



Town of Aurora Council Public Planning Meeting Agenda

Date: Tuesday, June 14, 2022
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](https://www.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. PDS22-083 - Applications for Zoning By-law Amendment and Draft Plan of Subdivision, Highfair Investments Inc., 5 to 70 Archerhill Court | 1 |
| Lots 1 to 14, Plan 65M-2494, File Numbers: ZBA-2021-06 and SUB-2021-02 | |
| 1. That Report No. PDS22-083 be received; and | |
| 2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting. | |
| 5.2. PDS22-098 - Applications for Official Plan Amendment and Zoning By-law Amendment, 2697331 Ontario Inc., 1289 Wellington Street East | 16 |
| File Numbers: OPA-2022-02 and ZBA-2022-02 | |
| 1. That Report No. PDS22-098 be received; and | |
| 2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting. | |

6. Confirming By-law

- 6.1. By-law No. XXXX-22 Being a By-law to confirm actions by Council
resulting from a Council Public Planning meeting on June 14, 2022**

34

7. Adjournment



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

Town of Aurora

Public Planning Report

No. PDS22-083

Subject: Applications for Zoning By-law Amendment and Draft Plan of Subdivision
Highfair Investments Inc.
5 to 70 Archerhill Court
Lots 1 to 14, Plan 65M-2494
File Numbers: ZBA-2021-06 & SUB-2021-02

Prepared by: Sean Lapenna, Planner

Department: Planning and Development Services

Date: June 14, 2022

Recommendation

1. That Report No. PDS22-083 be received; and,
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.

Executive Summary

The purpose of this report is to provide Council with background information on the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications for the properties municipally known as 5 to 70 Archerhill Court (the 'subject lands'). The following is a summary of the planning applications:

- The applicant is proposing to re-develop the subject lands in order to accommodate 145 Single-Detached Dwellings, public streets and open space blocks;
- The applicant is proposing to rezone the subject lands from "Estate Residential (ER) Zone" to "Detached Third Density Residential Exception Zone R3(XX)", "Detached Fourth Density Residential Zone (R4)", "Detached Fourth Density Residential Exception Zone R4 (X1)", "Detached Fourth Density Residential Exception Zone R4 (X2)", "Public Open Space (O1) Zone" and "Environmental Protection (EP) Zone";

- A preliminary review of the proposed applications has been undertaken by Town departments and public agencies. Comments have been identified 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 applications was issued on January 15, 2021. The applications for Zoning By-law Amendment and Draft Plan of Subdivision were received on August 4, 2021 and deemed complete on September 22, 2021.

Location / Land Use

The subject lands are municipally known as 5 to 70 Archerhill Court and are located south of Wellington Street East and north of Vandorf Sideroad (Figure 1). The subject lands consist of 14 Estate Residential lots which currently accommodate 14 individual Estate Residential Dwellings as well a public road (Archerhill Court) which includes a cul-de-sac. The total combined lot area is 12.33 hectares (30.48 acres) and the total combined Lot Frontage is 241.48 metres (792.26 ft).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Open Space, Environmentally Protected lands and Detached Dwellings;
South: Environmentally Protected lands, Vandorf Sideroad and Detached Dwellings;
East: Bayview Avenue and Detached Dwellings;
West: Open Space, Environmentally Protected Lands and Employment lands.

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. The subject lands are within an area regulated by the Lake Simcoe Region Conservation Authority (LSRCA).

The Oak Ridges Moraine Conservation Plan (ORMCP) provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions. Official Plan Amendment No. 48 (OPA 48) was adopted by Council on October 22, 2003 to bring the Town of Aurora Official Plan into conformity with the ORMCP.

York Region Official Plan (YROP)

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.

Town of Aurora Official Plan

The subject lands are predominantly designated "Stable Neighbourhoods" by the Town of Aurora Official Plan while smaller areas along the east and west borders of the existing subdivision are designated "Environmental Protection" (Figure 2).

The Stable Neighbourhood designation seeks to ensure that residential neighbourhoods are protected from incompatible forms of development, while also allowing neighbourhoods to evolve and be enhanced over time.

The Environmental Protection Designation is designed to identify, protect and enhance the environmental features and functions that form a strong and permanent Greenlands System.

Zoning By-law 6000-17, as amended

The subject lands are zoned “Estate Residential (ER) Zone” by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 3). Permitted uses in this zone include a detached dwelling, second suite, and home occupation.

Reports and Studies

As part of complete application for the subject applications, the applicant has submitted the following documents for the proposed applications:

Table 1: Reports and Studies

| Document | Consultant |
|---|---|
| Planning Opinion Report | Macaulay Shiomi Howson Ltd. |
| Draft Zoning By-law Amendment | Macaulay Shiomi Howson Ltd. |
| Draft Plan of Subdivision | MiCAD inc. |
| Urban Design Brief | The Planning Partnership |
| Landscape Master Plan | Macaulay Shiomi Howson Ltd. |
| Hydrogeological Investigation | R.J Burnside & Associates |
| Phase 1 Environmental Site Assessment | EXP Services Inc. |
| Noise Study | Valcoustics Canada Ltd. |
| Functional Servicing and Stormwater Management Report | SCS Consulting Group Ltd. |
| Preliminary Environmental Impact Study | Dillon Consulting |
| Slope Assessment | EXP Services Inc. |
| Transportation Impact Study | The Municipal Infrastructure Group Ltd. |

Proposed Applications

The applicant is proposing to re-develop the subject lands with 145 single-detached lots, public streets and open space blocks.

145 single-detached lots are proposed with lot frontages ranging from 11.0 m to 15.0 m frontages with an average lot area of 462.0 m² and average lot depth of 32.0 m. The existing dwellings will be demolished to accommodate the new development. The entrance will be from the existing Archerhill Court access (Figure 1).

The existing public right of way (Archerhill Court) is intended to be removed and replaced with a new 18.0 m wide municipal right-of-way in the form of a ‘ring road’ layout to provide access to all lots in the newly proposed community (Figure 4).

The applicant is seeking a Zoning By-law Amendment with site-specific provisions to permit the Single-Detached Dwelling built-form proposed.

A Zoning By-law Amendment is required to rezone the subject lands from its current "Estate Residential (ER) Zone" to several different zone categories in order to accommodate to the proposed lot sizes as well as site specific zone standards. A Draft Zoning By-law is currently under review by staff.

According to the applicant, 116 residential units are proposed for the "Detached Fourth Density Residential Exception Zone R4 (X1)", 3 residential units are proposed for the "Detached Fourth Density Residential Exception Zone R4 (X2), 16 residential units are proposed for the "Detached Fourth Density Residential Zone (R4)" and 10 residential units are proposed for the "Detached Third Density Residential Exception Zone R3(XX)" for a total of 145 Single-Detached Dwellings (Figure 6). A variety of lot sizes have been proposed ranging from 11.0 m to 15.0 m in frontage, proposed lot coverage of 50% and building heights of 11.0 m.

Final Zoning standards will be evaluated by staff in detail prior to a final report and implementing by-laws being brought forward to council.

The applicant is also seeking an associated Draft Plan of Subdivision application to establish the newly proposed lotting pattern, open space blocks and road network.

A new subdivision is proposed to accommodate the new lotting pattern which includes 145 new single-detached lots, open space blocks along the east and west boundaries and new road network. In conjunction with the associated Zoning By-law Amendment application submitted, the latest Draft Plan outlines that approximately 6.697 ha (16.55 ac) is allocated for the 145 Single-Detached residential lots, 0.138 ha (0.34 ac) is allocated for park space, 3.198 ha (7.90 ac) is allocated for two Open Space Blocks, 0.014 ha (0.03 ac) for reserve blocks D & E along Vandorf Sideroad and 2.287 ha (5.65 ac) for the proposed road network internal to the site (Figure 4).

Analysis

Department / Agency Comments

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

- Proposal will be reviewed in context of the Provincial Policy Statement, the Growth Plan as well as applicable Regional and Provincial Policies;
- Density;
- Lotting pattern contemplated through proposed plan of subdivision;
- Urban Design and Architectural Control;
- Considerations with respect to any existing environmental features;
- Site Servicing and Grading;
- Stormwater Management;
- Noise attenuation;
- Traffic and access;
- Pedestrian Connectivity
- Tree Protection;
- Parkland and Amenity space.

Public Comments

Comments have been received from the public opposing the proposed planning applications and a following is a summary of cited concerns:

- Number of dwellings proposed is too high;
- Increased volume of traffic in the area & safety;
- Preservation of existing trees and environmental impact;
- Noise pollution.

In addition to this, the Town also received written correspondence outlining support for the proposed development as well.

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

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).

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

These applications were received on August 4, 2021 and therefore, the applicant may appeal to the OLT at any time.

Lastly, in order to remove and replace Archerhill Court with the new proposed right-of-way shown on the draft plan, Council will be required to enact a by-law to permanently close Archerhill Court. In accordance with the notice requirements of the Town's Public Notice By-law, notice of the intention to pass the by-law must be given at least 14 days prior to Council's consideration of the by-law by posting an informational sign on the side of Archerhill Court. The by-law will not take effect until the by-law is registered on title.

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

On October 7, 2021, a Notice of Complete Application respecting the Draft Plan of Subdivision and Zoning By-law Amendment Applications was published in the *Auroran* and *Aurora Banner* newspapers.

On May 25, 2022, notices were issued to all addressed property owners within 120 m of the subject lands. Signage on the subject lands was posted on May 19, 2022 with information regarding the Public Meeting. On May 26, 2022, Notice of Public Planning Meeting was published in the *Auroran* and *Aurora Banner* newspapers. Public Meeting notification has been provided in accordance with the *Planning Act*.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff 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 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.

Alternative to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the June 14, 2022 Public Planning Meeting.

Conclusions

Staff continue to review the subject applications having consideration for the above noted matters, the comments received from the agency circulation, and the feedback to be received from the Public and Council at the June 14, 2022 Public Planning Meeting.

Attachments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Existing Zoning
Figure 4 – Proposed Plan of Subdivision
Figure 5 – Proposed Landscape Master Plan
Figure 6 – Proposed Zoning

Previous Reports

Not applicable.

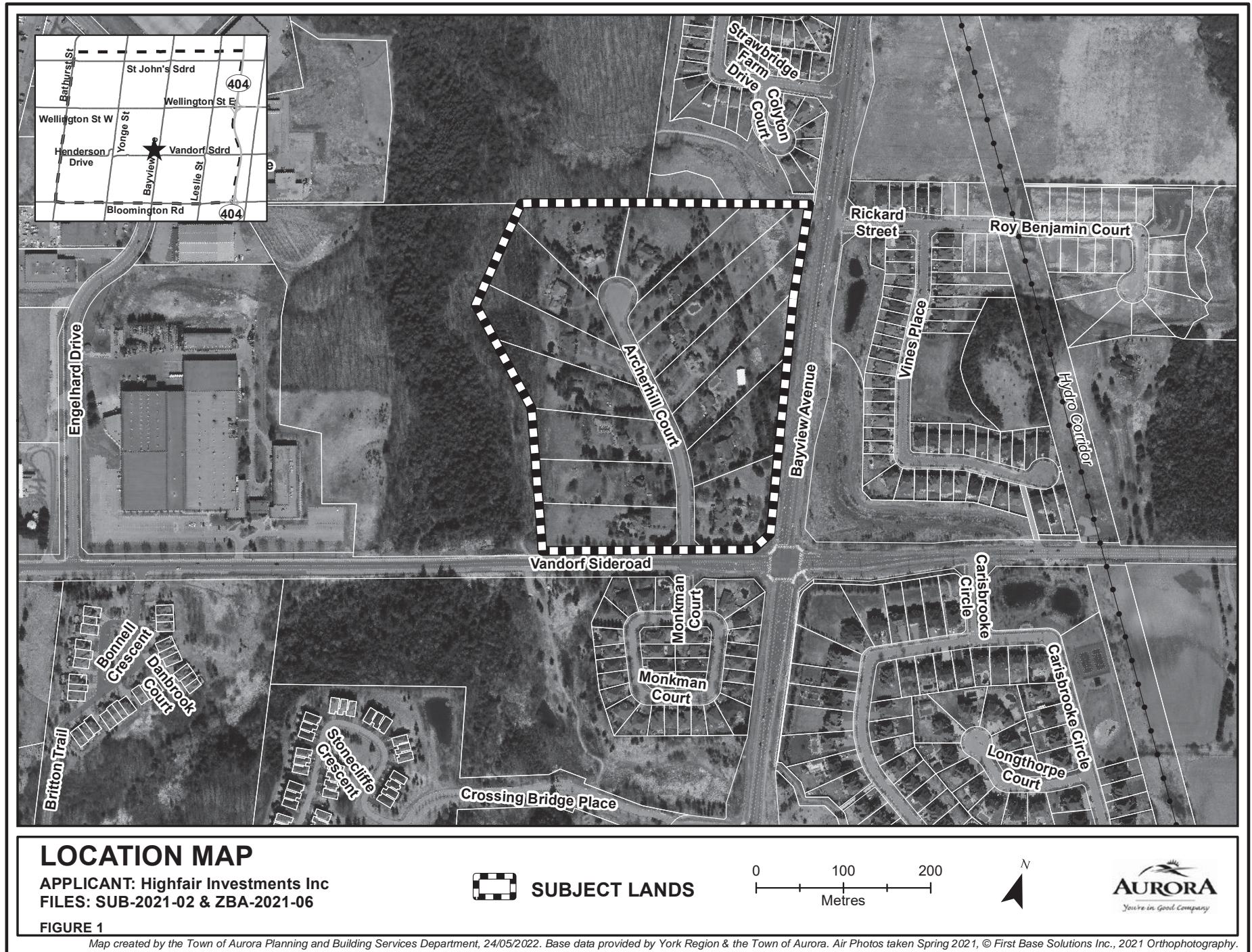
Pre-submission Review

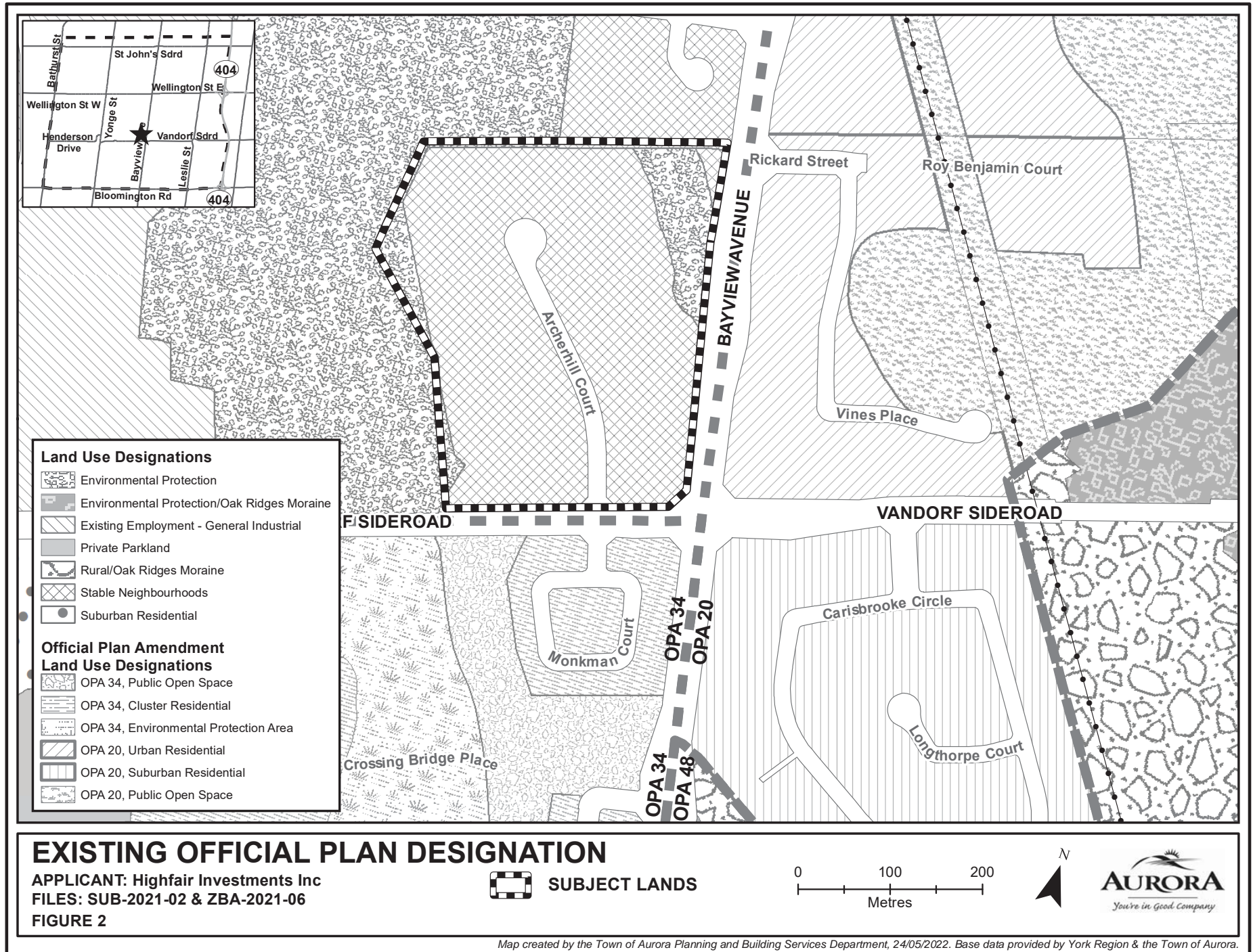
Agenda Management Team review on May 30, 2022

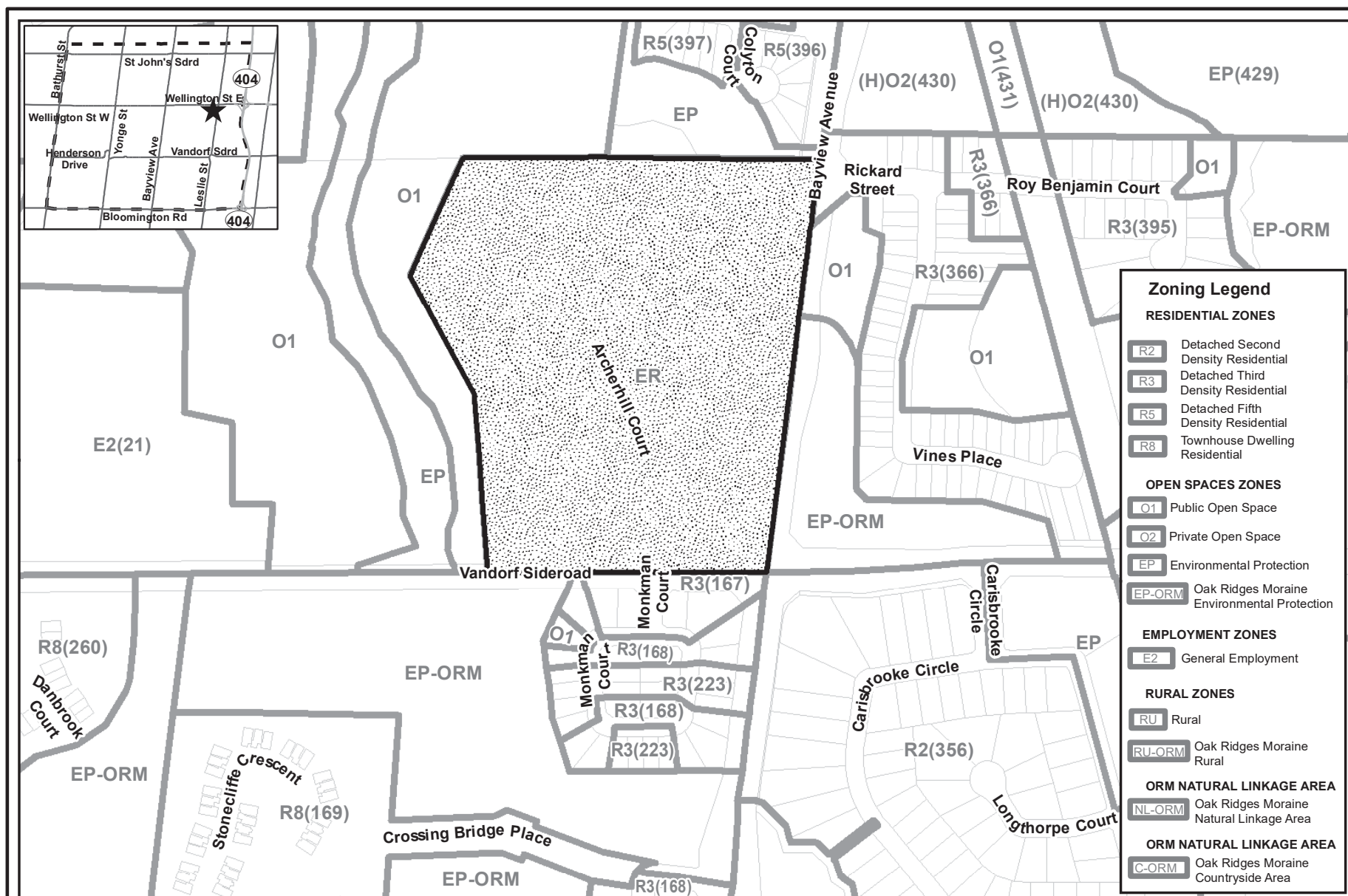
Approvals

Approved by Marco Ramunno, Director of Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer







EXISTING ZONING BY-LAW

APPLICANT: Highfair Investments Inc
 FILES: SUB-2021-02 & ZBA-2021-06
 FIGURE 3

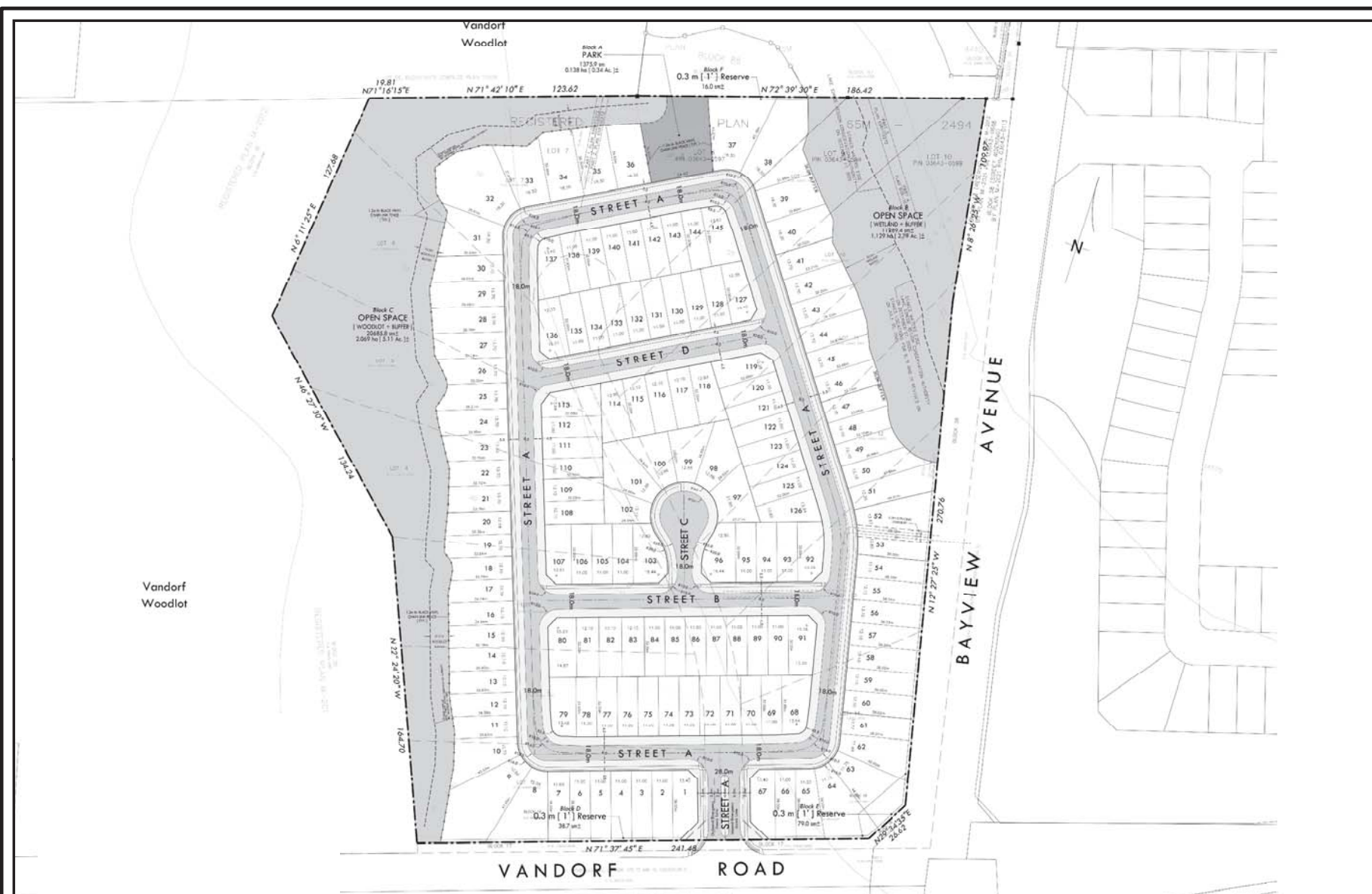
 **SUBJECT LANDS**

0 100 200
 Metres



Map created by the Town of Aurora Planning and Building Services Department, 24/05/2022. Base data provided by York Region & the Town of Aurora.

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PROPOSED PLAN OF SUBDIVISION

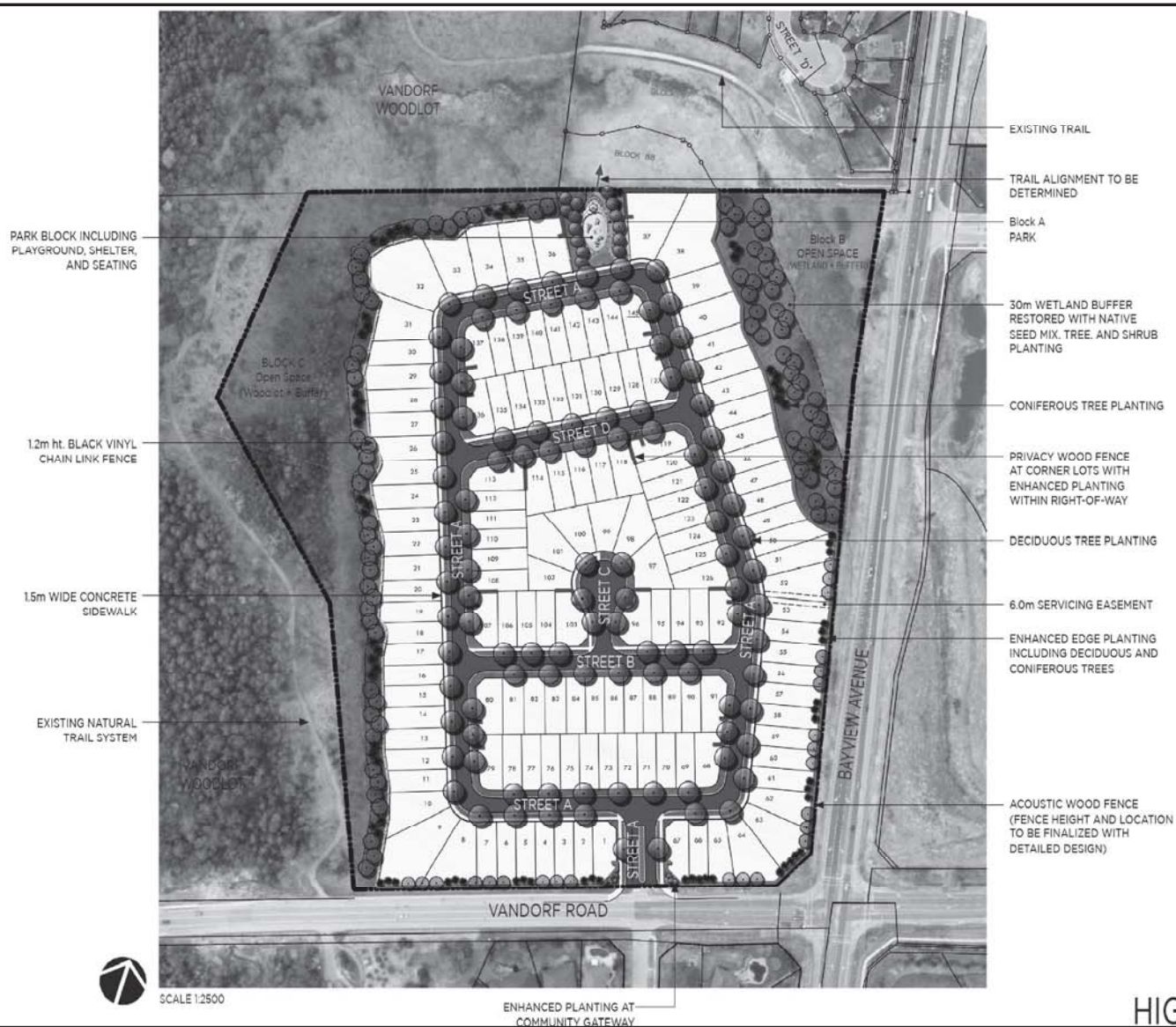
APPLICANT: Highfair Investments Inc
FILES: SUB-2021-02 & ZBA-2021-06

FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 24/05/2022. Data provided by miCAD Inc.

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HIGHFAIR AURORA

PROPOSED LANDSCAPE MASTER PLAN

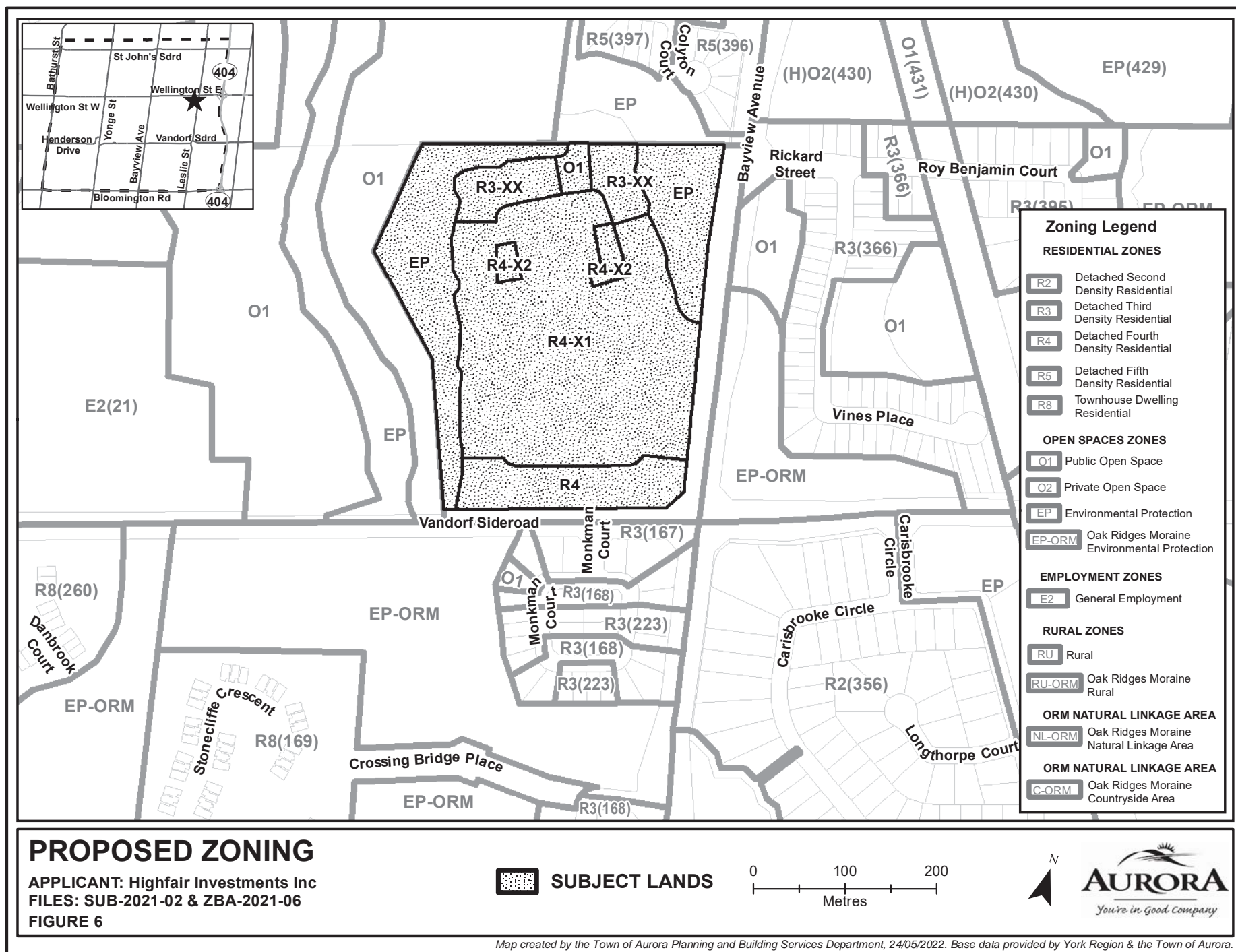
APPLICANT: Highfair Investments Inc
FILES: SUB-2021-02 & ZBA-2021-06

FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 25/05/2022. Data provided by Highfair Aurora.

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

Town of Aurora

Public Planning Report

No. PDS22-098

Subject: Applications for Official Plan Amendment & Zoning By-law
Amendment
2697331 Ontario Inc.
1289 Wellington Street East
File Number: OPA-2022-02 and ZBA-2022-02

Prepared by: Rosanna Punit, Planner

Department: Planning and Development Services

Date: June 14, 2022

Recommendation

1. That Report No. PDS22-098 be received; and
2. That the comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.

Executive Summary

The purpose of this report is to provide Council with background information on the proposed Official Plan Amendment, Zoning By-law Amendment for the property municipally known as 1289 Wellington Street East (the 'subject lands'). The following is a summary of the applications:

- The proposal is for 519 apartment units and twelve (12) townhouse blocks consisting of 59 units.
- The Official Plan Amendment proposes to re-designate the subject lands from "Business Park and "Linear and Other Open Space" to "Medium-High Density Residential" and "Linear and Other Open Space"
- The Zoning By-law Amendment proposes to re-zone the subject lands from "Rural Zone (RU)" to "Townhouse Dwelling Residential Exception Zone R8(XX)",

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

- A preliminary review of the proposed applications undertaken by the Town and external agencies have identified comments to be addresses before a final recommendation report is prepared for Council’s consideration.

Background

Application History

A pre-consultation application was submitted in December 2020. The applications for Official Plan Amendment and Zoning By-law Amendment were submitted on February 15, 2022. The Town declared the subject applications complete on February 28, 2022 and the applications were circulated for review and comment by Town of Aurora to internal departments and external agencies.

Location / Land Use

The subject lands are located on the southwest corner of Wellington Street East and Leslie Street (See Figure 1). The subject lands are irregular in shape with frontages along Wellington and Leslie Street. The subject lands have a total land area of approximately 14.47 acres (5.86 hectares). The lands are currently vacant (no structures), however the lands have areas of vegetation, woodland, wetlands and a watercourse.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Wellington St E, low density residential, gas station, and Aurora Recreation complex

South: low density residential, golf course

East: Leslie St, gas station, business park area

West: low density residential

Policy Context

Provincial Policies

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

York Region Official Plan (YROP)

The subject lands are designated “Urban Area” within the current York Region Official Plan. The intent of the Urban Area is to strategically focus growth while conserving resources and to create sustainable, lively communities. A range of uses are permitted within the Urban Area. A portion of the site along the western boundary is within the Regional Greenlands System, containing a watercourse and woodland. The site is partially within a Wellhead Protection Area D (WHPA-D), as well as a Recharge Management Area (WHPA-Q). Current policies prohibit conversions of employment lands to non-employment uses outside the Municipal Comprehensive Review (MCR) process. However, as part of York Region’s MCR process underway, the lands are not intended to be maintained as employment through the MCR and Regional Official Plan (ROP) update process. The subject lands are presently designated as “Community Area” in the York Regions Draft Official Plan.

Town of Aurora Official Plan

The subject lands are designated “Business Park” “Linear and Other Open Space”, allowing for employment uses and environmental protected lands within the Bayview North East Secondary Plan (OPA 30).

Zoning By-law 6000-17, as amended

The subject lands are currently zoned “Rural Zone (RU)” which permits: Agricultural uses, detached dwelling, second suite, greenhouses, home occupation and a place of worship.

June 14, 2022

4 of 8

Report No. PDS22-098

Reports and Studies

The Owner submitted the following documents as part of a complete application for the proposed official plan amendment and zoning amendment applications:

| Document | Consultant |
|---|---|
| Planning Justification Report | Groundswell Urban Planners |
| Draft Official Plan Amendment | Groundswell Urban Planners |
| Draft Zoning By-law Amendment | Groundswell Urban Planners |
| Conceptual Plan, Shadow Study, Architectural Plans | AND Architecture Inc. |
| Traffic Impact Study | JD Northcote Engineering Inc. |
| Landscape Plan | Landscaping Planning – Landscape Architects |
| Topographic and Staking survey | Lloyd ad Purcell – Ontario Land Surveyors |
| Environmental Impact Study & Scoped Natural Heritage Evaluation | GEI Consultants |
| Geotechnical Investigation | Fisher Engineering |
| Hydrogeological Investigation | Fisher Engineering |
| Phase 1 & 2 Environmental Site Assessment | Fisher Engineering |
| Tree Inventory and Edge Management Report | The Urban Arborist |
| Urban Design Brief | MBTW-WAI |
| Functional Servicing Report and Stormwater Management Report, grading, drainage and servicing plans | SCS Consulting Group |
| Noise Study | HGC Engineering |
| Stage 1 & 2 Archaeological Assessment | Amick Consultants Limited |

Proposed Applications

The proposal is for 519 apartment units and twelve (12) townhouse blocks consisting of 59 units.

A total of 578 residential units are proposed on the subject lands. Applications for Zoning By-law amendment and Official Plan amendment are required to facilitate the proposal.

The Official Plan Amendment proposes to re-designate the subject lands from “Business Park and “Linear and Other Open Space” to “Medium-High Density Residential” and “Linear and Other Open Space”

The “Medium- High Density Residential” designation will permit the apartment and townhouse development, and the amendment also requests a site-specific policy to include permitted uses for ‘apartment’ and ‘townhouse’ development. The maximum net density proposed is 161 units per hectare.

The current Business Park designation allows for employment uses. Currently the York Region Official Plan is under review and is known as a Municipal Comprehensive Review (MCR) process. As part of the York Region MCR process, the lands are not intended to be maintained as employment through the Regional Official Plan (ROP) update process. The subject lands are presently drafted as “Community Area” as part of the update process. The “Linear and Other Open Space” designation exists on the property due to an existing woodland feature and water feature present on the lands. The subject Linear and Open Space designation will further be refined subject to the Lake Simcoe Region Conservation Authority review and comment.

The Zoning By-law Amendment proposes to re-zone the subject lands from “Rural Zone (RU)” to “Townhouse Dwelling Residential Exception Zone R8(XX)”, “Second Density Apartment Residential Exception Zone RA2(XX)” and “Environmental Protection Zone (EP)”

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.

Analysis

A preliminary review of the proposed applications undertaken by the Town and external agencies have identified comments to be addresses before a final recommendation report is prepared for Council’s consideration.

Below are some preliminary comments to date to be addresses:

- The consideration of the subject applications relative to the Provincial Policies, existing Regional and Town policies to assess the appropriateness of the proposal.
- Access points require York Region approval
- Trail connectivity will be required, as per the Trails Master Plan

- Cash in lieu of parkland will be required.
- Confirmation that natural heritage area (Environmental Protection (EP) lands) be conveyed to the Town as this area is contiguous with adjacent Town EP lands and will support trail connectivity in consultation with LSRCA.
- The Stage 1 & 2 Archaeological Assessment prepared by AMICK Consultants Limited, concludes that no archaeological resources were identified within the property and that no further assessment is required. A letter from the Ministry of Tourism Culture and Sport is required to confirm that the assessment meets all the applicable standards and guidelines.
- The subject site is located within an area that is subject to the policies contained in the Source Protection Plan.
- The proposed development is considered to be 'Major Development' under the Lake Simcoe Protection Plan (LSPP). As a result, the proposed development is required to demonstrate conformity with the Stormwater Management policies (4.8 – 4.11 – DP) and Settlement Area policies (6.32 – 6.34-DP) of the LSPP.

Public Comments

Planning Staff have received comments from members of the public to date.

The comments relate to:

- Change to residential use, should remain commercial;
- Traffic congestion;
- Flooding concerns at the intersection of Leslie/Wellington;
- Removal of wildlife habitat;
- Tree removals;

All comments received from the public will be reflected in the final recommendation report and presented to Council at a future General Committee meeting.

Advisory Committee Review

Not applicable.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days

after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the LPAT.

Financial Implications

There are no financial implications at this time.

Communications Considerations

On May 26, 2022, a Notice of Public Planning Meeting respecting Official Plan Amendment and Zoning By-law Amendment was published in the *Auroran* and *Aurora Banner* newspapers. In addition, the notices were given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

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 and enabling a diverse, creative and resilient economy and Strengthening the fabric of our community: working with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. That comments presented at the Public Meeting be addresses by Planning and Development Services in a report to a Future Public Planning meeting.

Conclusions

Staff continue to review the subject applications having consideration for the above noted matters, the comments received from the agency circulation, and the feedback received from the public and Council at the Public Planning Meeting. A final report with recommendations will be presented to Council for consideration at a future General Committee Meeting.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Official Plan Designation

Figure 5 – Proposed Zoning By-law Amendment Designation

Figure 6 – Proposed Site Plan

Figure 7 – Proposed Renderings

Figure 8 – Proposed Renderings

Figure 9 – Proposed Renderings

Figure 10 – Proposed Renderings

Previous Reports

N/A

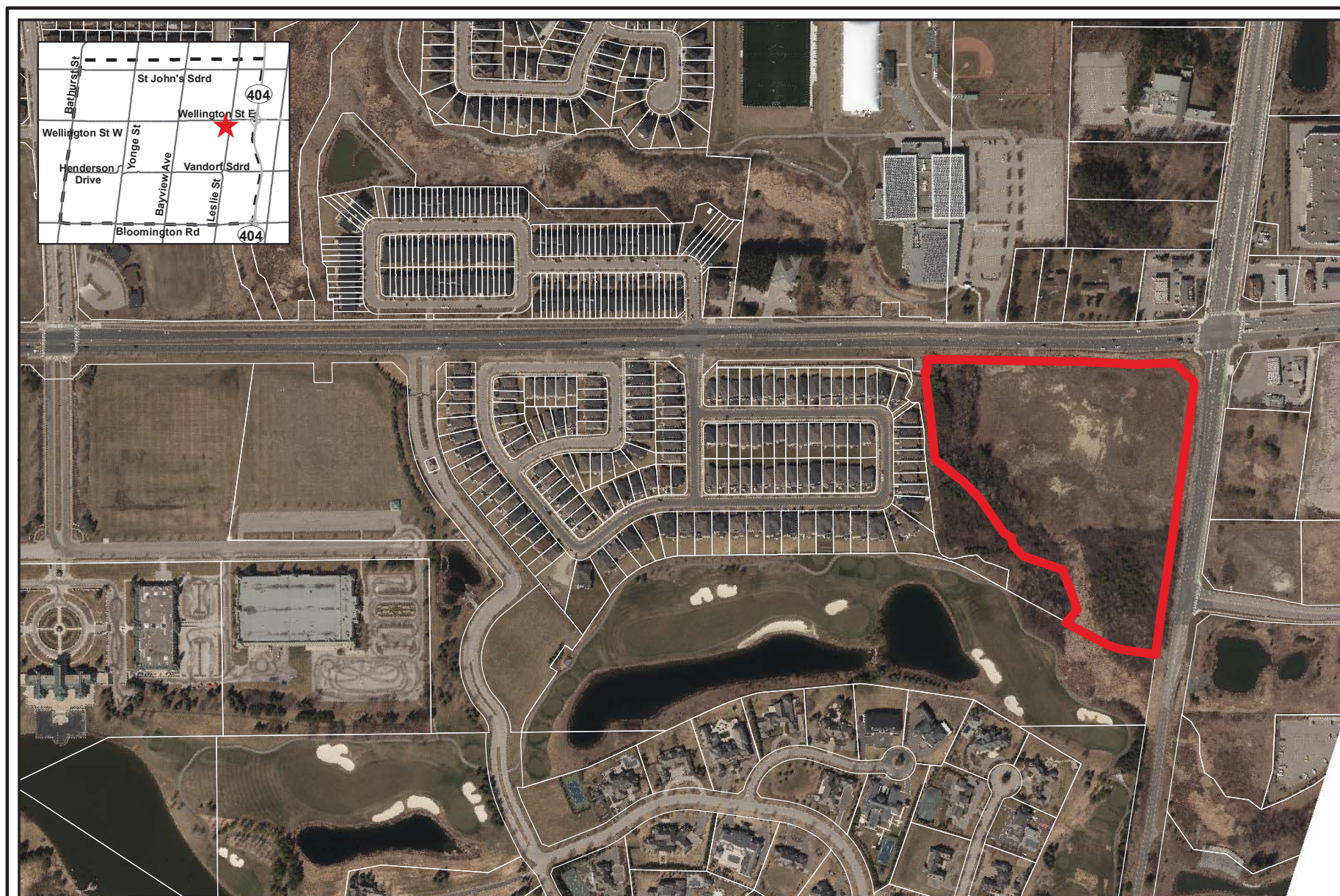
Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

APPLICANT: 2697331 Ontario Inc
FILES: OPA-2022-02 & ZBA-2022-02

 SUBJECT LANDS

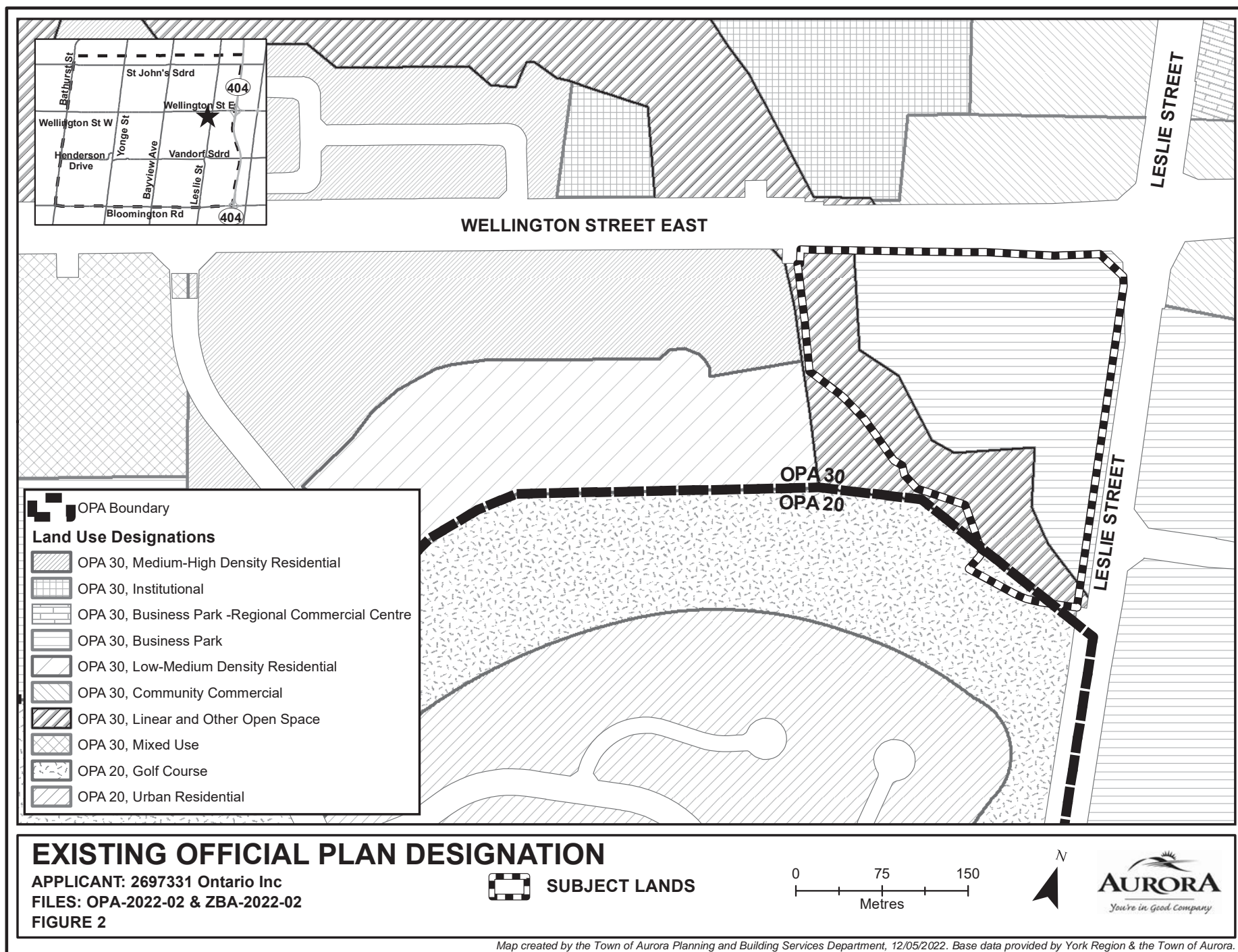
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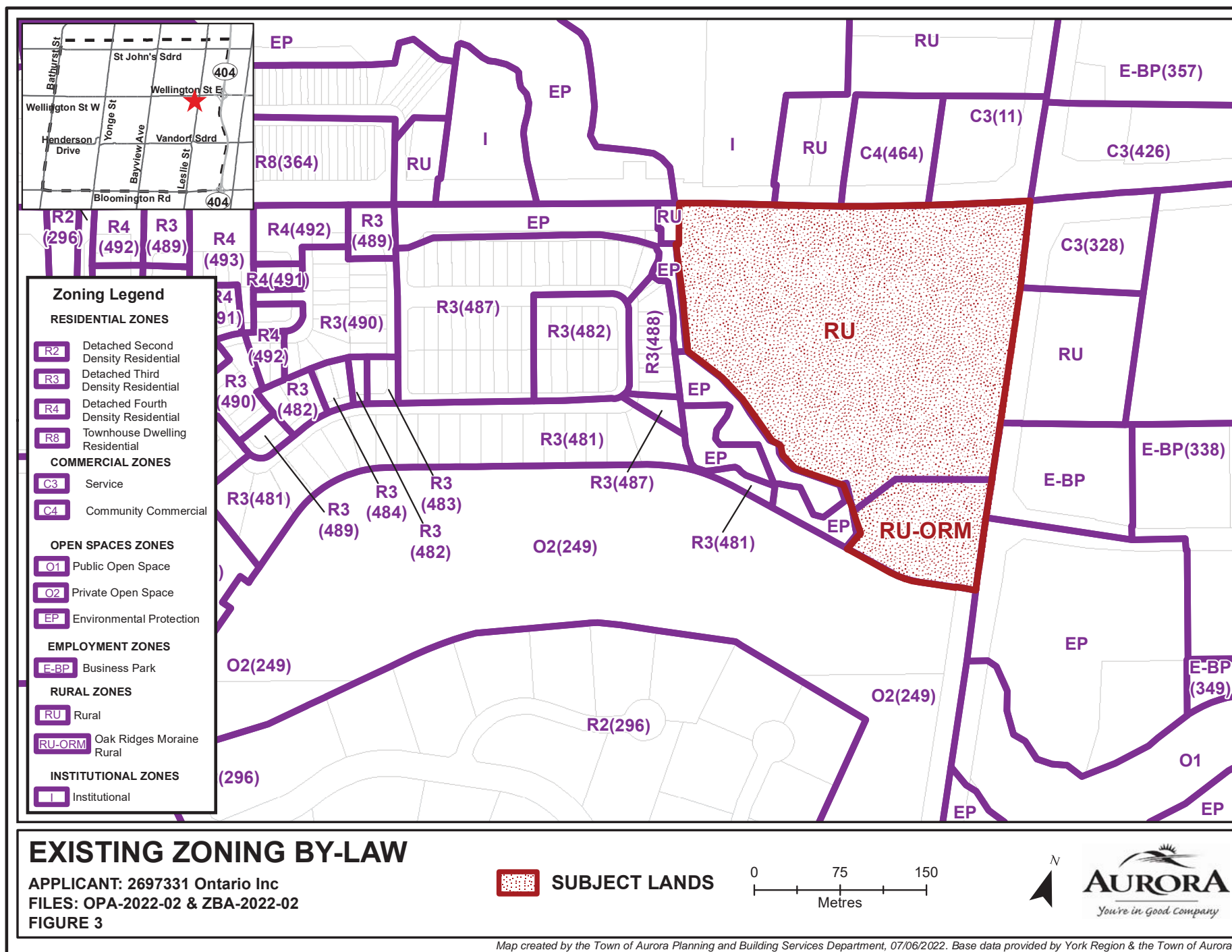


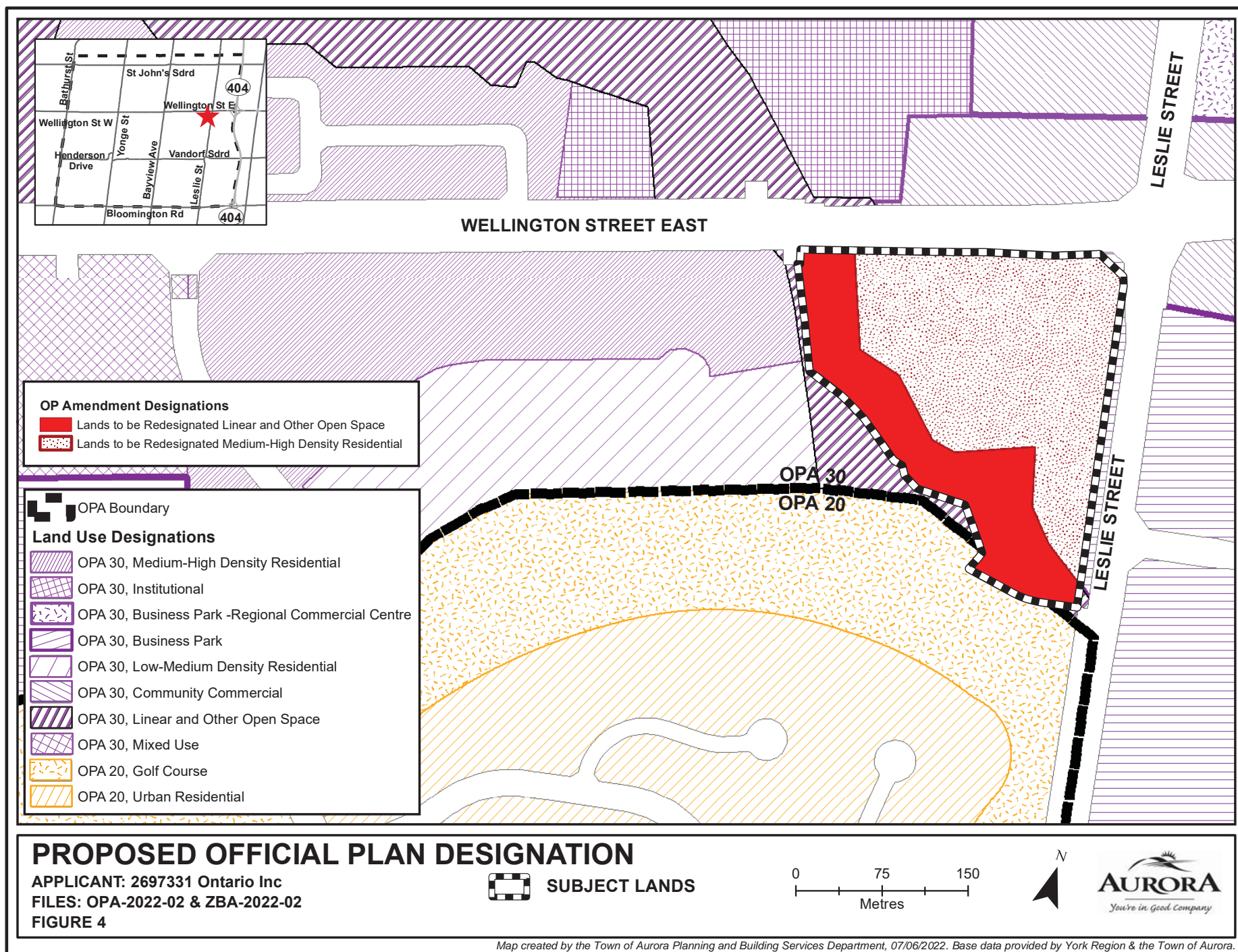
FIGURE 1

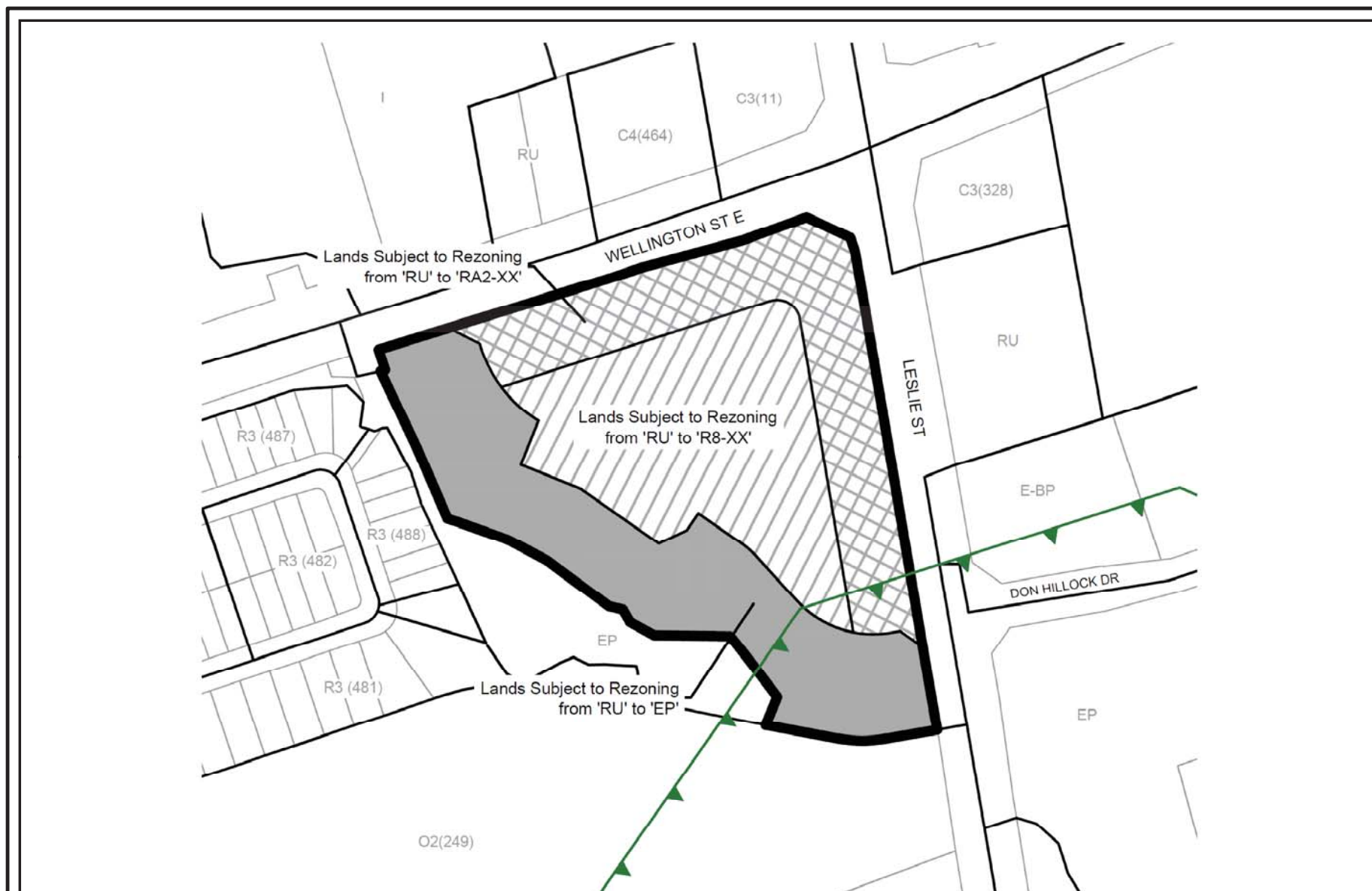
Map created by the Town of Aurora Planning and Building Services Department, 03/06/2022. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2021, © First Base Solutions Inc., 2021 Orthophotography.

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PROPOSED ZONING BY-LAW AMENDMENT DESIGNATION

APPLICANT: 2697331 Ontario Inc
FILES: OPA-2022-02 & ZBA-2022-02

FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 07/06/2022. Base data provided by York Region & the Town of Aurora.

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SITE PLAN

APPLICANT: 2697331 Ontario Inc
FILES: OPA-2022-02 & ZBA-2022-02

FIGURE 6



Map created by the Town of Aurora Planning and Building Services Department, 07/06/2022. Base data provided by York Region & the Town of Aurora.

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RENDERINGS

APPLICANT: 2697331 Ontario Inc
FILES: OPA-2022-02 & ZBA-2022-02

FIGURE 7



Map created by the Town of Aurora Planning and Building Services Department, 07/06/2022. Base data provided by York Region & the Town of Aurora.

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RENDERINGS

APPLICANT: 2697331 Ontario Inc
FILES: OPA-2022-02 & ZBA-2022-02

FIGURE 8



Map created by the Town of Aurora Planning and Building Services Department, 07/06/2022. Base data provided by York Region & the Town of Aurora.

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RENDERINGS

APPLICANT: 2697331 Ontario Inc
FILES: OPA-2022-02 & ZBA-2022-02

FIGURE 9



Map created by the Town of Aurora Planning and Building Services Department, 07/06/2022. Base data provided by York Region & the Town of Aurora.

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RENDERINGS

APPLICANT: 2697331 Ontario Inc
FILES: OPA-2022-02 & ZBA-2022-02

FIGURE 10



Map created by the Town of Aurora Planning and Building Services Department, 07/06/2022. Base data provided by York Region & the Town of Aurora.

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The Corporation of The Town of Aurora

By-law Number XXXX-22

**Being a By-law to confirm actions by Council
resulting from a Council Public Planning meeting
on June 14, 2022.**

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 June 14, 2022, 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 14th day of June, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk