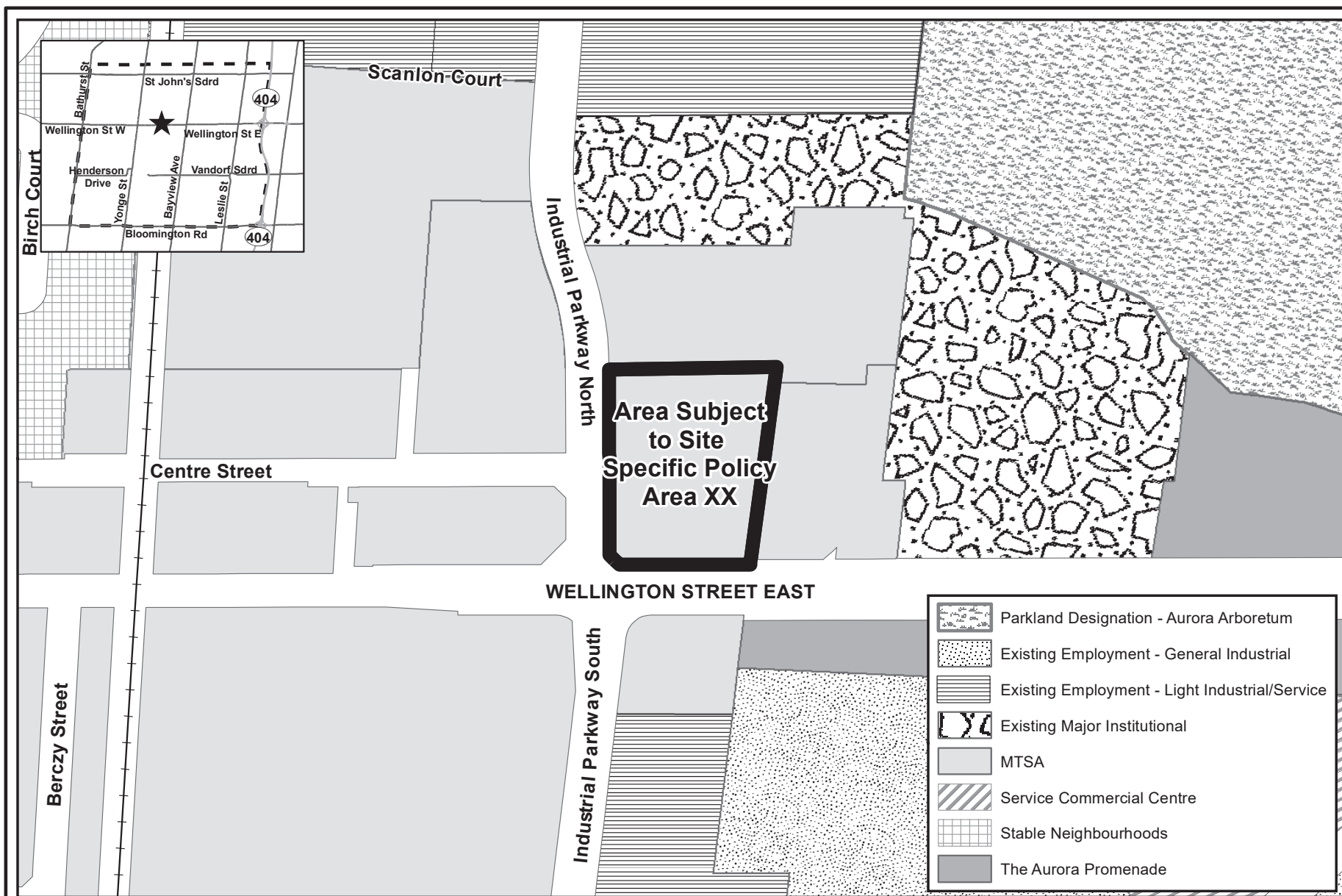
APPLICANT: 1000265154 ONTARIO INC
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora.

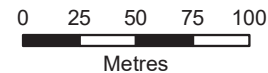
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PROPOSED OFFICIAL PLAN DESIGNATION

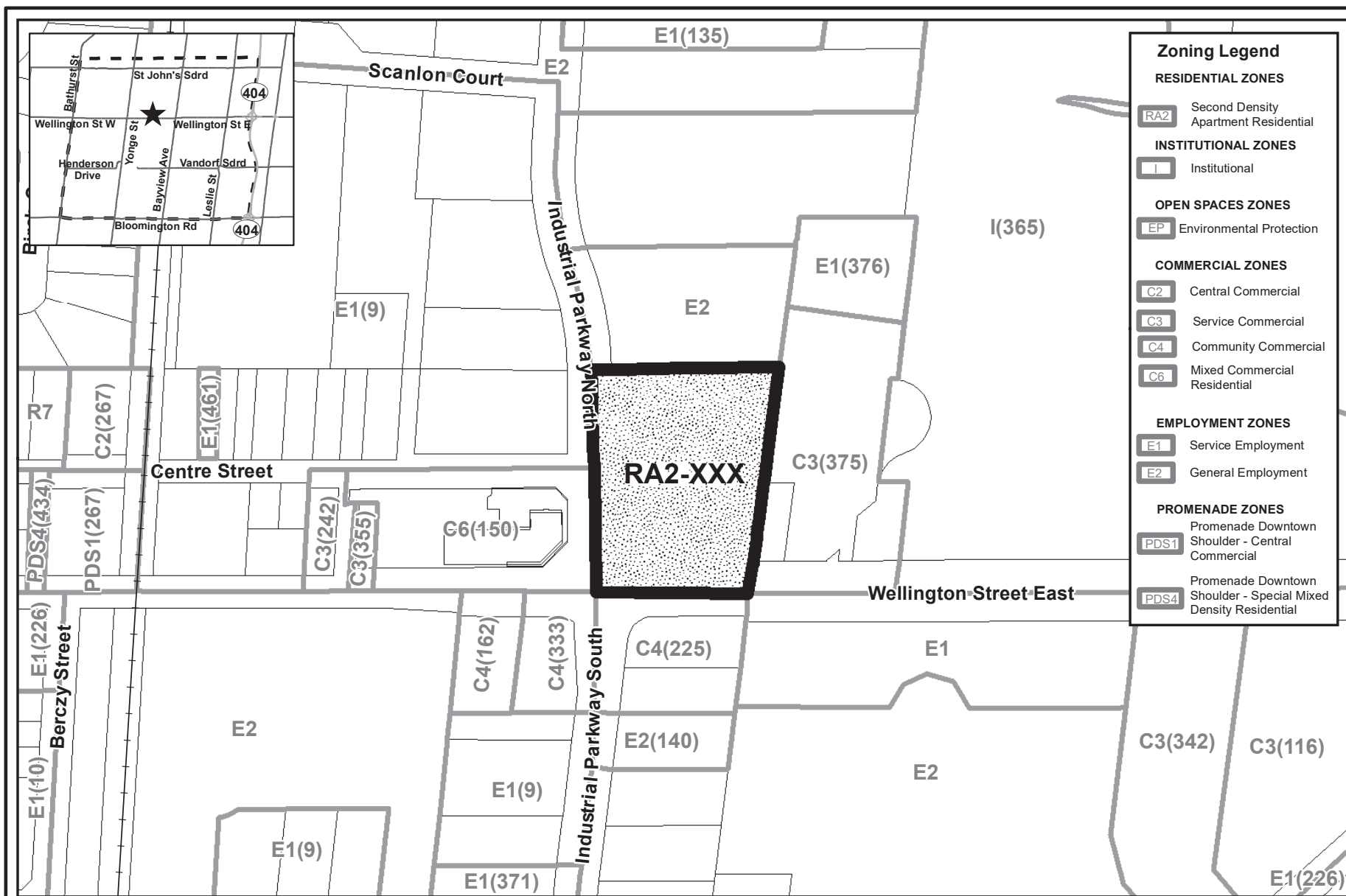
APPLICANT: 1000265154 ONTARIO INC
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 4

Area Subject to Site Specific Policy Area XX



Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora.

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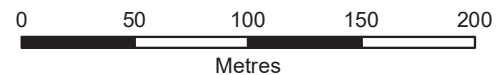


Zoning Legend	
RESIDENTIAL ZONES	
	Second Density Apartment Residential
INSTITUTIONAL ZONES	
	Institutional
OPEN SPACES ZONES	
	Environmental Protection
COMMERCIAL ZONES	
	Central Commercial
	Service Commercial
	Community Commercial
	Mixed Commercial Residential
EMPLOYMENT ZONES	
	Service Employment
	General Employment
PROMENADE ZONES	
	Promenade Downtown Shoulder - Central Commercial
	Promenade Downtown Shoulder - Special Mixed Density Residential

PROPOSED ZONING BY-LAW

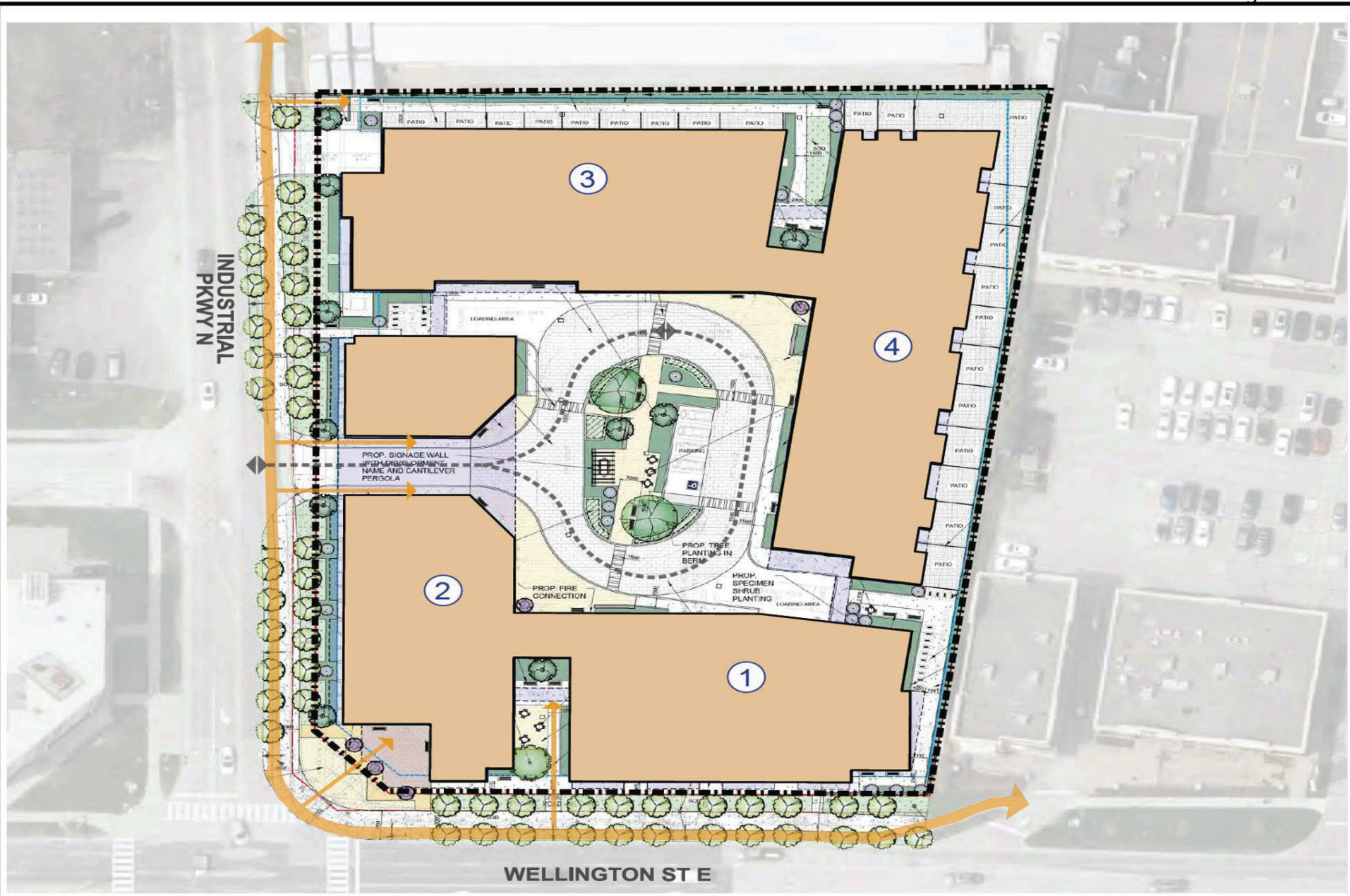
APPLICANT: 1000265154 ONTARIO INC
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 5

SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora.

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CONCEPTUAL SITE PLAN

APPLICANT: 1000265154 ONTARIO INC
FILES: OPA-2024-02 & ZBA-2024-02
FIGURE 6





CONCEPTUAL ELEVATIONS

APPLICANT: 1000265154 ONTARIO INC
FILES: OPA-2024-02 & ZBA-2024-02
FIGURE 7





OLT APPROVED SITE PLAN

APPLICANT: 1000265154 ONTARIO INC
FILES: OPA-2024-02 & ZBA-2024-02
FIGURE 8



Staff Presentation

Public Planning Meeting

180 Wellington Street East

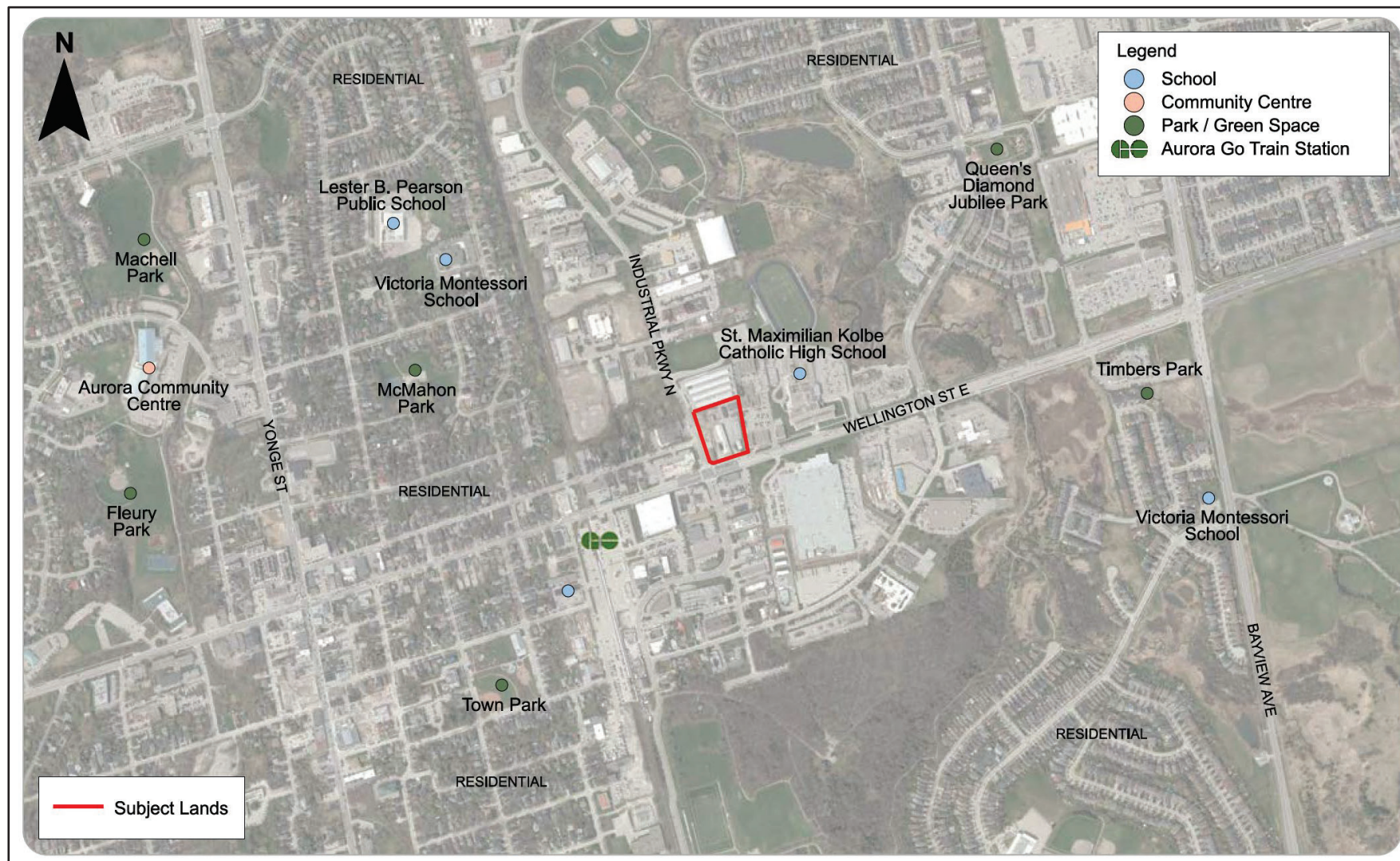
Application: Official Plan Amendment, Zoning By-law Amendment
Applicant: 1000265154 Ontario Inc.
Location: 180 Wellington Street East
File Number: OPA-2024-02; ZBA-2024-02



October 8, 2024

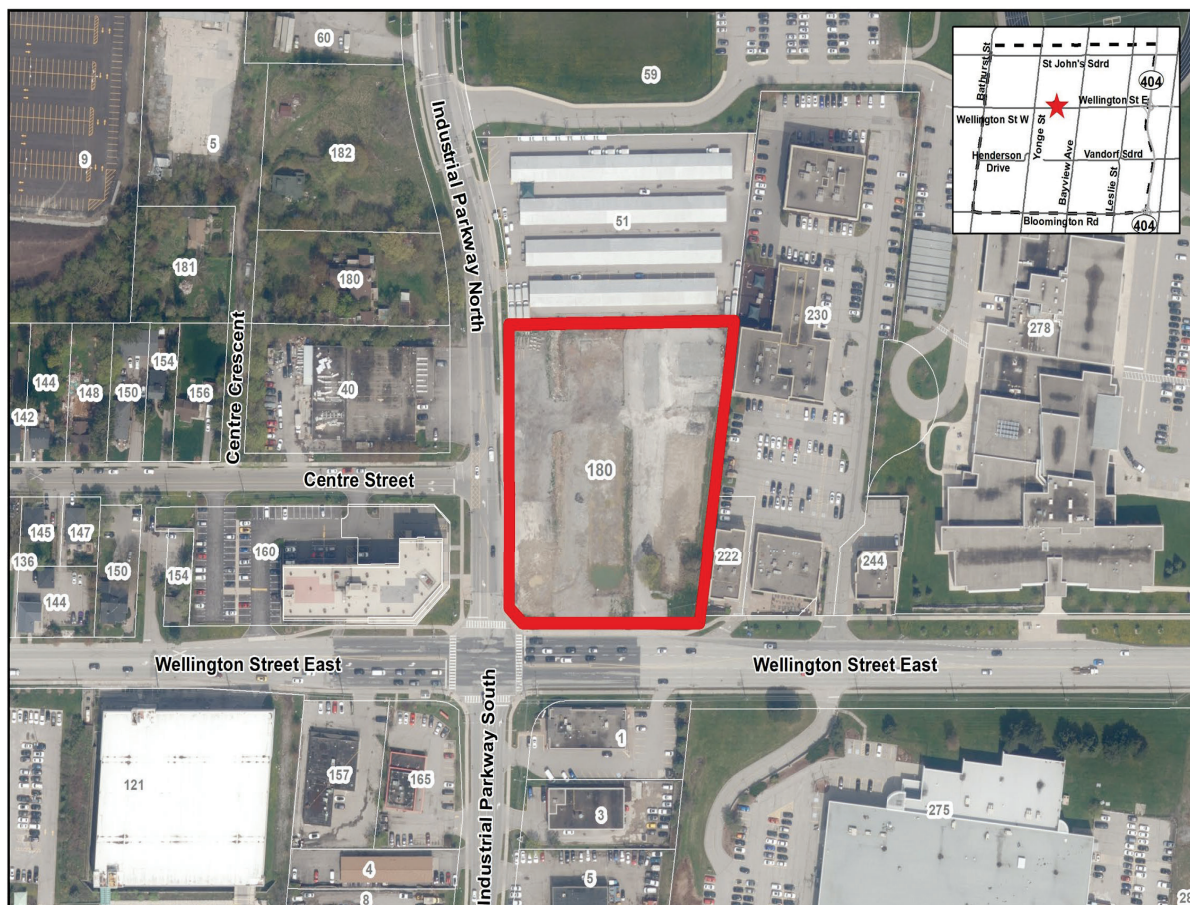


Surrounding Area





Subject Land: 180 Wellington Street East




Total size:

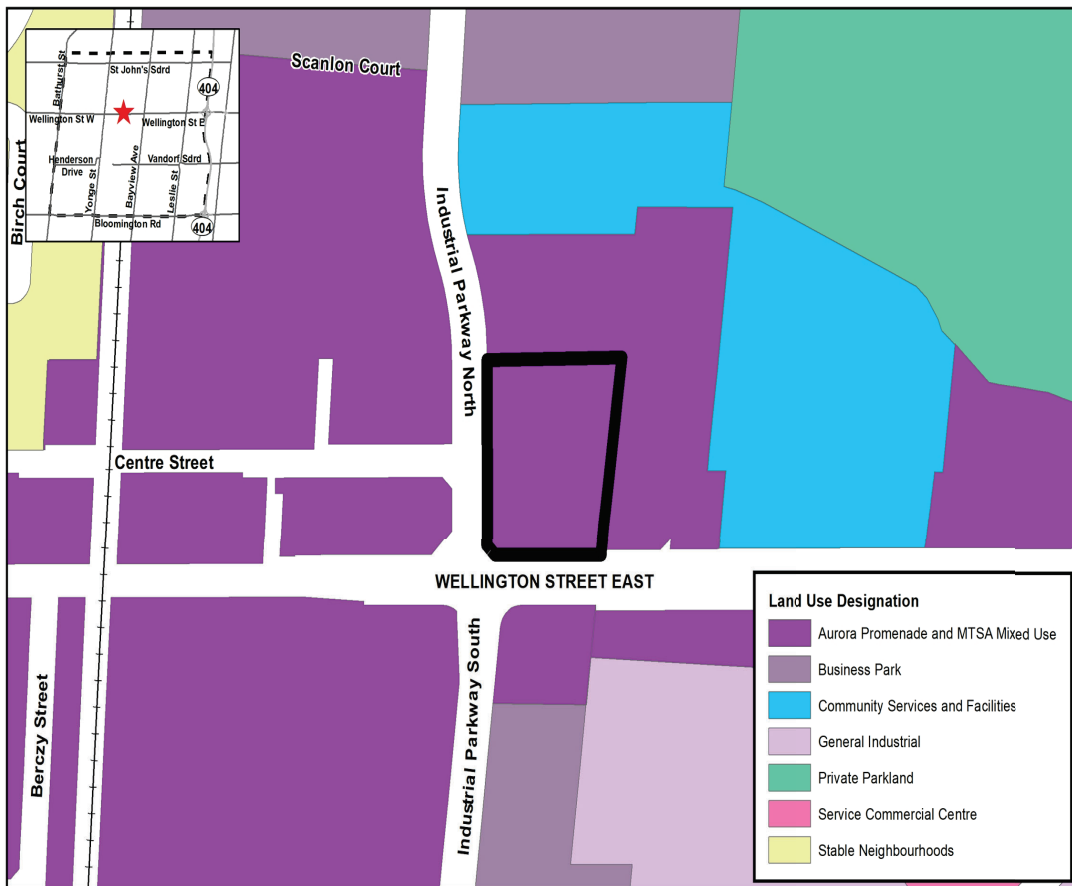
- 1.08 hectares (2.68 acres)

Total Frontage:

- 114 metres (374 feet) of frontage along Industrial Parkway North
- 82 metres (269 feet) along Wellington Street East.

 SUBJECT LANDS

**Official Plan Designation:
 “Aurora Promenade and Major Transit Station Area (MTSA) Mixed Use ”**

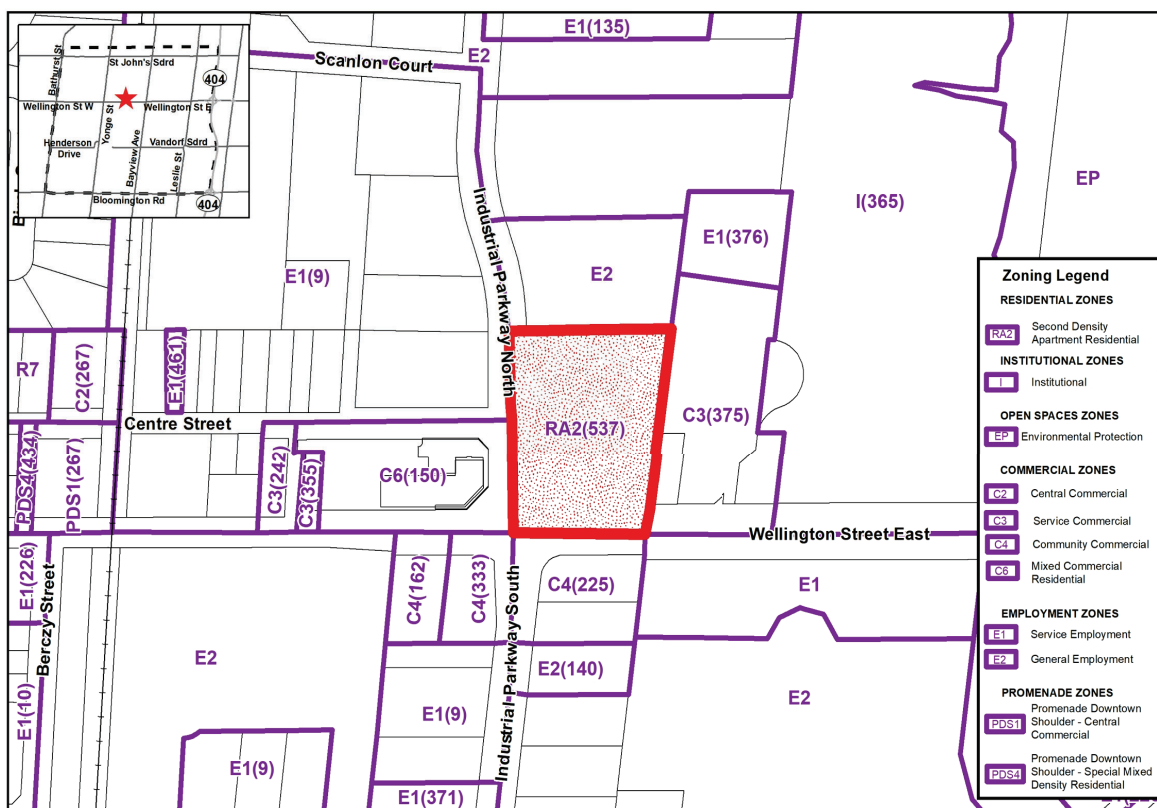


- The intent of the **MTSA** area is to serve as the Town’s primary focus area for growth and intensification, accommodating the highest densities within Aurora.
- **Site-Specific Policy Area Fifty-Eight (58)** outlines the site-specific development policies for the subject property:
- Permits an eight (8) storey residential apartment building, containing two (2) towers with a common two (2) storey podium

 **Subject Lands and Site Specific Policy Area ‘58’ under Schedule ‘H’**



**Comprehensive Zoning By-law 6000-17:
Second Density Apartment Residential (RA2) Exception Zone (537)**



The current “**Second Density Apartment Residential (RA2) Exception Zone (537)**” permits for:

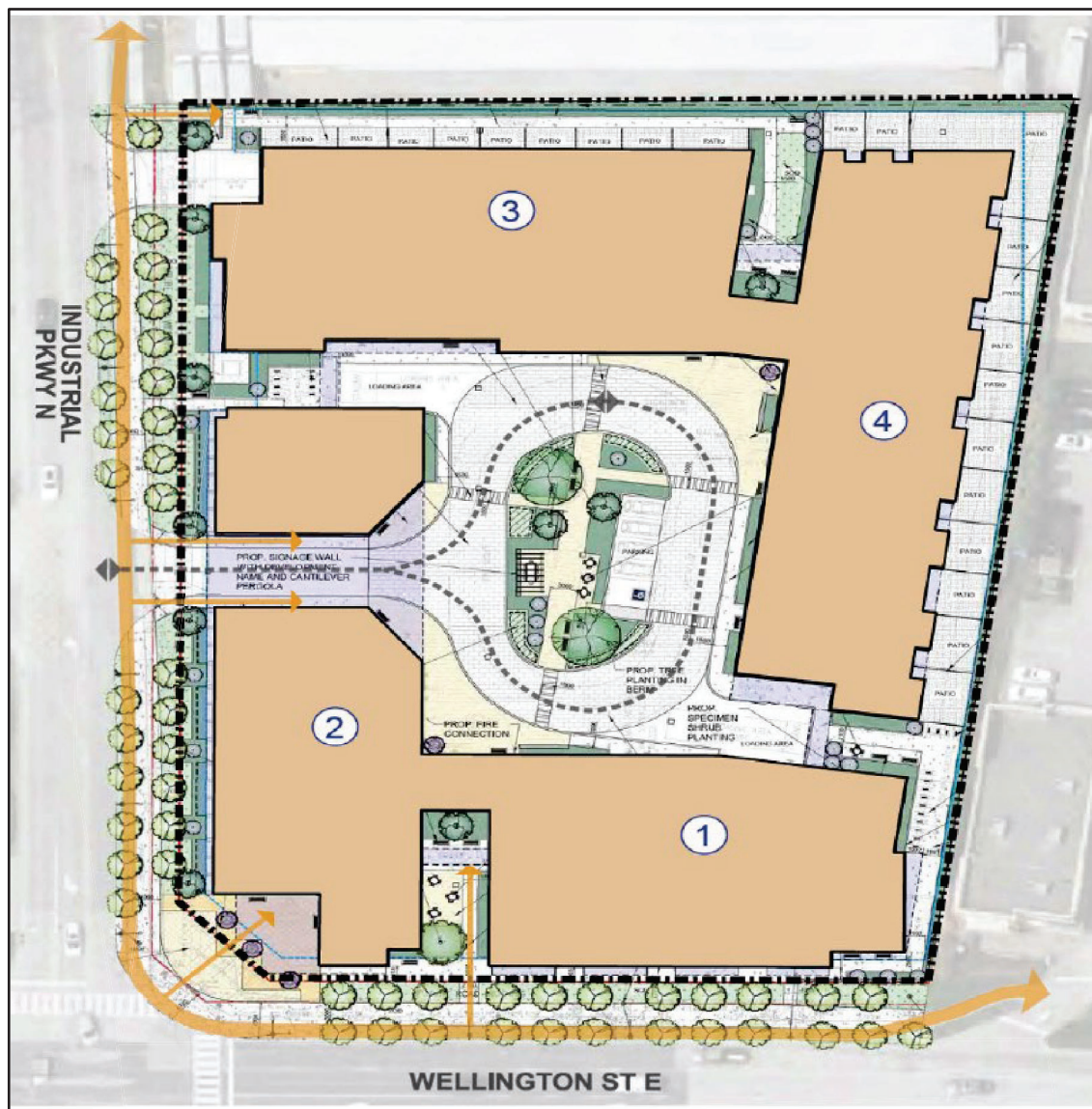
- Apartment Buildings
- 8 Storeys in height
- 223 residential units
- Site specific standards regarding setbacks, landscaping and amenity area

 **SUBJECT LANDS**



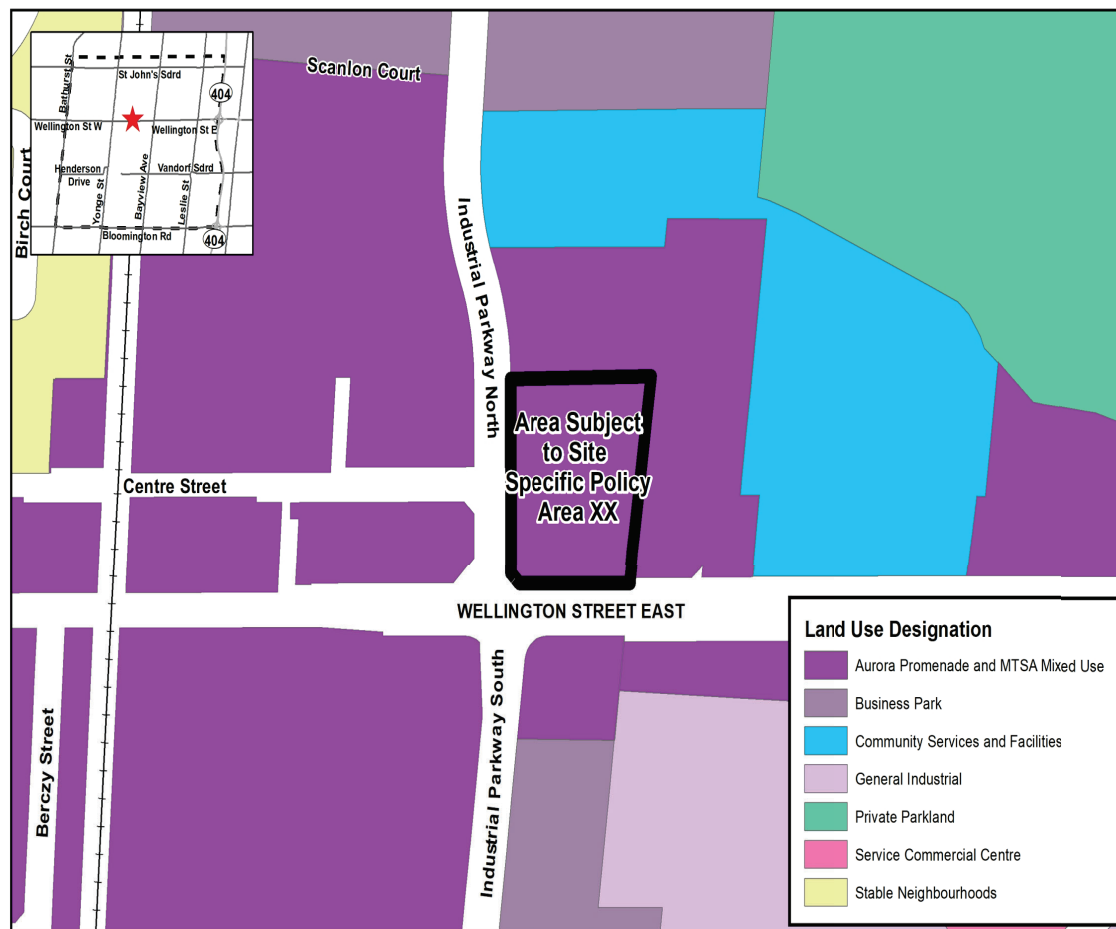
In March 2021, the OLT approved Official Plan Amendment (OPA-2015-05), Zoning By-law Amendment (ZBA-2015-15) and Site Plan Applications (SP-2016-10)






Proposed Development

- Four apartment buildings, 12 storeys in height (41.3 metres)
- 948 total residential units
- 22 units (Studio), 703 units (1BD/1BD+D), 180 Units (2BD/2BD+D) and 43 units (3BD)
- 0.89 parking spaces per dwelling, inclusive of visitor parking and retail parking
- 850 total parking spaces (687 resident spaces, 163 visitor and non-residential spaces)
- Two vehicular access points, one aligned with Centre Street and an additional entrance at the northwest corner of the property

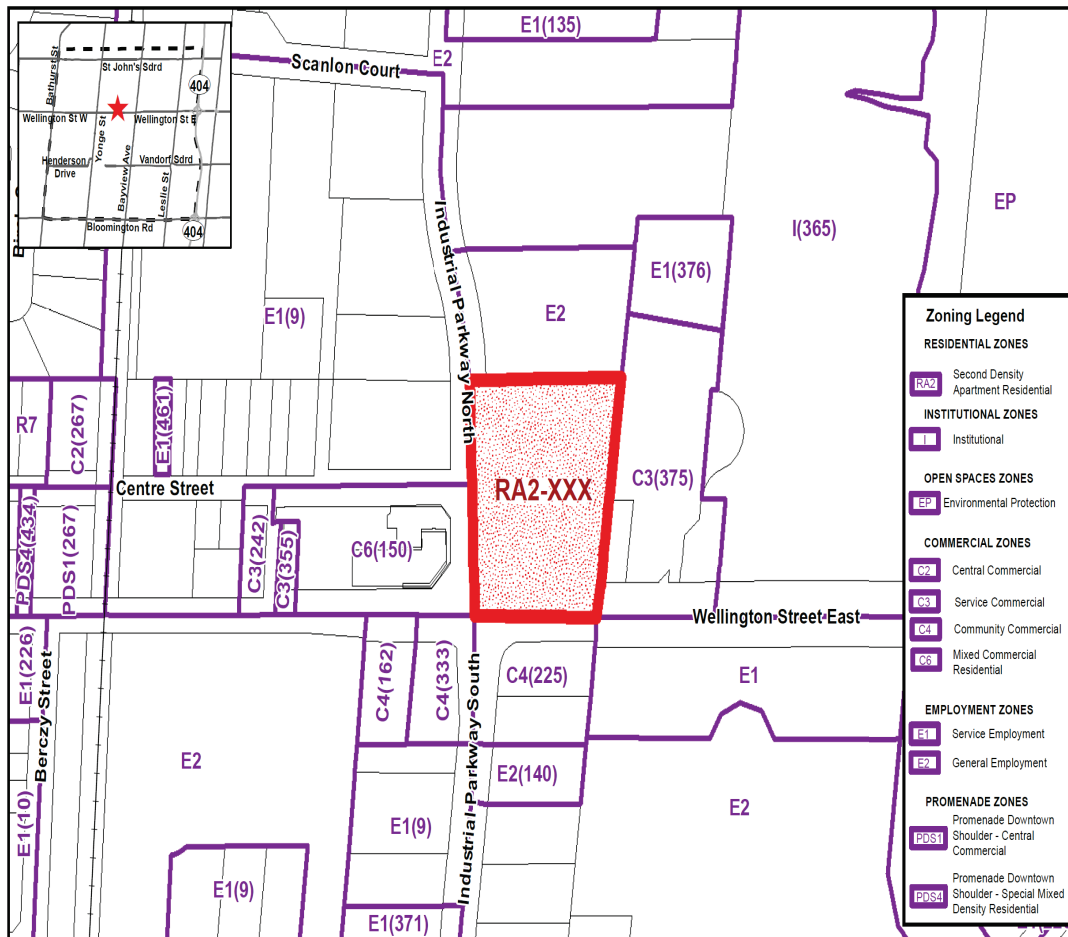


 Area Subject to Site Specific Policy Area XX


Proposed Site-Specific Policy Area Amendment

- The applicant seeks to amend **Site Specific Policy Area Fifty-Eight (58)** to allow the following:
- To increase the maximum building heights from eight (8) storeys to twelve (12) storeys
- To increase the total number of buildings on the property from two (2) to four (4) apartment buildings
- To permit dwelling units on the ground floor fronting onto an arterial road

Proposed Zoning By-law



- “Second Density Apartment Residential (RA2) Exception Zone (XXX)”
- RA2 Site Specific provisions includes the following:
 - Retail Uses (Coffee Shop and Convenience Store)
 - Reduced minimum setback standards and amenity area
 - Increase maximum building heights and total number of units
 - No landscaping requirements

 **SUBJECT LANDS**



Looking south from Industrial Parkway North



Looking west from Centre Street



Looking northwest from Wellington Street East



Looking northeast from Wellington Street East & Industrial Parkway South Intersection



A Community Information Meeting was hosted by the applicant on September 4th, 2024, with public discussion on:

- **Will the proposed development contain access off Wellington Street East?**
 - No direct access off Wellington Street East. Vehicular access will be provided off Industrial Parkway North.
- **Will there be a dedicated right turn lane when travelling westbound on Wellington Street East?**
 - Town Traffic Engineering and York Region have provided comments to the applicant in adding an exclusive westbound right turn lane at Wellington Street East and Industrial Parkway North to improve the westbound through and right turn operations.
- **What amenities are being provided as part of the proposed development?**
 - The proposed development will provide for amenities such as a coffee shop, convenience store, work share office and fitness centre, all located on the ground floor of Building 1 and 2.



Staff have identified the following matters to be addressed:

- Detailed review of the subject applications to be undertaken to address all comments including those received from this Public Planning Meeting.
- Detailed review of the proposed site-specific Zoning standards.
- Further review of the proposed twelve (12) story building heights.
- Further evaluation of the proposed developments built form and its relation to the previous OLT approval.
- Appropriateness of vehicular access off Industrial Parkway North.
- All technical matters will be addressed through the Site Plan Approval process.



Next Steps in the Planning process:

- Revisions to be made by the applicant, and when appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration.
- All interested parties will be notified of updates relating to the subject application.
- Any further planning applications will be subject to the approval of the land use amendments as presented tonight.



Thank you

For any questions please contact:
Antonio Greco
Senior Planner

agreco@aurora.ca
365-500-3103

PUBLIC PLANNING MEETING

AZY DEVELOPMENTS INC.

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

180 WELLINGTON STREET EAST

TOWN OF AURORA

OCTOBER 8, 2024

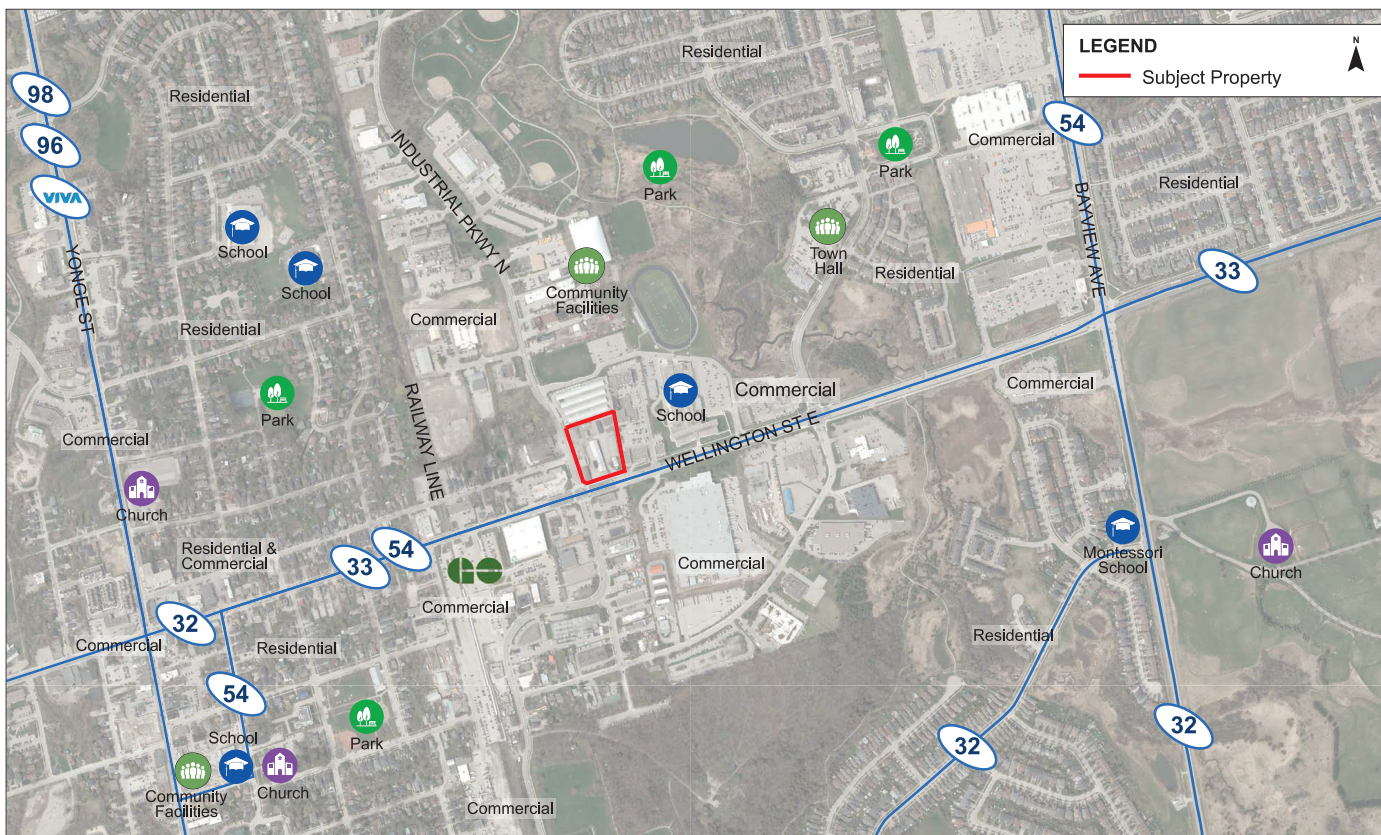
SUBJECT PROPERTY



Aerial Photograph of Subject Property - Prepared by Weston Consulting

- **Location:** Northeast intersection of Wellington Street E and Industrial Parkway North
- **Area:** 10,874 m²
- **Frontage:** 82.9 metres on Wellington Street E
- **Current Use:** Vacant lot (previous use was Aurora Tire and Wheel, and The Royal Wood Shop Ltd)

SITE CONTEXT



Context Map - Prepared by Weston Consulting

PREVIOUS APPROVALS – ONTARIO LAND TRIBUNAL

- Settlement with the Town through OLT (dated October 8, 2021)
- Oral Decision dated October 8, 2021 for Conditional Approval of two 8-storey residential buildings with 223 units joined with a common podium
- Official Plan Amendment: Site-specific policy added to applicable designation to permit maximum height of 8 storeys
- Zoning By-law Amendment: To rezone the lands to Second Density Apartment Residential Zone – (H)RA2 (537)
- New owner acquired property in January 2023
- New (current) owner's objective to increase density and height to provide more units, allowing for a greater range of affordability options

POLICY FRAMEWORK – REGION OF YORK OFFICIAL PLAN

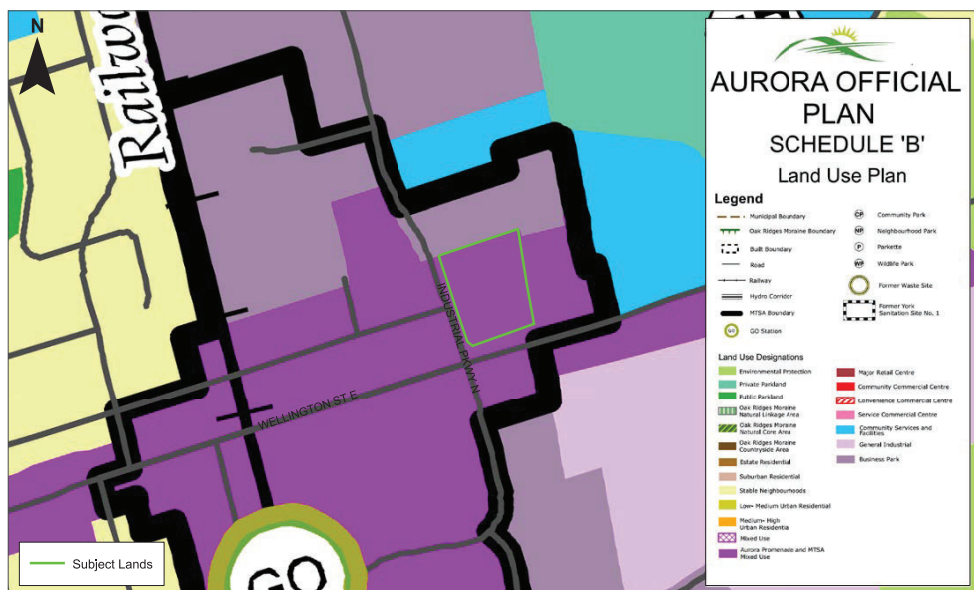


Region of York Official Plan Map 1A – Land Use Designations

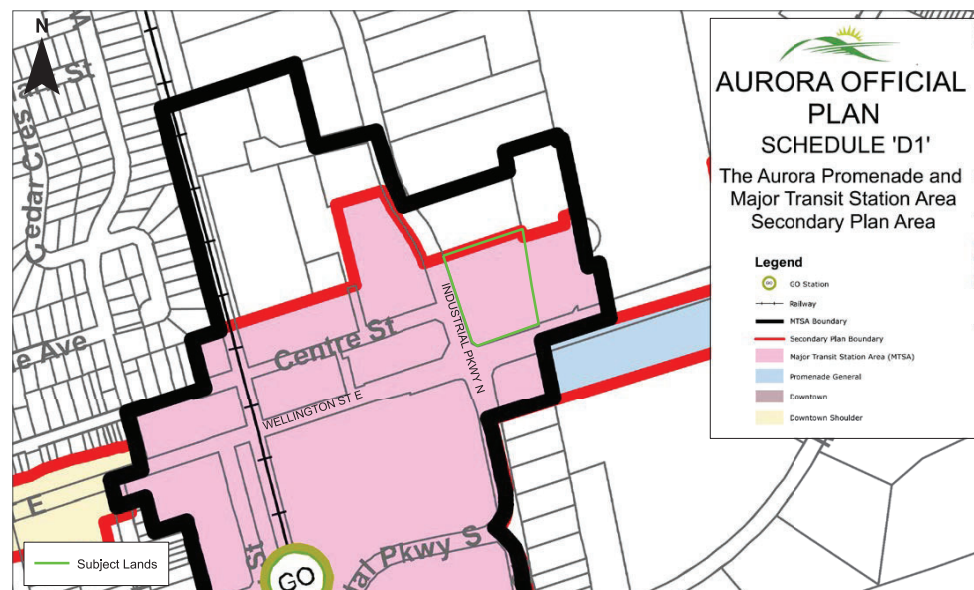


Region of York Official Plan Appendix 2 – PMTSA 1 Aurora GO Station Map

POLICY FRAMEWORK – TOWN OF AURORA OFFICIAL PLAN AND AURORA PROMENADE & MAJOR TRANSIT STATION AREA SECONDARY PLAN

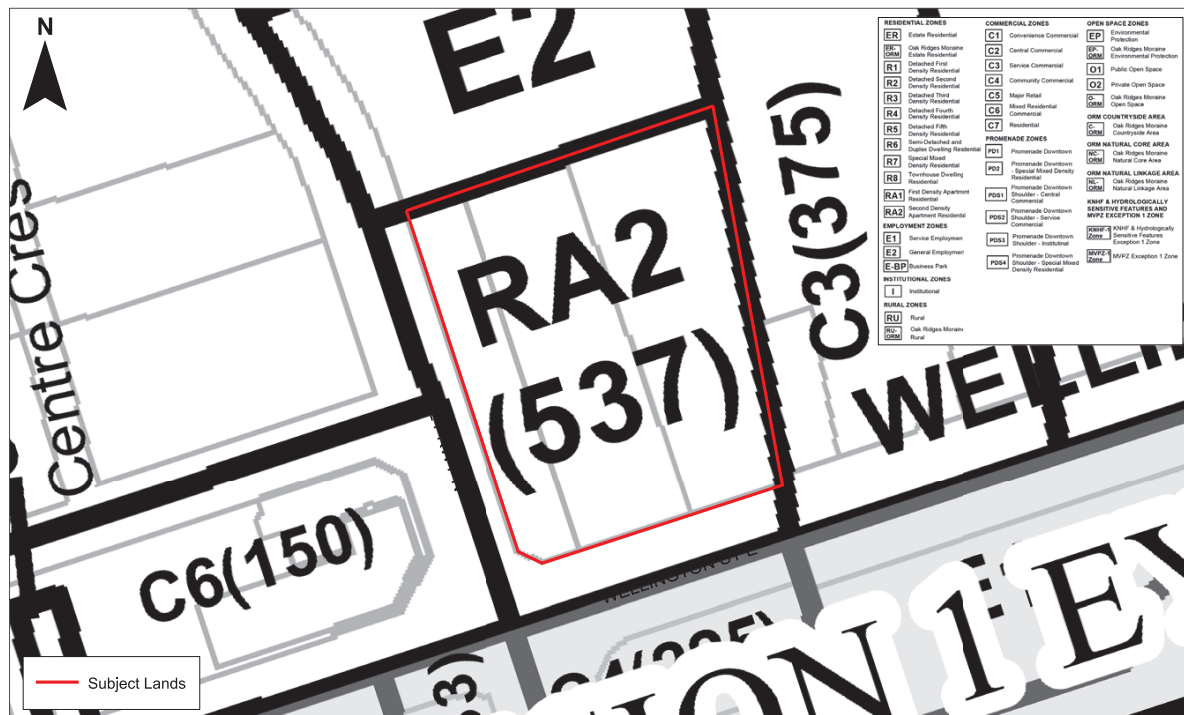


Aurora Official Plan Schedule B – Land Use Plan



The Aurora Promenade and Major Transit Station Area Secondary Plan Area Schedule D1
 Schedule D2 Aurora Promenade and Major Transit Station Area Building Heights: Maximum of 7 storeys

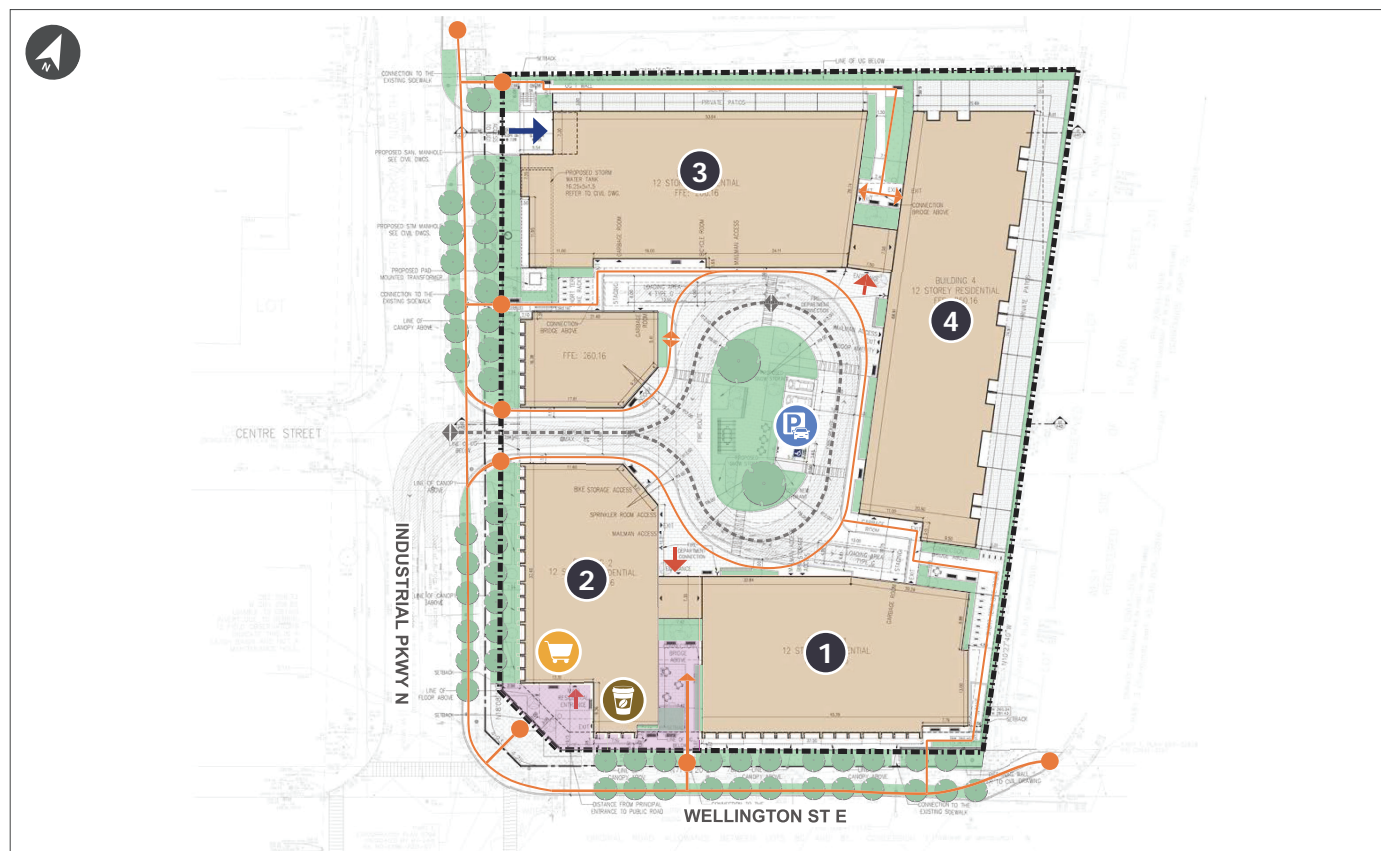
POLICY FRAMEWORK – ZONING BY-LAW 2006 – 50



Town of Aurora Zoning By-law 6000-17 Key Map 3

- Zoned as **Second Density Apartment Residential Zone – (H)RA2 (537)**
- Permitted uses:
 - Apartment Building
- **Density:** Maximum of 223 units in total

PROPOSED DEVELOPMENT – CONCEPT SITE PLAN



LEGEND

- Subject Property
- Vehicular Circulation
- Pedestrian Circulation
- ➔ UG Parking Access
- ➔ Primary & Secondary Residential Entrances
- 🛒 Convenience Store
- ☕ Coffee Shop
- P Parking
- Proposed Buildings
- Pedestrian Access
- Vehicular Access
- Retail Frontage
- Landscape Area
- Surface Parking
- Loading Area
- Proposed Deciduous Tree

SITE PLAN STATISTICS

GROSS SITE AREA	10,874.00 M²
TOTAL NUMBER OF UNITS	48
TOTAL BUILDING GFA (M²)	65,668.30 M²
NET FLOOR SPACE INDEX (FSI)	6.40
RETAIL (COFFEE SHOP) GFA (M²)	183.30 M²
RETAIL (CONVENIENCE STORE) GFA (M²)	168.50 M²
BUILDING HEIGHT	12 ST
OUTDOOR AMENITY AREA (M²)	1,604.30 M²
RANGE PROVIDED PARKING	600 - 850

Concept Site Plan Prepared by Icon Architects



PROPOSED DEVELOPMENTS – RENDERINGS

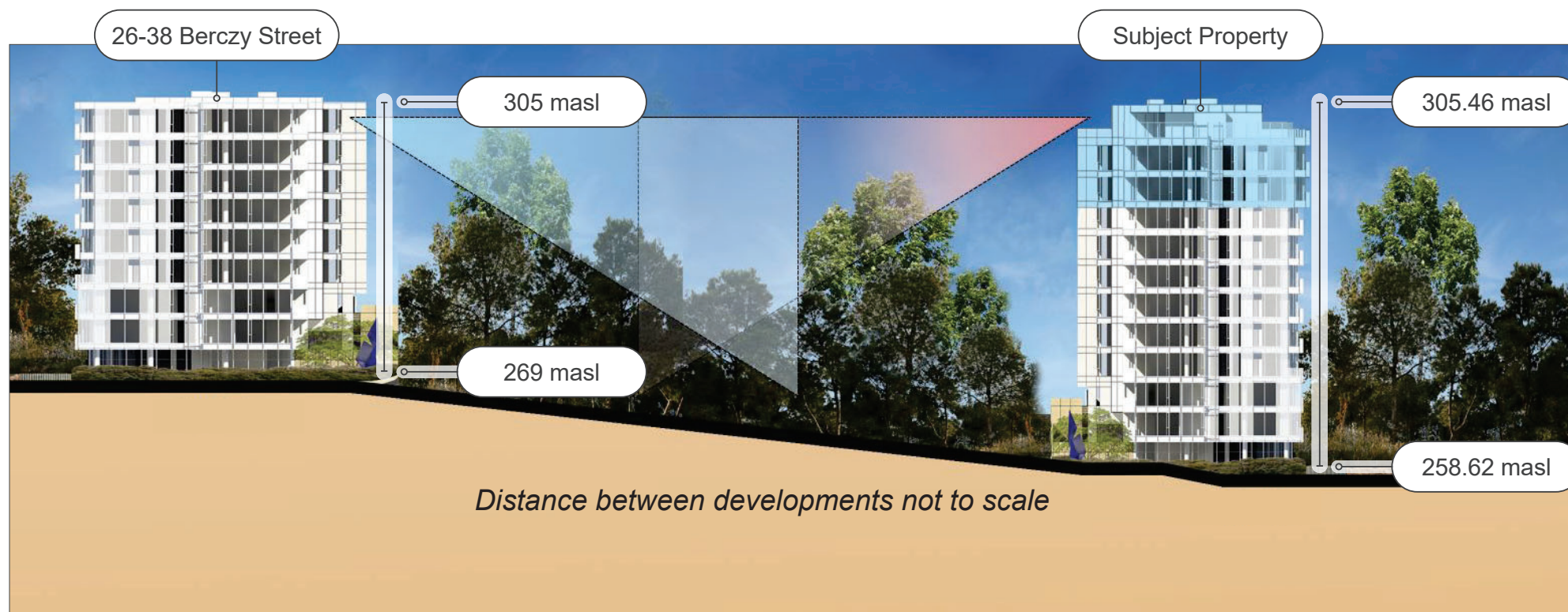


Rendering Prepared by Icon Architects

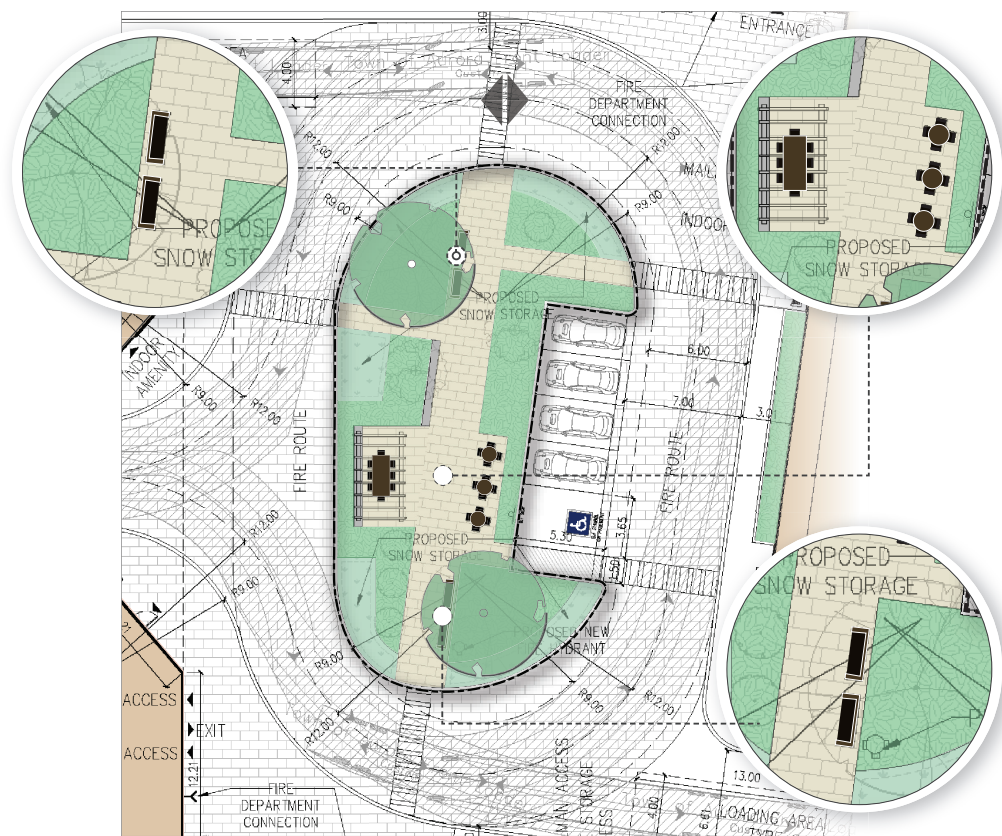


Rendering Prepared by Icon Architects

HEIGHT ILLUSTRATION



PROPOSED DEVELOPMENT – DETAILS



Concept Site Plan Prepared by Icon Architects



PURPOSE OF APPLICATIONS

OFFICIAL PLAN AMENDMENT

- Establish site-specific policies to permit the proposed development
- Amendment maintains the existing designation of ***Aurora Promenade and MTSA Mixed Use***
- Site specific policies include:
 - Changing the maximum height allowance to 12-storeys
 - Permitting residential uses at grade

ZONING BY-LAW AMENDMENT

- Establish site-specific provisions to facilitate the proposed development
- Amendment seeks to maintain the Second Density Residential (RA2) zoning
- Site-specific provisions include:
 - Height
 - Density
 - Setbacks
 - Landscaping Buffers
 - Amenity Areas
 - Parking

SUPPORTING STUDIES

- Tree Inventory and Preservation Plan/ Arborist Report
- Geotechnical Investigation
- Hydrogeological Report
- Phase One and Two ESA
- Functional Servicing and Stormwater Management Report
- Noise and Vibration Impact Study
- Transportation Impact Study
- Stage 1 & 2 Archaeological Assessment
- Planning Justification Report
- Urban Design Report

COMMUNITY INFORMATION MEETING SUMMARY

1. Question regarding timing of Construction

Response: Dependent on planning approvals timeline, construction start anticipated to occur in 2-3 years.

2. Question regarding the diversity and size of units and desire for larger units.

Response: Total of 948 units, 22 studios (2.3%), 703 one-bedrooms (74%), 180 two-bedrooms (19%) and 43 three-bedrooms (4.5%).

3. Concerns regarding existing and future traffic on Wellington Street East.

Response: Mitigation measures provided in detailed Traffic Impact Study, including signal timing improvements, intersection signalization and road improvements, but most effective mitigation measure is Transportation Demand Management measures to support active transportation.

4. Question regarding the provision of EV Charging Stations

Response: EV ready charging stations are planned to be provided.

5. Question regarding type and use of retail space

Response: Intent is to provide a full range of smaller scale commercial, office and retail use permissions to ensure the future use of the retail space.

6. Suggestion to revise the architectural material of the upper floors.

Response: Project team considering materiality, in conjunction with any additional comments received at Public Meeting.

Thank You Comments & Questions?

Ryan Guetter, BES, MCIP, RPP
Executive Vice President

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rguetter@westonconsulting.com

&

Kayly Robbins, MPL, MCIP, RPP
Senior Planner

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

Town of Aurora
Public Planning Report
No. PDS24-113

Subject: **Application for Official Plan Amendment and
Zoning By-law Amendment
TWITH Development Inc.
252, 260 and 272 Old Bloomington Road
Lot 6 and Part of Lot 7, Registered Plan 166
File Number: OPA-2023-02, ZBA-2023-02
Related File Number: SUB-2023-02**

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: October 8, 2024

Recommendation

1. That Report No. PDS24-113 be received; and
2. That comments presented at the non-statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Executive Summary

The purpose of this report is to present the revised Draft Plan and Block Plan to Council and acknowledge comments by council and public at the November 14, 2023 Statutory Public Planning Meeting on the proposed Official Plan Amendment and Zoning by-law Amendment application at 252-272 Old Bloomington Road (the 'subject lands'). The following is a summary of the revisions made:

- The Draft Plan of Subdivision was revised to decrease the total number of lots from 33 to 30 single detached lots;
- The revised future vehicular access to connect with adjacent lands to the west will eliminate encroachment onto environmental features located on adjacent lands;

- The conceptual Block Plan has been updated to show revised future road network, lotting pattern, reduced density, municipal servicing connection, etc. through staff facilitated meeting with adjacent landowners.

Background

Application History

Refer to prior report (PDS23-142, November 14, 2023) for detailed application background history.

An initial Statutory Public Planning Meeting for the subject applications was held on November 14, 2023. Council passed a motion to receive Report No. PDS23-142, and to address comments presented at the meeting in a report to a future Public Planning Meeting.

The main comments to be addressed as directed by Council at the meeting are to address future road and servicing connections to adjacent lands, protection of environmental land on the adjacent lands, and to facilitate meeting with adjacent landowners for the conceptual Block Plan.

Location / Land Use

The subject lands are located north of Old Bloomington Road and east of Yonge Street, and municipally known as 252-272 Old Bloomington Road (Figure 1). The subject lands have an area of approximately 3.89 hectares (9.61 acres) with a lot frontage of approximately 92 metres along Old Bloomington Road. The subject lands consist of three individual lots, and are currently vacant with mix of open meadow and treed areas located in the rear of the subject lands.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Estate Residential;

South: Low and Medium Density Residential (City of Richmond Hill), Bloomington Road;

East: Estate Residential, Proposed Draft Plan of Subdivision (326 Old Bloomington Road - 10 single detached lots SUB-2023-01); and

West: Estate Residential, Vacant residential lands (132-198 Old Bloomington Road - approved Draft Plan of Subdivision SUB-2017-03 with 50 single detached lots)

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. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. 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.

York Region Official Plan (YROP)

The subject lands are designated "Urban Area" by the YROP (Map 1). The planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. Map 1B Urban Systems Overlays of the YROP designates the lands as "Built-up Area".

Town of Aurora Official Plan

The subject lands are designated as "Suburban Residential" and "Environmental Protection" in Schedule "B" of the Town's Official Plan (Figure 2). Additionally, the subject lands are located within Yonge Street South Secondary Plan Area in Schedule "C" of the Official Plan and are designated "Cluster Residential" and "Environmental Function Areas" within the Secondary Plan (Figure 3).

Zoning By-law 6000-17, as amended

As shown on Figure 4, the subject lands are currently zoned Estate Residential (ER) within the Town's Zoning By-law 6000-17, as amended, which only permits one single family dwelling, a second suite and home occupation with specified requirements.

Reports and Studies

The Owner submitted the following documents as a resubmission package for the proposed applications since the initial public planning meeting:

Report Name	Report Author
Draft Official Plan Amendment	Evans Planning
Draft Zoning By-law Amendment	Evans Planning
Draft Plan of Subdivision	Evans Planning
Conceptual Block Plan	Evans Planning
Conceptual Landscape Design Package	HKLA
Natural Heritage Response Letter	Beacon Environmental
Landform Conservation Addendum	WSP Canada Inc.
Hydrogeology Response Letter	Harden Environmental Services Limited
Geotechnical Investigation	Sola Engineering Inc.
Traffic Response Letter	
Noise Study Addendum	HGC Engineering Limited

Proposed Applications

Proposed Official Plan Amendment

As shown in Figure 5, the applicant is proposing a site-specific special policy area for the subject lands. The amendment is seeking several site-specific policy amendments, which include policies related to the minimum lot area, maximum density, disturbed lands, impervious area and building coverage. The amendment will only amend policies under suburban and cluster residential and will not impact any policies related to environmental protection and function.

The following table compares the difference between the existing and proposed policies.

	Existing	Proposed
Gross Residential Density	5 units per hectare	7.72 units per hectare (*Reduced from 8.5 units per hectare)
Minimum Lot Area	0.2 hectare per lot	0.05 hectare per lot
Maximum Net Developable Lands	25%	71.5%
Maximum Impervious Area	15%	36.8%

	Existing	Proposed
Maximum Building Coverage	12%	25%

Proposed Zoning By-law Amendment

As shown in Figure 6, the Applicant proposes to rezone the subject lands from “Estate Residential (ER) Zone” to two site-specific “Detached Third Density Residential Exception (R3-XXX) & (R3-YYY) Zones” and “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone”. R3-XXX zone will apply to lots 1-13, and lots 15-30. R3-YYY zone will apply to Lot 14 only. The Oak Ridges Moraine Environmental Protection (EP-ORM) Zone will apply to the Environmental Protection Block to be conveyed to public ownership.

The amendment will permit zoning relief on development standards including height, lot coverage, side yard setbacks, encroachments permissions, redefine Day light Triangle, Street Line and establish a landscape requirement. Detailed zoning comparison table is attached as Appendix “A” to this report.

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.

Proposed Draft Plan of Subdivision

The Draft Plan of Subdivision was revised to decrease the total number of lots from 33 to 30 single detached lots

As illustrated on Figure 7, a revised Draft Plan of Subdivision is proposed to accommodate the new lotting pattern which includes thirty (30) single detached lots with lot frontages ranging from 15.2 to 36.81 metres, a public right-of-way from Old Bloomington Road, 2 blocks reserved for future road connection to adjacent lands, and a block (1.12 ha) of environmental protection land to be conveyed to public ownership.

The applicant has lowered the number of proposed lots from 33 to 30 to allow for a reduced overall density for the subject proposal, reducing the proposed density from the originally proposed 8.5 unit per hectare to 7.72 units per hectare. The size (1.12 ha) and location of the proposed environmental protection block (Block 31) has not been changed from the original proposed draft plan.

The following is a breakdown of the revised Draft Plan of Subdivision:

Proposed Land Use	Lot and Block #	Area (ha)	Site Coverage (%)
Single detached residential lots	Block 1 - 30	2.06	53
Environmental Protection Block	Block 31	1.12	29
Future Road reserved for connection to lands to the east	Block 32, 33	0.14	2
Reserve	Block 34, 35	0.01	1
Public Right-of-way (Street 'A')	n/a	0.56	15
Totals		3.89	100

The revised future vehicular access to connect with adjacent lands to the west will eliminate encroachment onto environmental features located on adjacent lands

The subject development will be serviced by an 18.0-metre-wide public right of way (Street 'A') which extends from Old Bloomington Road. As per the revised draft plan, Street 'A' would terminate in a cul-de-sac in the north end of the subject lands, which differs from the original proposal, which was planned to extend to connect with lands to the west.

To accommodate the new future connection to lands to the west, the applicant has relocated the future access to a mid block connection. The future road connection block (Block 32) now aligns with the future road connection block (Block 33) to access lands to the east.

The relocation of future access to the west will help to resolve one of the action items to be addressed as identified at the initial public planning meeting, which is to eliminate the potential of encroaching onto environmental protection on the adjacent lands to the west. This was identified to be an issue because the original proposed road connection might impede the existing environmental features (significant woodland) that are located in the north end of the adjacent lands. The relocation of the future access can allow the future connection to no longer encroach onto existing environmental features.

The conceptual Block Plan has been updated to show revised future road network, lotting pattern, reduced density, municipal servicing connection, etc. through staff facilitated meeting with adjacent landowners

The applicant has submitted a revised Block Plan (Figure 8) with several updates from the original block plan that was presented at the November 14, 2023 meeting. The updates made on the submitted draft plan are reflected on the conceptual Block Plan, such as the aforementioned reduction in proposed lots, relocation of future road connection, and new road that will terminate in a cul-de-sac. The applicant has further revised the Block Plan after staff assisted consultations with the representatives of the landowners to the west, which resulted in updates including revised road network that connects subject lands with lands to the west, revised lotting patterns on the adjacent lands, establishing future municipal servicing connection, etc.

The proposed connection access has been relocated from the north end of the two properties to a mid-block connection, which allows for a better alignment with the approved road connection from the Ambria Development (132-198 Old Bloomington Road), as well as a better delineation of environmental features on the adjacent lands. The overall density of the block has also been reduced due to lower number of lots on the subject lands and adjacent lands. The revised engineering materials helped to determine future municipal servicing connections which will extend from the Ambria subdivision to the subject lands.

Department / Agency Comments

A further review of the proposed applications has been undertaken by Town departments and public agencies since the initial public planning meeting. Staff have identified the following matters to be addressed in greater detail before bringing forward a recommendation report to Council for consideration:

- Peer review of the proposed development limit and buffering established by the Natural Heritage Evaluation;
- Appropriateness of the proposed road network and lotting pattern for future development in Block C;
- Proposed site-specific zoning reliefs on development standards;
- Any comments to be received at the October 8, 2024 meeting.

Public Comments

At the time of this report, no additional comments have been received following the November 14, 2023 Public Planning Meeting. Below is a highlight of key comments/concerns provided at the initial public planning meeting:

- Concerns regarding proposed unit density on subject lands and overall conceptual Block Plan density;
- Potential impacts of the proposed development on the functions of the Oak Ridges Moraine including wildlife corridors, head waters, and environmental protection.
- Block Plan related comments:
 - Implementation of the block plan as it relates to density;
 - Consideration of subsequent applications in relationship to this block plan;
 - Whether the proposed extension of municipal sewers would address adjacent land holdings;
 - Accuracy of the block plan;
 - Road configuration and connections to adjacent lands.

Any additional comments received after the writing of this report will be communicated at the Public Planning Meeting.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee. Any final review comments that need to be addressed with the Accessibility Advisory will be done prior to approval of the subject applications, in the event that decisions of approval are rendered.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both

applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

Section 51(34) of the *Planning Act* states that if Council fails to make a decision on the subdivision application within 120 days after the receipt of the application, the applicant may appeal the application to the OLT. If Council approves or refuses the application, then the applicant, Minister, public body or other person that made oral or written submissions may appeal to the OLT after receiving notice of Council's decision.

The applications were deemed as complete on August 11, 2023 and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

On September 19, 2024 a Notice of Public Planning Meeting was issued to all addressed property owners within 120 metres of the subject lands. The notice was also published in the Auroran newspaper. Signage on the subject lands was posted with information regarding the public meeting on the same day. Public meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff has requested a Green Development Report in accordance with Section 6 of the Official Plan as part of the complete application submission.

Link to Strategic Plan

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

Strengthening the fabric of our community: Through the addition of 30 residential units, housing is provided in accordance with the Collaborate with the development community to ensure future growth includes housing opportunities for everyone action item.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the October 8, 2024 Public Planning Meeting.

Conclusions

Staff will continue to review the subject applications having consideration for the above noted matters, the comments received from the agency circulation, and the feedback to be received from the public and Council at the October 8, 2024 Non-Statutory Public Planning Meeting. A recommendation report will be prepared for a future General Committee meeting for Council's consideration when technical review is completed.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation (Schedule B)
- Figure 3 – Existing Secondary Plan Designation (OPA 34)
- Figure 4 – Existing Zoning By-law
- Figure 5 – Proposed Official Plan Amendment
- Figure 6 – Proposed Zoning By-law
- Figure 7 – Proposed Draft Plan of Subdivision
- Figure 8 – Conceptual Block Plan

Appendix "A" – Zoning Comparison Table

Previous Reports

PDS23-142, November 14, 2023

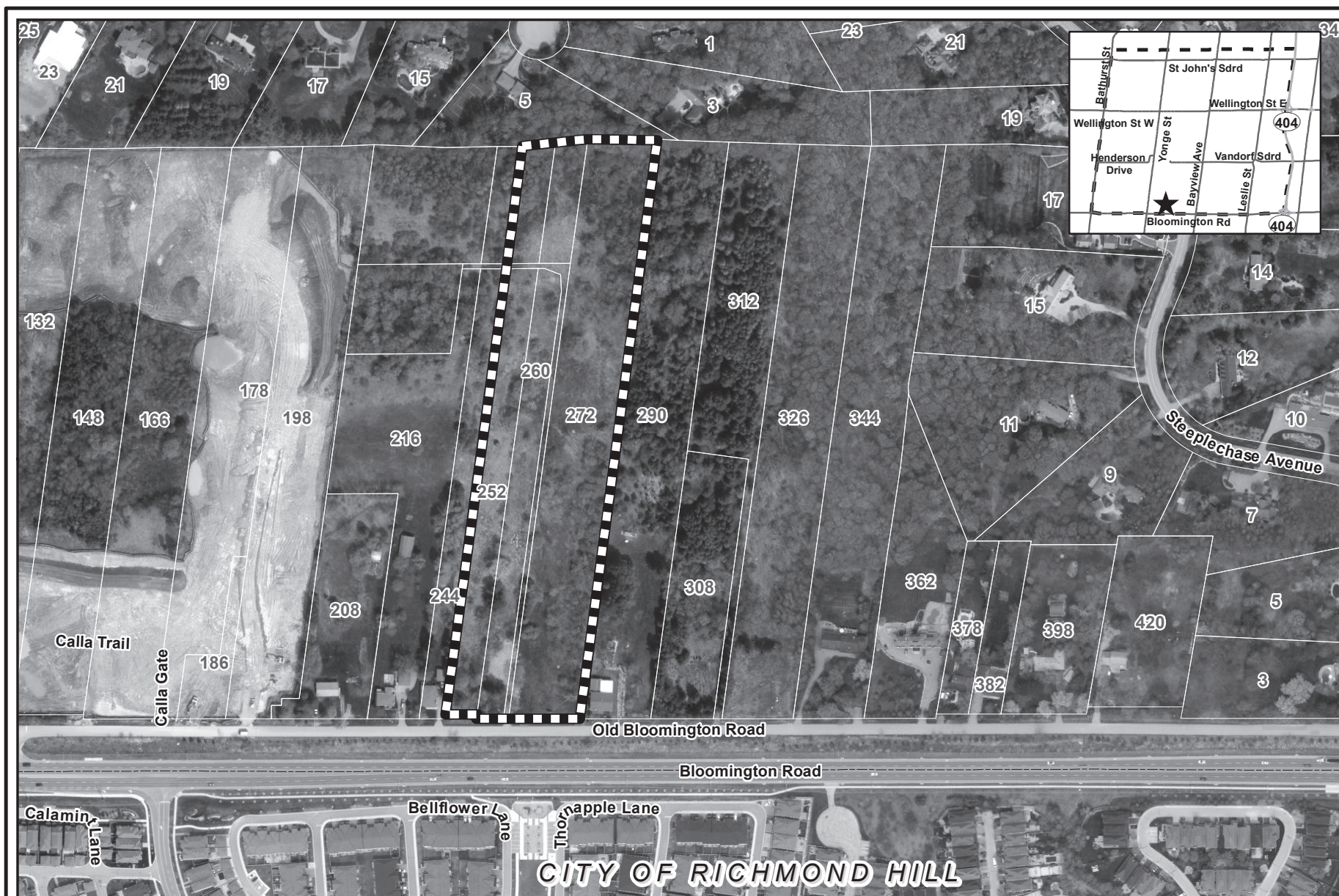
Pre-submission Review

Agenda Management Team review on September 26, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



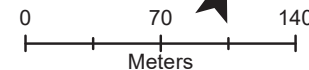
LOCATION MAP

APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02

FIGURE 1

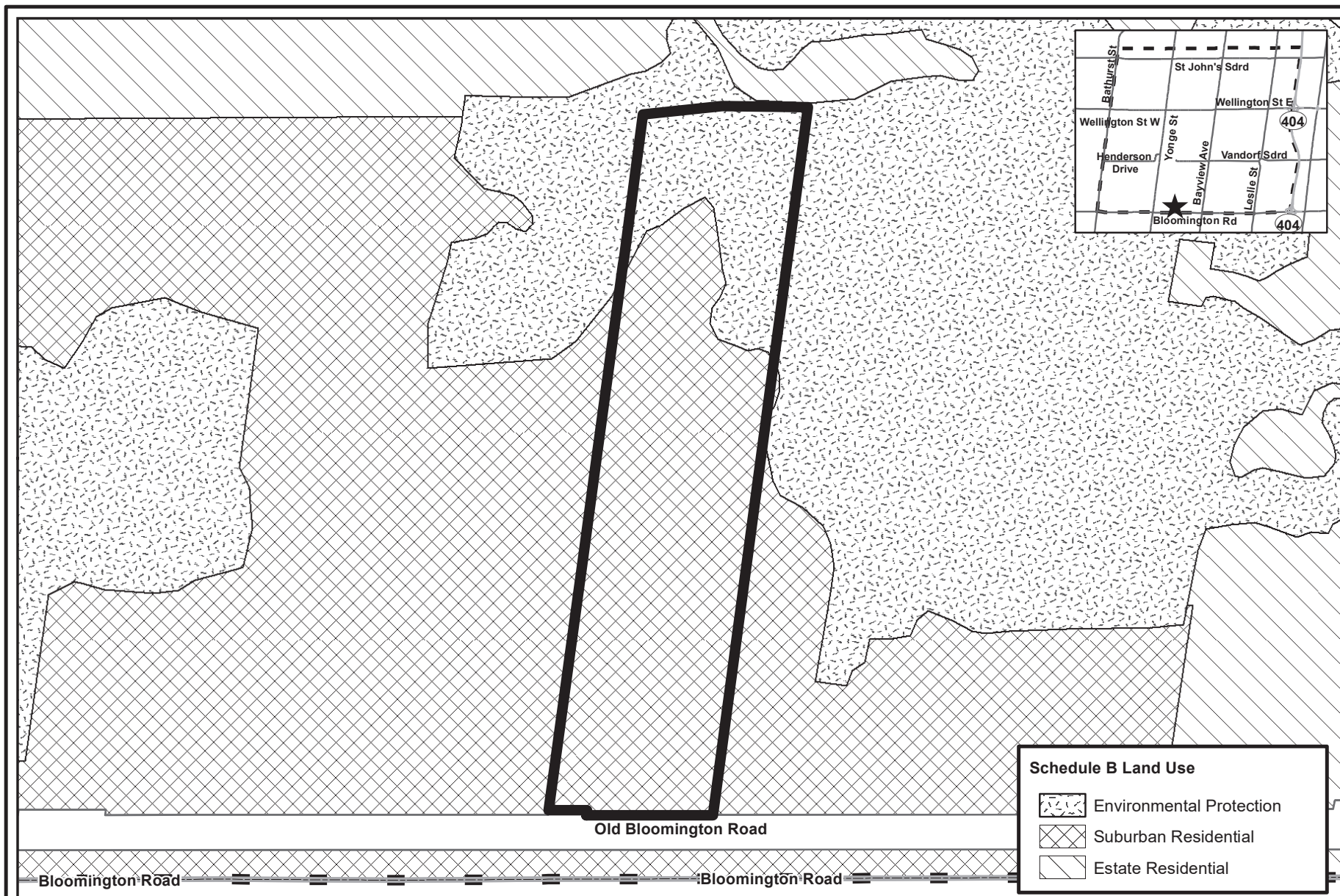


SUBJECT LANDS






Map by the Town of Aurora Planning and Development Services Department, 2024-09-10. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

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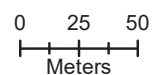
Schedule B Land Use

-  Environmental Protection
-  Suburban Residential
-  Estate Residential

EXISTING OFFICIAL PLAN DESIGNATION (SCHEDULE B)

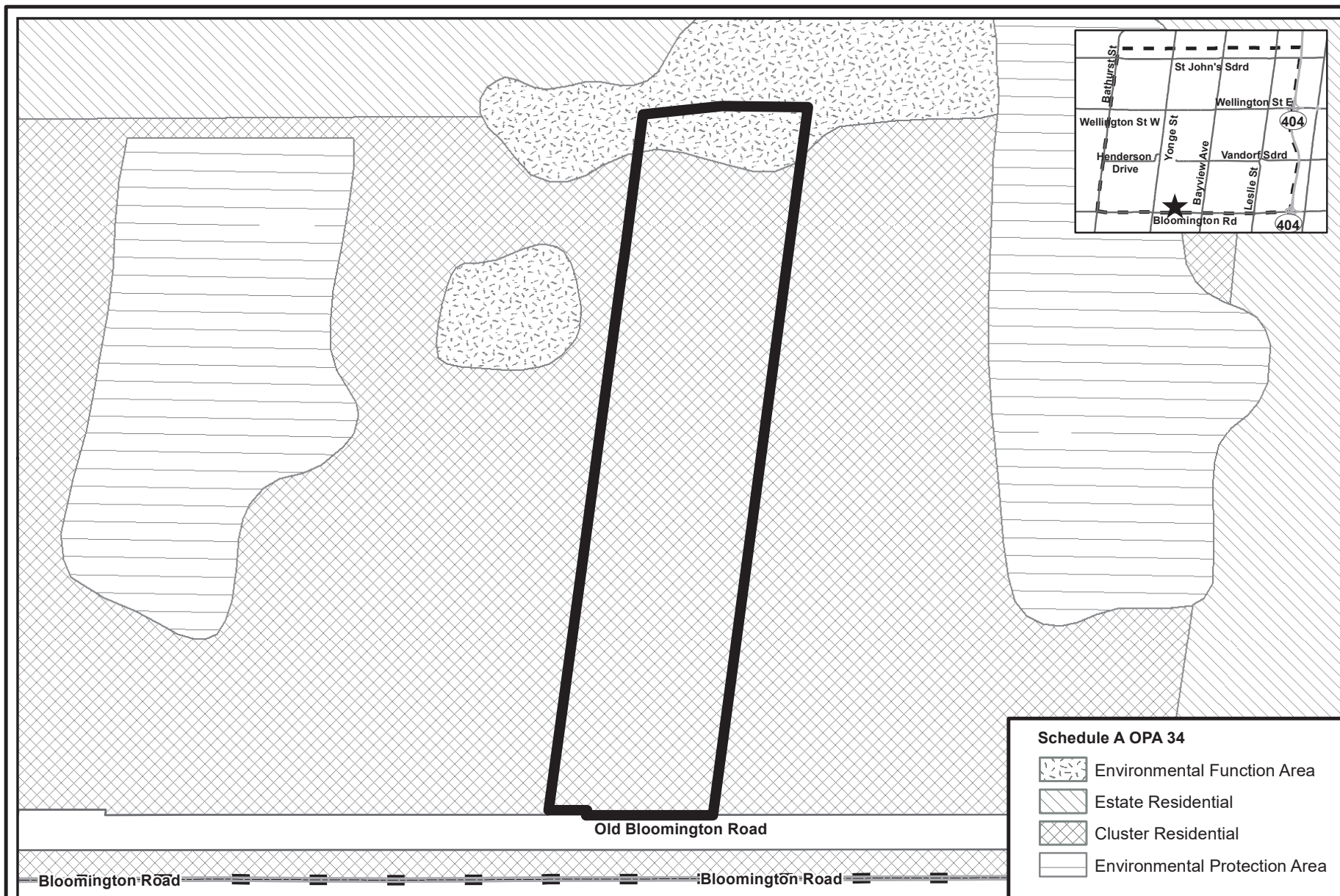
APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 2

 **SUBJECT LANDS**







Map by the Town of Aurora Financial Services Department, 2024-09-17. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\252-272 Old Bloomington Road (TWTH Development Inc.) (OPA-2023-02 and ZBA-2023-02)\Report Maps September 9 2024\Maps\Figure_2_Existing_Official_Plan_Designation_SchB.mxd



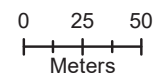
Schedule A OPA 34

-  Environmental Function Area
-  Estate Residential
-  Cluster Residential
-  Environmental Protection Area

EXISTING SECONDARY PLAN DESIGNATION (OPA 34)

APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 3

 **SUBJECT LANDS**

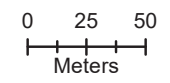


Map by the Town of Aurora Financial Services Department, 2024-09-17. Base data provided by York Region & the Town of Aurora.

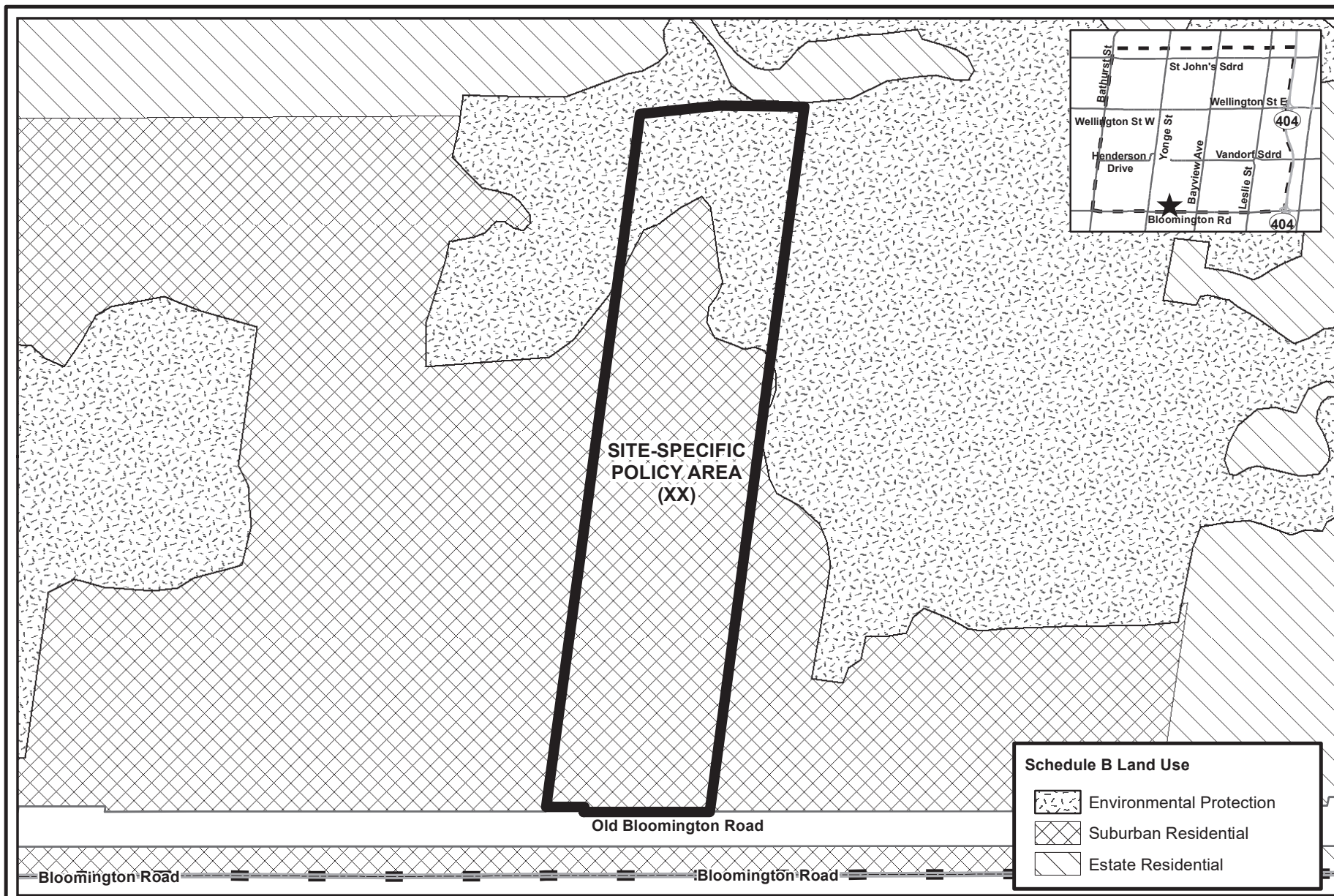


EXISTING ZONING
 APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 4




 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2024-09-12. Base data provided by York Region & the Town of Aurora.

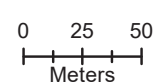


Schedule B Land Use

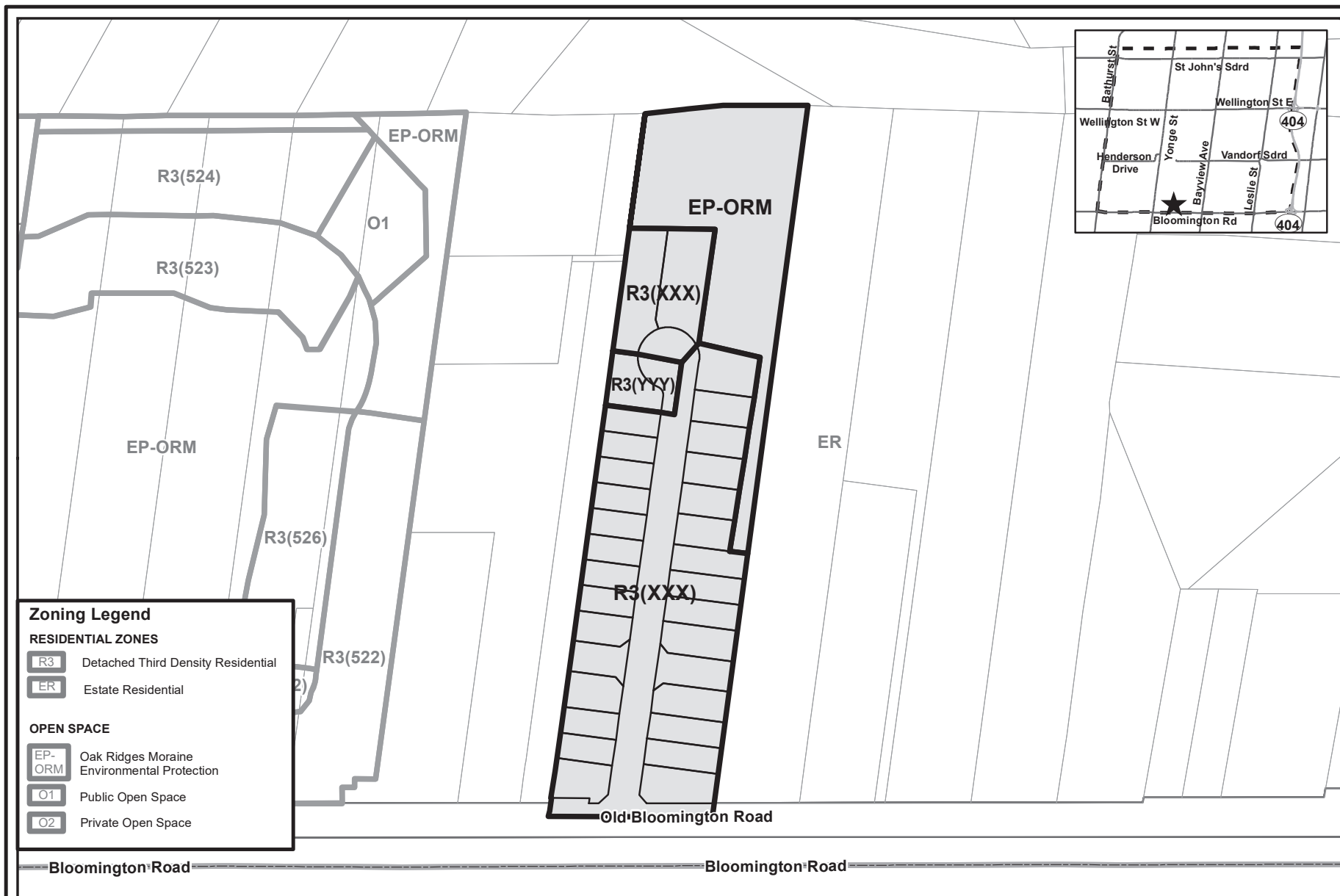
-  Environmental Protection
-  Suburban Residential
-  Estate Residential

PROPOSED OFFICIAL PLAN AMENDMENT
 APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 5

 **SITE-SPECIFIC POLICY AREA XX**



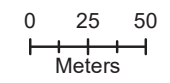
Map by the Town of Aurora Financial Services Department, 2024-09-16. Base data provided by York Region & the Town of Aurora.



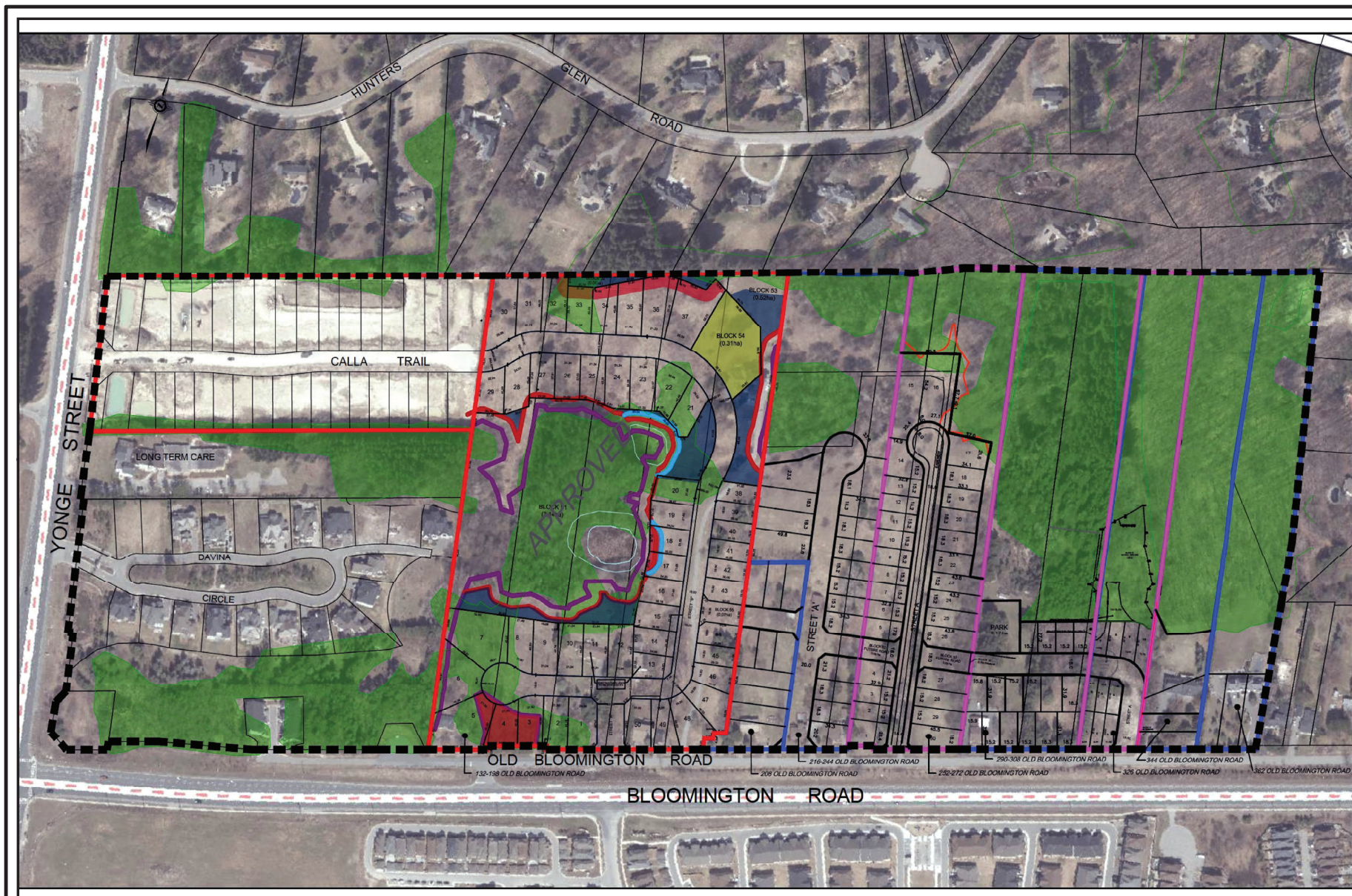
PROPOSED ZONING
 APPLICANT: TWTH DEVELOPMENT INC.
 FILE: OPA-2023-02 and ZBA-2023-02
 FIGURE 6

SUBJECT LANDS

Lands to be rezoned from "Estate Residential ER Zone" to "Detached Third Density Residential R3(###) Exception Zone" and "Oak Ridges Moraine Environmental Protection EP-ORM Zone"



Map by the Town of Aurora Financial Services Department, 2024-09-12. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL BLOCK PLAN

APPLICANT: TWTH DEVELOPMENT INC.

FILE: OPA-2023-02 and ZBA-2023-02

FIGURE 8



Map created by the Town of Aurora Financial Services Department, 2024-09-16. Drawing provided by Applicant

Appendix "A"

The following is a table to compare the difference between the parent Detached Third Density Residential (R3) zone requirements with the two proposed Detached Third Density Residential Exception (R3-XXX) & (R3-YYY) Zones, as well as other requested zoning standards deviations. R3-XXX will apply to lots 1-13, and lots 15-30. R3-YYY zone will apply to Lot 14 only.

	Parent Detached Third Density Residential Zone	Proposed Detached Third Density Residential Exception Zone (R3-XXX)	Proposed Detached Third Density Residential Exception Zone (R3-YYY)
Permitted Encroachments (Covered or uncovered Porches, terraces and decks)	Front yard 2.5 metres Exterior Side Yard 3.0 metres	Front yard 3.0 metres Exterior Side Yard 2.5 metres	Front yard 3.0 metres Exterior Side Yard 2.5 metres
Permitted Encroachments (Covered or Uncovered terraces and decks)	In no case shall be closer than 3.8 m from the Rear Lot Line	In no case shall be less than 3.0 metres from the rear lot line	In no case shall be less than 3.0 metres from the rear lot line
Steps and landings	2 m	2.0 metres beyond any structures (Covered or Uncovered terraces and decks)	2.0 metres beyond any structures (Covered or Uncovered terraces and decks)
Maximum Lot Coverage	35%	40%	40%

	Parent Detached Third Density Residential Zone	Proposed Detached Third Density Residential Exception Zone (R3-XXX)	Proposed Detached Third Density Residential Exception Zone (R3-YYY)
Maximum Height	10 metres	12 metres	12 metres
Minimum Interior Side Yard	1.2 metres for one Storey buildings 1.5 metres for Buildings greater than one storey	1.2 metres	1.2 metres
Minimum Exterior Yard	6 metres	4.5 metres	3.0 metres
Daylight or Site Triangle Definition	An area open and clear to the sky which area is to be determined by measuring, from the point of intersection of Street Lines on a corner lot, the distance required by this By-law along each such Street Line and joining such points with a straight line. The triangular-shaped land between the intersecting Street Lines or railway right-of-way created by the straight line joining the	Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to the Municipality, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the	Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed to the Municipality, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the

	Parent Detached Third Density Residential Zone	Proposed Detached Third Density Residential Exception Zone (R3-XXX)	Proposed Detached Third Density Residential Exception Zone (R3-YYY)
	points at the required distance along the Street Lines.	<p>purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.</p> <p>Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.</p>	<p>purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements.</p> <p>Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.</p>
Landscape Requirements	n/a	<p>Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding decks, porches or patios), swimming pools or any</p>	<p>Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding decks, porches or patios), swimming pools or any</p>

	Parent Detached Third Density Residential Zone	Proposed Detached Third Density Residential Exception Zone (R3-XXX)	Proposed Detached Third Density Residential Exception Zone (R3-YYY)
		other covered area with impervious material.	other covered area with impervious material.
Street Line Definition	Lot Line abutting a public highway or a 0.3 metre reserve abutting a public highway.	n/a	Entire Street Line shall be considered a Front Lot Line.
Swimming Pool	Pools shall be located in the Rear and Side Yards only; In-ground pools shall be setback a minimum of 1.2 metres from the Rear and Side Lot Lines; The perimeter deck of an above ground pool shall be setback a minimum of 0.6 metres from the Rear and Side Lot Lines.	n/a	A swimming pool may be located in any yard, provided it is set back a minimum of 1.2 metres from any Lot Line. A deck for an above ground pool shall be set back a minimum of 0.6 metres from any Lot Line.

Staff Presentation

Official Plan Amendment, Zoning By-law Amendment

Second Public Planning Meeting

252-272 Old Bloomington Road

Applicant: TWTH Development Inc.
File Number: OPA-2023-02, ZBA-2023-02
Related File: SUB-2023-02
Date: October 8, 2024



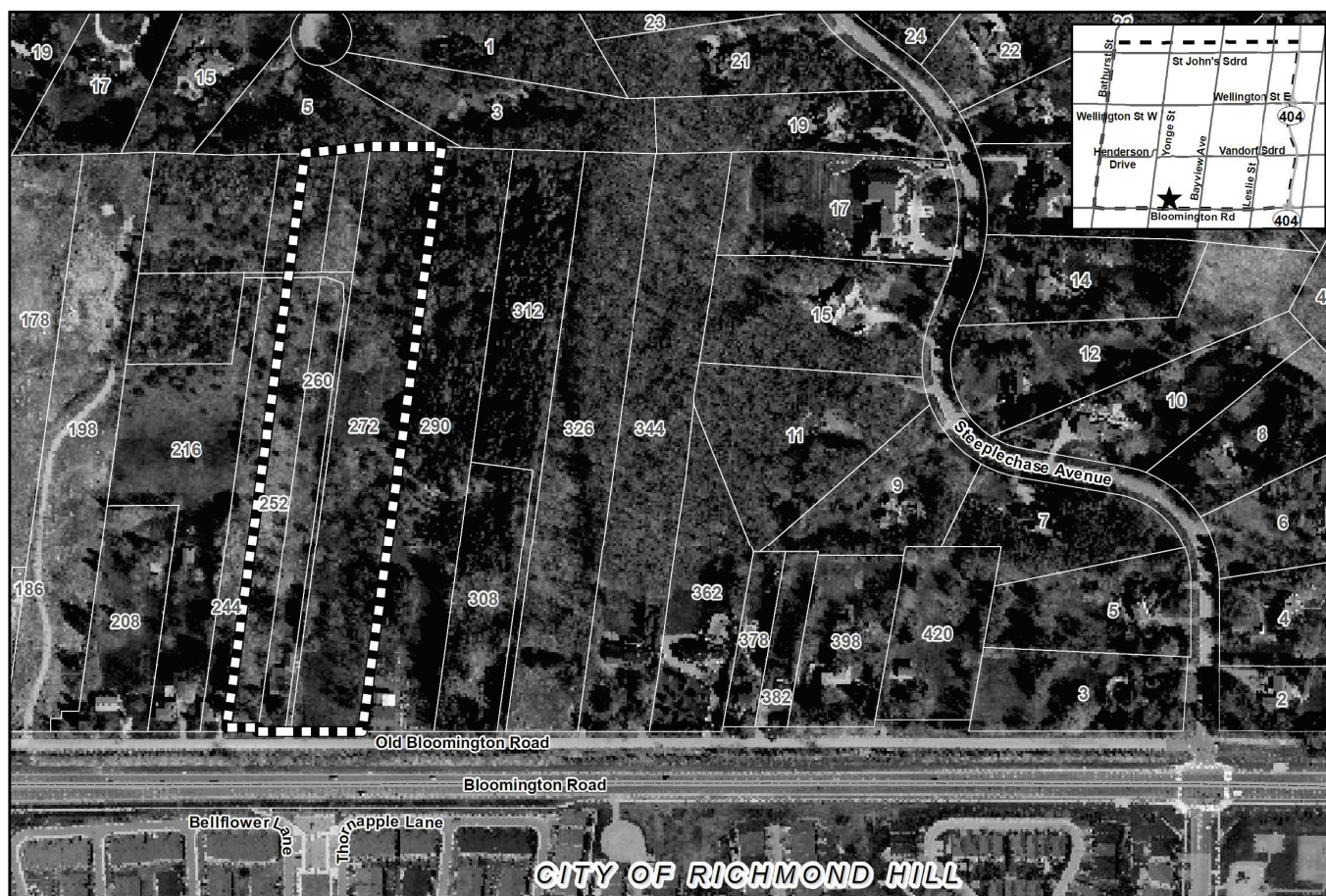


Site Statistics

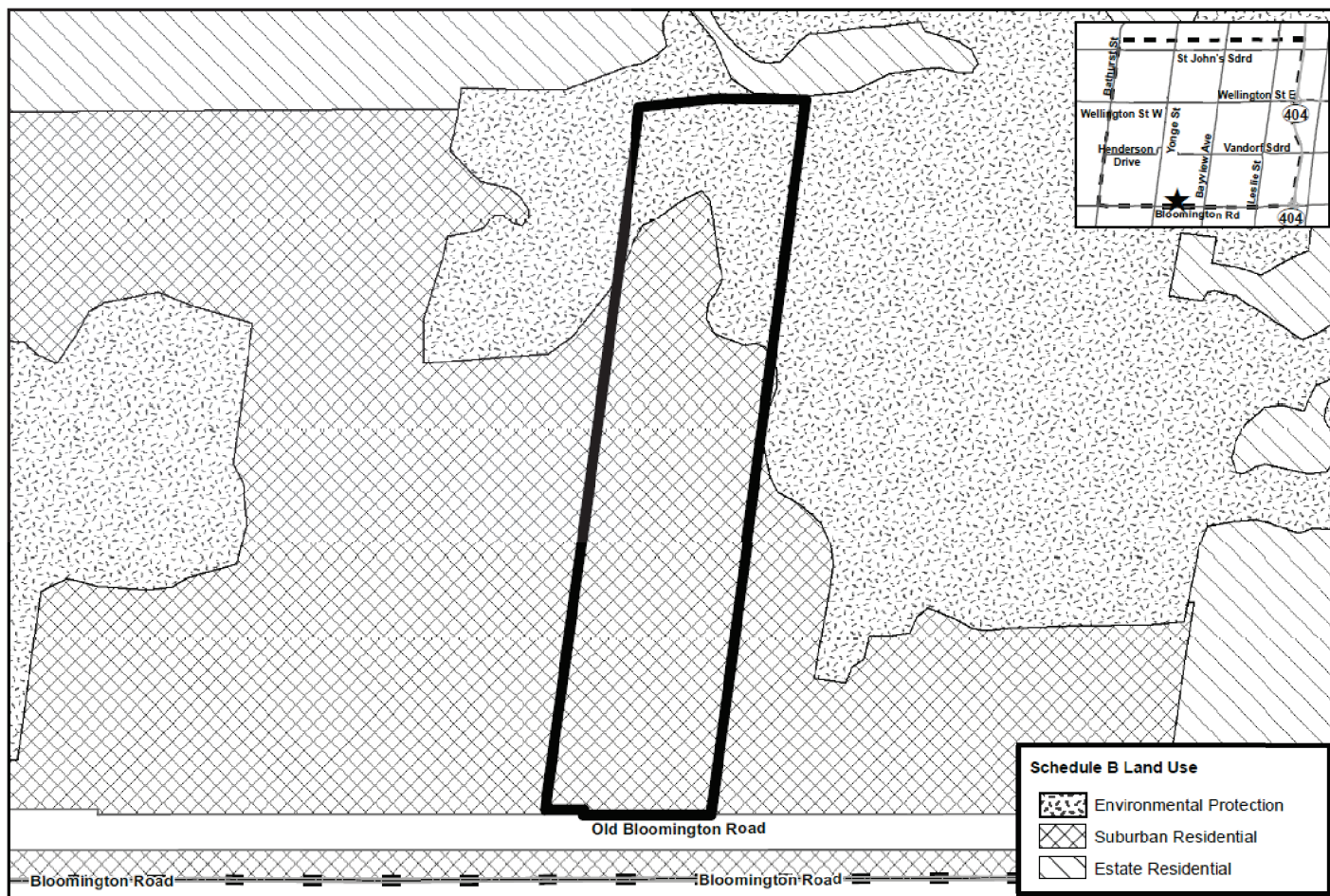
Lot Area:
3.89 hectares
(9.61 acres)

Lot frontage:
92 metres

Surrounding
area is
predominately
low density
residential

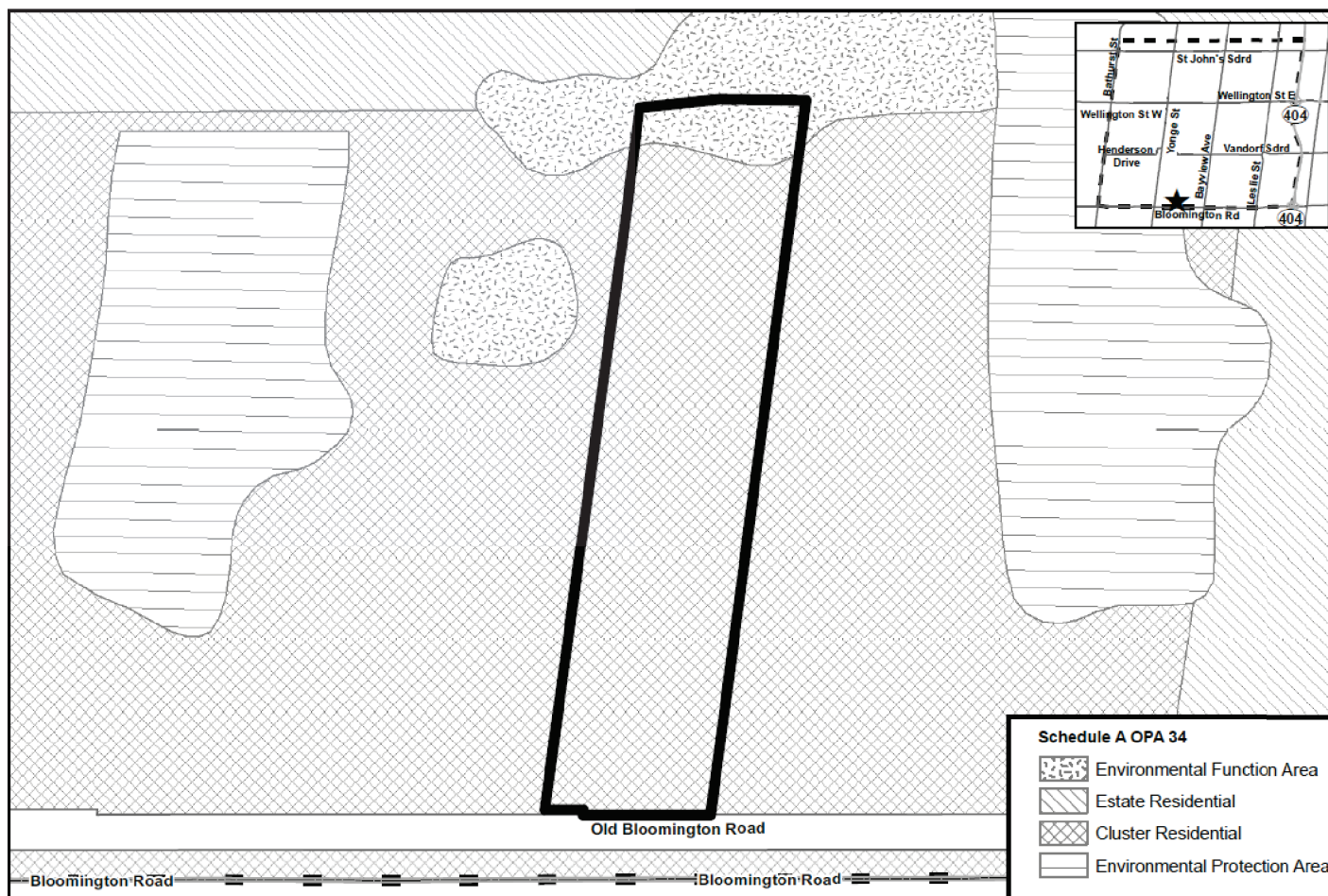


SUBJECT LANDS



Town Official Plan Designation (Schedule B)

- Suburban Residential
- Environmental Protection



Yonge Street South Secondary Plan Designation

- Cluster Residential
- Environmental Function Area



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES
Existing Zoning By-law

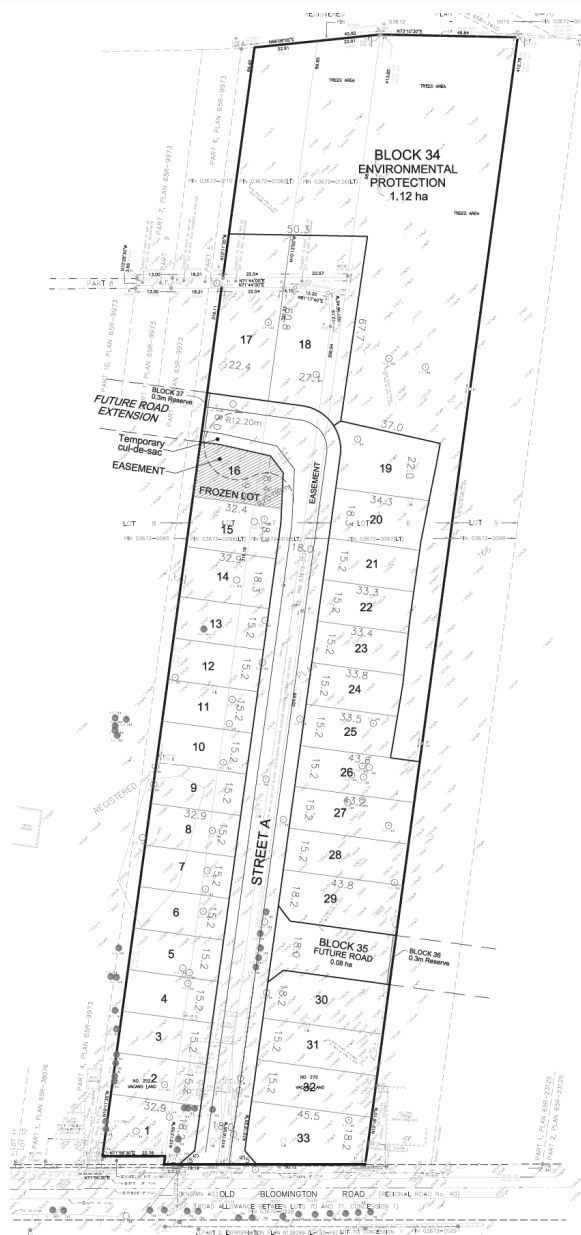


- Estate Residential (ER) Zone
- Permits one single family dwelling



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Comments received from Council/Public at Initial Meeting



Comments received from the initial Public Planning Meeting:

- Density is too high;
- Proposed road connection to lands to the west might encroach onto existing environmental features;
- Lack of consultation with area residents;
- Other Block Plan related concerns.



Official Plan Amendment

- Reduced Density
- Amend development policies related to lot area, building coverage, etc.

Zoning By-law Amendment

- Rezone to two site-specific R3 zones and EP Zone

Draft Plan of Subdivision

- Reduced lots, revised right-of-way, relocation of block reserved for future connection

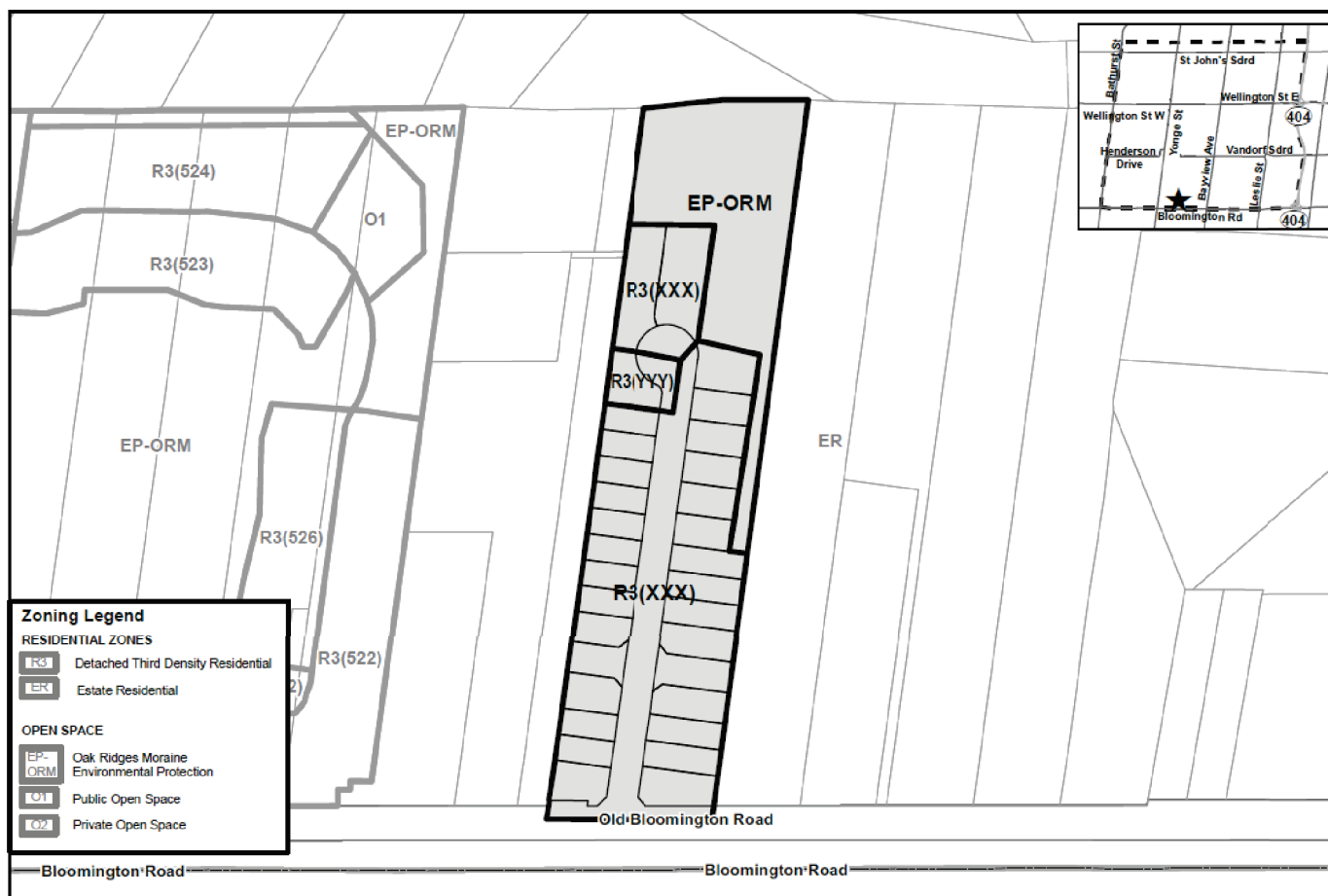


	Previous	Revised
Gross Residential Density (5 units / ha)	8.5 units / ha	7.72 units / ha
Minimum Lot Area (0.2 ha / unit)	0.06 ha / unit	0.07 ha / unit
Maximum Net Developable Lands (25%)	71.5%	Unchanged
Maximum Impervious Area (15%)	36.8%	Unchanged
Maximum Building Coverage (12%)	25%	Unchanged



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

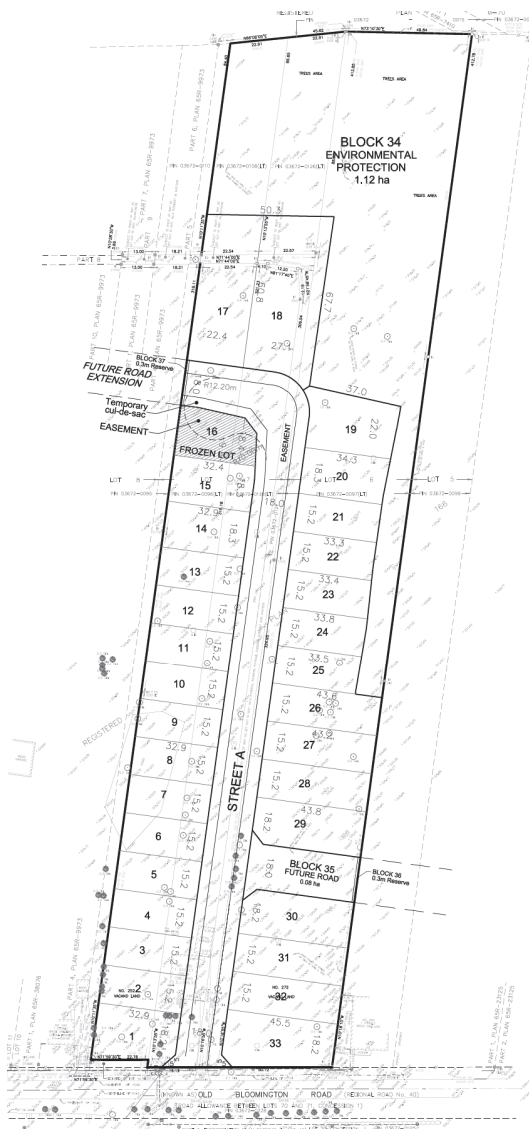
Proposed Zoning By-law



- Rezone to R3-XXX, R3-YYY and EP-ORM Zone
- R3-YYY zone will apply to lot 14 only, with slightly deviated zoning relief from R3-XXX to accommodate for the specific lot fabric



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES
 Draft Plan of Subdivision Comparison



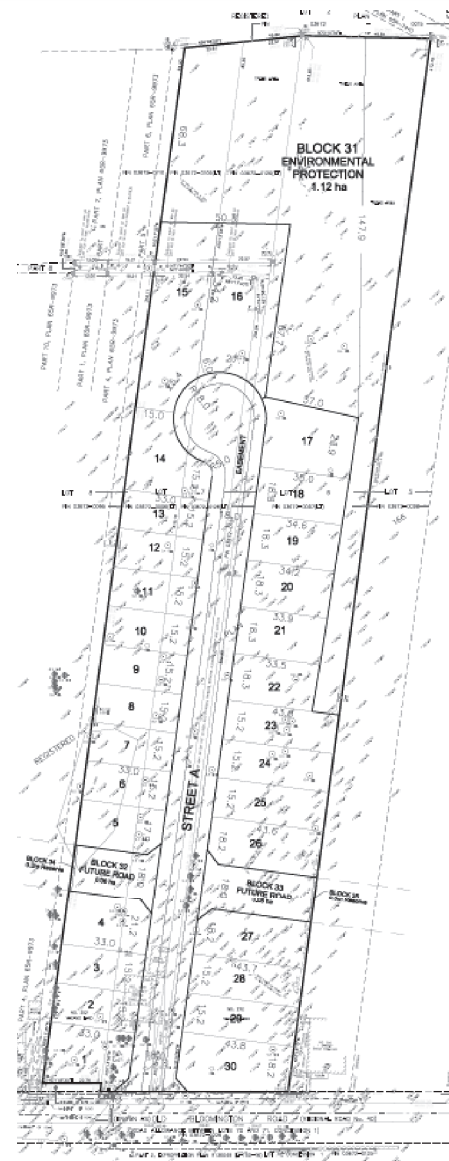
Previous

Revisions

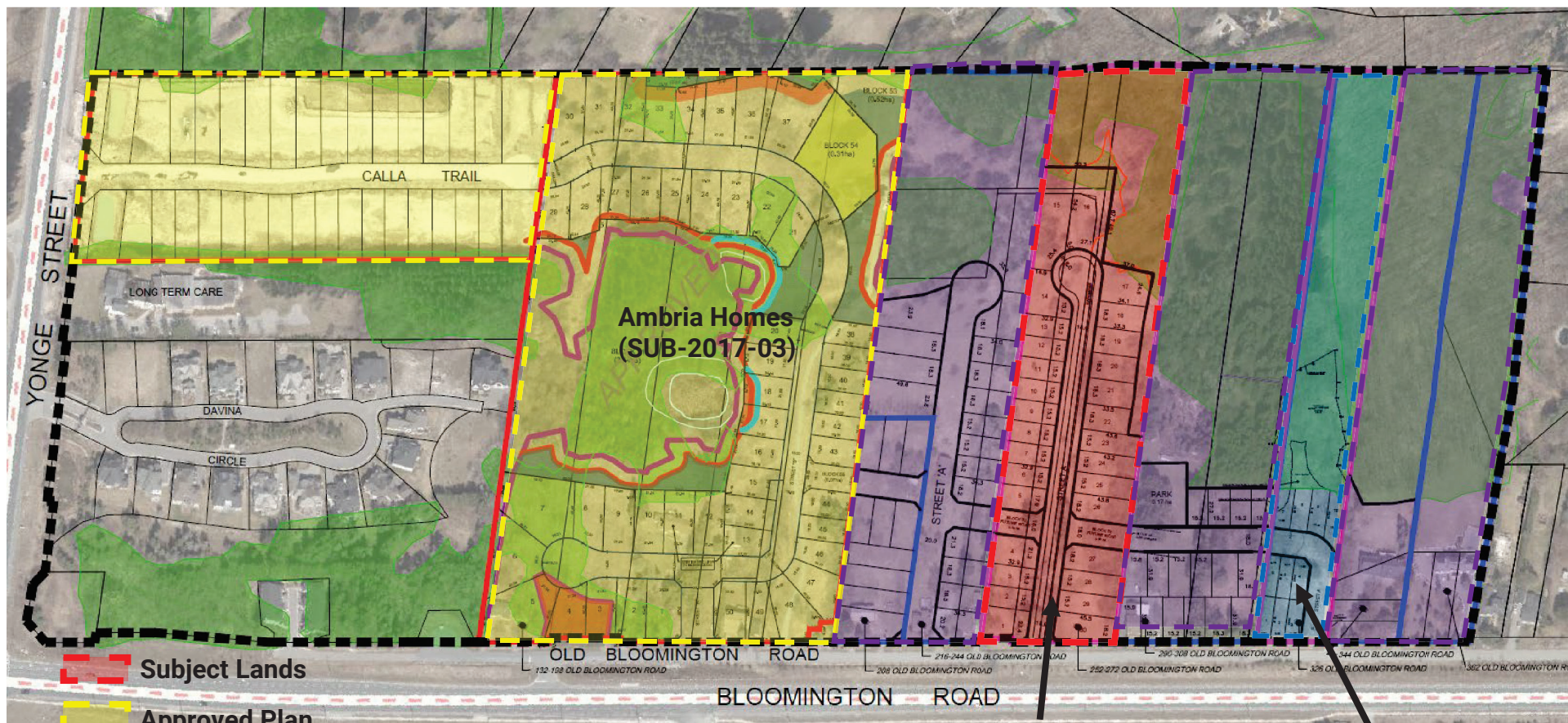
- 33 → 30 single detached lots
- Temporary → Permanent Cul-de-sac
- Relocated road connection to the west

Unchanged

- EP Block
- Road connection to the east



Revised



**SUBJECT DEVELOPMENT
(252-272 OLD BLOOMINGTON)** **326 Old Bloomington
Road (SUB-2023-01)**

Updated Block Plan shows the revised connection, reduced lots, etc.




A further review of the proposed applications has been undertaken by Town departments and public agencies since the initial public planning meeting. Following matters to be addressed:

- Peer review of the proposed development limit and buffering established by the Natural Heritage Evaluation;**
- Appropriateness of the proposed road network and lotting pattern for future development in Block C;**
- Proposed site-specific zoning reliefs on development standards;**
- Comments to be received at this Non-Statutory Meeting**



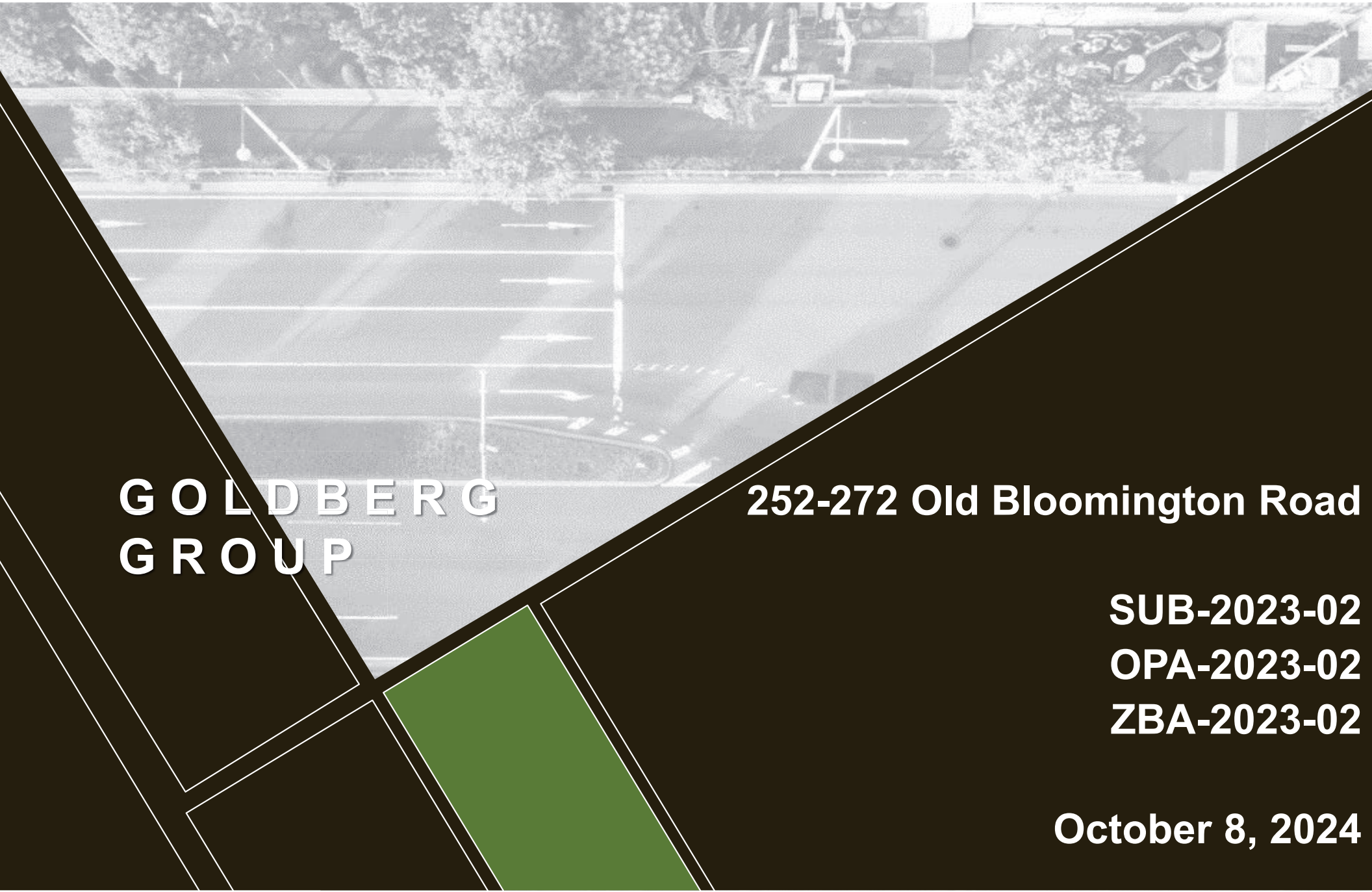
Following review of comments received and revisions necessary, a recommendation report will be prepared for a future Committee of the Whole Meeting for Council's consideration.

All interested parties will be notified of any updates relating to the subject applications.

A decorative graphic consisting of several overlapping colored squares and lines. On the left, there is a large yellow-green square partially overlapping a smaller teal square. Below these, a dark blue square is partially overlapping the teal square. To the right, a small light blue square is positioned above a larger teal rounded rectangle. A thin teal line runs horizontally across the top, then turns down and right to connect to the top-left corner of the teal rounded rectangle. Another thin teal line runs horizontally across the bottom, then turns up and right to connect to the bottom-left corner of the teal rounded rectangle. A vertical teal line runs from the top to the bottom of the teal rounded rectangle, passing through its center.

Following tonight's meeting,
questions and comments on this file
may be directed to:

Kenny Ng, Planner
365-500-3102
kng@aurora.ca



**GOLDBERG
GROUP**

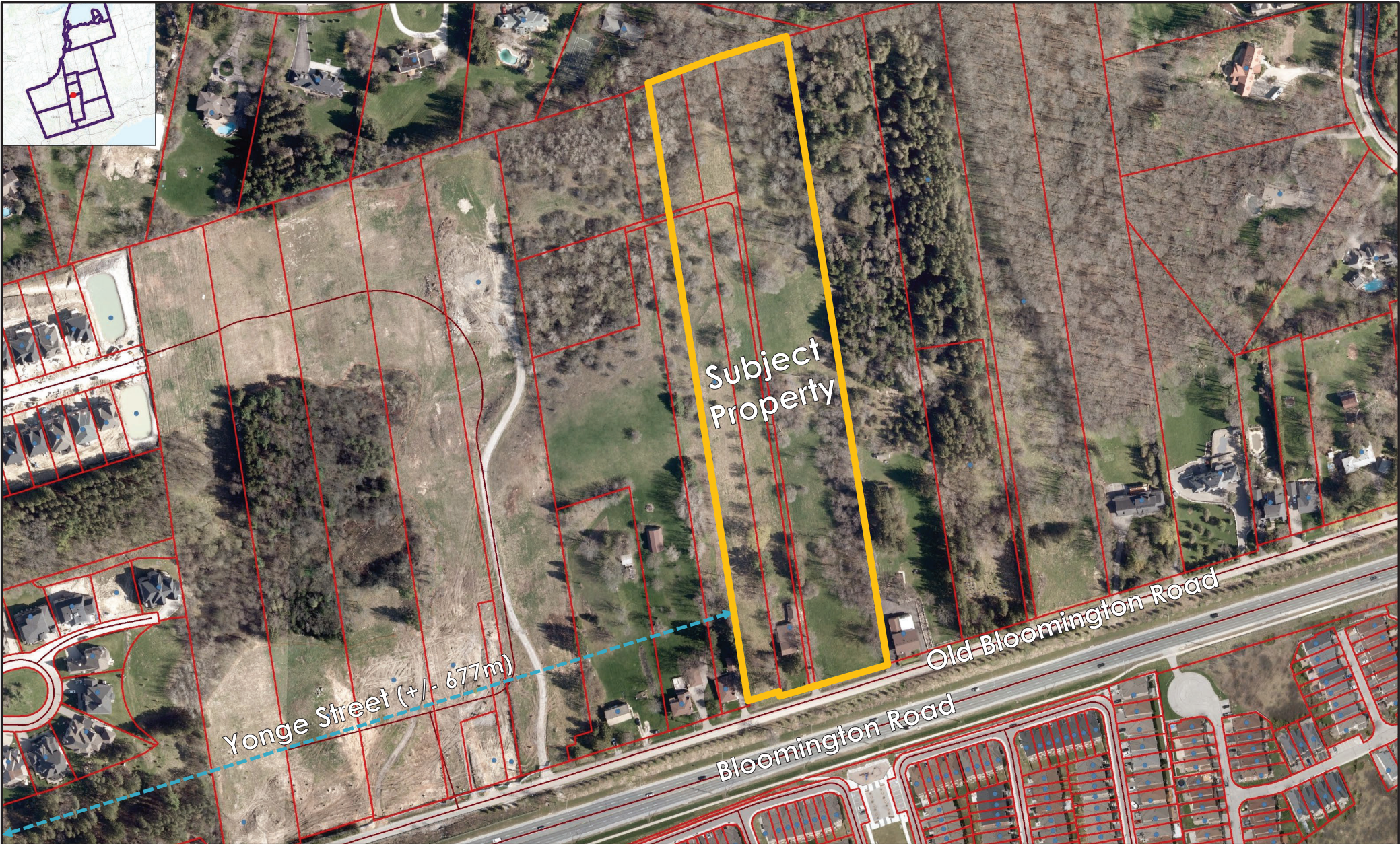
252-272 Old Bloomington Road

SUB-2023-02

OPA-2023-02

ZBA-2023-02

October 8, 2024



Location and Context Map











Source: YorkMaps

	R3 Zone	Proposed R3 Exception (XXX)	Proposed R3 Exception (YYY)
Lot Area (min.)	460 m ²	No Change	
Lot Frontage (min.)	15 metres	No Change	
Front Yard (min.)	6 metres	4.5 metres to main building, 6.0 metres to garage	3.0 metres to main building, 6.0 metres to garage
Rear Yard (min.)	7.5 metres	No Change	
Interior Side Yard (min.)	1.5 metres (for a 2 storey building)	1.2 metres	
Exterior Side Yard (min.)	6 metres	4.5 metres	3.0 metres
Lot Coverage (max.)	35%	40%	
Height (max.)	10 metres	12 metres	

Zone Comparison



Legend

	- Approved Plans		- Local Road
	- Proposed Plans		- Private Road
	- Concept Plans		- Sidewalks
	- Block Boundary		- Future Boulevard Multi-Use Path



Conceptual Block Plan





Relocated Road Connection



Draft Plan of Subdivision





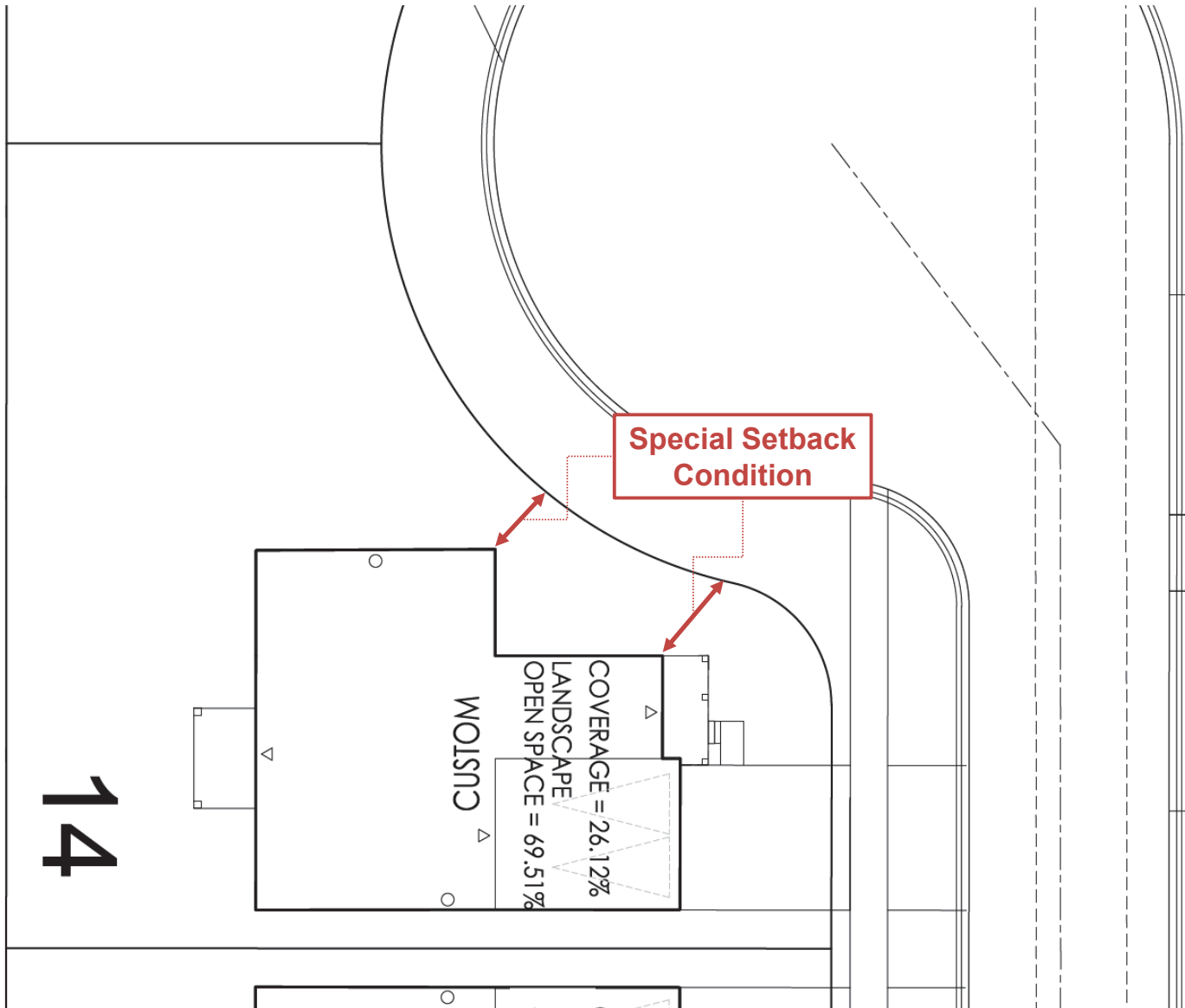
Legend

<ul style="list-style-type: none"> PROPOSED WATER VALVE AND BOX PROPOSED MANHOLE PROPOSED VALVE AND CHAMBER PROPOSED DOUBLE CURB INLETS PROPOSED CATCH BASIN PROPOSED FIRE HYDRANT VALVE PROPOSED 1.8M WOOD PRIVACY FENCE PROPOSED 2.5M DECORATIVE ACOUSTIC WOLMANIZED FENCE PROPOSED 0.9M WOOD POST RAIL FENCE PROPOSED SIENA STONE RETAINING WALL PROPOSED 1.8M BLACK VINYL CHAIN LINK FENCE 1.8M HT. SOLID BOARD PRIVACY ACOUSTIC GATE 1.8M HT. SOLID BOARD PRIVACY GATE 0.9M HT. MASONRY PILLAR 2.7M HT. MASONRY PILLAR 	<ul style="list-style-type: none"> PUBLIC ROAD PRIVATE DRIVEWAY SIDEWALK 500 IN BOULEVARD PRIVATE FRONT YARD PRIVATE REAR YARD RESTORATION AREA TOTAL GAINS TOTAL ENCROACHMENTS
--	--



Landscape Plan





Exception YYY



Conceptual Streetscape



THANK YOU | QUESTIONS?

The Corporation of The Town of Aurora

By-law Number XXXX-24

**Being a By-law to confirm actions by Council
resulting from a Council Public Planning
meeting on October 8, 2024.**

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 October 8, 2024, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 8th day of October, 2024.

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk