



**Town of Aurora
Committee of Adjustment
Meeting Agenda**

Date: Thursday, January 9, 2025
Time: 7 p.m.
Location: Video Conference

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

	Pages
1. Call to Order	
2. Land Acknowledgement	
3. Approval of the Agenda	
That the Agenda as circulated by the Secretary-Treasurer be approved.	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Receipt of the Minutes	
5.1 Committee of Adjustment Meeting Minutes of December 12, 2024, Meeting Number 24-12	1
That the Committee of Adjustment Minutes from Meeting Number 24-12 be adopted as printed and circulated.	
6. Presentation of Applications	
6.1 MV-2024-32 - Ren -14430 Yonge St	6
6.2 MV-2024-33 - Ben Walker Ltd - 205 Industrial Parkway N	8
6.3 C-2024-06 - Christ Evangelical Lutheran Church - 7 Lacey Court	17
7. New Business	
8. Adjournment	



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, December 12, 2024

Time: 7 p.m.

Location: Video Conference

Committee Members: David Mhango (Chair)
Chris Polsinelli
Michael Visconti
Julian Yang

Members Absent: Jane Stevenson (Vice Chair)

Other Attendees: Peter Fan, Secretary-Treasurer, Committee of Adjustment
Antonio Greco, Planner

1. Call to Order

That the meeting be called to order at 7:12PM.

2. Land Acknowledgement

The Town of Aurora acknowledges that the Anishinaabe (A-nishshaw-na-bee) lands on which we live, and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

We further acknowledge that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of the rich cultural heritage that has existed for centuries, and how our collective past brought us to where we are today, will help us walk together into a better future.

3. Approval of the Agenda

Moved by Julian Yang

Seconded by Michael Visconti

That the Agenda as circulated by the Secretary-Treasurer be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

None.

5. Receipt of the Minutes

**5.1 Committee of Adjustment Meeting Minutes of November 14th, 2024,
Meeting Number 24-11**

Moved by Michael Visconti

Seconded by Julian Yang

That the Committee of Adjustment Minutes from Meeting Number 24-11 be adopted as printed and circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-31 - Duff - 47 Cousins

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a rear addition to an existing detached dwelling. The following relief is being requested:

1. Section 24.497.3.2 of the Zoning By-law requires a minimum rear yard of 25% of the lot depth, which is 11.43 metres. The applicant is

proposing a one-storey addition, covered porch and deck, which is 9.9 metres to the rear property line.

2. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing a one-storey addition, covered porch and deck which is 2.1 metres to the interior side property line.
3. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres. The applicant is proposing a one-addition, covered porch and deck which is 1.4 metres to the interior side property line.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Lisa Duff and agent Dana Evan. The agent provided a brief introduction to their application.

The Chair invited staff to provide an update on the listed conditions that were provided after the report was published.

The Chair invited members of the public to provide comments. There were two (2) public delegates in attendance for this application Derek Banks and Ross Steigner. Derek spoke to matters regarding, the timeline of public notices, the necessity of the variance towards the minimum rear yard. Ross spoke to matters regarding privacy, sightlines, and possible damages to the existing vegetation.

The Committee reviewed the drawings submitted before the meeting and discussed the newly requested variance.

Moved by Julian Yang

Seconded by Chris Polsinelli

That the Minor Variance application MV-2024-31 be APPROVED as AMENDED.

Carried

6.2 MV-2024-28 - Risk - 15 Tyler St

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the

construction of a five-storey mixed use building with at grade office and five residential units above. The vehicular access is off Temperance Street, with parking at rear. The following relief is being requested:

1. Section 8.2 of Zoning By-law 6000-17 permits a maximum height of 10 meters. The applicant is proposing a five-storey residential building containing a maximum height of 20 metres.
2. Section 5.4 of Zoning By-law 6000-17 requires parking for offices at a rate of 3.5 spaces per 100 square meters of Gross Floor Area and 1.5 spaces per dwelling unit, with a minimum 20% of spaces provided to be set aside for visitor parking. Therefore 10 parking spaces inclusive of a barrier free parking space is required. The applicant is proposing a total of seven (7) parking spaces inclusive of the barrier free space.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Andrew Risk and architect Peter Del Grosso. The agent provided a brief introduction to their application.

The Chair invited public comments regarding the application. Four delegates were present: Antonio (Tony) Masongsong, Angela Daust, Bianca Moretti, and Cindy Jewitt.

- **Antonio (Tony) Masongsong** raised concerns about the application process, suggesting that the Committee of Adjustment is not the appropriate planning avenue for this proposal.
- **Angela Daust** objected to the application, citing issues including the lot's insufficient size, inadequate on-site parking, increased traffic impacts due to higher density, shadow effects, obstruction of sightlines, and the excessive height of the proposed structure.
- **Bianca Moretti** also objected, highlighting concerns about increased density, overflow from on-street parking, challenges with snow and garbage removal, and the lack of a suitable transition between the existing heritage home and the proposed five-story building.
- **Cindy Jewitt** also objected, reiterating the concern of the other public delegates, but also highlighting concerns towards the lack of landscaping and vegetation.

These concerns were recorded for the Committee's review and consideration.

The Committee inquired to staff to address the concerns raised by the public delegates. Questions regarding the following were addressed by staff: application process, landscaping and vegetation, snow storage and waste collection, and the height of the building. The committee inquired to staff to further clarify the process of the Site Plan Exemption, and the difference between the different levels of Site Plan Control.

Moved by Michael Visconti

Seconded by Julian Yang

That the Minor Variance Application be APPROVED as AMMENDED

Carried

7. New Business

None.

8. Adjournment

Moved by Michael Visconti

That the meeting be adjourned at 9:42 pm.

Carried



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

Town of Aurora
Committee of Adjustment Report
No. MV-2024-32

Subject: **Minor Variance Application**
Ren
14430 Yonge Street
Concession 1 Part of Lot 75 RS65R1544, Parts 3, 8 & 9
File: MV-2024-32

Prepared by: **Kenny Ng, Planner**

Department: Planning and Development Services

Date: January 9, 2025

Application

Planning Staff are requesting a deferral of the above noted minor variance application for 14430 Yonge Street (MV-2024-32).

Additional time is needed for further review of the proposal and to obtain a peer reviewer to review the submitted Natural Heritage Evaluation in support of the application. The entirety of the subject lands are designated "Environmental Protection" and contain Woodland and Woodlands - Minimum Vegetation Protection Zone (30m) in the Town Official Plan Schedules. The proposed greenhouse structure is to be located within the wooded area in the rear and would likely result in mass amount of tree removal. In response to the potential disruption to the natural heritage features on site, the applicant has provided a Natural Heritage Evaluation (NHE). The NHE suggests that there are potential species at risk and significant wildlife habitat which can be impacted by the development. The NHE concludes that impacts can be mitigated through some recommended actions such as further investigation of on-site features and some other mitigation measures.

Staff would require the submitted NHE to be peer reviewed and site visits must be completed to evaluate the on-site natural heritage feature and to determine the existence of any species at risk or significant habitat. Furthermore, an Official Plan Amendment would likely be required to permit such a structure to be constructed as the proposed might result in an adverse effect on the key natural heritage feature.

As a result, Staff are requesting the subject application be deferred for consideration until a qualified peer reviewer has reviewed the submitted NHE. The Applicant has been made aware of Staff's recommended deferral.



100 John West Way
Aurora, Ontario
L4G 6J1
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aurora.ca

Town of Aurora
Committee of Adjustment Report
No. MV-2024-33

Subject: **Minor Variance Application**
Ben Walker Limited
205 Industrial Parkway North
PLAN 246 PT LOT 87 RP 65R4573 PARTS 5 TO 7 PT PART 1 RP
65R27176 PARTS 1 AND 2
File: MV-2024--33

Prepared by: **Felix Chau, Planner**

Department: Planning and Development Services

Date: January 9, 2025

Application

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a Fitness Centre use in a building where there are Industrial uses or Warehouses. The following relief is being requested:

- a) Section 10.1 of the Zoning Bylaw only permits a Fitness Centre in the E1 zone provided no part of the building where the Fitness Centre is located is used for Industrial Uses or Warehouses. The applicant is proposing a Fitness Centre in a building where there are Industrial uses or Warehouses.

Background

Subject Property and Area Context

The subject lands have two (2) municipal addresses being 185 and 205 Industrial Parkway North as the lands feature two (2) standalone buildings. The subject application is only pertaining to building municipally known as 205 Industrial Parkway North. The lands are situated on the east side of Industrial Parkway North, north of Lambert Wilson Park. Immediately north of the subject lands is the Town of Aurora Joint Operations Centre.

The building subject to this variance is the northerly building which contains six (6) units occupied by multiple industrial and warehouse uses. For clarity, although Appendix B depicts the building as two (2) suites, Suite 1 represents Unit 1, while Suite 2 contains the remainder of the Units. Unit 1 is the unit proposed to be renovated for a Fitness Centre. The remainder of the units contain office-type and warehousing businesses which will continue to operate.

The southerly building contains a daycare (Aurora Children's Centre). The lands have an approximate lot area of 4.436 hectares (10.9 acres), and a lot frontage of approximately 105 metres (344.5 feet) with three (3) vehicular accessways into the property.

Proposal

The applicant is requesting to permit a Fitness Centre use in a building where there are Industrial uses or Warehouses.

Official Plan

The subject property is designated "General Industrial" by the Town of Aurora Official Plan. This designation is intended to ensure long-term protection and continued evolution of existing industrial areas in the Town. A broad range of employment opportunities as well as commercial recreational uses are permitted.

Zoning

The subject property is zoned "Service Employment Exception Zone – E1 (346)" under Zoning By-law 6000-17, as amended. This site-specific zoning clarifies that permitted uses for the subject building is in accordance with the E1 Zone, whereas the southerly building on the lot shall only permit a day nursery. The E1 Zone permits Fitness Centres provided that no part of the building is used for Industrial uses or Warehouses.

Related Planning Applications

A Site Plan Minor Application (SPM-2024-03) is currently being reviewed to facilitate the addition of three (3) new loading dock doors to be associated Unit 1.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora's Building Division. The PZR identified the required variance, and no other non-compliance was identified.

Applicant's stated reason(s) for not complying with the Zoning By-law

As stated on the application form, the Zoning By-law cannot be complied with because there are existing industrial use tenants in the existing building. Existing tenants have "clean operations" consisting of storing and transporting low hazard stock. The potential tenant is proposing a recreation/sports facility use in Unit #1 that would complement similar uses located along Industrial Parkway North. The operation would contrast the usage of parking space with the other tenants by the time of day – mostly evening and after regular working hours.

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2024-33 pursuant to the prescribed tests as set out in Section 45 (1) of the *Planning Act*, as follows:

a) The proposed variance meets the general intent of the Official Plan

The subject property is designated "General Industrial" by the Town of Aurora Official Plan. This designation is intended to ensure the long-term protection and continued evolution of existing, older industrial areas. Within this designation, a broad range of employment opportunities as well as commercial recreational uses are permitted.

The proposed variance which requests to add a Fitness Centre use to a building with existing Industrial uses conforms to the Official Plan and provides for a use that is permitted under the General Industrial designation. Additionally, the proposed variance will contribute to the Town's economic growth and generate local job opportunities. Planning staff are of the opinion that the requested minor variance maintains the general intent and purpose of the Official Plan.

b) The proposed variance meets the general intent of the Zoning By-law

The subject lands are zoned "Service Employment Exception Zone – E1 (346)" under Zoning By-law 6000-17, as amended, which permits a wide variety of uses such as industrial uses, warehouses, offices, food processing establishments, fitness centres, and repair shops. However, the "Fitness Centre" use is permitted provided that no part of the building is used for Industrial Uses or Warehouses.

The intent of the Zoning By-law provision is to control excessive usage of an industrial property during peak hours to protect from potential vehicular movement and parking conflicts. The site features three (3) vehicular accesses along Industrial Parkway North, with two (2) buildings on site. The subject building is the northerly building

12,667 m² (136,346 square feet) in size which features six (6) units which include industrial/warehousing uses. The southerly building is 1,650 m² (17,760 square feet) in size and is used for a daycare. All existing and proposed loading docks for the subject building are located on the south side of the northerly building which are accessible from the middle entrance of the three along Industrial Parkway North. As such, the multiple entrances along industrial parkway will help separate potential truck and passenger vehicle entering and exiting the site. Furthermore, potential parking congestion concerns are mitigated as peak hours of the proposed fitness centre are predominantly weekday evenings and weekends which contrasts with the peak hours of the industrial/warehouse and daycare uses – predominantly weekday mornings and afternoons.

The subject property is in an industrial area within the Town that contains a mix of employment, warehousing, and fitness/recreational uses. A variance to Fitness Centre at the subject property is in keeping within the range of permitted uses in the E1 (346) Zone. Staff are of the opinion that the subject variance maintains the general intent and purpose of the Zoning By-law.

c) The proposed variance is considered desirable for the appropriate development of the land

The subject property is located in an industrial area within the Town that predominantly contains employment, industrial, and manufacturing uses. South of the property is Lambert Wilson Park which contains numerous baseball fields, and further south is the Aurora Family Leisure Complex and the Aurora Sports Dome. While the proposed Fitness Centre is within a multi-unit industrial building with existing industrial/warehouse uses, it abuts properties which contain fitness and recreational facilities/infrastructure.

The proposed variance also demonstrates the vision and fundamental principles outlined in the Official Plan through the “Advancing the Economy” principle. This speaks to encouraging a competitive business environment and ultimately advancing and sustaining Aurora’s long-term economic prosperity. The proposed minor variance application enhances the ability to live, work, and play within the Town of Aurora. It is Staff’s opinion that the variance is considered desirable for the appropriate development of the land.

d) The proposed variance is considered minor in nature

The request to add a Fitness Centre use to a building with existing Industrial uses is minor in nature and will not negatively impact the industrial building or surrounding area. The subject variance to permit the Fitness Centre use within the existing

industrial building maintains the integrity of the Official Plan and Zoning Bylaw and will not have an impact on the existing operations or uses. Furthermore, physical changes to the building are limited the addition of three (3) new docking doors, which is currently being reviewed under SPM-2024-03.

Given the types of uses immediately surrounding the proposed location of the business, their hours of operation, the proposed use of the subject property will not detract from the overall site and surrounding area's employment/industrial character. Overall, staff considers the proposed variances minor in nature

Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review completed. No objection.
Engineering Division	No objection.
Operational Services (Parks)	No objection.
Operations (Public Works)	No objection.
Central York Fire Services	No objection.
York Region	No objection.
LSRCA	No objection.

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Planning Staff have reviewed the application with respect to Section 45 (1) of the Planning Act, R.S.O., 1990, c.P.13, as amended, and believe that the requested variance

meets the four tests of the Planning Act for granting minor variances. Staff recommend approval of the requested variance subject to the condition outlined in Appendix 'A'.

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Proposed Site Plan

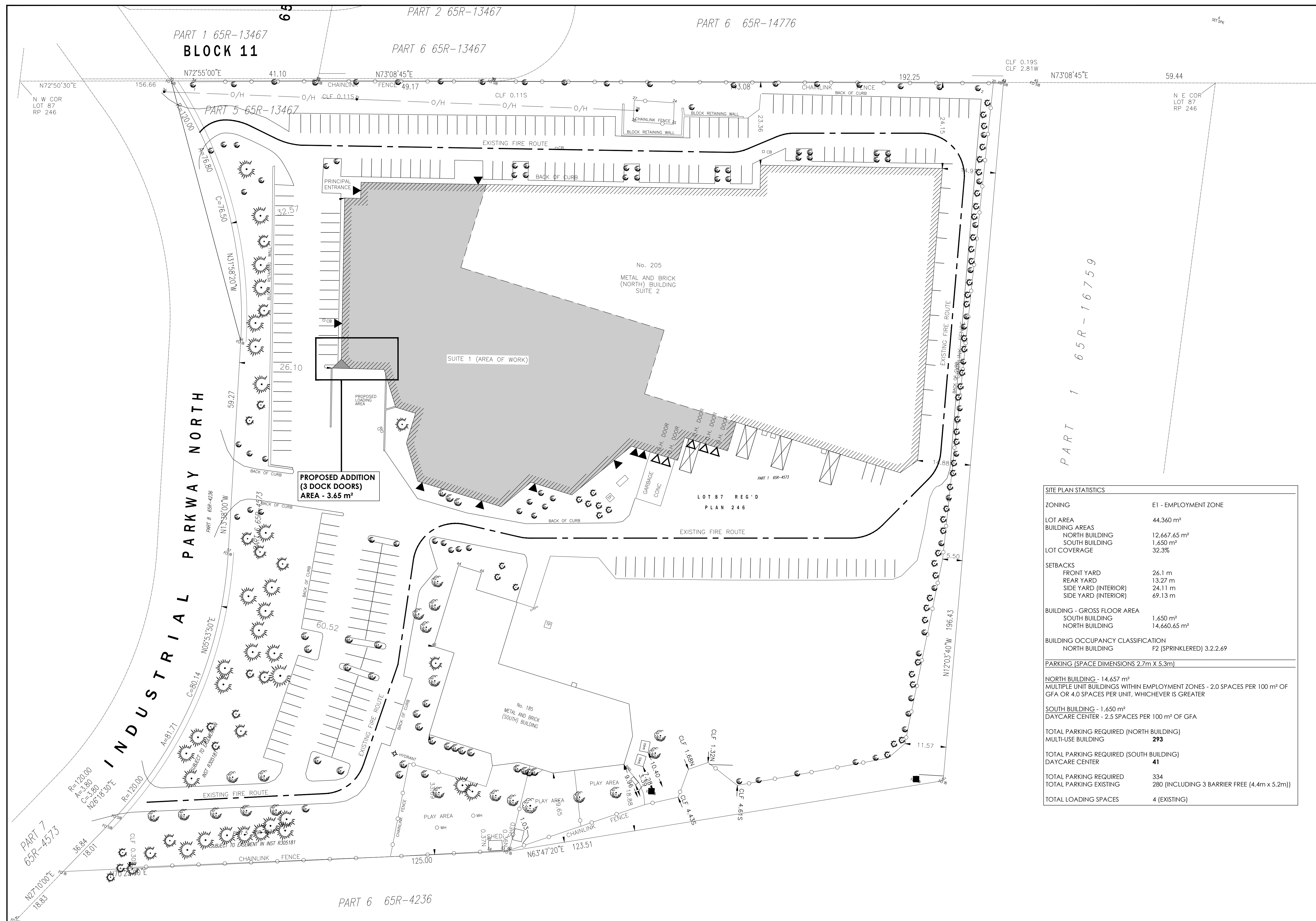
Appendix 'C' – Proposed Floor Plan

Appendix 'A' – Conditions of Approval

Planning and Development Services:

1. That the variance only applies to the subject property in conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20241436 DATE: Dec. 2, 2024
 APPROVED BY: *bill jean*
 PRELIMINARY ZONING REVIEW



SITE PLAN STATISTICS

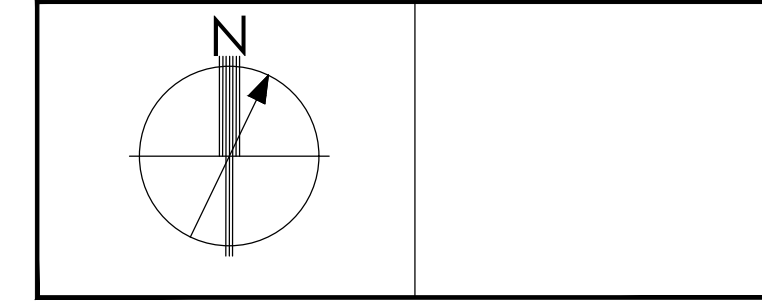
ZONING	E1 - EMPLOYMENT ZONE
LOT AREA	44,360 m²
BUILDING AREAS	
NORTH BUILDING	12,667.65 m²
SOUTH BUILDING	1,650 m²
LOT COVERAGE	32.3%
SETBACKS	
FRONT YARD	26.1 m
REAR YARD	13.27 m
SIDE YARD (INTERIOR)	24.11 m
SIDE YARD (INTERIOR)	69.13 m
BUILDING - GROSS FLOOR AREA	
SOUTH BUILDING	1,650 m²
NORTH BUILDING	14,660.65 m²
BUILDING OCCUPANCY CLASSIFICATION	
NORTH BUILDING	F2 (SPRINKLERED) 3.2.2.69
PARKING (SPACE DIMENSIONS 2.7m X 5.3m)	
NORTH BUILDING - 14,657 m²	MULTIPLE UNIT BUILDINGS WITHIN EMPLOYMENT ZONES - 2.0 SPACES PER 100 m² OF GFA OR 4.0 SPACES PER UNIT, WHICHEVER IS GREATER
SOUTH BUILDING - 1,650 m²	DAYCARE CENTER - 2.5 SPACES PER 100 m² OF GFA
TOTAL PARKING REQUIRED (NORTH BUILDING)	293
TOTAL PARKING REQUIRED (SOUTH BUILDING)	41
TOTAL PARKING REQUIRED	334
TOTAL PARKING EXISTING	280 (INCLUDING 3 BARRIER FREE (4.4m x 5.2m))
TOTAL LOADING SPACES	4 (EXISTING)

NO.	DATE	REVISION
3	24.11.29	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
2	24.11.28	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
1	24.11.25	ISSUED FOR PRELIMINARY ZONING REVIEW

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 DO NOT SCALE DRAWINGS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.
 COPYRIGHT RESERVED.

CSPACE ARCHITECTURE

58-8841 GEORGE BOLTON PKWY. BOLTON, ON L7E 2X8
 T: 647.588.1784 E: info@ospace.ca



PROJECT
 INDUSTRIAL - FITNESS CENTER
 205 INDUSTRIAL PARKWAY NORTH,
 SUITE 1,
 AURORA, ON.

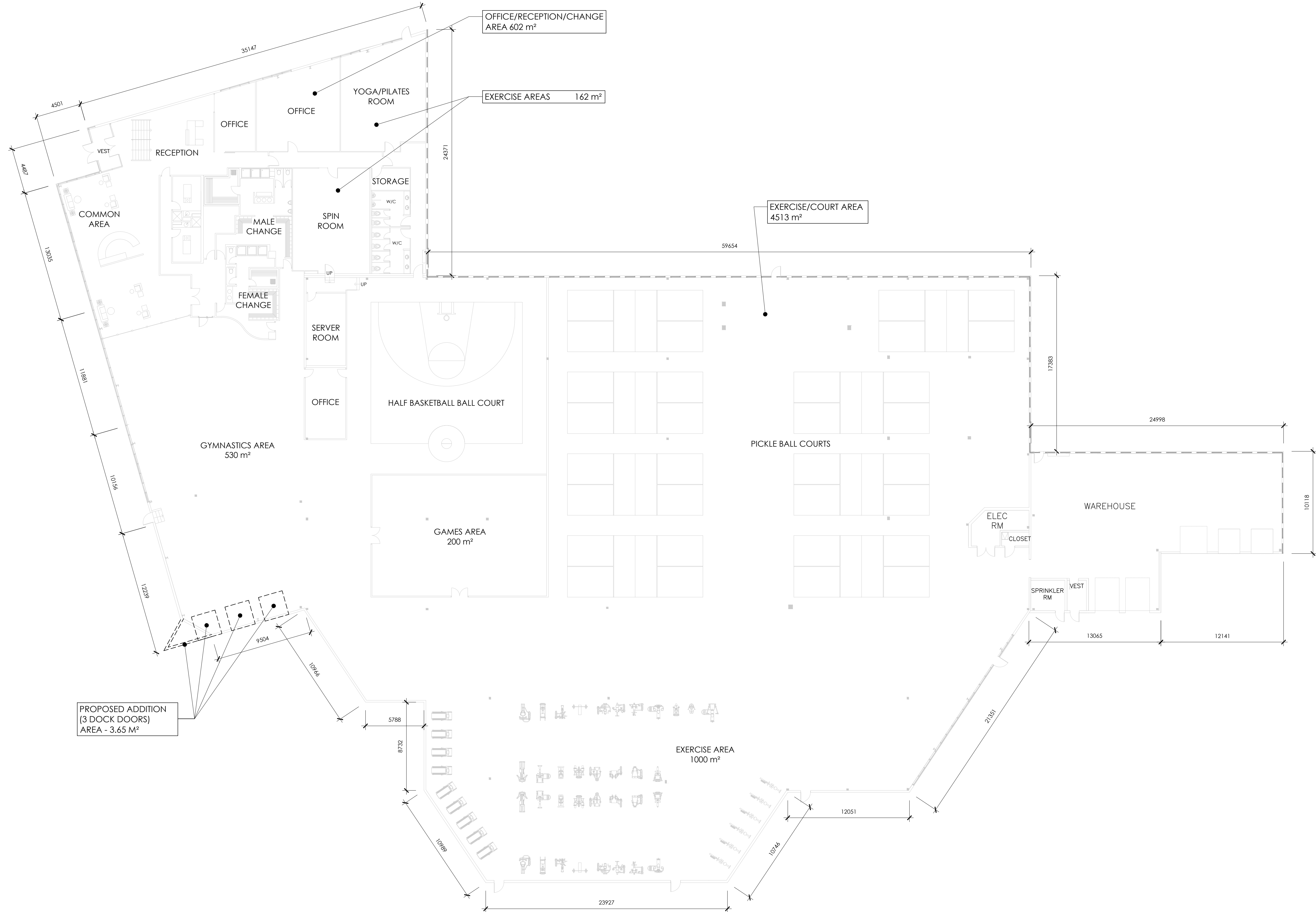
DRAWING TITLE
 PROPOSED SITE PLAN

SCALE AS NOTED	PROJECT NO. 24-2044
DRAWN BY AC	APPROVED CCP
	DATE 24.11.22

DRAWING NO.
A102

1
 A102 PROPOSED SITE PLAN
 SCALE 1:500

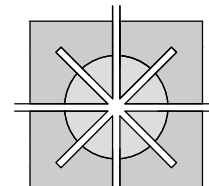
**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
 PERMIT NO.: PR20241436 DATE: Dec. 2, 2024
 APPROVED BY: *bill jean*
PRELIMINARY ZONING REVIEW



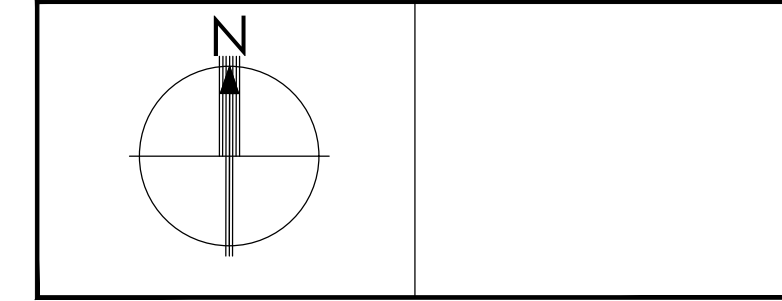
NO.	DATE	REVISION
3	24.11.29	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
2	24.11.28	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
1	24.11.25	ISSUED FOR PRELIMINARY ZONING REVIEW

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.
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CSPACE ARCHITECTURE



58-8841 GEORGE BOLTON PKWY. BOLTON, ON L7E 2X8
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PROJECT
 INDUSTRIAL - FITNESS CENTER
 205 INDUSTRIAL PARKWAY NORTH,
 SUITE 1,
 AURORA, ON.

DRAWING TITLE
 PROPOSED FLOOR PLAN

SCALE AS NOTED	PROJECT NO. 24-2044
DRAWN BY AC	APPROVED CCP
	DATE 24.11.22

DRAWING NO.
A201

1 PROPOSED FLOOR PLAN
 A201 SCALE 1:200



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

Town of Aurora
Committee of Adjustment Report
No. C-2024-06

Subject: **Consent Application**
Trustees of Christ Evangelical Luther Church
7 Lacey Court
PCL 12-1 SEC 65M-2583; Block 12, Plan 65M-2583
File: C-2024-06
Related Planning Application(s): OPA-2024-01, ZBA-2024-01, SP-2024-01

Prepared by: **Antonio Greco, Senior Planner**

Department: Planning and Development Services

Date: January 9, 2025

Application

The proposed consent application is to sever the subject lands as follows (see Appendix 'B'):

- a) **Proposed Retained Lands:**
Part 1 and 2 of the Draft Plan of Severance (northern half)
- b) **Proposed Severed Lands:**
Part 3 and 4 of the Draft Plan of Severance (southern half)

Parts 1 and 2 will feature a lot area of 3,838 m² (0.94 acres) and a lot frontage of 26.5 m (86.9 ft) along Lacey Court. Parts 3 and 4 will feature a lot area of 7,172 m² (1.77 acres) with 98.5 m (323 ft) of frontage along Wellington Street West.

Background

Subject Property and Area Context

The subject site is located at the northeast corner of Wellington Street West and McLeod Drive, west of Yonge Street and east of Bathurst Street. The site has a total area of 1.06 hectares (2.71 acres) with a frontage of approximately 26.5 metres along

Lacey Court and 98.5 metres along Wellington Street West. The site is currently home to the Christ Evangelical Luther Church, with access currently provided via a driveway off Lacey Court.

Related Planning Applications (OPA-2024-01, ZBA-2024-01, SP-2024-01)

The applicant submitted an Official Plan Amendment, Zoning By-law Amendment, and Site Plan application to the Town on March 7, 2024. The Official Plan and Zoning By-law Amendment applications were presented to Council during the statutory Public Planning meeting on May 14, 2024. Following the statutory Public Planning meeting, the applicant provided a second submission to Town Planning Staff, addressing comments from the initial submission. The applicant is in the later stages of the planning process in which majority of the internal/external comments have been addressed and the need for a Consent application is required.

Furthermore, a recommendation report will be presented to Council in the first quarter of 2025, seeking approval for the Official Plan and Zoning By-law Amendment applications. As per Bill 109, the approval of the subject Site Plan application is delegated to Staff, however, a future common elements Plan of Condominium and Part Lot Control application will also be required and directed to Council for consideration.

200 Wellington Street West (OPA-2021-06; ZBA-2021-08; SP-2022-06)

As shown in Appendix C, the property municipally known as 200 Wellington Street West abuts the subject application on 7 Lacey Court. In March 2023, the Ontario Land Tribunal approved the Official Plan (OPA-2021-06) and Zoning By-law Amendments (ZBA-2021-08) subject to a site plan agreement. The Site Plan Application has been reviewed by the Town and External Agencies. Planning Staff and the Appellant will be reporting back to the OLT in Q1 of 2025 to receive the Final Order.

The approved development on 200 Wellington Street West is considered as Phase 1 in the overall development of the abutting properties on 7 Lacey Court. The approved development will construct a total of 27 townhouse units in five blocks, with access via a private driveway and private road accessible via Wellington Street West.

The subject Consent application on the southern portion of 7 Lacey Court is considered as Phase 2. There is a direct connection between 7 Lacey Court and 200 Wellington Street West.

Proposal

The applicant is proposing to sever off the southern portion of the subject land to facilitate the construction of 29 townhouse units on a common-elements condominium

road. The northern portion of the land containing the Christ Evangelical Lutheran Church is to remain as part of this application. The Church would effectively remain as its own parcel and the proposed residential townhouse development will occupy the southern portion of the site.

The severance plan is provided in Appendix 'B'. Parts 1 and 2 represent the Retained Lands to the north, while Parts 3 and 4 are the Severed Lands to the south. Parts 2 and 4 are identified as servicing easements for sanitary and stormwater, which are registered on title and owned by the Town of Aurora. Regardless of the proposed consent application, the servicing easement will continue to be in favor of the Town, irrespective of who owns the retained or severed lands.

The details of the proposed consent are as follows:

	Parts	Lot Depth	Lot Area	Lot Frontage
Retained Parcel (Christ Evangelical Luther Church)	1 & 2	36 m (118 ft)	3,838 m ² (0.94 acres)	26.5 m (86.9 ft)
Severed Parcel (Vacant Southern Portion)	3 & 4	79 m (259 m)	7,172 m ² (1.77 acres)	98.5 m (323 ft)

Bill 23 – the More Homes Built Faster Act

Bill 23 amended the Planning Act to with the goal of increasing housing supply and addressing housing affordability. The legislation aims to make it easier and faster to build more homes, particularly in areas where housing demand is high. The intent of the legislation is to assist the province in meeting planned minimum housing and density targets. Infill development and additional residential units are specifically seen as assisting with creating housing opportunities through the gentle intensification of traditionally lower density residential areas.

The construction of twenty-nine (29) townhouse units directly contributes to increasing the supply of housing, aligning with the goal of adding more homes to the market, especially in high-demand areas. Townhouses can offer an alternative to single-family homes, making housing more accessible for families and first-time homebuyers.

Official Plan

The subject property is designated “Existing Major Institutional” within the Town of Aurora Official Plan. The property also falls within the area covered by Official Plan Amendment 48 (OPA 48) which also designates the property as “Institutional.”

Zoning

As shown on Figure 3, the subject property is currently zoned “Institutional (I),” within the Town’s Zoning By-law 6000-17, as amended. The Institutional zone permits for a wide variety of uses such as Day Care Centres, Places of Worship, Recreation Centres, Schools, and Long-Term Care Facilities.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) was undertaken by the Building Services Division prior to submission of the subject application. The PZR confirmed that the proposed application will not result in any non-compliance with the Zoning By-law for the proposed severed or retained parcels.

Planning Comments

When considering an application for consent to sever lands, regard shall be had to the criteria of Section 51 (24) of the *Planning Act*. This includes, amongst other things:

- Matters of Provincial Interest
- Conformity with the Official Plan and adjacent plans of subdivision
- Suitability of the land for the purpose in which it is to be subdivided
- The dimension and shape of the proposed lots
- Adequacy of utilities and municipal services
- Number and adequacy of highways

Matters of Provincial Interest

Staff are satisfied that the proposed consent application is consistent with the Provincial Policy Statement and conforms with applicable provincial plans, as the consent is to facilitate the construction of 29 townhouse units on a common-elements condominium road. The consent application implements the amendments made through Bill 23 and creates more attainable housing through residential intensification. The infill townhouse development on the southern portion of the subject lands implements good planning in building on an underutilized plot of land. Townhouses are often seen as more attainable

than detached homes, which helps in providing more housing options for the surrounding area.

The increase in residential units on the subject lands can also be supported given the nearby major transit station area (MTSA) which provides commuting options to residents. Staff believe that the consent application demonstrates good planning and strives to provide alternative solutions to assist in the creation of new, attainable housing opportunities.

Conformity with the Official Plan and Adjacent Plans of Subdivision

The proposed consent application will add new, attainable housing that assists the Town with implementing provincial and regional growth targets while also diversifying the local housing stock. The proposal will add the infill development of townhouse units on an underutilized lot fronting onto a regional road being Wellington Street West. The proposed consent application supports complete community development by providing housing opportunities in close proximity to commercial and social service amenities, parks, and public transportation.

The proposed consent application does not conflict with the existing lot fabric of the adjacent area. It is the opinion of Staff that the use of land is more efficient, particularly within urban areas where the demand for housing is highest. Townhouses are typically more land-efficient than single-detached homes, as they require less space per unit. A development of twenty-nine (29) townhouse units could provide a higher density of housing without needing a large footprint. This supports provincial goals for more efficient use of land in areas where land scarcity is a concern.

Suitability of the land and adequacy of utilities, services, highways and access

The proposed new residential development is approximately 1.8 kilometres west of Yonge Street and Wellington Street East, which provides for a variety of local amenities within walking distance or a short public transit commute. In addition, the Aurora GO station is located approximately 2.6 kilometres east of the subject property, allowing the future residents to be within proximity of a major transit station area. Staff believe that the proposed consent application provides adequate local services and access to transit for the residential intensification.

The proposed retained lot (northern portion) will maintain vehicular access off Lacey Court; however, the proposed severed lot (southern portion) is considered to be land

locked, with its current access point being restricted to emergency vehicles only. As mentioned earlier in this report, the proposed development on the subject lands is considered as 'Phase 2' and is to be interconnected via a private condo road with the adjacent property to the east at 200 Wellington Street West (Appendix C). A condition of approval has been implemented that the Owner obtain Site Plan Approval as it pertains to the adjacent development at 200 Wellington Street West, to ensure that appropriate vehicular access is available to access the proposed severed lot.

As part of the other related planning applications, the Town's Engineering Staff and Region of York have also reviewed the proposed vehicular access off 200 Wellington Street West and have no objections. Furthermore, the Town has confirmed that municipal services are available to accommodate the proposed residential development.

Dimension and shape of the proposed lot

Staff are of the opinion that the proposed consent application is generally compatible with the surrounding area regarding the dimension and shape of both the proposed severed and retained lot and will not result in any negative impacts on adjacent properties or the character of the surrounding area. Appropriate access to both parcels will be maintained and enforced through the implemented condition of approval and associated Site Plan applications. The existing depth of the property ensures suitability of the site for maneuverability and to ensure that both parcels can function independently. The proposed retained and severed lots comply with the Zoning By-law with no associated minor variances required.

Planning staff are of the opinion that the dimension and shape of the proposed lots is appropriate, and in fact desirable as part of the efficient use of land.

Additional Comments

The consent application was circulated to Town Departments/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review completed. No objection.
Engineering Division	No objection.

Department or Agency	Comments
Operational Services (Parks)	No objection.
Operations (Public Works)	No objection.
Central York Fire Services	No objection.
York Region	No objection.
LSRCA	No objection.
Alectra	No objection.

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after writing this report, the Secretary-Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Staff have reviewed the application with respect to Section 51(24) of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Provincial Policy Statement, Provincial Plans and the Town's Official Plan and are satisfied with the proposed consent application.

Based on the aforementioned, Staff have no objection to approving the Consent application File. C-2024-06, subject to the conditions attached (Appendix 'A').

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Draft R-Plan

Appendix 'C' – Proposed Severance Plan

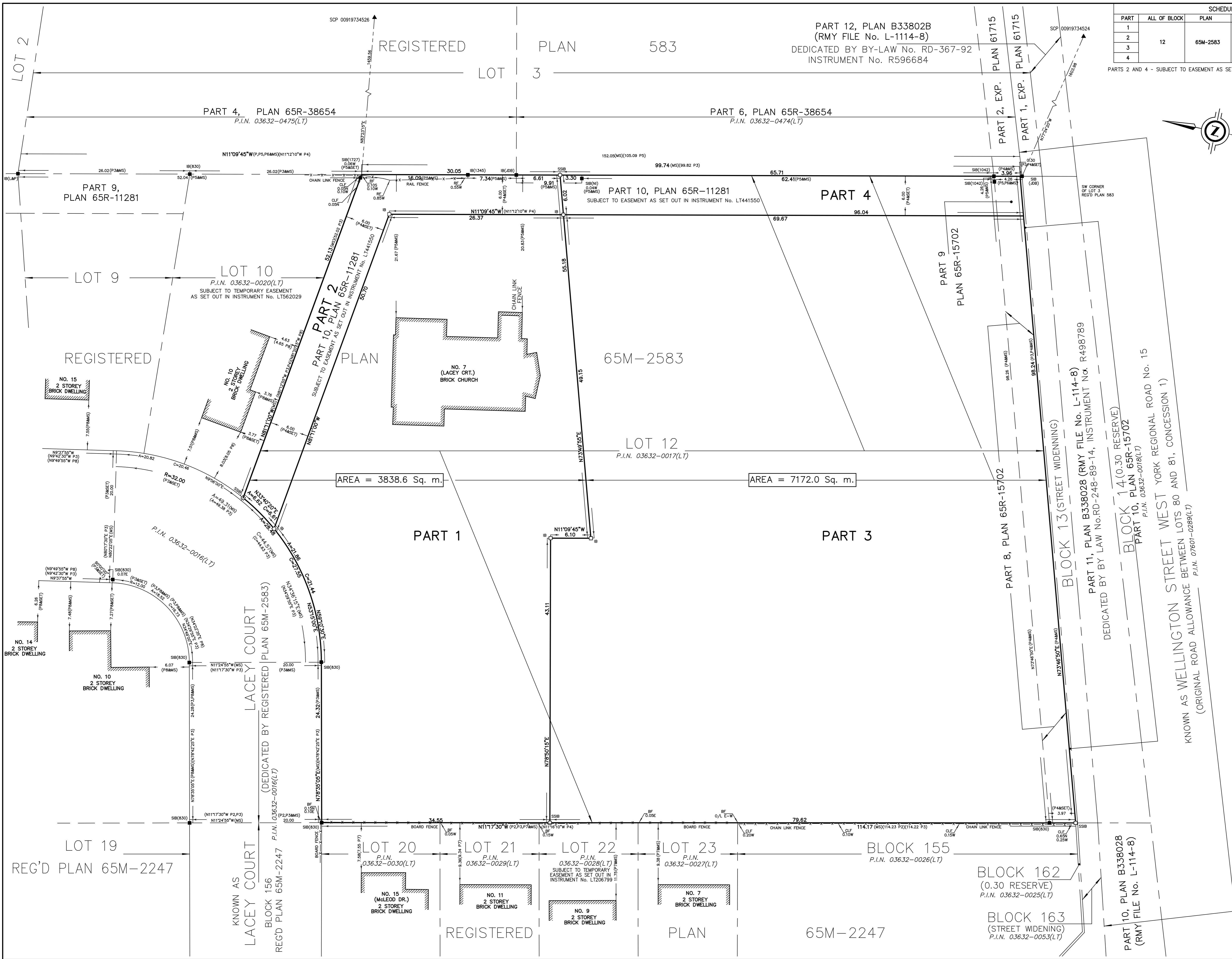
Appendix 'A' – Conditions of Approval

Planning and Development Services:

1. That the consent only applies to the subject property in conformity with the plans attached as Appendix 'B' to this report, to the satisfaction of the Director of Planning and Development Services.
2. That the Owner obtain approval from Town of Aurora Council pertaining to the Official Plan Amendment (OPA-2021-06) and Zoning By-law Amendment (ZBA-2021-08) applications on the subject lands.
3. That the Owner obtain Site Plan Approval as it relates to Site Plan application (SP-2022-06) at 200 Wellington Street West.
4. That the Owner provide written confirmation of no outstanding payment of property taxes owing to date for the subject property, to the satisfaction of the Secretary-Treasurer.
5. Submission to the Secretary-Treasurer of four (4) white prints of a deposited Reference Plan for review showing the subject lands, which conforms substantially to the application form and sketch as submitted with this application (Appendix 'B'). One copy of the deposited reference plan must be submitted to the Town prior to the issuance of the Certificate of Official. Please note, if the transaction in respect of which the consent was given is not carried out within the two-year period following issuance of the Certificate of Official, the consent effectively will lapse [Planning Act, R.S.O. 1990, c.P.13, as amended, s. 53 (43)]
6. Submission to the Secretary-Treasurer of the required draft transfers to effect the severance applied for under Files C-2024-06 in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act. Subsection 50 (3 or 5) of the Planning Act, R.S.O 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
7. That the Owner pay the Legal Services Fees (\$238.00) regarding the Town's cost to obtain a Parcel Abstract/PIN as per section 10 of Application, and written confirmation be provided to the satisfaction of the Secretary-Treasurer. The cheque is payable to "The Corporation of the Town of Aurora" quoting file number

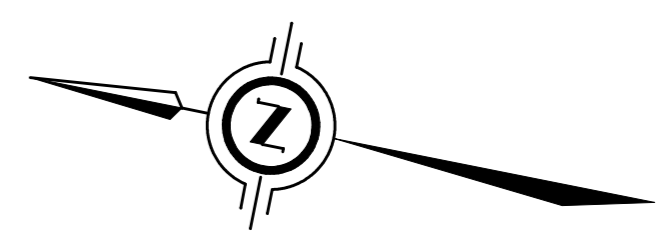
C-2024-06 and delivered to the attention of Legal Services, 100 John West Way, Box 1000, Aurora, ON L4G 6J1.

8. That the Owner enter into a Letter of Undertaking to acknowledge the understanding that the Owner will be required to pay cash-in-lieu of Parkland, development charges, municipal service connection fees and any other fees as required and applicable per the Town's Fees and Charges By-law to the satisfaction of the Director of Planning and Development Services.
9. Fulfilment of all of the above conditions shall occur within two (2) years of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act. R.S.O. 1990, c.P.13, or the consent will lapse.



SCHEDULE				
PART	ALL OF BLOCK	PLAN	ALL OF PIN	AREA
1				3361.6 Sq.m.
2	12	65M-2583	03632-0017(LT)	477.0 Sq.m.
3				6754.0 Sq.m.
4				418.0 Sq.m.

PARTS 2 AND 4 - SUBJECT TO EASEMENT AS SET OUT IN INSTRUMENT NO. LT441550



PLAN OF SURVEY OF
BLOCK 12
REGISTERED PLAN 65M-2583
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
 SCALE = 1:250m

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

GUIDO PAPA SURVEYING
 A DIVISION OF J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) SCP 00919734526 AND SCP 00919734524, UTM ZONE 17, NAD83 (1997.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999744.
 FOR BEARING COMPARISONS, A ROTATION OF 1°01'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P.
 FOR BEARING COMPARISONS, A ROTATION OF 1°03'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P2, P3, P7.
 FOR BEARING COMPARISONS, A ROTATION OF 1°03'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P4.
 FOR BEARING COMPARISONS, A ROTATION OF 1°00'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P6.
 FOR BEARING COMPARISONS, A ROTATION OF 1°05'5" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P8.

INTEGRATION DATA			
SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 10, NAD83 (1997.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
SCP 00919734526	622 886.45	4 872 807.78	
SCP 00919734524	623 022.32	4 872 196.55	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN SCP 00919734526 AND SCP 00919734524 IS 626.32 N123200"W			

LEGEND		
□	DENOTES	SURVEY MONUMENT FOUND
○	DENOTES	SURVEY MONUMENT SET
SB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
CCW	DENOTES	CONCRETE PIN WITH WASHER
WT	DENOTES	WITNESS
MS	DENOTES	MEASURED
P1	DENOTES	REGISTERED PLAN 593
P2	DENOTES	REGISTERED PLAN 65M-2247
P3	DENOTES	REGISTERED PLAN 65M-2583
P4	DENOTES	PLAN 65R-11281
P5	DENOTES	PLAN 65R-38654
P6	DENOTES	EXPROPRIATION PLAN R617715
P7	DENOTES	PLAN OF SURVEY BY SCHAEFFER & REINTHALER LIMITED O.L.S. DATED NOVEMBER 13, 1984 (JOB NO. 84-408-4)
P8	DENOTES	PLAN OF SURVEY BY TABACK, McILLAN LIMITED O.L.S. DATED JUNE 22, 1988 (FILE NO. 224)
830	DENOTES	E.W. PETZOLD O.L.S.
1042	DENOTES	B.K. EDWARDS SURVEYING LTD. O.L.S.
1345	DENOTES	GUIDO PAPA O.L.S.
1727	DENOTES	E.R. GARDEN LTD. O.L.S.
L&P	DENOTES	LLOYD AND PURCELL LTD. O.L.S.
JDB	DENOTES	J.D. BARNES LIMITED
BF	DENOTES	BOARD FENCE FENCE
CLF	DENOTES	CHAIN LINK FENCE
RF	DENOTES	RAIL FENCE
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER, 2024.

NOVEMBER, 2024
 DATE

PRELIMINARY
 DACIAN N. POPA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

GUIDO PAPA SURVEYING
 A DIVISION OF J.D. BARNES LIMITED
 SURVEYING MAPPING GIS

9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4
 T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

DRAWN BY:	D.N.P.	CHECKED BY:	D.N.P.	REFERENCE NO.:	24-18-835-00
					DATED: 11/20/2024

Authorities Having Jurisdiction
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Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect. August 07, 2024



No.: Revision: Date:

2.	ZBA/SPA Submission	August 07, 2024
1.	ZBA/SPA Submission	November 29, 2023
No.:	Issued For:	Date:

Drawing Title:
200 Wellington Site Plan & 7 Lacey Court Site Plan

Client:
200 WELLINGTON HOLDING CORP.

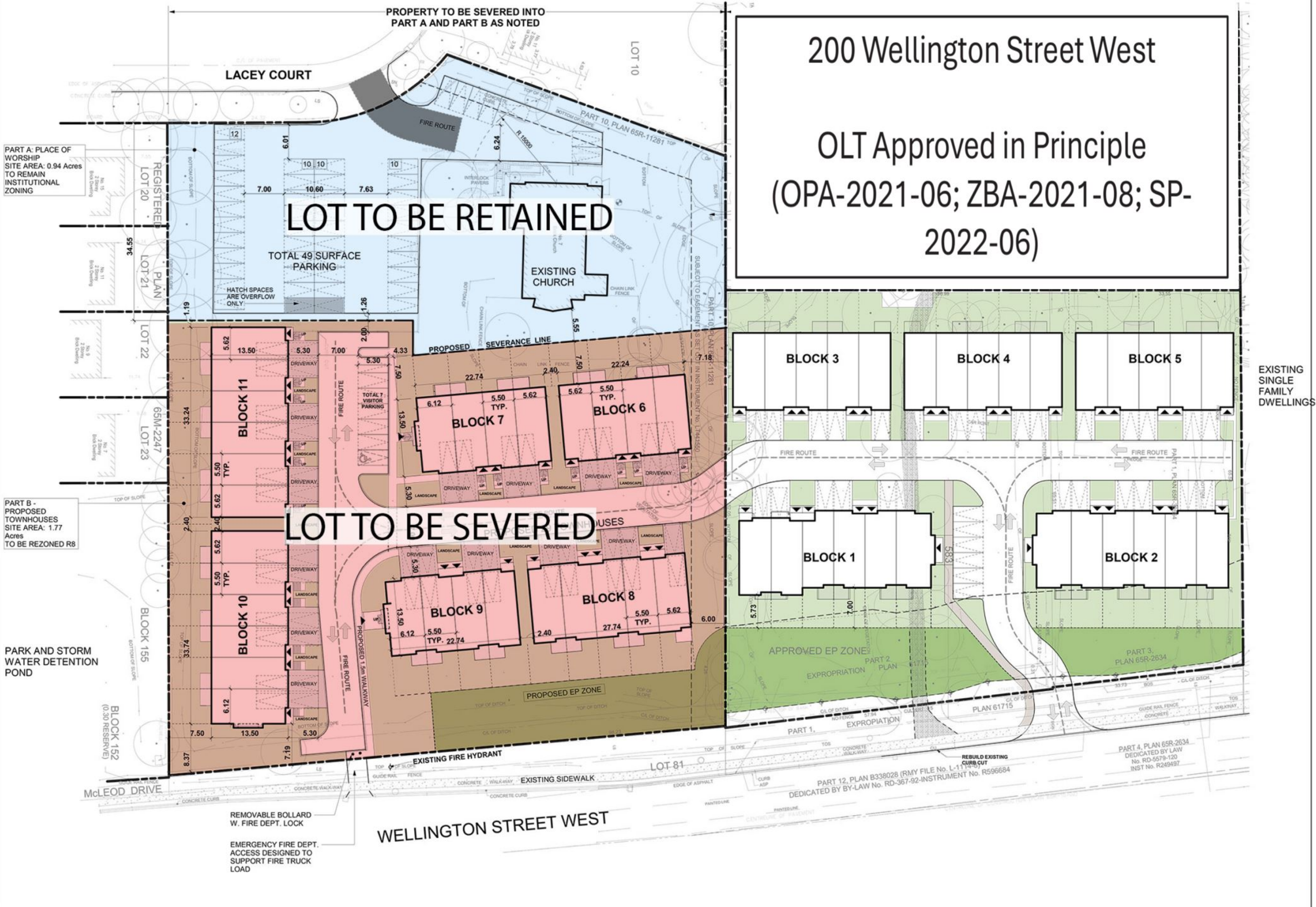
Project:
PROPOSED RESIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO
Scale: 1 : 300
Drawn by: L.A.
Checked by: S.K.
Project No.: 23-006
Date: August 07, 2024
Drawing No.:

A1.2

200 Wellington Street West

OLT Approved in Principle (OPA-2021-06; ZBA-2021-08; SP-2022-06)



PART A: PLACE OF WORSHIP
SITE AREA: 0.94 Acres
TO REMAIN INSTITUTIONAL ZONING

PART B - PROPOSED TOWNHOUSES
SITE AREA: 1.77 Acres
TO BE ZONED R8

PARK AND STORM WATER DETENTION POND

REMOVABLE BOLLARD W. FIRE DEPT. LOCK
EMERGENCY FIRE DEPT. ACCESS DESIGNED TO SUPPORT FIRE TRUCK LOAD

EXISTING SINGLE FAMILY DWELLINGS

Site Plan 1
1 : 300 A1.2