



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

Date: Tuesday, November 12, 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	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Planning Applications	
5.1 PDS24-124 - Application for Zoning By-law Amendment, 1000099397 Ontario Ltd., 36 Industry Street, Lot 9, Plan 535, File Number: ZBA-2024-04	1
1. That Report No. PDS24-124 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	17
5.1.2 Applicant Presentation	28
5.2 PDS24-125 - Application for Official Plan Amendment and Zoning By law Amendment, P.A.R.C.E.L. Inc., 14070 Yonge Street, KING CON 1 PT LOT 72 PLAN M42 PT BLKS A B G RP 65R34432, PARTS 1 TO 5, File Number: OPA-2024-03; ZBA-2024-03	49
1. That Report No. PDS24-125 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.

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 November 12, 2024

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7. Adjournment



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Town of Aurora
Public Planning Report
No. PDS24-124

Subject: Application for Zoning By-law Amendment
1000099397 Ontario Ltd.
36 Industry Street
Lot 9, Plan 535
File Number: ZBA-2024-04

Prepared by: Katherine Gatzos

Department: Planning and Development Services

Date: November 12, 2024

Recommendation

1. That Report No. PDS24-124 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 Zoning By-law Amendment at 36 Industry Street (the 'subject property'). The following is a summary of the proposal:

- A Zoning By-law Amendment application was submitted to facilitate the development of a 7-storey residential building with a total of 97 units;
- The applicant is proposing to rezone the subject property from "E1(9) Employment Zone" to "(RA2-XX) Second Density Apartment Residential Exception Zone" to permit the proposed development;
- The Zoning By-law Amendment will amend the development standards on lot area and coverage, building height, yard setbacks, and decrease the required amenity area and parking requirements.

- Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

Background

Application History

A pre-consultation package for the proposed application was issued in June 2022, to the applicant. The Zoning By-law Amendment application was received on July 18, 2024, and deemed complete on July 30, 2024.

A Community Information Meeting (CIM), hosted by the applicant, was held on October 15, 2024, to introduce the application to area residents and to obtain feedback. The meeting was attended by six (6) local residents, representatives from the Town, and the applicant and their consulting team. Further details on the CIM are provided later within this report.

Location / Land Use

The subject property, municipally known as 36 Industry Street, is located at the southwest corner of the Industry Street and Mary Street intersection (Figure 1). The subject property has a lot area of 2,204.76 sqm (0.54 ac), with frontage on both Mary Street and Industry Street of approximately 40.6 m (133.2 ft) and 60 m (164 ft), respectively.

The subject property presently consists of a single storey industrial building, and associated parking lot and tennis court.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Residential, industrial, and commercial uses, Aurora GO Train Terminal.

South: Sheppard's Bush (26-hectare open space area consisting of woodlands, sports fields, and trails).

East: Wooded vacant lot, commercial and industrial uses

West: Residential, retail, and commercial uses, Metrolinx rail corridor

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 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 address aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

York Region Official Plan (YROP) - 2022

The YROP designates the subject lands as "Urban Area". The planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region's urban structure through city building, intensification and compact, complete vibrant communities.

Map 1A Land Use Designations of the YROP designates the subject property as "Community Area". Policies 4.2.1 and 4.2.2 indicate that Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. Community Areas shall contain a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life.

Map 1B Urban Systems Overlays of the YROP designates the subject property as “Built-up Area”. Policies 4.4.2 requires that a minimum of 50% of all residential development between 2021 to 2041, and 55% from 2041 to 2051 occur annually within the built-up area identified on Map 1B.

Town of Aurora Official 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 and is further identified as “Major Transit Station Area” in Schedule ‘D1’ (Figure 2).

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.

The purpose of the subject Zoning By-law Amendment is to implement the direction of the Official Plan for the MTSA through the development of a high density, compact residential building that is close proximity to transit and a variety of community and amenity services.

Zoning By-law 6000-17, as amended

The subject property is zoned “E1 (9) - Employment” by the Zoning By-law 6000-17, as amended (Figure 3), which permits uses including banquet hall, clinic, commercial school, convention centre, day care centre, dry cleaning establishment, industrial uses, offices, pet services, research and training facility, private school, and theatre. Exception 9 permits any industrial use which existed as of August 17, 1981, whether or not the use is conducted and wholly contained within an enclosed building.

Reports and Studies

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

Report Name	Report Author
Draft Zoning By-law Amendment	Groundswell Urban Planners Inc.
Planning Justification Report	Groundswell Urban Planners Inc.
Shadow Study	Richard Ziegler Architect Inc.
Urban Design Brief	MBTW Wai
Geotechnical Study and Preliminary Hydrogeology Assessment	Bruce A. Brown Associates Ltd.
Natural Heritage Evaluation	Beacon Environmental Ltd.
ESA (Phase 1 and 2)	Bruce A. Brown Associates Ltd.
Servicing and Stormwater Management Report	GEI Consultants Ltd.
Archaeological Assessment (Stage 1 and 2)	AMICK Consultants Ltd.
Arborist Report	Landscape Planning Landscape Architects
Landscape Plans and Tree Inventory & Preservation Plan	Landscape Planning Landscape Architects
Block Plan	Groundswell Urban Planners Inc.
Traffic Brief and Parking Study	JD Northcote Engineering Inc.
Noise Feasibility Study	Howe Gastmeier Chapnik Ltd.
Construction Management Report	GEI Consultants Ltd.
Photometry Plan	Spline Mechanical and Electrical Engineers

Proposed Applications

Proposed Zoning By-law Amendment

The Zoning By-law Amendment will amend the development standards on lot area and coverage, building height, yard setbacks, and decrease the required amenity area and parking requirements.

As shown in Figure 4, the Applicant proposes to rezone the subject property from “E1(9) Employment Zone” to “(RA2-XX) Second Density Apartment Residential Exception Zone” to permit the proposed development. The Applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table outlines the proposed Second Density Apartment Residential Exception (RA2-XX) Zone standards.

	Proposed Second Density Apartment Residential Exception Zone
Lot Area (minimum)	22 sqm per dwelling unit
Front Yard (minimum)	2.0 m
Rear Yard (minimum)	7.5 m
Exterior Side Yard (minimum)	2.0 m
Interior Side Yard (minimum)	0.0 m
Building Height (maximum)	30 m
Lot Coverage (maximum)	61%
Amenity Area (minimum)	17.52 sqm per dwelling unit 1699 sqm total

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 Zoning By-law Amendment application, the applicant has provided a conceptual Site Plan and Elevations Drawing, as shown in Figures 5 and 6, respectively.

The proposed development consists of a 7-storey residential building with 97 units and includes 71 parking spaces in two levels of underground parking. The applicant has

advised that the present breakdown of units will consist of 20 one-bedroom, 51 one-bedroom plus den, 20 two-bedroom, and 6 two-bedroom plus den configurations.

Full vehicular access is provided from Industry Street. The entrance access point is located at the southeast corner of the subject property and leads to the entrance ramp to the underground parking garage.

The proposal includes 342 sqm of indoor amenity area, and a total of 1357 sqm outdoor amenity area, which includes balconies, terraces and an approximately 300 sqm ground floor outdoor accessible area at the southwest of the site.

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 Plan of Condominium application will also be required and directed to Council for consideration.

Department / Agency Comments

Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

A preliminary review of the proposed application has been undertaken by Town departments and public agencies. Staff have identified the following matters to be addressed in greater detail prior to bringing forward a recommendation report to Council for consideration:

- The proposal will be reviewed in context of the Provincial Policy Statement, the Growth Plan, and applicable Regional and Local Policies;
- Proposed site-specific zoning standards;
- Revised landscape and engineering submissions in accordance with staff comments;
- Traffic and pedestrian safety;
- Metrolinx comments regarding noise impacts due to proximity to the Aurora GO Station;
- Natural Heritage matters related to the development's proximity to Sheppard's Bush and potential construction impacts.

Public Comments

No comments have been received from the public regarding the proposed planning application at the time of writing this report. Staff received several oral comments from the public at the October 15, 2024, CIM, below is a summary list of comments provided:

- Increase in traffic within the local neighbourhood as a result of the proposed development
- Concerns regarding parking requirements, including increased street parking
- Natural heritage considerations and impacts to Sheppard's Bush
- Construction impacts to surrounding properties
- Project timelines, including future construction timelines

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 Advisor must be done prior to approval of the subject application, in the event that decisions of approval are rendered.

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

The applications were deemed as complete on July 30, 2024, 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

A Notice of Public Planning Meeting was issued to all addressed property owners within 120 metres of the subject property. In addition, the notice was published in The Auroran Newspaper. Signage on the subject lands was posted with information regarding the Public Planning Meeting. Public Planning 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 site plan submission.

Link to Strategic Plan

The applications will be reviewed in accordance with the Strategic Plan and its goal of supporting an exceptional quality of life for all through the key objective within this goal statement, including collaborating with the development community to ensure future growth includes housing opportunities for everyone and to meet the intensification targets to 2051 as identified in the Official Plan.

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 November 12, 2024, Public Planning Meeting.

Conclusions

Staff will continue to review the subject application, having consideration for the above noted matters, the comments received from agency circulations, and feedback received from the public and Council at the November 12, 2024, Public Planning Meeting. A recommendation report will be prepared for a future Committee of the Whole meeting for Council's consideration when technical review is completed.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Zoning

Figure 5 – Proposed Site Plan

Figure 6 – Proposed Elevations

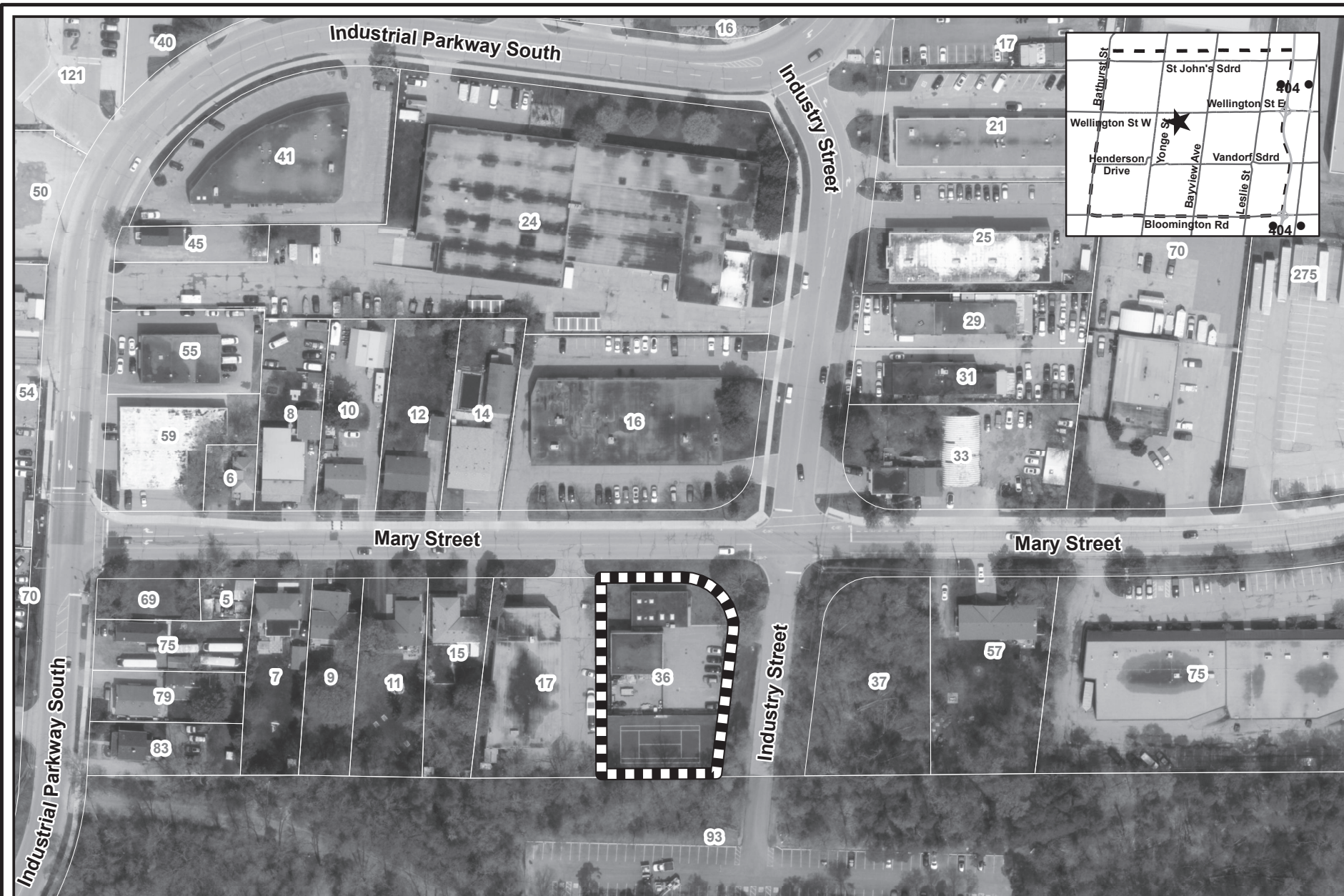
Pre-submission Review

Agenda Management Team review on October 31, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

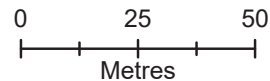


LOCATION MAP

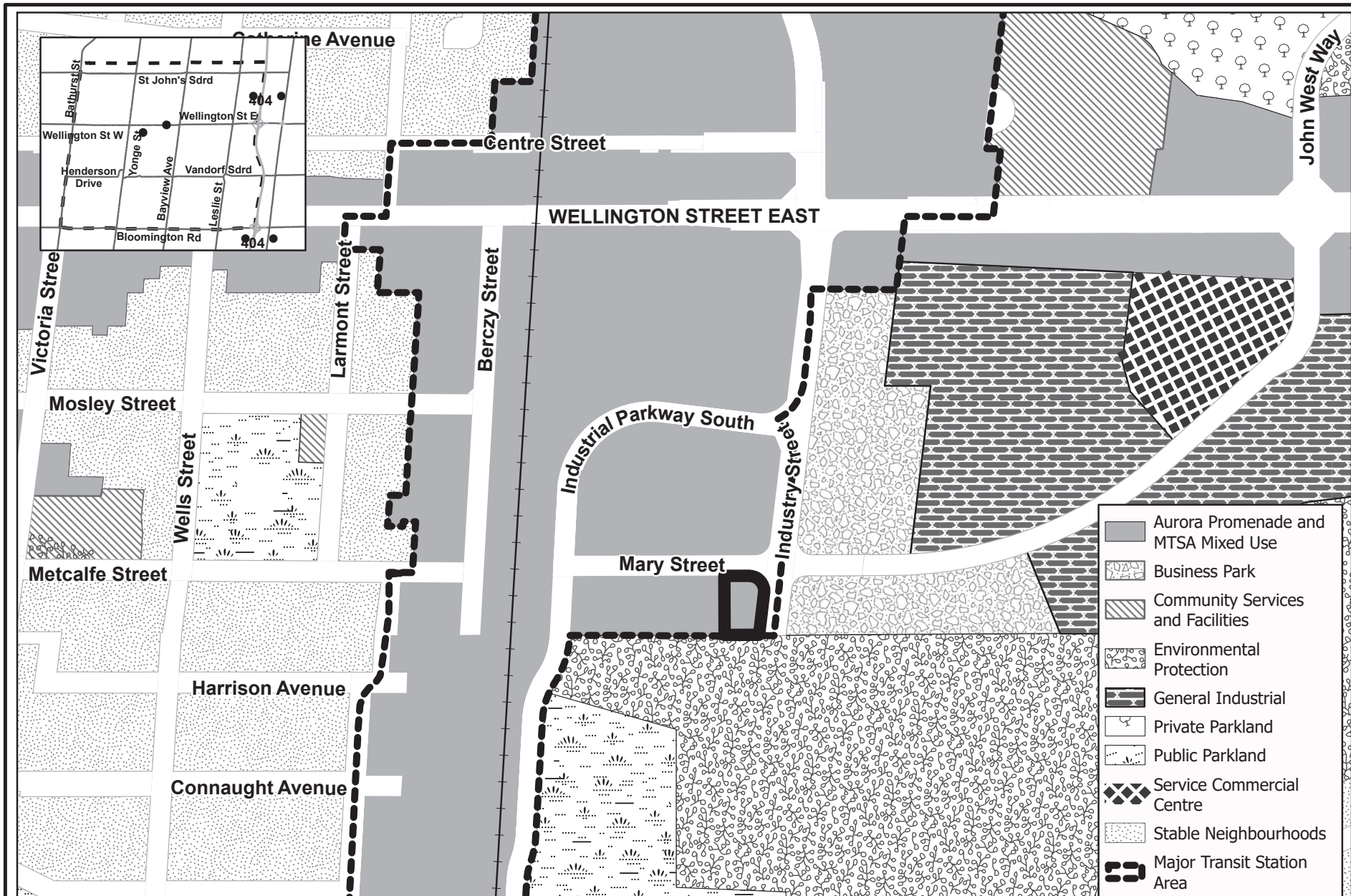
APPLICANT: 1000099397 Ontario Ltd.
 FILES: ZBA-2024-04
 FIGURE 1



SUBJECT LANDS



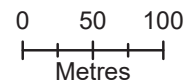
Map created by the Town of Aurora Planning and Building Services Department, 2024-10-07. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

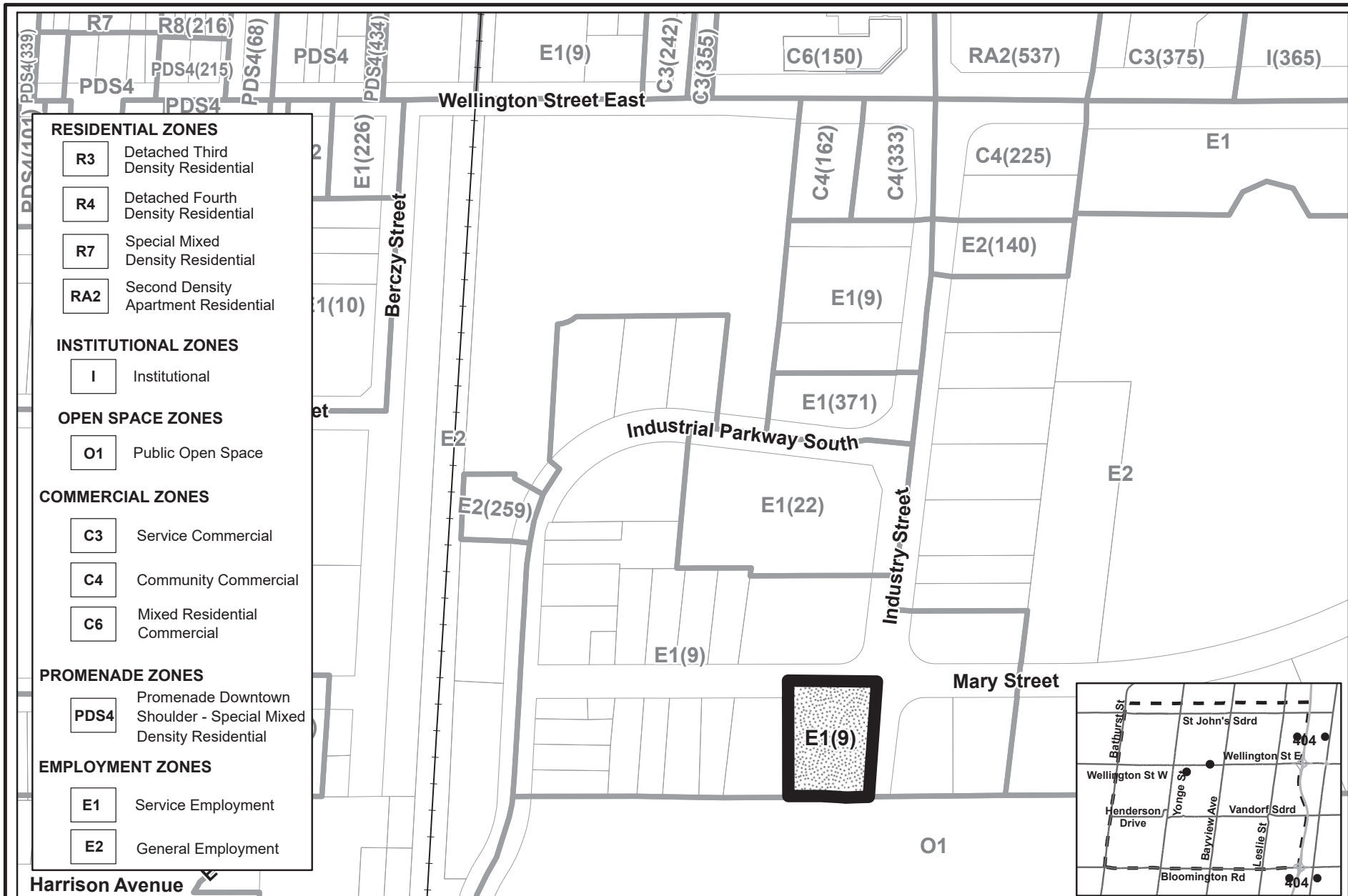


EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 1000099397 ONTARIO LTD.
 FILES: ZBA-2024-04
 FIGURE 2

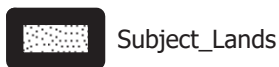
 Subject Lands



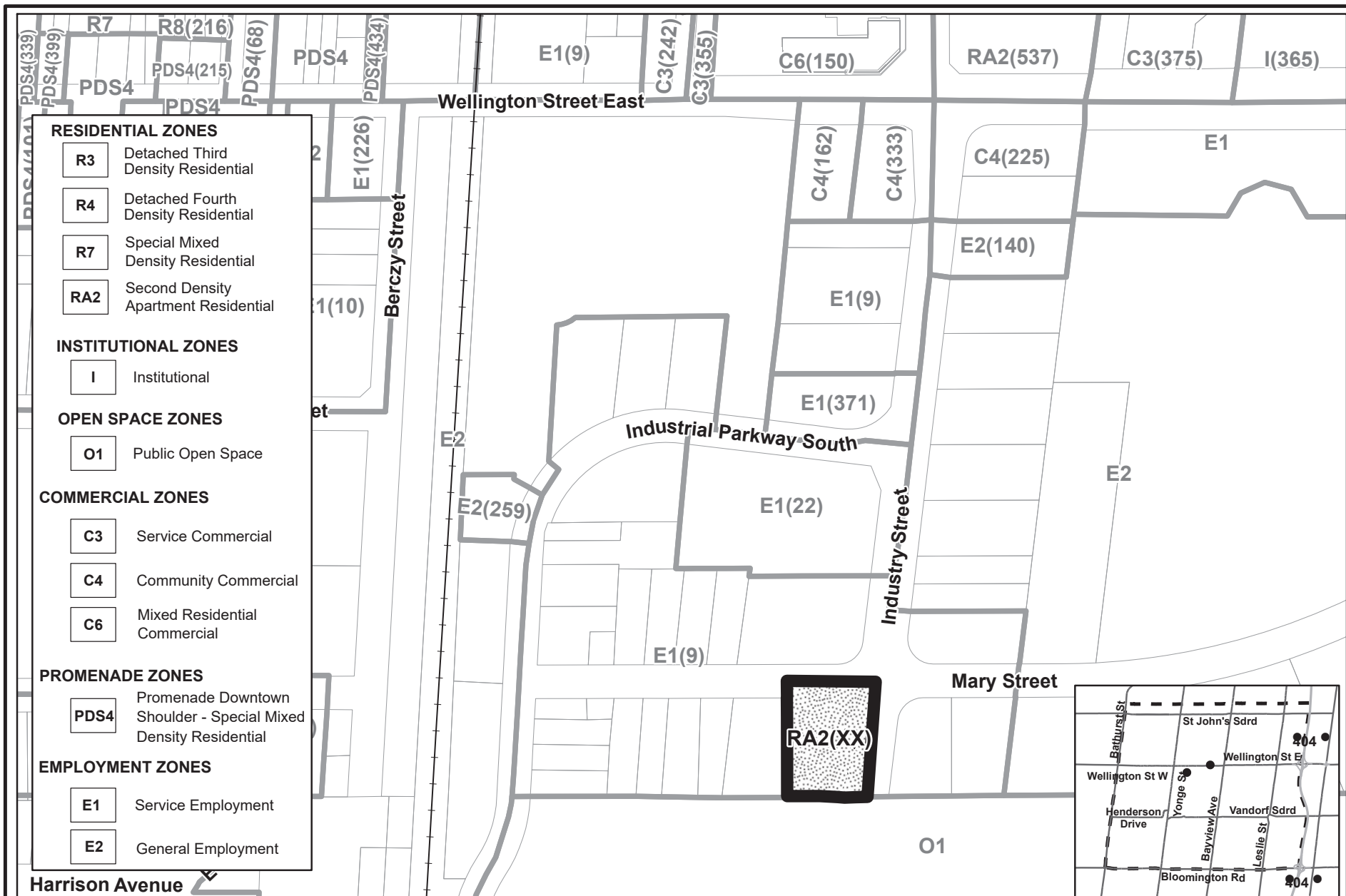


EXISTING ZONING

APPLICANT: 1000099397 ONTARIO LTD.
 FILES: ZBA-2024-04
 FIGURE 3



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-07. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023. © First Base Solutions Inc., 2023 Orthophotography.

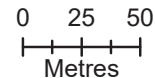


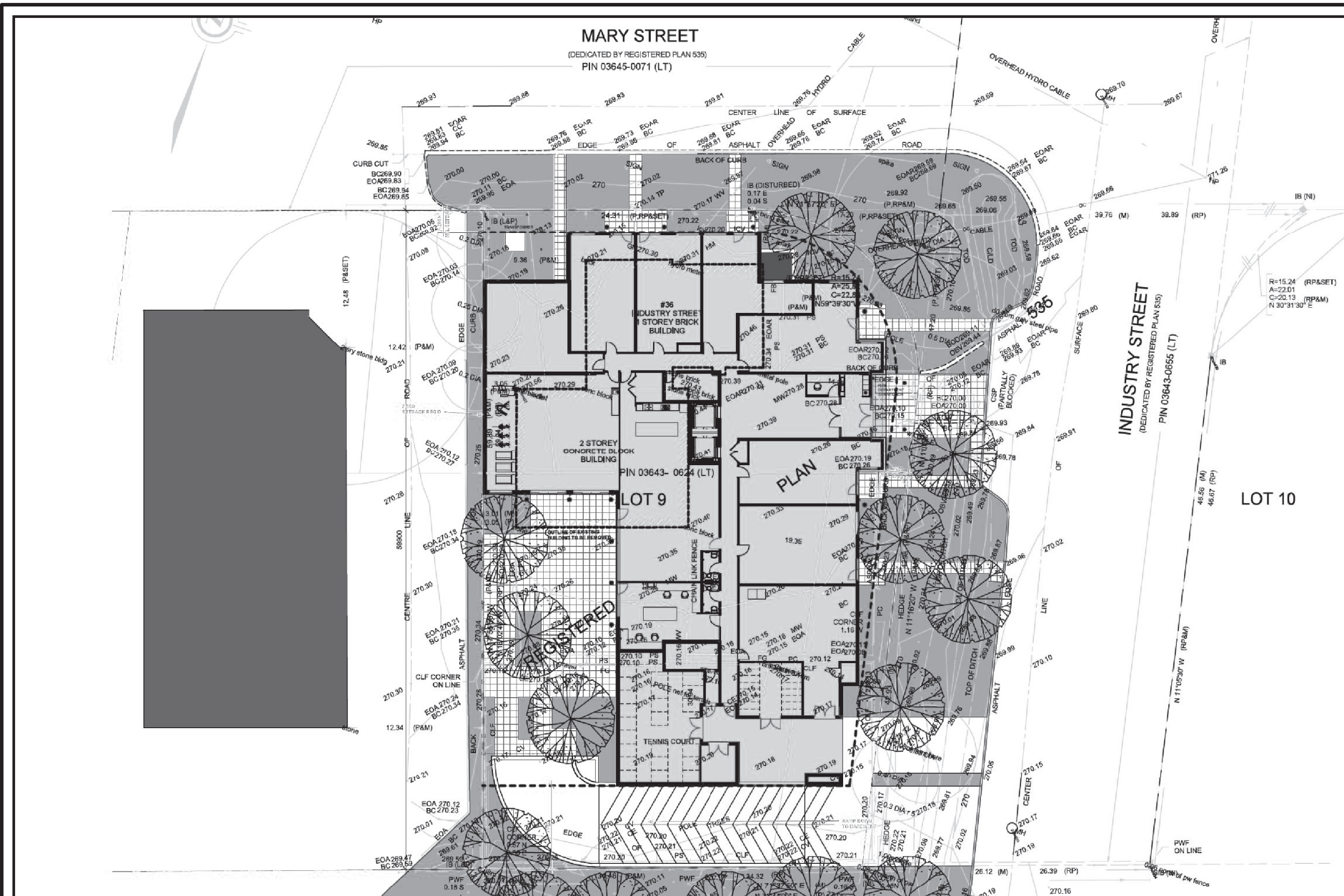
PROPOSED ZONING

APPLICANT: 1000099397 ONTARIO LTD.
 FILES: ZBA-2024-04
 FIGURE 4



Subject_Lands - RA2(XX)
 Second Density Apartment Residential Exception Zone





PROPOSED SITE PLAN
 APPLICANT: 1000099397 ONTARIO LTD.
 FILES: ZBA-2024-04
 FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-07. Base data provided by Richard Ziegler Architect Inc.



ELEVATIONS

APPLICANT: 1000099397 ONTARIO LTD.

FILES: ZBA-2024-04

FIGURE 6



Map created by the Town of Aurora Planning and Building Services Department, 15/10/2024. Base data provided by 1000265154 Ontario Inc.

Document Path: J:\data\data\Planning Maps\36 Industry St (1000099397 Ontario Ltd - ZBA-2024-04)\Report_Oct_2024\ZBA_2024_04_36_Industry_St_Report_Maps\ZBA_2024_04_36_Industry_St_Report_Maps.aprx

Public Planning Meeting

36 Industry Street

Application: Zoning By-law Amendment
Applicant: 1000099397 Ontario Ltd.
Location: 36 Industry Street
File Number: ZBA-2024-04



November 12, 2024



Subject Property: 36 Industry Street



North: Residential, industrial, and commercial uses, Aurora GO Train Terminal.

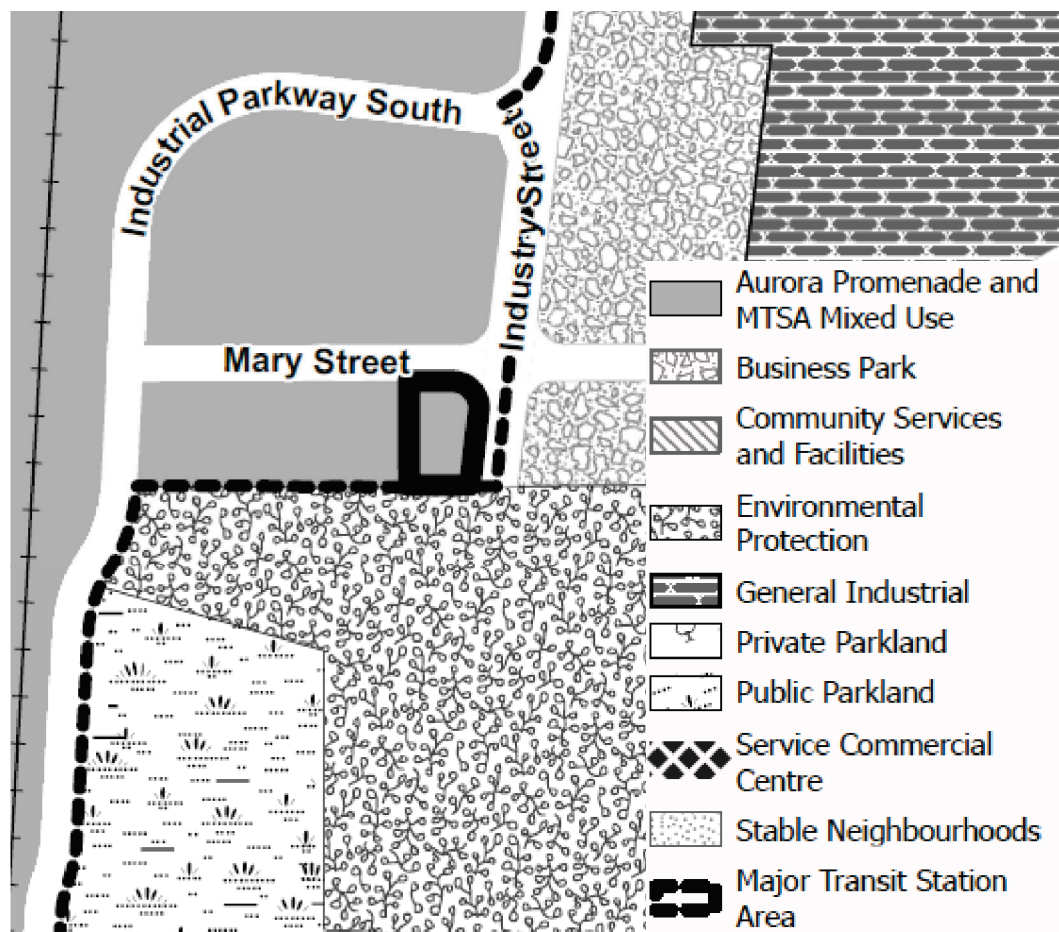
South: Sheppard's Bush

East: Wooded vacant lot, commercial and industrial uses

West: Residential, retail, and commercial uses, Metrolinx rail corridor



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



Intent:

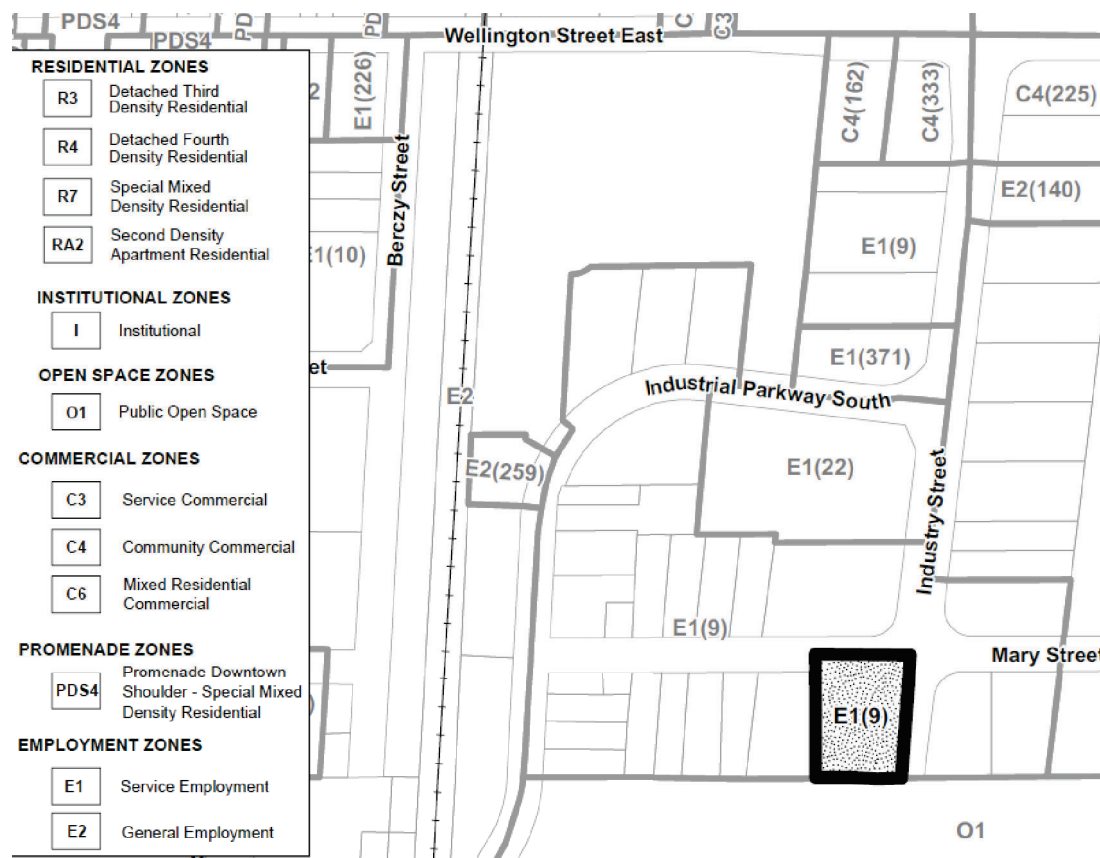
- Primary focus area for growth and development

Permitted Residential Uses:

- Apartment Buildings
- Multiple-Unit Buildings
- Townhouses
- Communal Housing & Live-Work Spaces



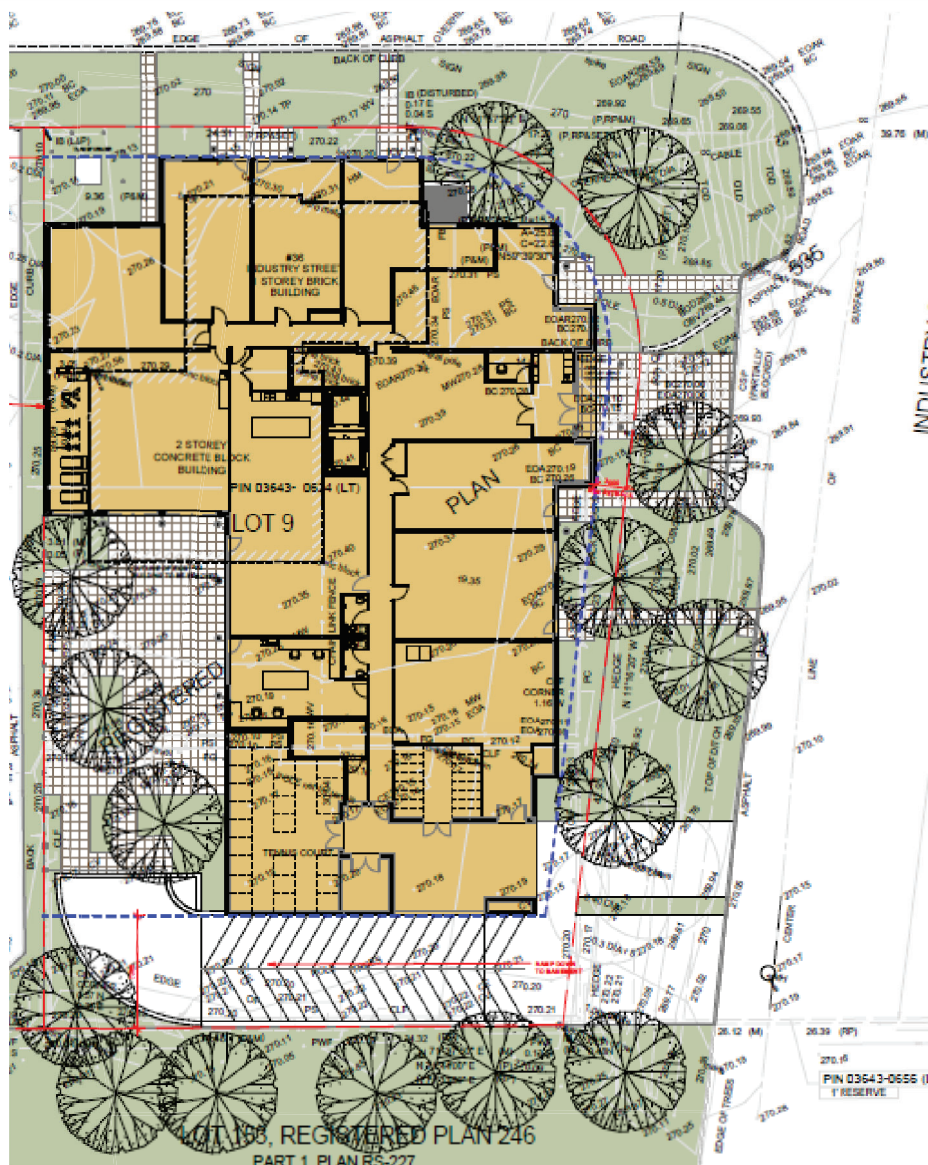
Comprehensive Zoning By-law 6000-17: E1(9) - Employment Zone



The current “Employment (E1),” zoning permits a wide variety of uses:

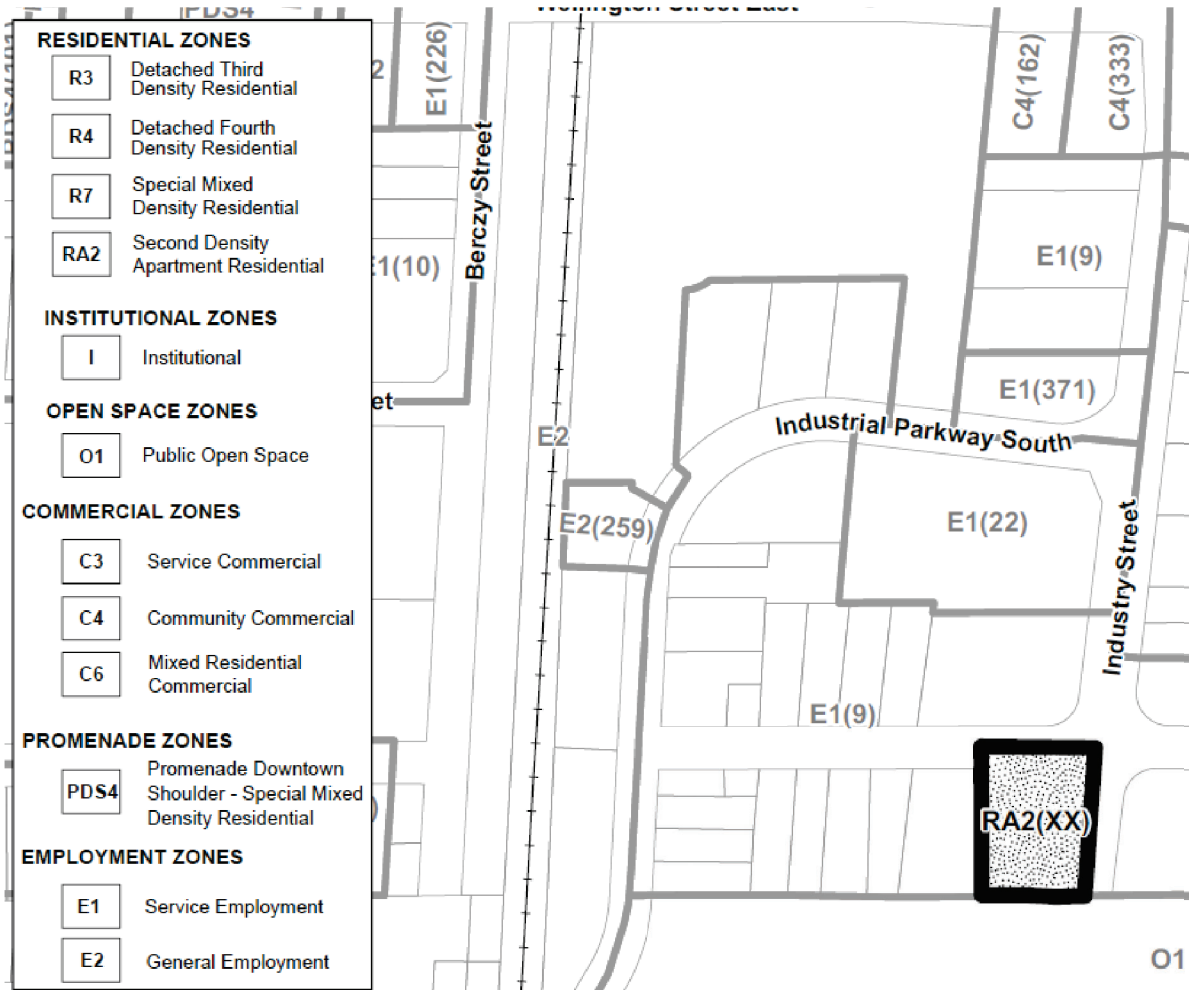
- Commercial Uses
- Banquet Hall & Convention Centres
- Offices, research & training facilities
- Commercial Schools
- Pet Services
- Dry cleaning establishments

Exception 9 permits any industrial use which existed as of August 17, 1981



Proposed Development

- One building, 7 storeys in height (28.94 metres)
- 97 total residential units
- 71 resident parking spaces
- 2 levels of underground parking
- Full access from Industry Street
- Total indoor amenity area – 342 sqm
- Total outdoor amenity area – 1357 sqm



Proposed Zoning By-law

“Second Density Apartment Residential (RA2-XX)” with site specific standards

- RA2 site specific provisions includes the following:
 - Lot area and coverage
 - Building setbacks
 - Building height
 - Parking requirements



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES
Conceptual Renderings





A Community Information Meeting was hosted by the applicant on October 15, 2024, with public discussion on:

- Increase in traffic within the local neighbourhood as a result of the proposed development;
- Concerns regarding reduced parking requirements and impacts to on-street parking;
- Natural heritage considerations and impacts to Sheppard's Bush;
- Construction impacts to surrounding properties;
- Project timelines, including future construction timelines.



Staff have identified the following matters to be addressed:

- The proposal will be reviewed in context of the Provincial Policy Statement, the Growth Plan, and applicable Regional and Local Policies;
- Confirmation of proposed site-specific zoning standards
- Revised landscape and engineering submissions in accordance with staff comments;
- Traffic impacts and pedestrian safety;
- Metrolinx comments regarding noise impacts regarding proximity to the Aurora GO Station;
- Natural Heritage matters related to the development's proximity to Sheppard's Bush and potential construction impacts.



Next Steps in the Planning process:

- Revisions to be made by the applicant, and when appropriate, a staff report will be presented at a future Committee of the Whole meeting for consideration.
- A future Site Plan application is required to address the technical matters related to the proposed development, which is subject to staff delegated approval.
- A future common Plan of Condominium application is required which will be directed to Council for consideration.
- All interested parties will be notified of updates relating to the subject application.

A decorative graphic consisting of several overlapping colored squares (teal, lime green, dark blue, light blue) and thin teal lines that form a frame around the central text box.

Thank you

For any questions please contact:
Katherine Gatzos
Planner

kgatzos@aurora.ca
365-500-3106

36 Industry Street, Aurora

Statutory Public Meeting

Proposed Zoning By-law Amendment

File: ZBA-2024-04

November 12th, 2024

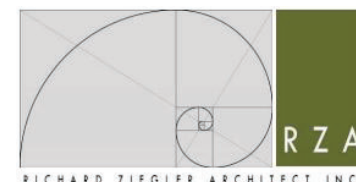
Project Team

Speakers:

Brad Rogers *MCIP, RPP Principal* – Groundswell Urban Planners Inc.



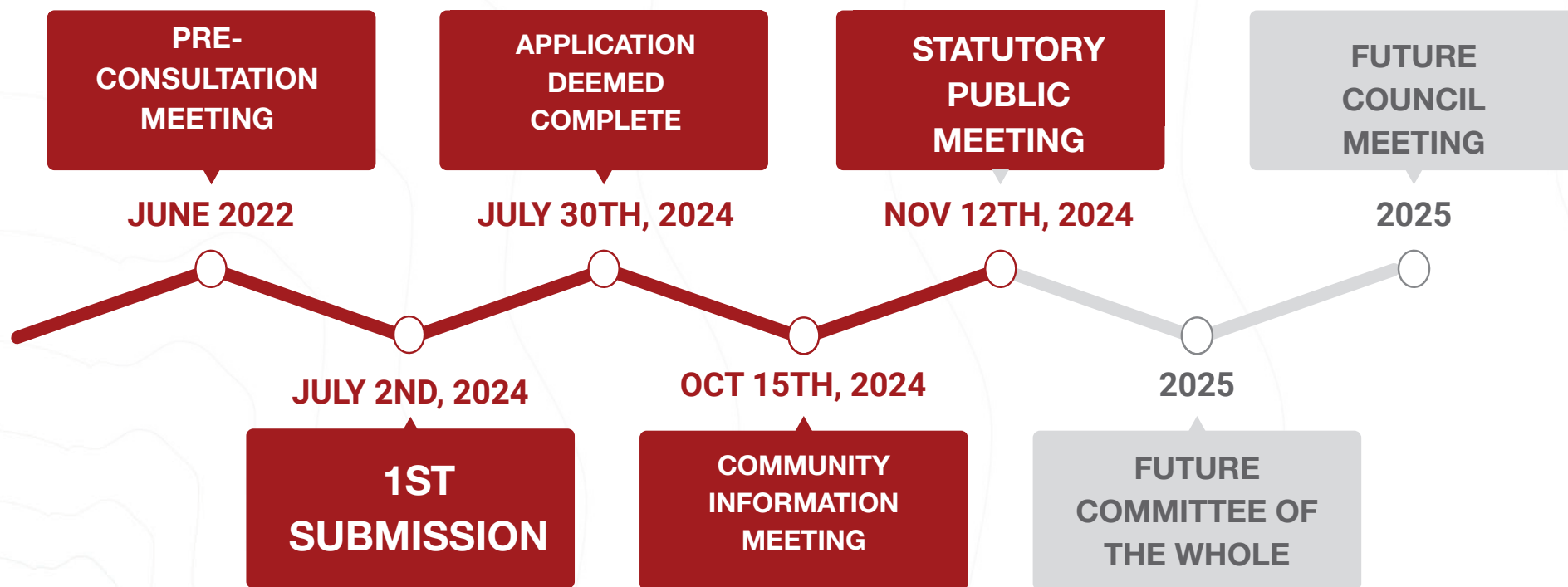
- Groundswell Urban Planners – Land Use Planner
- Richard Ziegler Architect – Architect
- Bruce A. Brown Associates – Hydrogeological and Geotechnical Engineer
- Landscape Planning – Landscape Architect
- JD Engineering – Transportation Engineer
- HGC Engineering – Environmental Engineer
- GEI – Civil Engineer
- SPLINE – Electrical Engineer
- MBTW – Urban Design



BRUCE A BROWN ASSOCIATES LIMITED



Key Application Dates



Subject Site

- Lot Area = 0.22 ha
(0.54 ac)
- Existing commercial/industrial building
 - Parking lot
 - Tennis court
- Lot backs onto Sheppard's Bush Parking Area



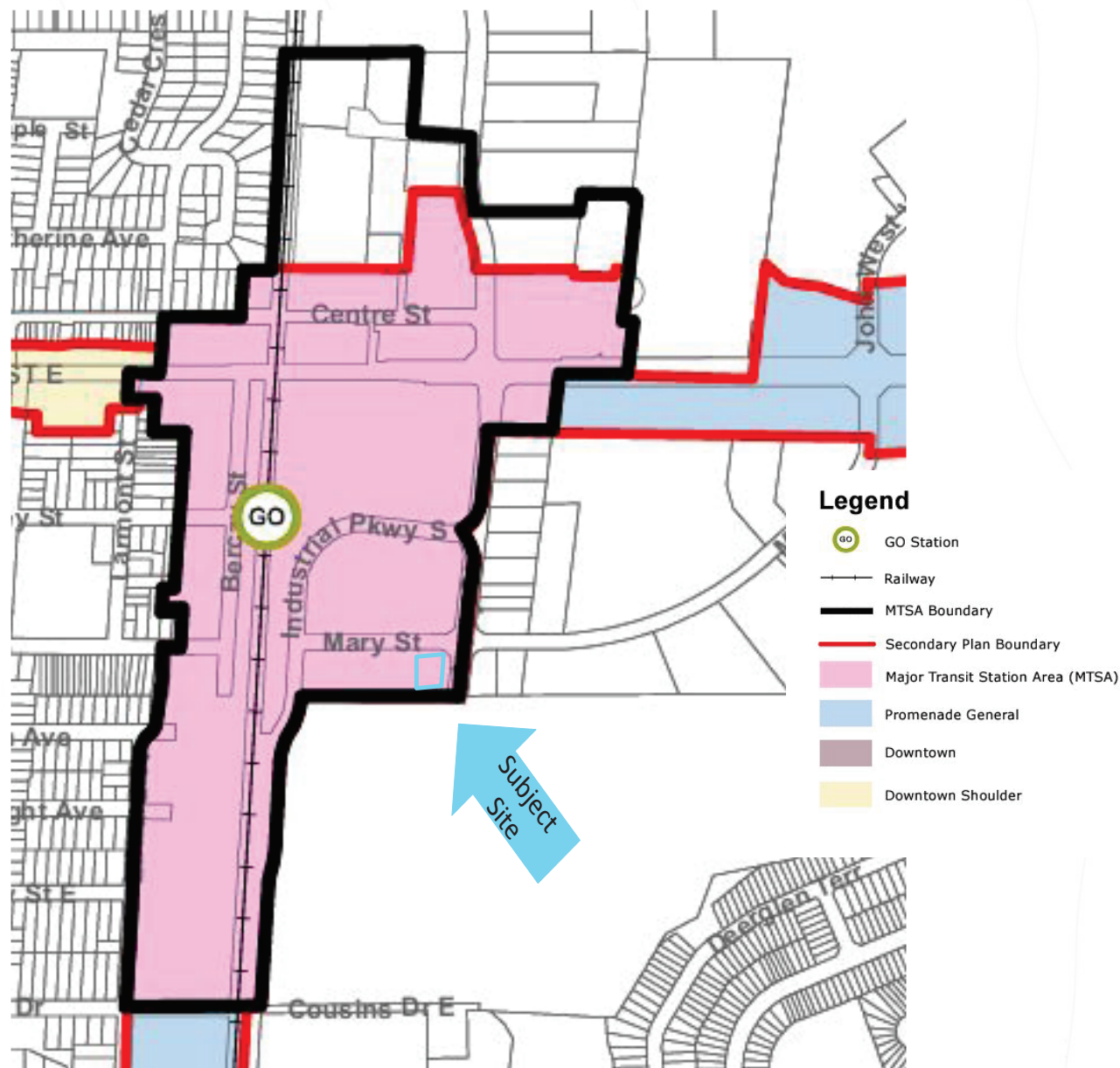
Site Context

- Well located to reach amenities by foot
- Access to local and regional transit
- Located near schools and parks
- 400m South of Wellington Street E
- 500 m / 6-8min walk to Aurora GO Station



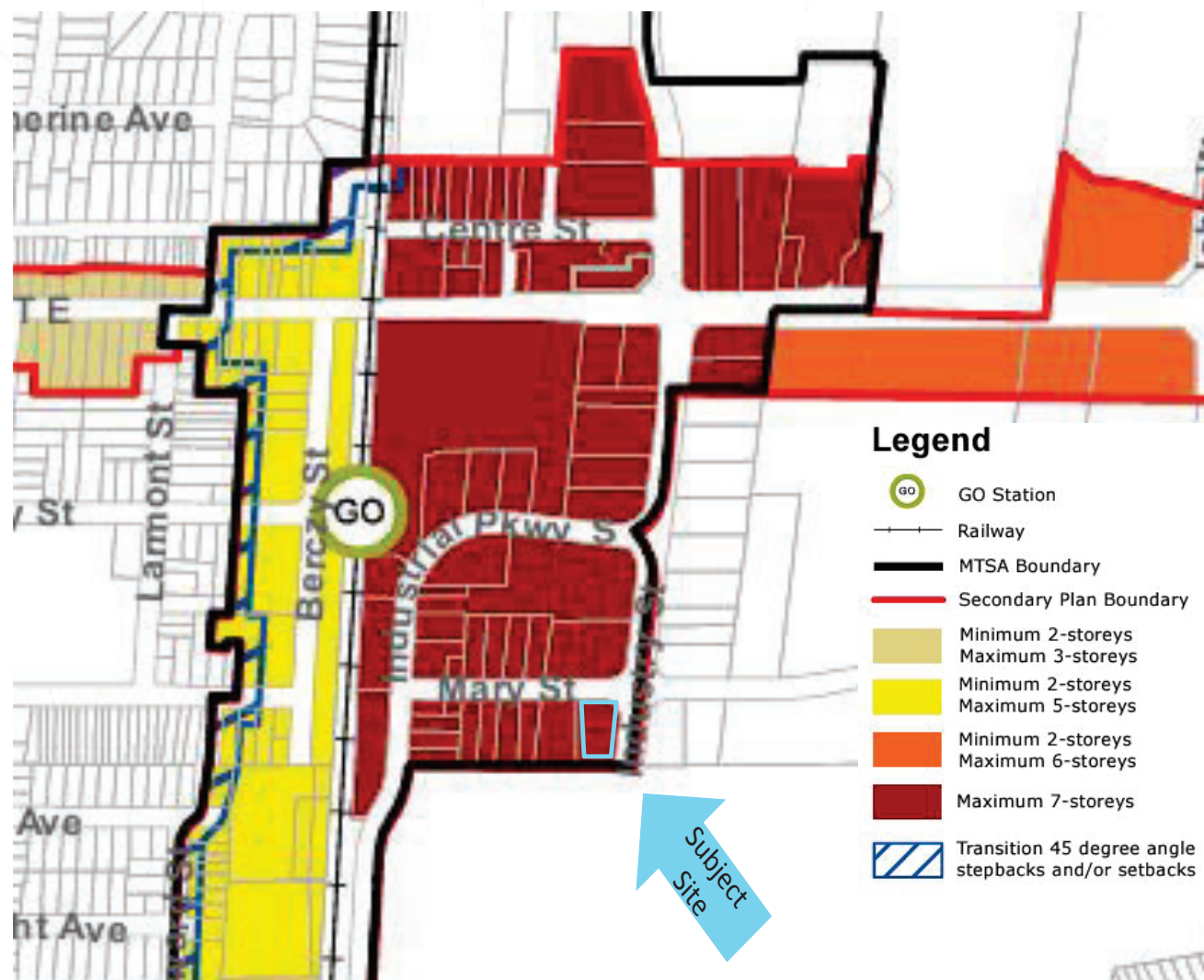
Town Official Plan 2024

- Designated 'Aurora Promenade and MTSA Mixed Use'
- Specifically within the 'Major Transit Station Area (MTSA)'
- Town's primary focus area for growth and intensification
- Intended to transform into a vibrant, pedestrian-oriented mixed-use area and transit hub through redevelopment of existing industrial uses
- Proposed development conforms with the new Town of Aurora Official Plan



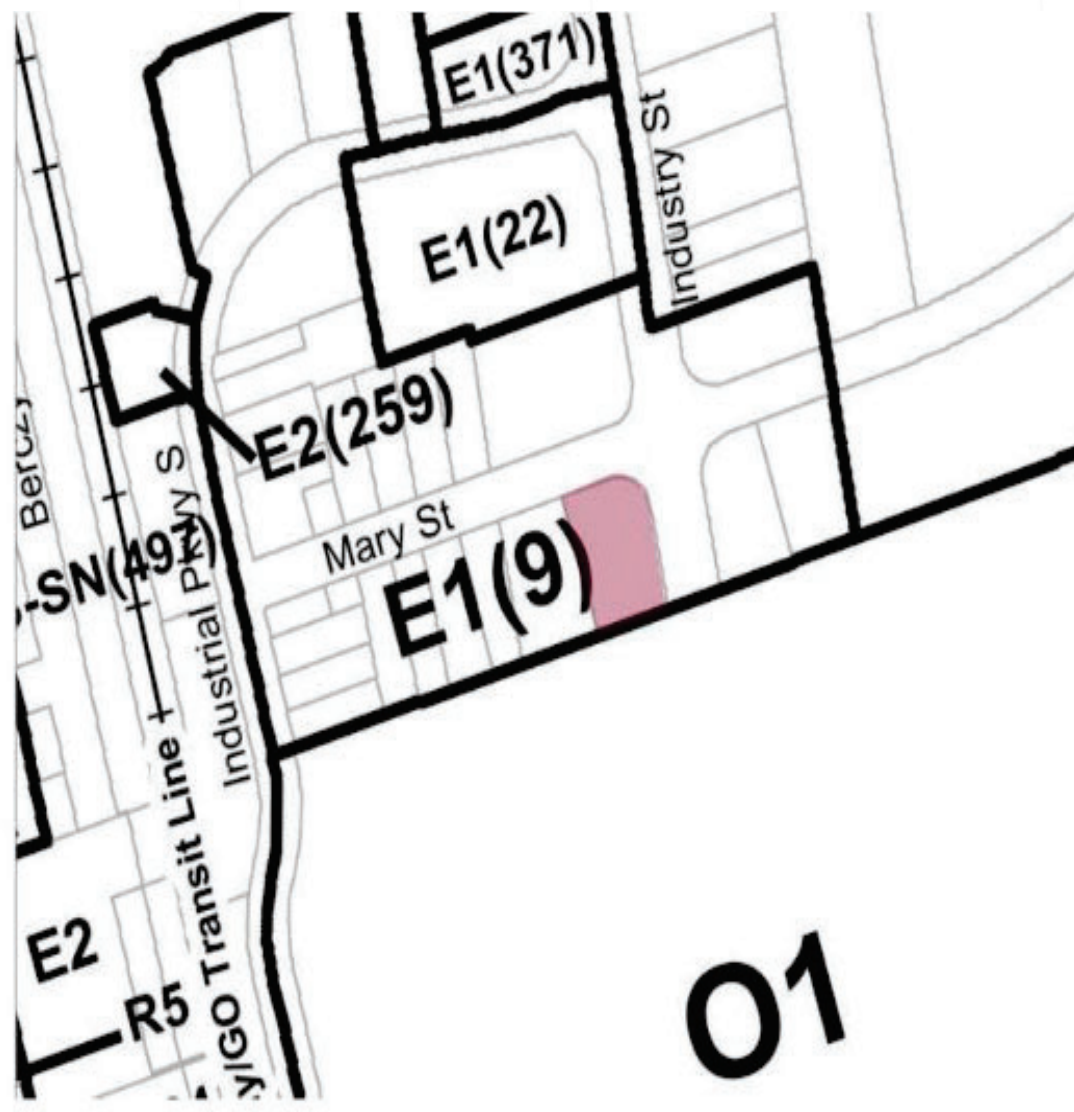
Town Official Plan, Cont.

- Permitted heights of up to 7 Storeys
- Permitted uses include Apartment Buildings



Existing Zoning

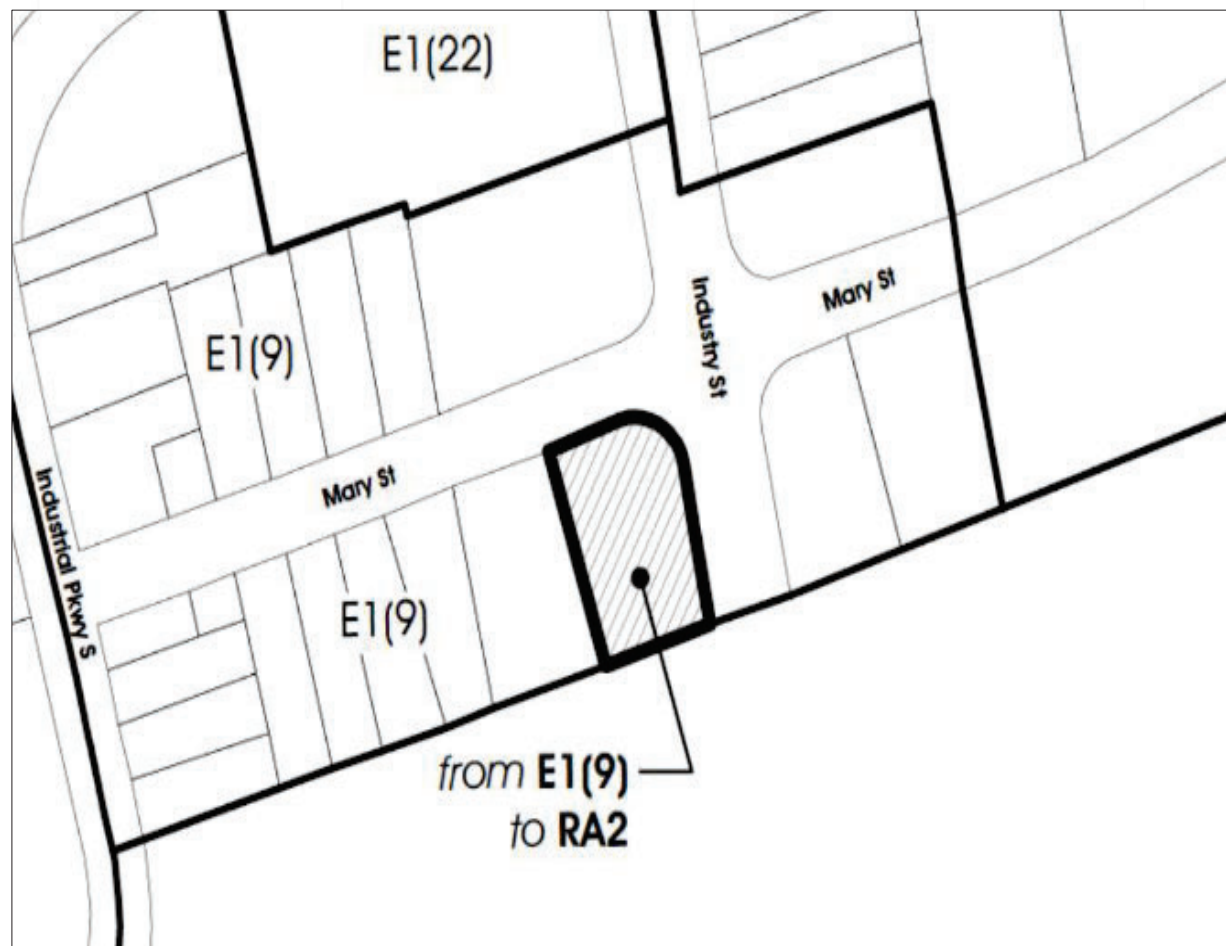
- “E-1 (9)” Service Employment Area (Exception No. 9)
- Permits various service employment uses, including industrial, warehouses, equipment sales and rental.



Proposed Zoning

Zoning By-law Amendment Application

- “RA2” Apartment Residential 2 Density (Exception No. X)
- Rezoning to allow for residential apartment uses
- Proposed zoning includes site specific development standards



Proposal

- 7 Storey rental apartment building
- 97 Units
(1 to 2 + den Bedroom)
- 71 Vehicle Parking Spaces
(4 barrier free spaces)
- 342m² Indoor Amenity
- 1357m² Outdoor Amenity

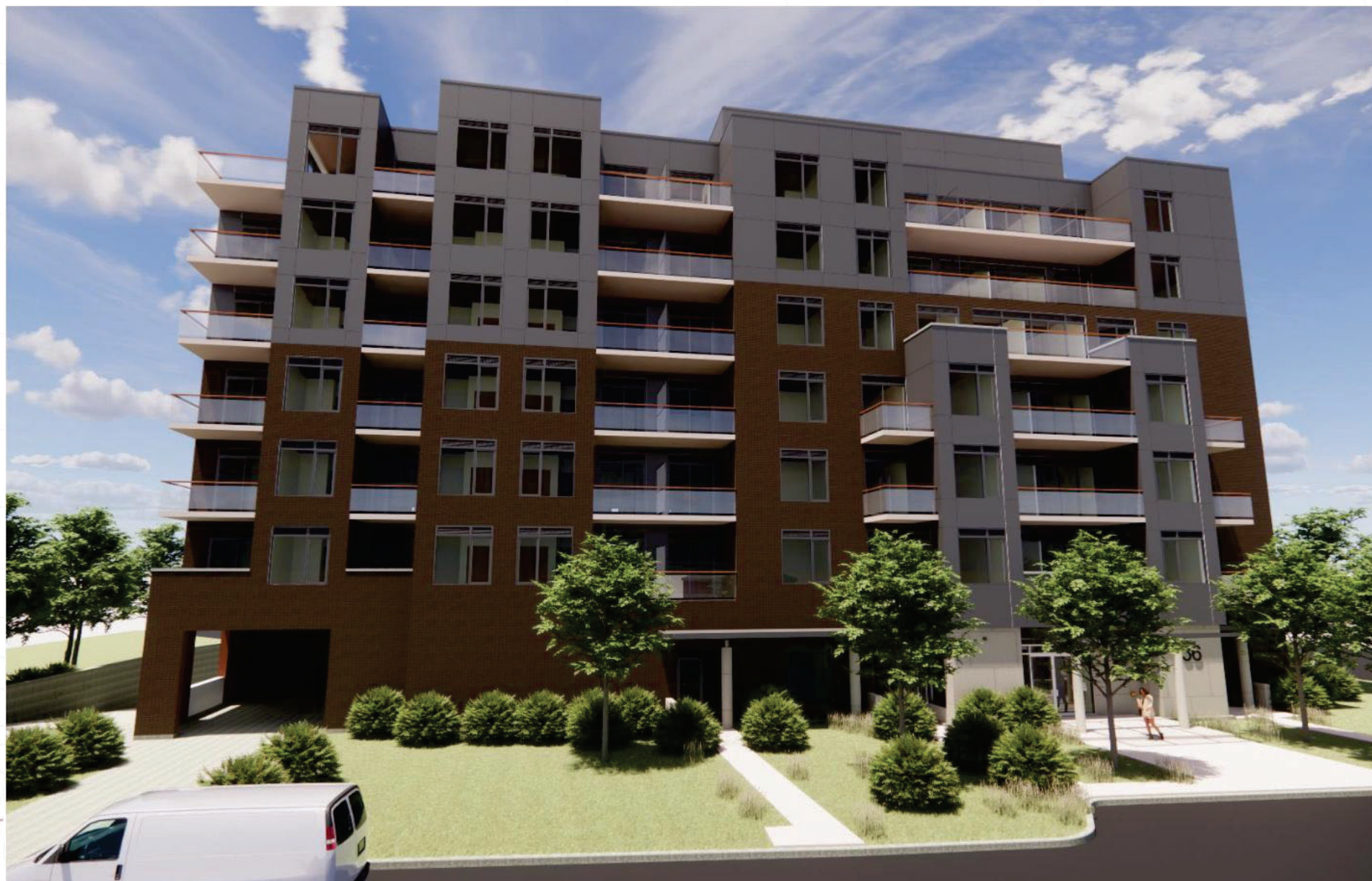


Rendering - View of Front Entrance (looking south-west)



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Rendering - View from Industry Street (looking west)



Rendering - View from Mary Street (looking south)



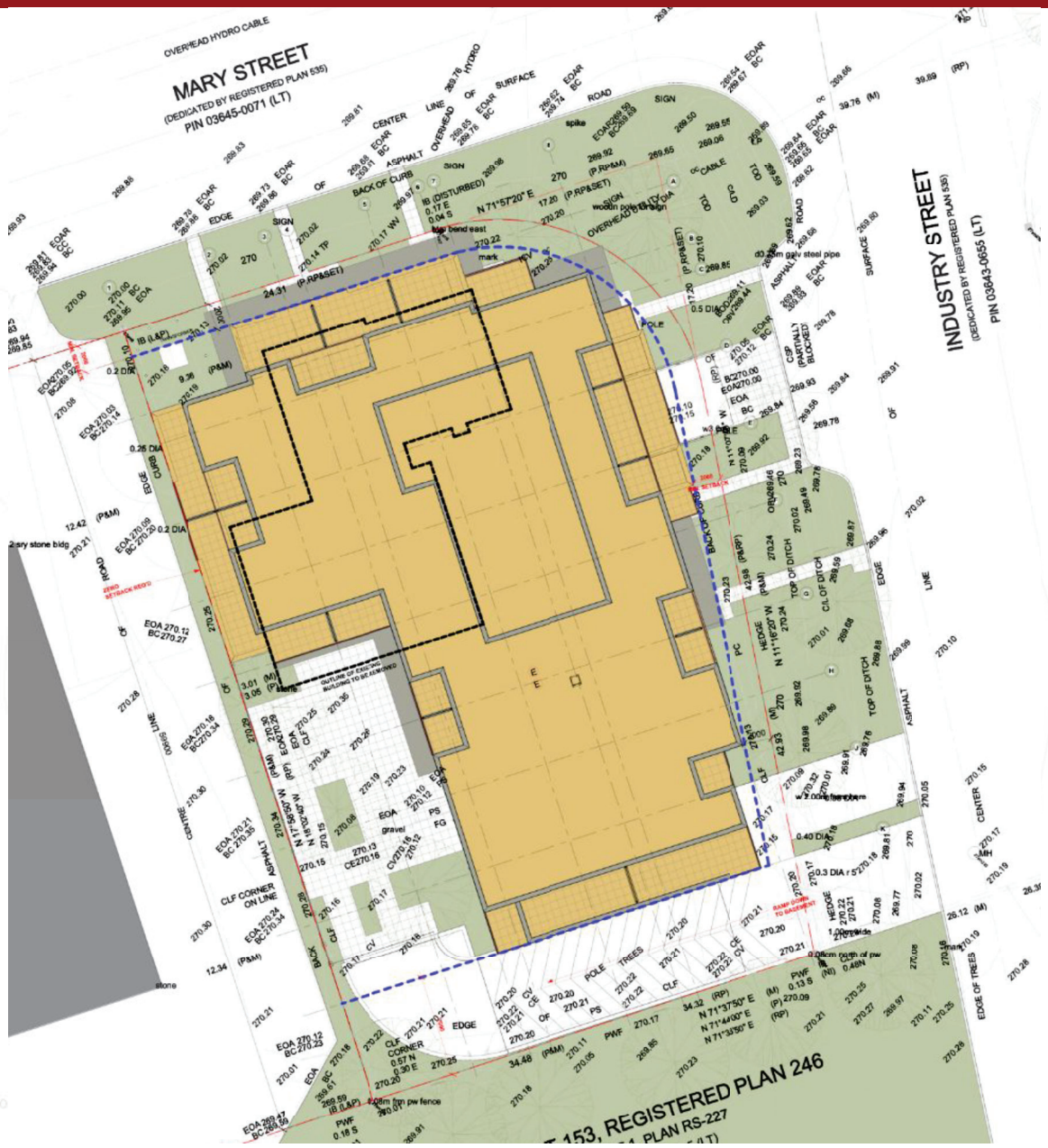
Rendering - View from underground entrance (looking north-west)



Rendering - View from Courtyard (looking east)

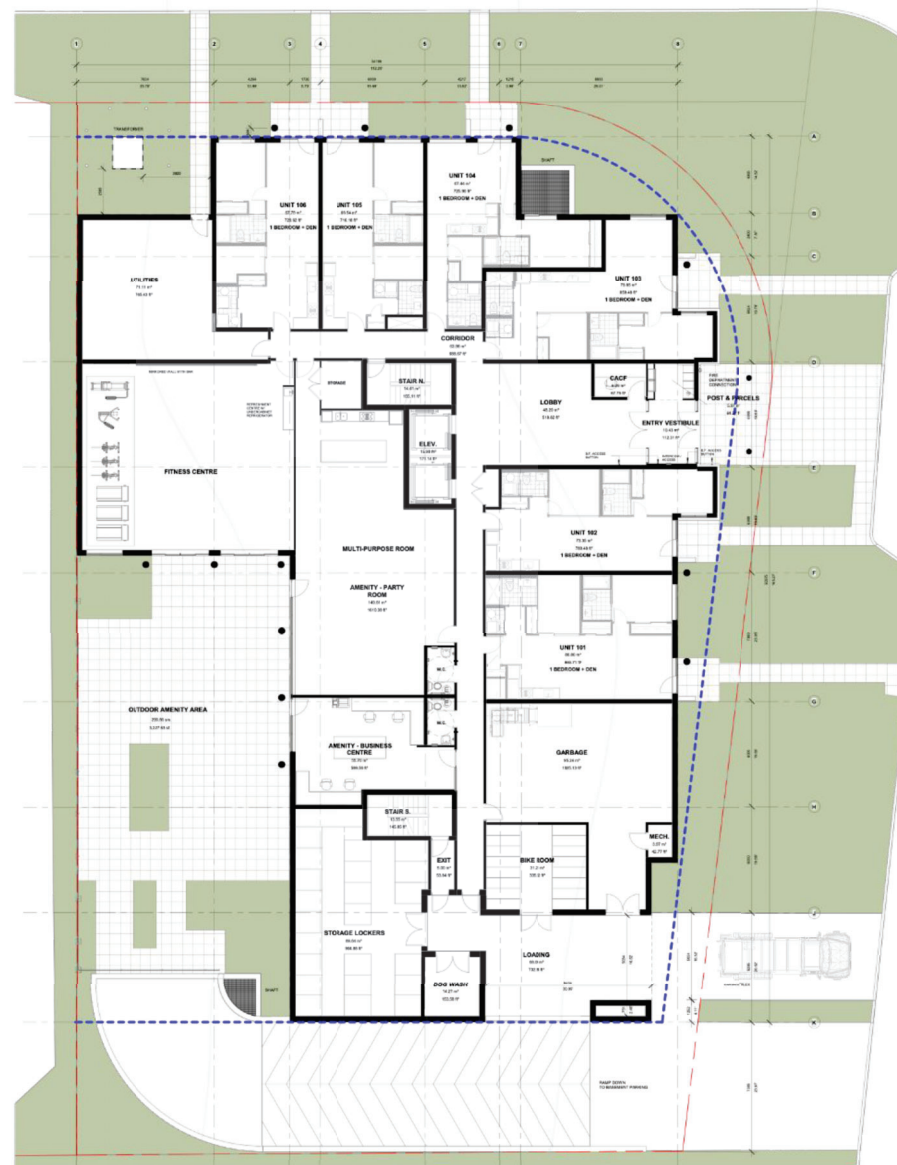


Site Plan



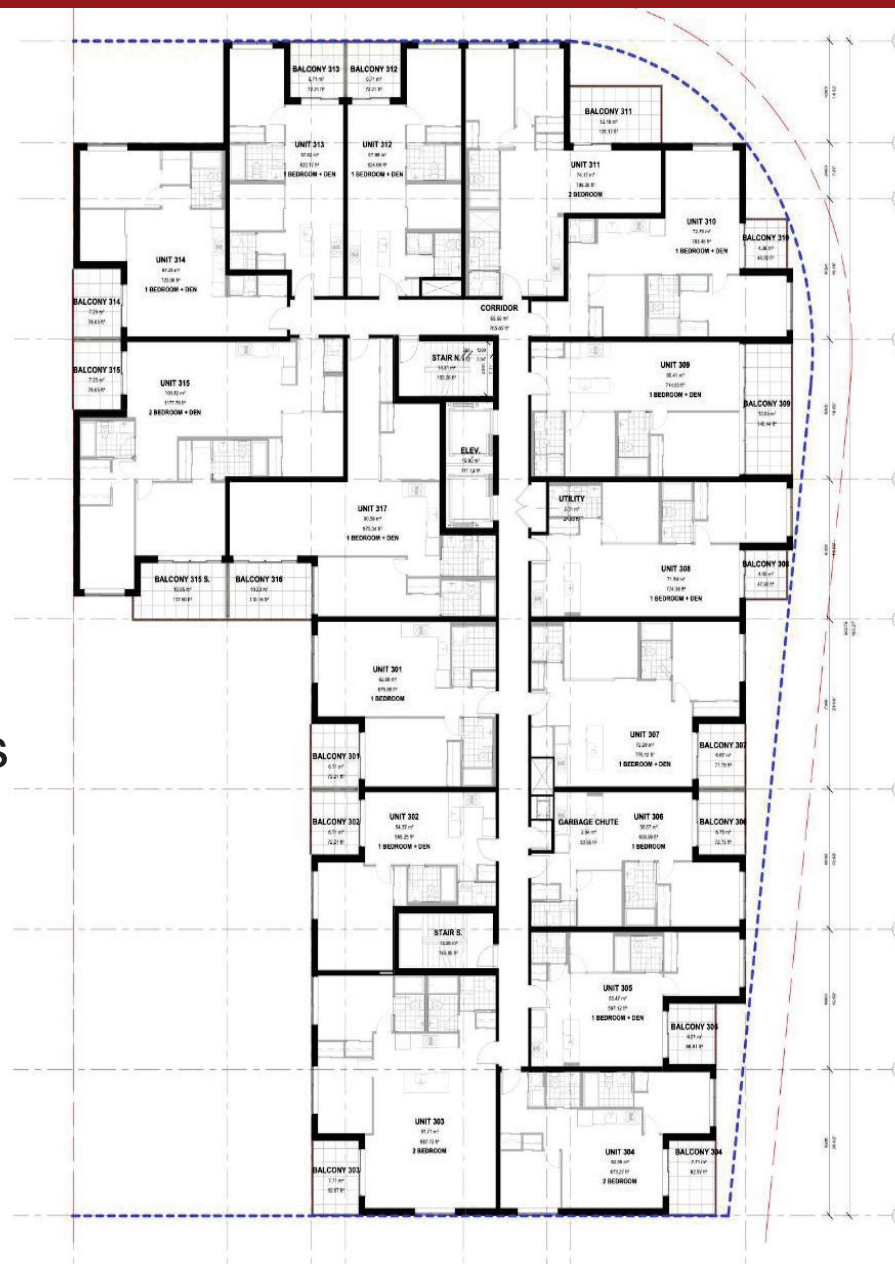
Ground Floor Plan

- Ground residential units with direct street access
- Building lobby accessed from Industry Street
- Underground parking entrance at the south from Industry Street
- Ground floor indoor amenity space (Conceptual)
 - Fitness Centre
 - Business Centre
 - Multipurpose/Party Room
 - Dog Wash



Typical Floor Plans (2nd-7th Floors)

- Mix of 1 - 2 Bedroom + Den Units with varying configurations
- Private outdoor amenity balconies provided for each unit



Conceptual Landscape Plan

- Boulevard plantings along Industry and Mary Street
- Streetscape plantings along building facade
- Landscaped outdoor amenity courtyard



Contact Information

Groundswell Urban Planners

**Brad Rogers, MCIP, RPP, Principal Planner,
President**

**Heath Purtell-Sharp, MCIP, RPP, Senior Planner,
Partner**

heath@groundswellplan.com

(416) 819-4324

**Maggie Way, MCIP, RPP, Associate
Planner**

maggie@groundswellplan.com

(437) 928-6746

Thank you

Statutory Public Meeting

Proposed Zoning By-law Amendment

File: ZBA-2024-04

November 12th, 2024

groundswell

URBAN PLANNERS INC.

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100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Public Planning Report
No. PDS24-125

Subject: Application for Official Plan Amendment and
Zoning By-law Amendment
P.A.R.C.E.L. Inc.
14070 Yonge Street
PART BLOCKS A, B and G, PLAN M42, PART 3, 65R-5870 AND PARTS
3, 6, 7 AND 8, 65R-33710
File Number: OPA-2024-03; ZBA-2024-03

Prepared by: Felix Chau, Planner

Department: Planning and Development Services

Date: November 12, 2024

Recommendation

1. That Report No. PDS24-125 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 public with background information on the proposed Official Plan and Zoning By-law Amendment applications at 14070 Yonge Street (Figure 1 – Location Map).

The following is a summary of the development proposal:

- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the development of two five-storey condominium buildings consisting of one (1) residential apartment building totaling 180 units, and one (1) senior's lifestyle apartment building totaling 120 units.

- Previous site-specific Official Plan and Zoning By-law Amendments were approved for the subject lands, which permitted a wellness centre, medical office/clinic, an accessory pharmaceutical dispensary, an accessory nutritional use, a single detached residential unit, and an apartment building to a maximum of 20 units. Despite the planning approvals, the owner did not proceed with construction and the site remains largely vacant.
- A preliminary review of the proposed application has been undertaken by Town departments and public agencies, with those comments and any additional comments from the Public Planning Meeting to be addressed prior to a recommendation report being brought forward to Council.

Background

Application History

In 2008, the owner previously submitted applications Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) (OPA File Number D09-03-08 and ZBA File Number D14-14-08) for the subject property to facilitate the development of a health and wellness centre which included a wide range of medical-type uses, a 45-unit apartment building, and a single detached dwelling. The owner proposed a total of four buildings consisting of two and three storeys. These applications were refused by Council in January 2009.

The owner appealed this decision to the Ontario Municipal Board (OMB – now, the Ontario Land Tribunal). A pre-hearing on the matter was held in November 2010 and a settlement was reached shortly after as the owner revised their proposal. The policy was revised to permit the following: a wellness centre, medical office/clinic, an accessory pharmaceutical dispensary, an accessory nutritional use, a single detached residential unit, and an apartment building to a maximum of 20 units. A total of three buildings were agreed upon (see Figure 2 – Previously Approved Site Plan). Council accepted the revised proposal, and the OMB appeal was settled with Council endorsement of the OPA and ZBA in May 2011.

Subsequently in 2014, the owner submitted an application for Site Plan Approval to conduct further technical and detailed design review of the proposal. The Site Plan Application was approved with a Site Plan Agreement executed for the apartment building on August 18, 2021. Despite the approvals, the owner did not proceed with construction, and the site remains largely vacant.

In January 2024, the owner initiated a pre-consultation meeting request with Staff for the proposal at hand. A pre-consultation meeting for the subject applications was held with the owner in February 2024. The subject applications were then received and deemed complete by the Town in July 2024. The owner hosted a Community Information Meeting on September 5, 2024, to introduce the application to area residents and to obtain initial feedback. The meeting was attended by residents, representatives of the Town, the owner and their consulting team and the local Ward 4 Councillor.

Location / Land Use

The subject site is located at the southwest corner of Yonge Street and Elderberry Trail, north of Bloomington Road. The site has an approximate total area of 3.6 hectares (8.9 acres) with 140.0 metres of frontage along Yonge Street and 217.0 metres of frontage along Elderberry Trail. The site currently contains an abandoned building previously used as a presentation centre located on the northeastern corner of the site, the balance of the lands remains vacant.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Single detached dwellings and environmentally protected lands.

South: Ontario Provincial Police building, Ontario Natural Resources office, and Service Ontario building.

East: Single detached dwellings, including a new residential subdivision on Calla Trail comprising of 50 dwelling units.

West: 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, and encourage 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 overall implementation. The subject lands are not within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA).

Oak Ridges Moraine Conservation Plan (ORMCP)

The ORMCP provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions. The subject lands are located within the 'Settlement Area' of the ORMCP. Settlement Areas are intended for urban development, allowing for a variety of residential uses. Their purpose is to concentrate and manage urban growth, reducing encroachment on and impact to nearby ecological features, while aligning with the growth objectives outlined in the Town's Official Plan.

York Region Official Plan (YROP)

The subject lands are designated "Urban Area" by the YROP (Map 1). Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification. The planning vision for "Urban Area" is to strategically focus growth while conserving land and resources, and to create livable, accessible and complete communities. A primary goal of the YROP is to enhance the Region's urban structure through city building, intensification, and providing compact and complete vibrant communities.

The subject lands are situated within the "Built-Up Area" with applicable Regional Corridor policies along Yonge Street. Policy 4.1.3.b anticipates small scale intensification and infill development based on local context to occur within the Built Up Area. Policy 4.4.2 requires that a minimum of 50 per cent of all residential development between 2021 to 2041, and 55 per cent from 2041 to 2051 occur annually within the built-up area identified on Map 1B.

Portions of the north and southwest boundaries of the subject lands are identified to be within the “Regional Greenland System” (Map 2), and further identified to be within “Woodlands” (Map 5). Any proposed development or site alteration should be located outside of any key natural heritage features or key hydrologic features and their required vegetation protection zones (VPZ). Natural heritage features and their appropriate VPZ should be designated and rezoned for environmental protection accordingly.

Town of Aurora Official Plan (2024)

The subject lands have multiple designations within the Town of Aurora Official Plan (2024).

As shown on Schedule “A” of the Official Plan, the Regional Corridor includes properties that front onto Yonge Street. A portion of the property fronting Yonge Street is within the Regional Corridor (refer to Figure 3). Within the Regional Corridor, excluding the Aurora Promenade, intensification will take the form of low to mid-rise buildings with a maximum building height of five (5) storeys.

The subject lands are designated as “Suburban Residential” in Schedule “B” of the Town’s Official Plan. Additionally, majority of the Subject Lands are identified under the Yonge Street South Secondary Plan (OPA 34) as Cluster Residential, with a portion within the northwest corner designated as Estate Residential, the southwest corner as Environmental Protection Area, and the south and southeast portion designated as Major Institutional (refer to Figure 3).

The Subject Lands are also identified in Schedule “H” – Site-Specific Policy Areas as Site-Specific Policy Area 41. Site-Specific Policy 41 (OMB approved in 2011) permits the following uses on the Subject Lands: a wellness centre, medical office/clinic, an accessory pharmaceutical dispensary, an accessory nutritional use, a single detached residential unit, and an apartment building (to a maximum of 20 units). Site-Specific Policy 41 also limits coverage to a maximum of 11% of the Subject Lands, 21% maximum developable area that can be disturbed, 10% impermeable surface, and a setback of a minimum of 45.0 m from the centreline of Yonge Street.

Zoning By-law 6000-17, as amended

The subject property is currently zoned “Holding Provision Institutional Exception Zone (H) I (391)”. As previously mentioned, this site-specific Institutional zone was approved in 2011 by the OMB to facilitate the development of three buildings on the subject lands. Permitted uses are tied to the specific buildings as follows:

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Building A:

- Wellness Centre;
- Medical Office/Clinic;
- Accessory Uses;
- Accessory Pharmaceutical Dispensary; and
- Accessory Nutritional use.

Building B:

- One Apartment Building with a maximum 20 residential units.

Building C:

- One (1) detached dwelling unit.

Specific building setbacks and standards and parking requirements were established based on the development proposal (refer to Figure 4). However, these buildings were never constructed, as the lands remain largely vacant apart from the abandoned structure previously used as a presentation centre.

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 Opinion Report	Malone Given Parsons Ltd.
Draft Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
Conceptual Site Plan	Tregebov Cogan Architecture
Urban Design Brief	Tregebov Cogan Architecture
Environmental Impact Study	Pinchin Canada
Butternut Health Assessment	Kuntz Forestry
Tree Preservation Protection and Replacement Plan	Kuntz Forestry

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Report Name	Report Author
Geotechnical Study	Pinchin Canada
Hydrogeological Study	Pinchin Canada
Phase 1 Environmental Site Assessment	Pinchin Canada
Functional Servicing Report	Arcadis Professional Services (Canada) Inc.
Stormwater Management Report	Arcadis Professional Services (Canada) Inc.
Traffic Impact Study	GHD Ltd.
Addendum Traffic Impact Letter	GHD Ltd.
Noise and Vibration Impact Analysis	Acoustics Canada Ltd.
Stage 1 & 2 Archaeological Assessment	Archaeological Services Inc.

Proposed Applications

Proposed Official Plan Amendment

Below is a summary of the applicant's proposed amendments to the Town's Official Plan (refer to Figure 5):

- Amend the provisions of Special Policy 41 to facilitate the development of two (2) five-storey residential apartment buildings on the subject lands;
- Redesignate portions of the Subject Lands from "Estate Residential" and "Major Institutional" to "Cluster Residential", and from "Cluster Residential" to "Environmental Protection Area" on Schedule AA of the Yonge Street South Secondary Plan, and any associated land use Schedules;
- Refine the limits of the Natural Heritage System.

Proposed Zoning By-law Amendment

As shown in Figure 6, the applicant proposes to rezone the subject lands from "Holding Provision Institutional Exception Zone (H) I (391)" to "Second Density Apartment

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Residential RA2 (XX) Exception Zone”, “Second Density Apartment Residential RA2 (YY) Exception Zone”, and “Environmental Protection (EP)”.

The Owner has submitted a draft Zoning By-law which is currently under review by staff. The applicant has drafted site-specific provisions, which rely on a future severance of the property to situate both buildings on its own individual lot. In preparing the proposed site design and zoning standards, the applicant has considered site constraints including the existing topography of the site. The following is a table to compare the difference between the parent “RA2” zoning requirements with the proposed “RA2 (XX)” and “RA2 (YY)” Exception Zones.

	Parent “RA2” Zone Standards	Proposed “RA2 (XX)” Exception Zone	Proposed “RA2 (YY)” Exception Zone
Minimum Lot Area	95 m ² per dwelling unit	75 m ² per dwelling unit (based on a site area of 13,936 m ²)	No amendment (based on a site area of 22,037 m ²)
Minimum Front Yard Setback	½ the height of the Main Building and in no case less than 9 m from the Street Line	7.0 m	No amendment
Minimum Interior Side Yard Setback	½ the height of the Main Building and in no case less than 6 m	10 m	10 m
Minimum Exterior Side Yard Setback	½ the height of the Main Building and in no case less than 9 m	6 m	No amendment
Maximum Lot Coverage	35 %	25 %	12%

	Parent "RA2" Zone Standards	Proposed "RA2 (XX)" Exception Zone	Proposed "RA2 (YY)" Exception Zone
Amenity Area	Any Apartment Residential Zone...which contains Apartment Dwelling Units... shall provide a minimum Amenity Area of Eighteen (18) square metres per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space.	Minimum Amenity Area of Eighteen (18) square metres per dwelling unit.	

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.

Furthermore, due to factors including the proposed severance and dual zoning resulting in smaller lot areas, and the increase in overall building footprint and associated vehicular drop off areas, the applicant has proposed to amend the maximum disturbed and impervious areas on the lots, implemented through the existing "(H) I (391)" zone.

Conceptual Site Plan and Elevations

Currently, the Applicant has not submitted a formal site plan application. As illustrated on Figures 7 and 8, the proposed development two (2) five-storey residential apartment buildings, intended to be developed over two phases: a condominium apartment building located along the Yonge Street frontage (Phase 1), and a lifestyle condominium apartment building, located internal to the Subject Lands (Phase 2). Vehicular driveway access to be shared by both buildings is proposed from Elderberry Trail. Each building features a circular driveway containing surface parking spaces, pickup/drop-off areas, and access to the two levels of underground parking. The two phases are intended to be severed into two separate parcels through a future severance application.

Phase 1 is the proposed five-storey, 180-unit residential condominium building at the corner of Yonge Street. Approximately 17,145 m² of Gross Floor Area (GFA) is proposed with a density of 1.23 FSI. The residential units will vary from one to three bedrooms with an average size of 80 m² per unit. Majority of the 270 parking spaces will be accommodated within two levels of underground parking. Surface parking is limited to 8

surface spaces with more visitor parking provided underground. Eight barrier free parking spaces are proposed. In addition, 50 bicycle parking spaces are proposed. To match the topography of the site, the building steps up towards the south wing, maintaining the five-storey profile. Rooftop outdoor amenity spaces are proposed. Ground-level patios and balconies are featured along the north, east, and south facades of the building.

Phase 2 is the proposed five-storey, 120-unit lifestyle condominium apartment building located centrally within the site. Approximately 13,150 m² of Gross Floor Area (GFA) is proposed with a density of 0.59 FSI. The residential units vary with most being one or two bedrooms, averaging 93 m² per unit in size. 165 parking spaces will be accommodated within two levels of underground parking, and 16 surface level parking spaces will be provided. Seven barrier free parking spaces are proposed. In addition, 40 bicycle parking spaces are proposed. Landscaped and amenity rooftop spaces in addition to a landscaped courtyard are proposed. Balconies are featured along all facades of the building.

Other Planning Considerations

As previously mentioned, the proposed zoning standards rely on a future consent application to sever the property. Both proposed buildings would be situated on its own lot. A consent application is required to be submitted and approved by the Committee of Adjustment prior to an approval of the subject Zoning By-law Amendment. This will determine the boundaries of the proposed "RA2 (XX)", "RA2 (YY)", and "EP" zones to implement the proposed zoning standards.

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 review and discussions on:

- Conformity to the PPS, the Growth Plan, Regional and Local policies.
- Traffic considerations (ie. potential signalization) at the Yonge Street and Elderberry Trail intersection.
- Review and confirmation of the Environmental Impact Assessment with respect to adjacent woodland and associated vegetation protection zone limit

- Ensuring appropriate landscaping buffers are provided for the proposed development.
- Availability of municipal servicing capacity.

Public Comments

A Community Information Meeting (CIM) was held on September 5, 2024, at the Aurora Public Library. Questions raised by members of the public included the following, with the corresponding responses also provided:

- **Is a proposal of 300 residential units appropriate for the context of this site?**
While the subject property is largely surrounded by single detached dwellings and environmental features, the property is located along the Yonge Street Regional Corridor that envisions compact, pedestrian-scaled, street and transit-oriented development. Staff will continue to review all level of land use policies and consider the existing context of the area to determine the appropriateness of the of the unit count for this proposal.
- **Will the Yonge Street and Elderberry Trail intersection be signalized as part of this development?**
Yonge Street is a Regional Road and therefore the signalization of the intersection is at the discretion of York Region. However, Town Staff will work with Regional Staff and the applicant to determine if traffic signals are warranted at this intersection based on review of Regional and Town traffic standards.
- **How can the developer ensure that the seniors/adult lifestyle apartment building remain truly for seniors/adults?**
From a Zoning By-law perspective, the applicant proposes two (2) apartment buildings. The applicant proposes that one (1) of the apartment buildings will be geared towards seniors/adults through marketing and by providing seniors/adult-focused amenities and programs.
- **Will existing trees be removed? If so, will mature trees be replanted in its place?**
The applicant has not submitted a landscaping plan at this point. This is a requirement as part of the next submission. All existing vegetation that will be impacted or removed to facilitate this development must be reviewed and approved by the Town's Operations (Parks) Division. Accordingly, vegetation management initiative will be required to address tree inventory/assessments, tree removals, preservation of boundary trees to remain, and compensation

plantings for trees removed. Compensation plantings shall be in accordance with the Town's Tree Removal & Compensation policy.

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 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 June 24, 2024, and therefore, the applicant may appeal to the OLT after the date of October 22, 2024

Financial Implications

There are no direct financial implications arising from 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. 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 will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of a future site plan application.

Link to Strategic Plan

The proposed OPA and ZBA Applications 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 review and approval of the Official Plan and Zoning By-law Amendments, housing opportunities are created that collaborates 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.

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 General Committee meeting once the technical review is completed.

Attachments

- Figure 1 – Location Map
- Figure 2 – Previously Approved Site Plan
- Figure 3 – Existing Official Plan Designation
- Figure 4 – Existing Zoning By-Law
- Figure 5 – Proposed Official Plan Designations
- Figure 6 – Proposed Zoning By-law
- Figure 7 – Conceptual Site Plan

Figure 8 – Conceptual Elevations

Previous Reports

None.

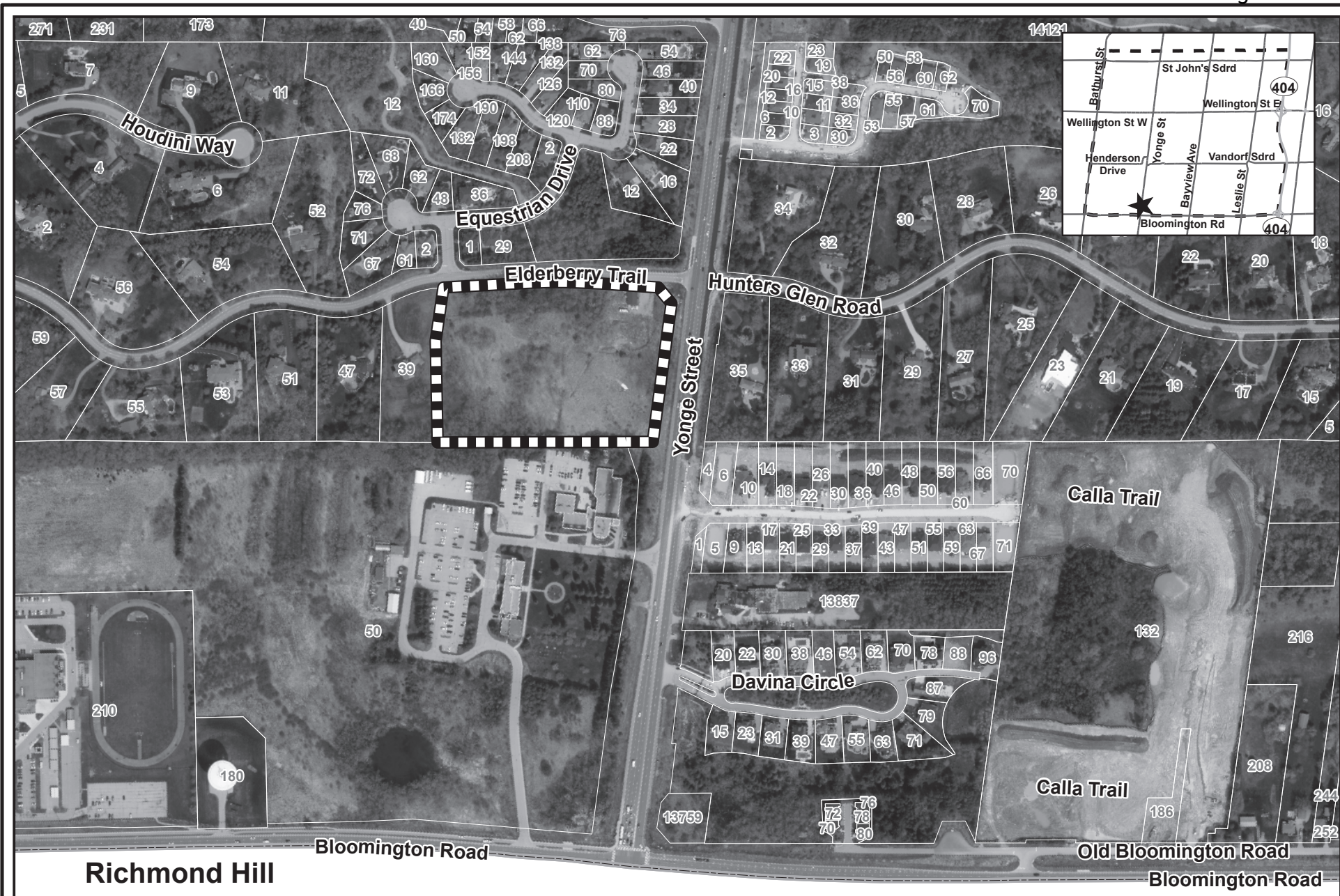
Pre-submission Review

Agenda Management Team review on October 31, 2024.

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

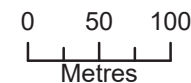
Approved by Doug Nadorozny, Chief Administrative Officer



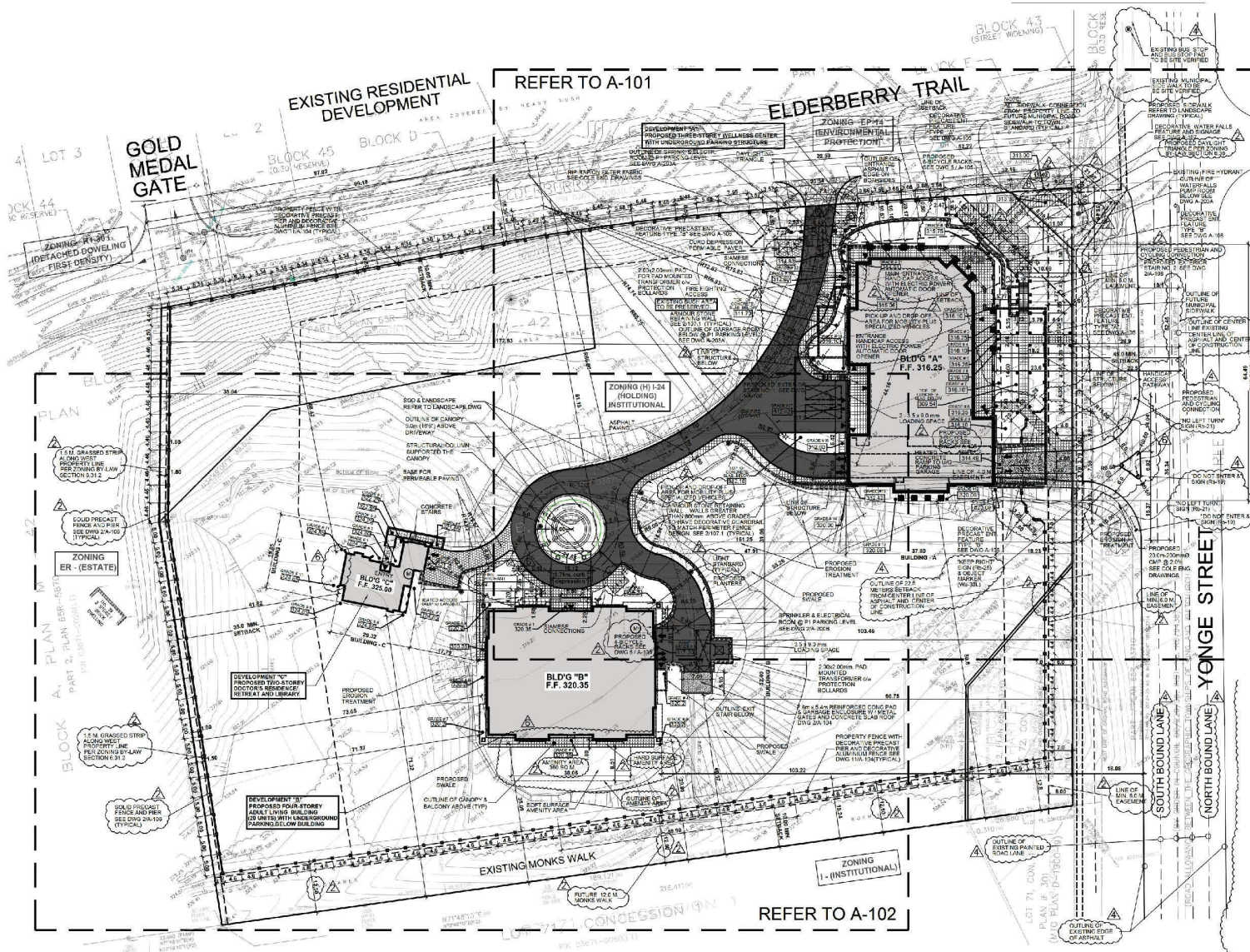
LOCATION MAP

APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 1

 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

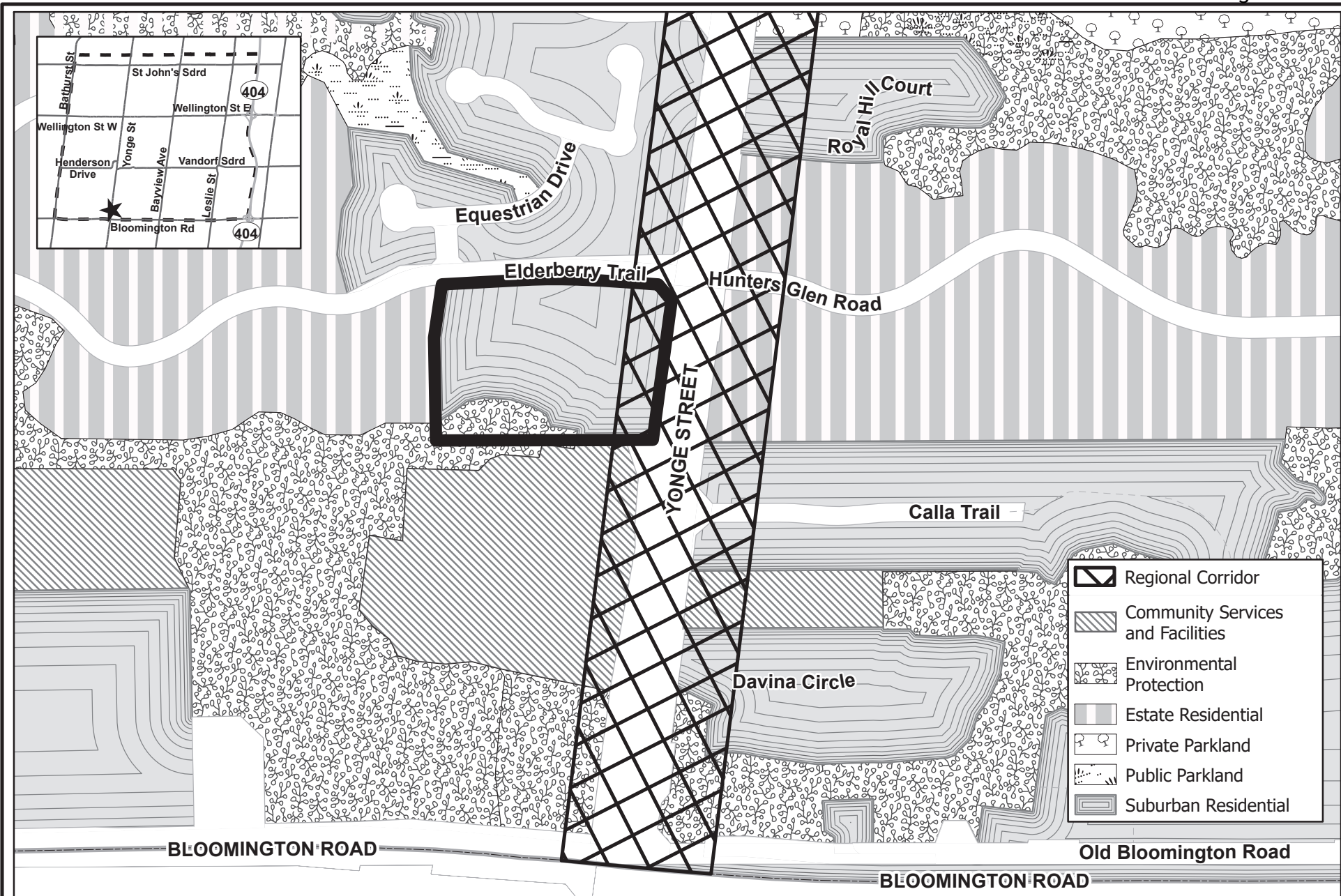


PREVIOUSLY APPROVED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 2



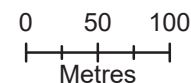
Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by Battaglia Architect Inc.

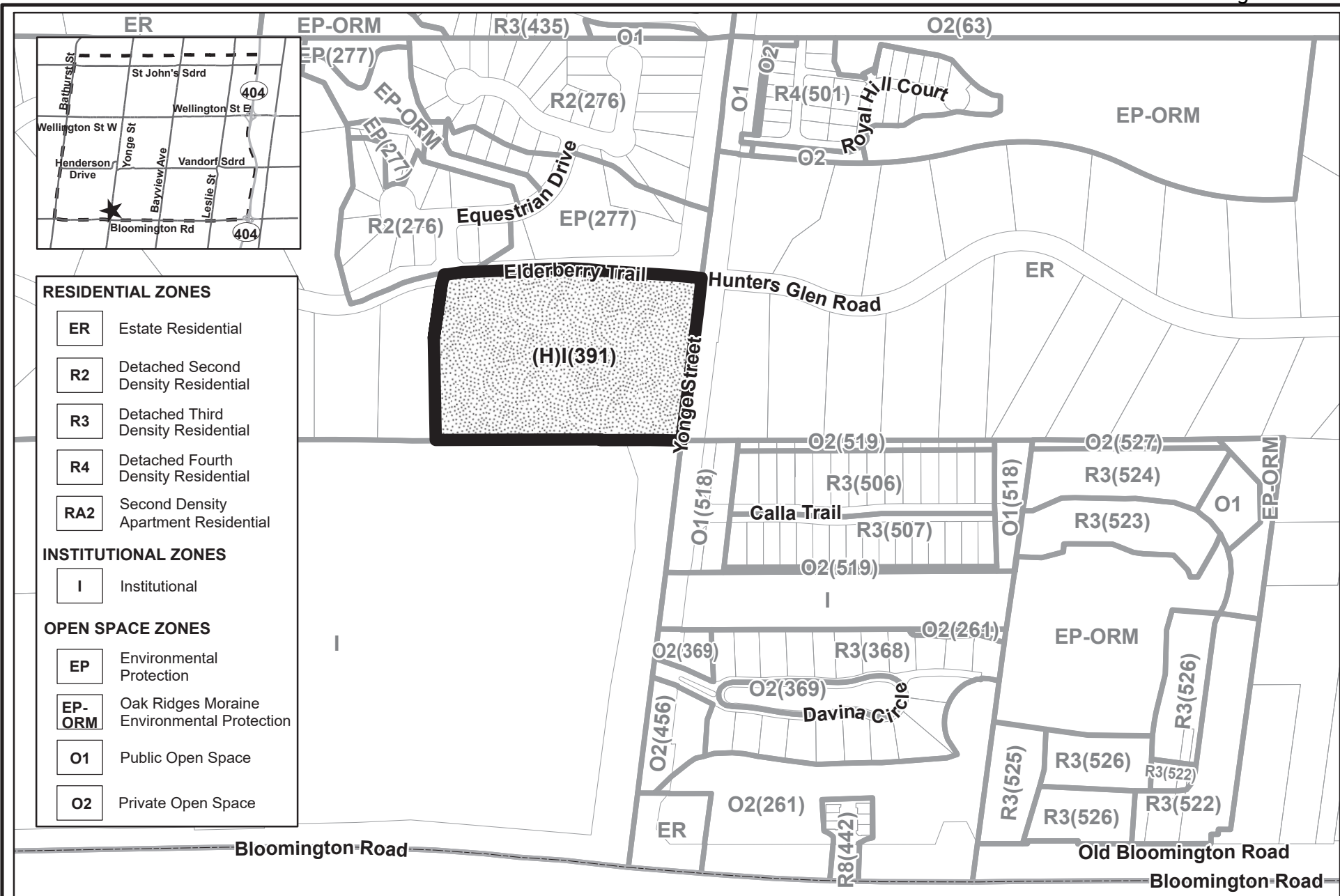


EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 3

 Subject Lands

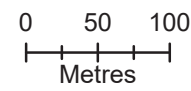




- RESIDENTIAL ZONES**
- ER** Estate Residential
 - R2** Detached Second Density Residential
 - R3** Detached Third Density Residential
 - R4** Detached Fourth Density Residential
 - RA2** Second Density Apartment Residential
- INSTITUTIONAL ZONES**
- I** Institutional
- OPEN SPACE ZONES**
- EP** Environmental Protection
 - EP-ORM** Oak Ridges Moraine Environmental Protection
 - O1** Public Open Space
 - O2** Private Open Space

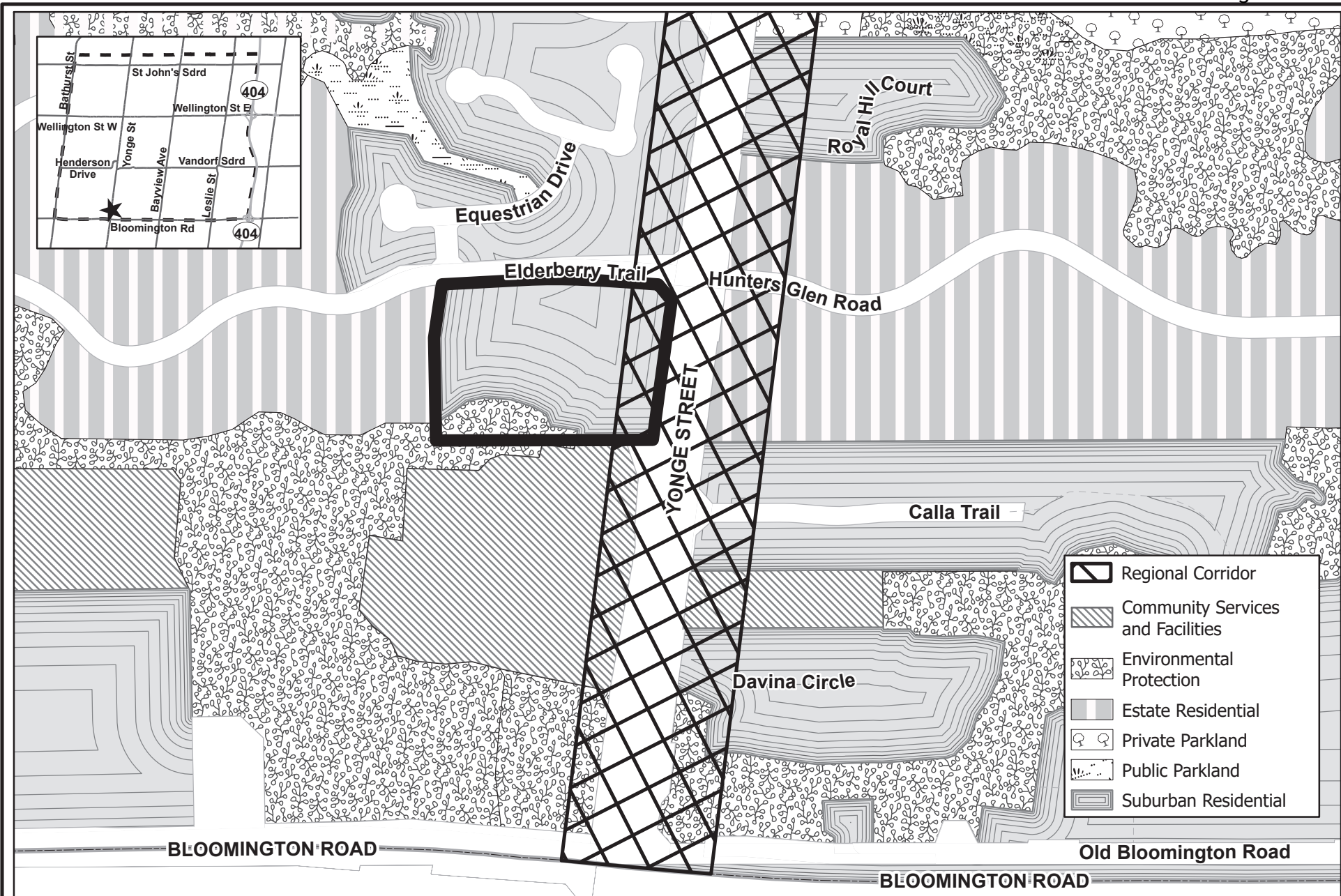
EXISTING ZONING

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

Document Path: J:\data\data\Planning Maps\14070 Yonge Street (OPA-2024-03 and ZBA-2024-03)\Report_Maps_Oct_2024\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03.aprx

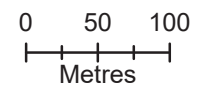


	Regional Corridor
	Community Services and Facilities
	Environmental Protection
	Estate Residential
	Private Parkland
	Public Parkland
	Suburban Residential

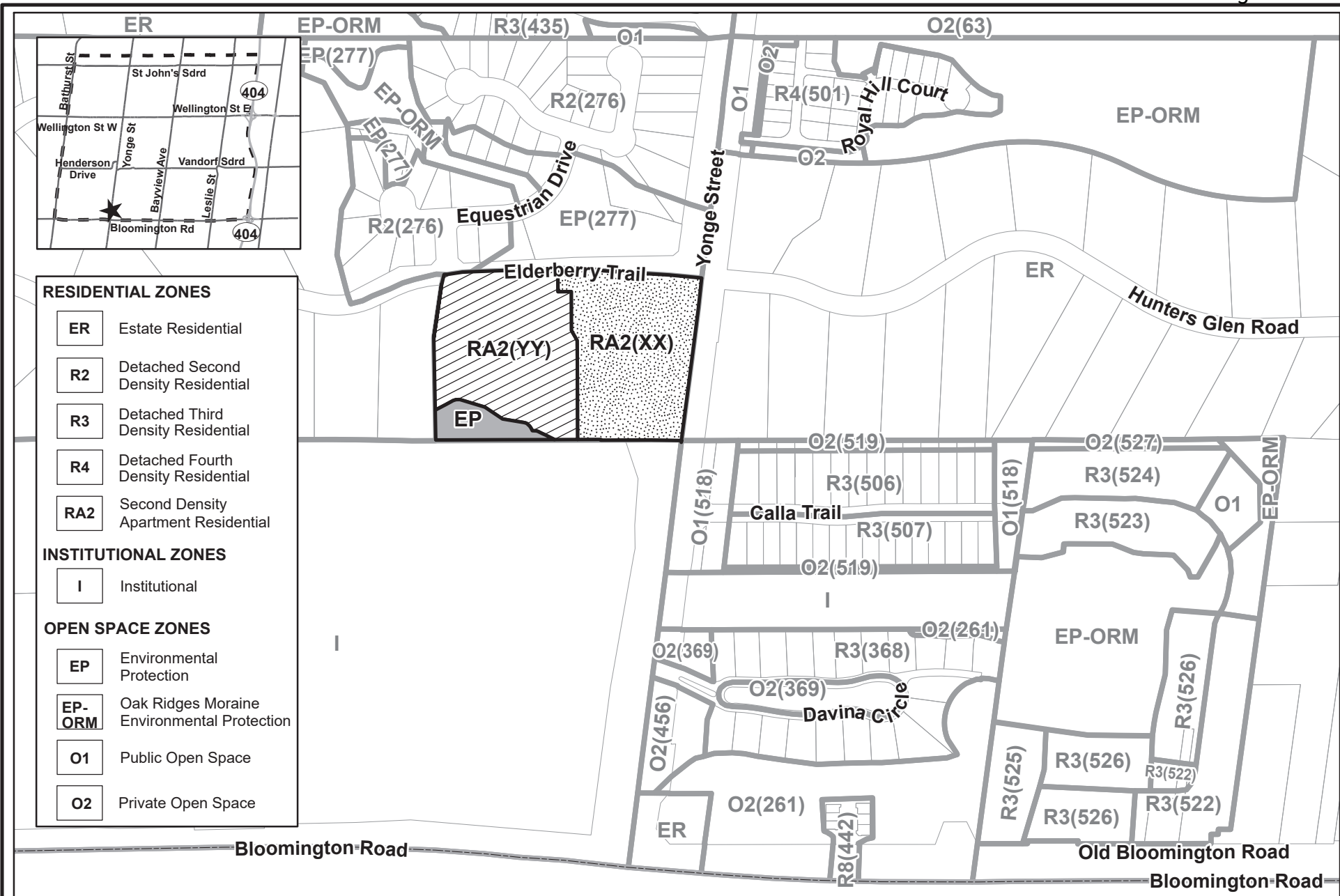
PROPOSED OFFICIAL PLAN AMENDMENT

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 5

Subject Lands - Special Policy 41



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-25. Base data provided by York Region & the Town of Aurora.

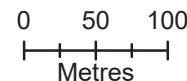


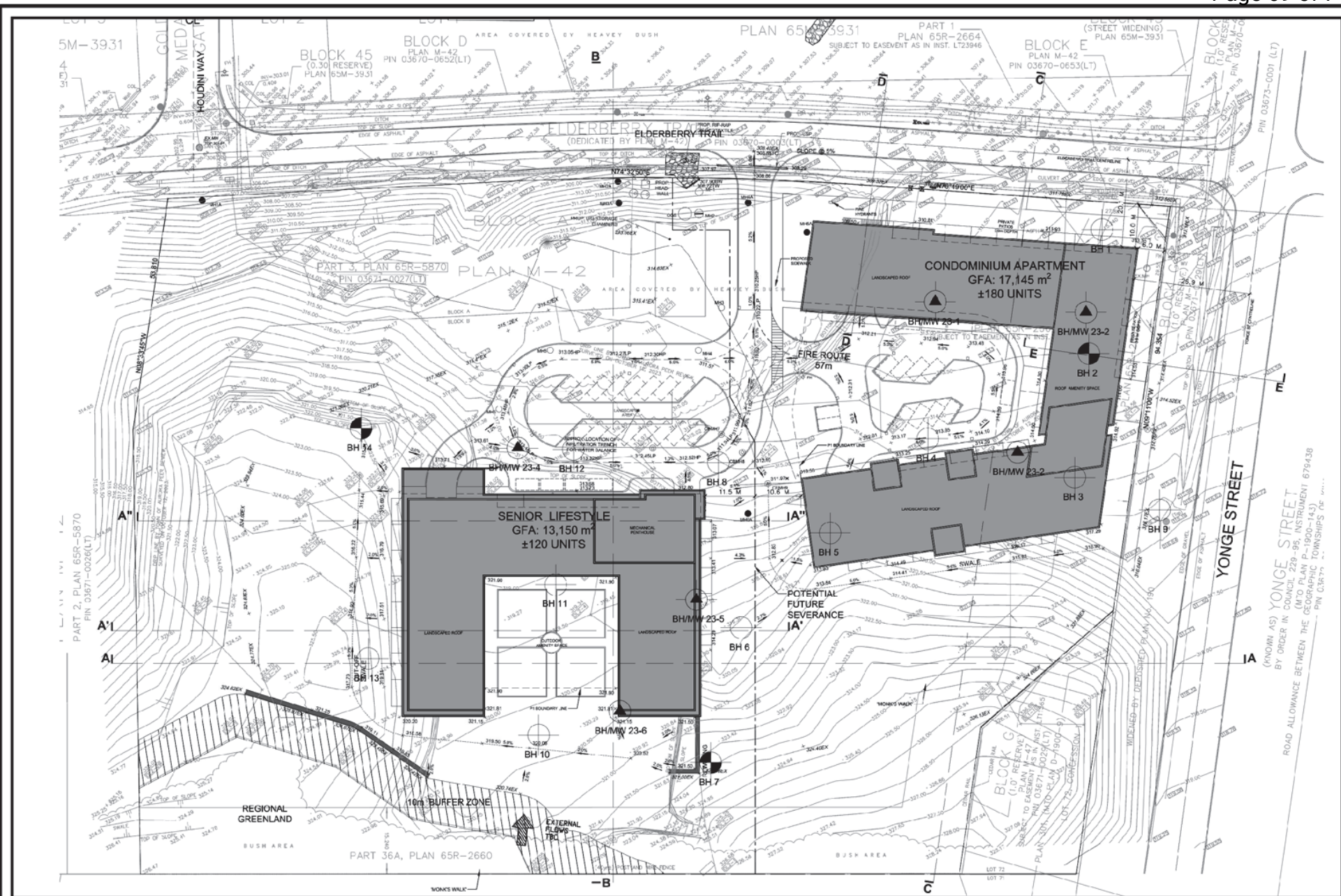
PROPOSED ZONING

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 6

Proposed Zoning

- EP
- RA2(XX)
- RA2(YY)



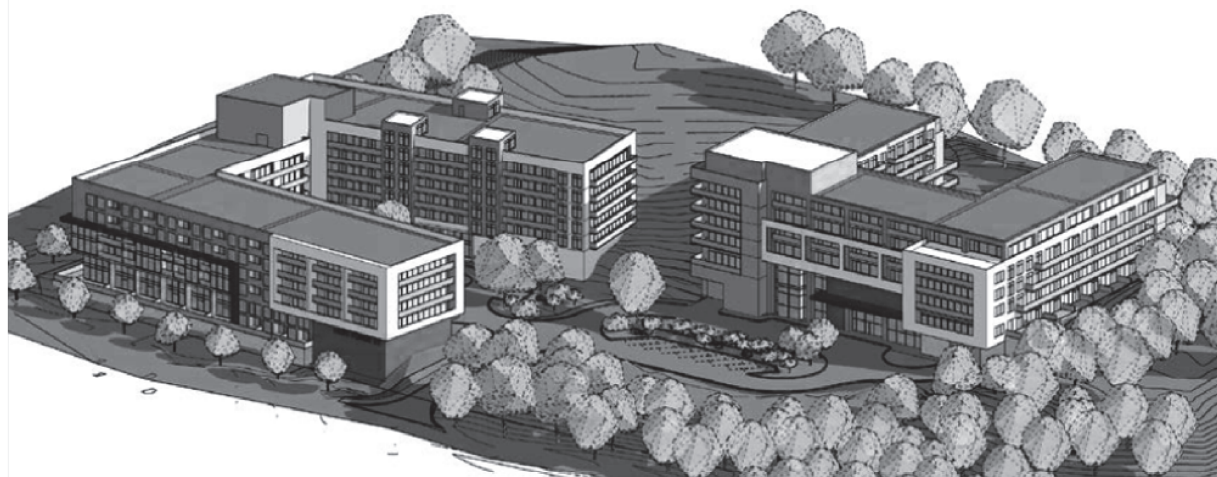


PROPOSED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 7



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by Tregobov Cogan Architecture



PROPOSED ELEVATIONS

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 8



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by P.A.R.C.E.L. Inc.

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 November 12, 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 November 12, 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 12th day of November, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk