



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

Date: Tuesday, March 21, 2023
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

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

	Pages
1. Call to Order	
Note: Additional items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Planning Applications	
5.1 PDS23-032 - Application for Zoning By-law Amendment 2351528 Ontario Limited and Aurora Leslie Developments Limited 20-85 Monarch Park Gate, 25-455 Addison Hall Circle (w/o 355 Addison Hall Circle)	1
Blocks 1-32, Registered Plan of Subdivision 65M-4650, File Number: ZBA-2022-03	
1. That Report No. PDS23-032 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.	
*5.1.1 Staff Presentation	21
*5.1.2 Applicant Presentation	30
5.2 PDS23-033 - Zoning By-law and Official Plan Amendment Applications Livewell on Wellington General Partners Ltd. 1452 - 1460 Wellington Street East	37

Lots 3 and 4; Registered Plan 525, File Numbers: ZBA-2022-06; OPA 2022-04, Related File Numbers: SUB-2022; SP-2022-10

1. That Report No. PDS23-033 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.

***5.2.1 Staff Presentation** 61

***5.2.2 Applicant Presentation** 72

6. Confirming By-law

6.1 By-law No. XXXX-XX Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on March 21, 2023 90

7. Adjournment



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

Town of Aurora

Public Planning Report

No. PDS23-032

Subject: Application for Zoning By-law Amendment
2351528 Ontario Limited and Aurora Leslie Developments Limited
20-85 Monarch Park Gate, 25-455 Addison Hall Circle (w/o 355
Addison Hall Circle)
Blocks 1-32, Registered Plan of Subdivision 65M-4650
File Number: ZBA-2022-03

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: March 21, 2023

Recommendation

1. That Report No. PDS23-032 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 for the properties in the Addison Hall Business Park Subdivision, municipally known as 20-85 Monarch Park Gate, 25-455 Addison Hall Circle (the 'subject lands'). The following is a summary of the planning application:

- The applicant is proposing to allow warehousing as of right as a principal use on the subject lands, currently, warehousing is only permitted if it is located more than 200 metres from Wellington Street and the King's Highway 404 corridor.
- The applicant is also proposing to allow accessory uses for all principal uses, currently, limited accessory uses are permitted subject to conditions.
- A preliminary review of the proposed application 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

Plan of Subdivision and Zoning By-law Amendment (2014)

A Draft Plan of Subdivision and Zoning By-law Amendment application were submitted to the Town in March 2014 (File SUB-2014-01 & ZBA-2014-01). The applications were made to develop a business park subdivision, consisting of 35 blocks of employment, office, retail, institutional, wetland replication/trail/buffer, storm water management, woodlot and road widening. The Draft Plan of Subdivision was approved with conditions on September 23, 2014, and the Owner entered into a Subdivision Agreement with the Town on June 25, 2019. The Zoning By-law Amendment was made to rezone the subject lands from "Rural (RU) Zone" to Business Park Exception Zone, Environmental Protection Zone and Major Open Space Exception Zone. The By-law Amendment was enacted in November 2014 and is in full force and effect.

Zoning By-law Amendment (2022)

A pre-consultation package for the proposed application was issued on August 20, 2021. The application for Zoning By-law Amendment was received on June 28, 2022 and deemed complete on July 26, 2022.

Location / Land Use

The subject lands are municipally known as 20-85 Monarch Park Gate, 25-455 Addison Hall Circle (w/o 355 Addison Hall Circle), consist of 32 Blocks within Registered Plan of Subdivision 65M-4650. The subject lands are located north of Wellington Street East between Highway 404 and Leslie Street (Figure 1) and have an approximately area of 54.62 hectares (139.96 acres).

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Environmentally Protected lands including the Weslie Creek, Vacant Employment lands;
- South: Existing Employment/Commercial use, Open Space;

- East: Highway 404 and;
- West: Environmentally Protected lands and Residential land (2C 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 subject lands are designated as 'Built Up Area'.

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 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

As shown in Figure 3, the subject lands are designated 'Business Park 1' by the Aurora Northeast (2C) Secondary Plan (OPA No. 73).

OPA 73 is intended to ensure the continued advancement of Aurora's economy through the designation and development of a well-designed Business Park. The Secondary Plan seeks to promote the Town's economic development efforts to establish a diversified economic base, encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity. Business Park 1 Designation is intended to promote high quality and prestigious employment generating land uses.

Policies outlined in OPA 73 require that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare.

The Addison Hall Business Park Urban Design Guidelines state that along the Highway 404 frontage, uses and buildings will have a significant role in promoting the identity of the Business Park along this highly visible edge. Building designs in this location should consider the following: Providing primary, highly articulated building facades along the Highway 404 edge; Creating building forms that provide an appropriate scale, height, and massing along this high speed transportation corridor; Ensuring that the height and massing of buildings is at the publicly visible corner(s) of the building(s); Avoiding large uninterrupted facades along the highway frontage.

Zoning By-law 6000-17, as amended

The subject lands contain multiple Business Park exception zones, the interior, centrally located lots (Block 2, 3, 11-26, 30-32) are zoned 'Business Park – Exception 443' [E-BP(443)], the northeast and southeast corner lots (Blocks 4-6, 7-10) are zoned 'Business Park – Exception 444' [E-BP(444)]. The southwest corner lot (Block 29) is zoned 'Business Park – Exception 445' [E-BP(445)] and the northwest corner lots (Block 1, 27) are zoned 'Business Park – Exception 446' [E-BP(446)], while the central lot that fronts onto Leslie Street is zoned 'Business Park – Exception 447' [E-BP(447)] by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 3).

The interior and easterly lots which are zoned E-BP(443) and E-BP(444) permit for all Principal and Accessory uses set out in the Business Park Parent Zone as well as Office/clinic, medical as additional principal uses.

The southwest corner lot zoned E-BP(445) permits for all Principal uses set out in the Business Park Parent Zone as well as the following Principal uses: Motor Vehicle Repair Garage, Office/Clinic, Medical, Religious Institution, Restaurant, Commercial School, Private School (with or without boarding of students and/or staff).

The northwest corner lots zoned E-BP(446) permits for all Principal uses set out in the Business Park Parent Zone as well as the following Principal uses: Drive Through Facility, Dry Cleaning Depot, Financial Institution, Motor Vehicle Repair Garage, Office/Clinic, Medical, Personal Service Shop, Restaurant, Retail Store, Light Service Shop.

The central lot that fronts onto Leslie Street zoned E-BP(447) permits for all Principal uses set out in the Business Park Parent Zone as well as the following Principal uses: Drive Through Facility, Dry Cleaning Depot, Financial Institution, Office/Clinic, Medical,

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Report No. PDS23-032

Personal Service Shop, Public Garage, Retail Store, Restaurant and Light Service Shop and Supermarket.

Reports and Studies

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

Report Name	Report Author
Draft Zoning By-law Amendment	KLM Planning Partners Inc.
Planning Justification Report	KLM Planning Partners Inc.
Registered Plan of Subdivision	Schaeffer Dzaldov Bennett Ltd.
Traffic Impact Study	Cole Engineering
Traffic Impact Study Memorandum	IBI Group

Proposed Applications

Proposed Zoning By-law Amendment

The Applicant proposes to amend the subject lands' existing zoning to permit warehousing as a principal use and to allow accessory uses for all principal uses, subject to conditions. The Applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the existing zoning permitted uses with the proposed amendments.

	Existing E-BP(443) & E-BP(444) Zone	Amended E-BP(443) & E-BP(444) Zone
Permitted Uses	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> Office/clinic, medical 	<p>All Principal uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> Office/clinic, medical Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor.

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	Existing E-BP(443) & E-BP(444) Zone	Amended E-BP(443) & E-BP(444) Zone
Accessory Uses	<p>Notwithstanding any provisions to the contrary, accessory uses shall only be permitted in an office building in accordance with the following provisions:</p> <ul style="list-style-type: none"> • no access shall be permitted except from the interior of the building; and • outdoor freestanding exterior signs advertising the accessory uses shall not be permitted. 	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply to Accessory Uses in an office building and all other Principal Uses:</p> <ol style="list-style-type: none"> 1. Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions: <ul style="list-style-type: none"> • No access shall be permitted except from the interior of the building; and, • Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted. 2. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

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	Existing E-BP(445) Zone	Amended E-BP(445) Zone
Permitted Uses	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> • Motor Vehicle Repair Garage • Office/Clinic, Medical • Religious Institution • Restaurant • School, Commercial • School, Private (with or without boarding of students and/or staff) 	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> • Motor Vehicle Repair Garage • Office/Clinic, Medical • Religious Institution • Restaurant • School, Commercial • School, Private (with or without boarding of students and/or staff) • Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor
Accessory Uses	<p>Accessory uses are permitted subject to conditions outlined in the Business Park Parent Zone.</p>	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply:</p> <ol style="list-style-type: none"> 1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

	Existing E-BP(446) Zone	Amended E-BP(446) Zone
Permitted Uses	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p>	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p>

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	Existing E-BP(446) Zone	Amended E-BP(446) Zone
	<ul style="list-style-type: none"> • Drive Through Facility • Dry Cleaning Depot • Financial Institution • Office/Clinic, Medical • Personal Service Shop • Public Garage • Retail Store • Restaurant • Service Shop, Light 	<ul style="list-style-type: none"> • Drive Through Facility • Dry Cleaning Depot • Financial Institution • Office/Clinic, Medical • Personal Service Shop • Public Garage • Retail Store • Restaurant • Service Shop, Light • Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor
Accessory Uses	Accessory uses are permitted subject to conditions outlined in the Business Park Parent Zone.	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply:</p> <ol style="list-style-type: none"> 1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

	Existing E-BP(447) Zone	Amended E-BP(447) Zone
Permitted Uses	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> • Drive Through Facility 	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> • Drive Through Facility

	Existing E-BP(447) Zone	Amended E-BP(447) Zone
	<ul style="list-style-type: none"> • Dry Cleaning Depot • Financial Institution • Motor Vehicle Repair Garage • Office/Clinic, Medical • Personal Service Shop • Restaurant • Retail Store • Service Shop, Light • Supermarket 	<ul style="list-style-type: none"> • Dry Cleaning Depot • Financial Institution • Motor Vehicle Repair Garage • Office/Clinic, Medical • Personal Service Shop • Restaurant • Retail Store • Service Shop, Light • Supermarket • Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor
Accessory Uses	Accessory uses are permitted subject to conditions outlined in the Business Park Parent Zone.	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply:</p> <ol style="list-style-type: none"> 1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

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

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 Local Employment Land Policies;
- Employment density/opportunities;
- Traffic and access.

Public Comments

No comments have been received from the public regarding the proposed planning application.

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 application, in the event that decisions of approval are rendered.

Legal Considerations

Section 34 (11) of the Planning Act, R.S.O. 1990, c. P.13, 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 subject application was deemed as complete on July 26, 2022 and therefore, the applicant may appeal to the OLT anytime.

Financial Implications

There are no financial implications arising from this report.

Communications Considerations

On August 4, 2022, a Notice of Complete Application respecting the Zoning By-law Amendment Application was published in the Auroran and Aurora Banner newspapers.

On March 2, 2023, Notice of Public Planning Meeting was issued to all addressed property owners within 120 m of the subject lands. In addition, the notice was published in the Auroran and Aurora Banner newspapers. Signage on the subject lands was posted on February 28, 2023 with information regarding the Public Meeting. 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 any future Site Plan application on the subject lands.

Link to Strategic Plan

The application will be reviewed in accordance with the Strategic Plan and its goal of promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business, through working with community partners to promote local employment practices/opportunities for local businesses and residents, and to attract businesses that provide employment opportunities for Aurora residents.

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 March 21, 2023 Public Planning Meeting.

Conclusions

Staff continue to review the subject application 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 March 21, 2023 Public Planning Meeting.

Attachments

Figure 1 – Location Map

Figure 2 – Registered Plan of Subdivision – 65M-4650

Figure 3 – Existing Official Plan Designation

Figure 4 – Existing Zoning By-Law

Schedule A – Draft Zoning By-law Amendment

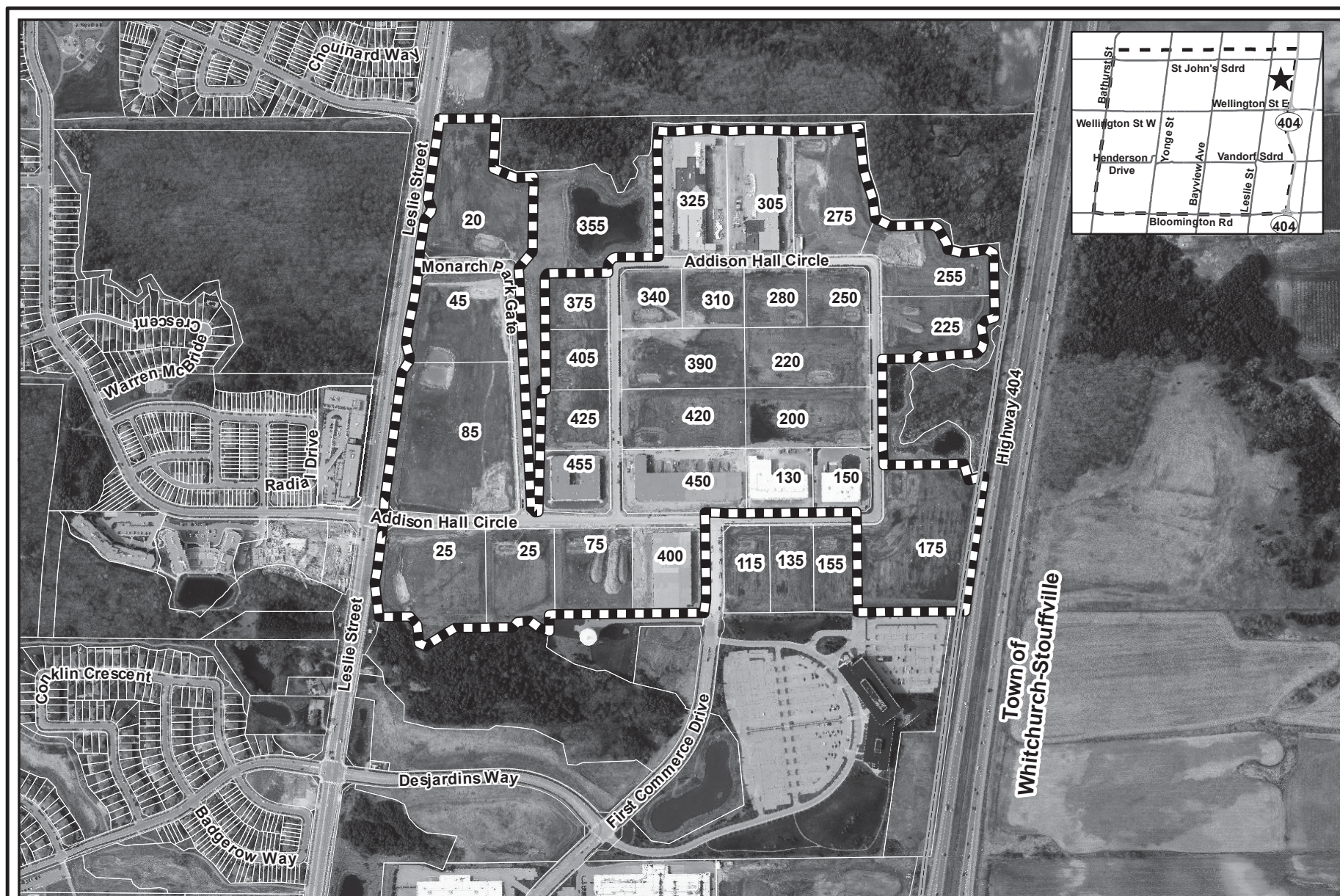
Pre-submission Review

Agenda Management Team review on March 9, 2023

Approvals

Approved by Marco Ramunno, Director of Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

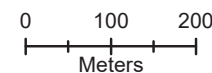
APPLICANT: 2351528 Ontario Limited and Aurora-Leslie Developments Limited

FILE: ZBA-2022-03

FIGURE 1



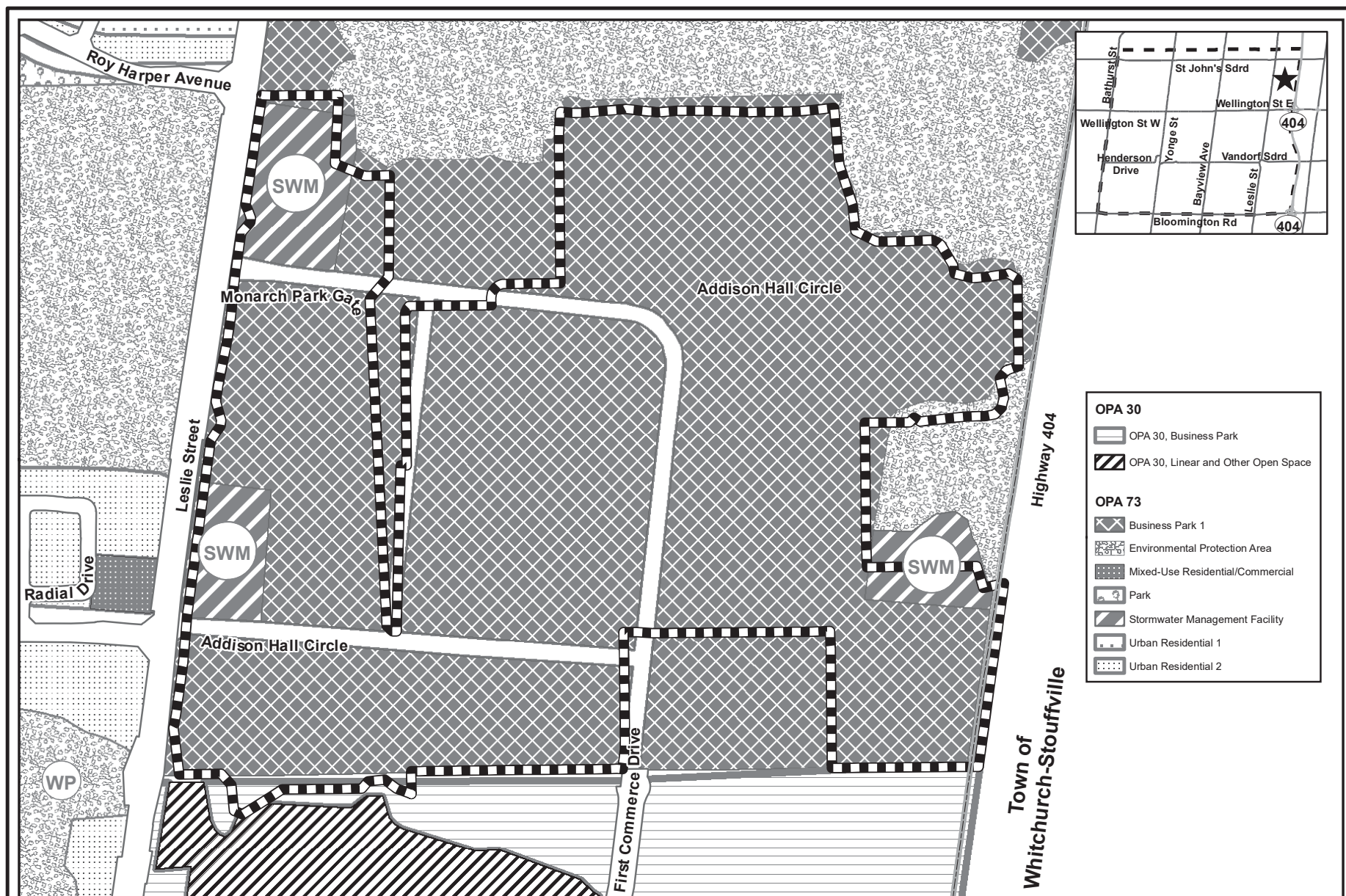
SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 2/14/23. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

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EXISTING OFFICIAL PLAN DESIGNATION

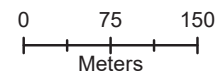
APPLICANT: 2351528 Ontario Limited and Aurora-Leslie Developments Limited

FILE: ZBA-2022-03

FIGURE 3

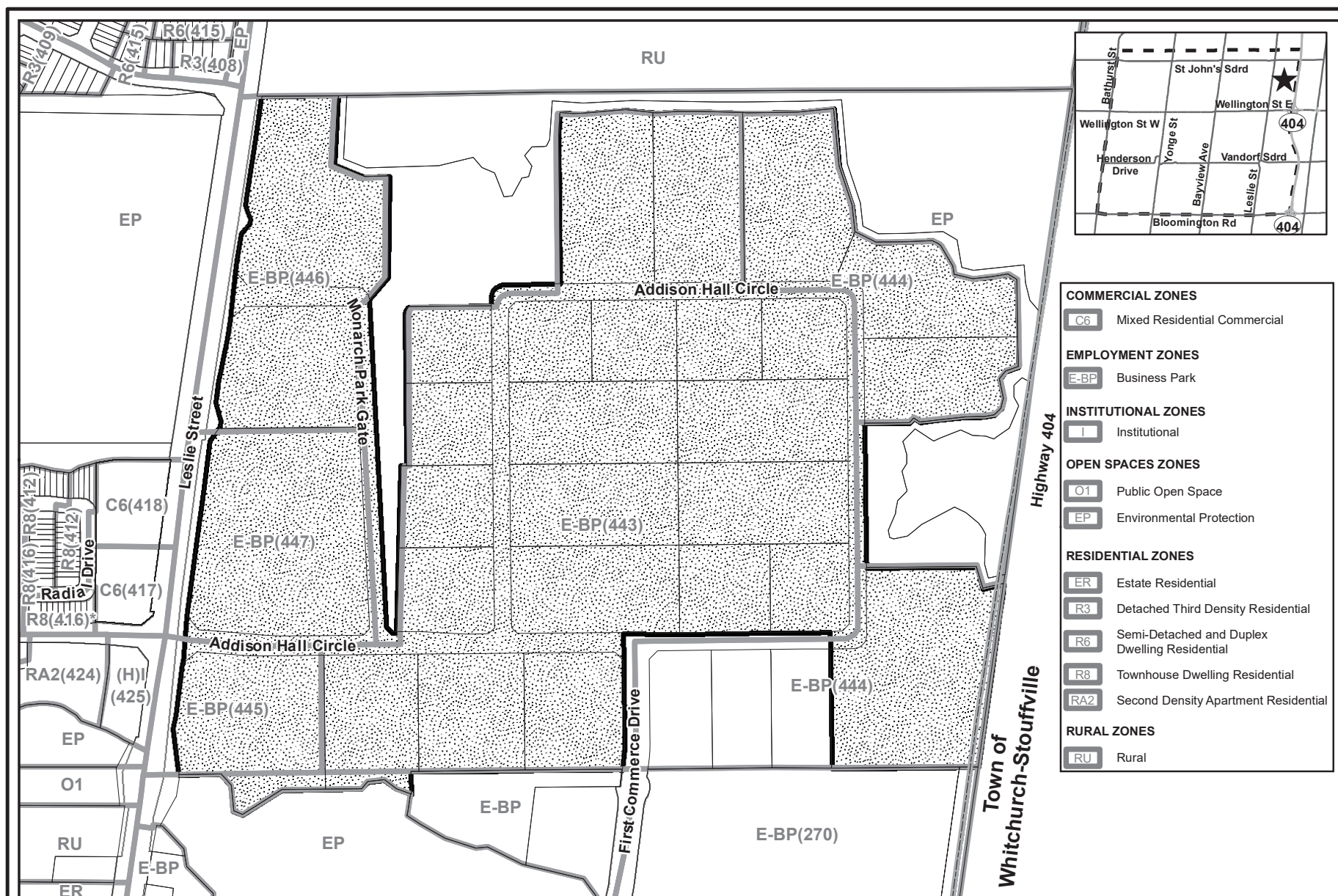


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 2/14/23. Base data provided by York Region & the Town of Aurora.

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EXISTING ZONING BY-LAW

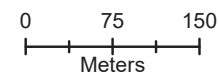
APPLICANT: 2351528 Ontario Limited and Aurora-Leslie Developments Limited

FILE: ZBA-2022-03

FIGURE 4



SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, February 14, 2023. Map updated 2/15/23. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\2351528 Ontario Limited & Aurora-Leslie Developments Ltd (ZBA-2022-03)\Public_Planning_Meeting_February_2023\Figure_4_Existing_Zoning.mxd

The Corporation of the Town of Aurora
By-law Number XXXX-23

**Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands legally known as
Blocks 1-32, Registered Plan 65M-4650**

Whereas under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

And whereas on June 27, 2017, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6000-17 (the “Zoning By-law”), which Zoning By-law was appealed to the Ontario Municipal Board (the “OMB”);

And whereas on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the Zoning By-law not in issue in the appeal shall be deemed to have come into force on the day the Zoning By-law was passed;

And whereas the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

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

1. The Zoning By-law be and is hereby amended to delete sections 24.443.1, 24.444.1, 24.445.1, 24.446.1, 24.447.1, and replace as follows:

<u>24.443.1 Permitted Uses</u>
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
<ul style="list-style-type: none">• Office/clinic, medical• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.
In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply to Accessory Uses in an office building and all other Principal Uses:
<ol style="list-style-type: none">1. Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions:<ul style="list-style-type: none">• No access shall be permitted except from the interior of the building; and,• Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted.2. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.
Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

<u>24.444.1 Permitted Uses</u>
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
<ul style="list-style-type: none">• Office/clinic, medical;• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.
In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply to Accessory Uses in an office building and all other Principal Uses:
<ol style="list-style-type: none">1. Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions:<ul style="list-style-type: none">• No access shall be permitted except from the interior of the building; and,• Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted.2. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.
Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

<u>24.445.1 Permitted Uses</u>
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
<ul style="list-style-type: none">• Motor Vehicle Repair Garage• Office/Clinic, Medical• Restaurant• School, Commercial• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.
In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply:
<ol style="list-style-type: none">1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.
Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

<u>24.446.1 Permitted Uses</u>
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
<ul style="list-style-type: none">• Drive Through Facility;• Dry Cleaning Depot;• Financial Institution;• Office/Clinic, Medical;• Personal Service Shop;• Public Garage;

<ul style="list-style-type: none">• Retail Store, which may also include the sale of food;• Restaurant;• Service Shop, Light; and,• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.
<p>In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply:</p> <p>1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.</p>
<p>Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.</p>

<p><u>24.447.1 Permitted Uses</u></p>
<p>All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:</p> <ul style="list-style-type: none">• Drive Through Facility;• Dry Cleaning Depot;• Financial Institution;• Motor Vehicle Repair Garage;• Office/Clinic, Medical;• Personal Service Shop;• Restaurant;• Retail Store, which may also include the sale of food;• Service Shop, Light; and,• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.
<p>In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply:</p> <p>1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.</p>
<p>Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.</p>

2. This By-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of the final passage hereof.

Enacted by Town of Aurora Council this XX day of _____, 2023.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

By-law Number XXXX-23

Explanatory Note

Re: By-law Number XXXX-23 (ZBA-2022-XX)

By-law Number XXXX-23 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to delete and replace sections 24.443.1, 24.444.1, 24.445.1, 24.446.1, and 24.447.1.

Public Planning Meeting, Addison Hall Business Park

Date: March 21, 2023
Application: Zoning By-law Amendment
Applicant: 2351528 Ontario Limited and
Aurora-Leslie Developments Limited
Location: 20-85 Monarch Park Gate, 25-455 Addison Hall Circle
File Number: ZBA-2022-03



March 21, 2023

Location

- The subject lands are located north of Wellington Street East between Highway 404 and Leslie Street
- An approximate area of 54.62 hectares (139.96 acres)

Land use

North: Environmentally Protected lands, Vacant Employment lands;

South: Employment/Commercial use;

East: Highway 404 and;

West: Environmentally Protected lands and Residential lands.



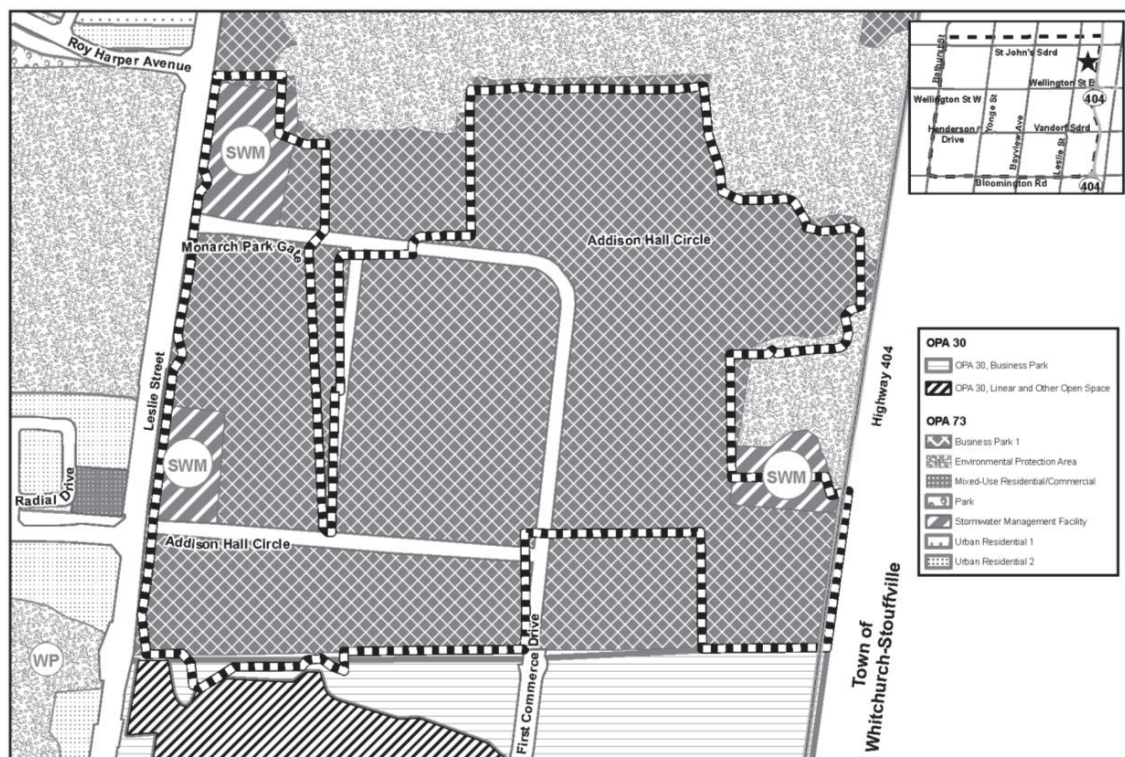


Proposed Application

1. Allow warehousing as a principal use
2. Allow accessory uses to be permitted for all principal uses, provided that the floor area devoted to the principle employment use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser

TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Existing Official Plan Designation



OPA 73, 'Business Park 1' Designation

- Intended to promote high quality and prestigious employment generating land uses
- Business Park component of the 2C Secondary Plan must achieve a minimum density of 40 jobs per developable hectare

TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Existing Zoning By-law



- The subject lands contain five (5) Business Park exception zones
- All principal uses under parent Business Park zone are permitted
- Accessory uses are permitted subject to conditions
- Each exception zone permits additional uses as principal uses



- There are no changes made to the zone boundaries, or the employment land use nature
- The amendment will
 1. Add Warehouse as a principal use
 2. Permit accessory uses for all principal uses, floor area of accessory uses must not exceed 30% of Gross Floor Area or 900 m², whichever is the lesser



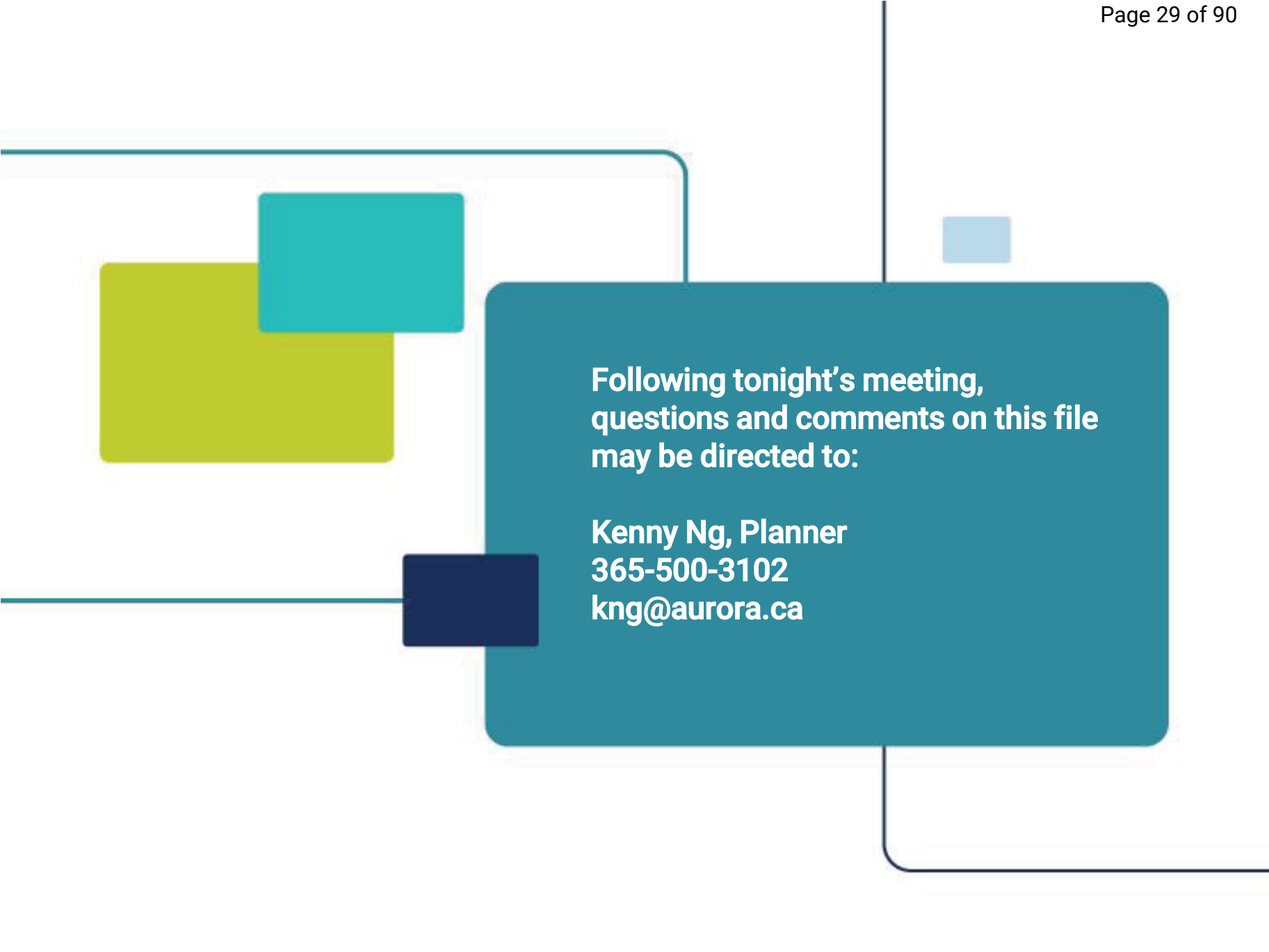
A preliminary review of the proposed application has been undertaken by Town departments and public agencies.

Staff have identified the following matters to be addressed:

- **Employment density/opportunities;**
- **Conformity with applicable employment lands policies (Provincial, Regional, Town);**
- **Any comments received at this public meeting.**



Following review of comments received, a recommendation report will be prepared for a future General Committee Meeting for Council's consideration at a later date.



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

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

Addison Hall Business Park

2351528 Ontario Limited and Aurora-Leslie Developments Limited
Proposed Zoning By-law Amendment
Town File No.: ZBA-2022-03

Site Description and Context

- The Subject Lands consist of 32 Blocks located east of Leslie Street, west of Highway 404, and south of St. John's Sideroad within Registered Plan of Subdivision 65M-4650.
- The Subject Lands were developed through a Draft Plan of Subdivision and Zoning By-law Amendment process which culminated in the registration of Plan 65M-4650 on October 10, 2019.
- The combined size of the Subject Lands is approximately 134.96 acres.



Background and History

- The then Town Comprehensive Zoning By-law 2213-78 was amended by Zoning By-law No. 5673-14 on November 25, 2014 and by Zoning By-law No. 5838-16 on April 22, 2016, which permitted warehousing as a Principal Use, provided the warehouse is located more than 200 metres from the Kings Highway 404 corridor.
- Subsequently, through the Town's new Comprehensive Zoning By-law amendment 6000-17 approved June 27th 2017, warehousing was restricted to an Accessory Use to an Industrial Use, and provided the warehouse is located more than 200 metres from the Kings Highway 404 corridor.
- Subsequently, this resulted in applications and the approval of a number of Minor Variance Applications to allow warehouse as a Principal Use.
- The current zoning does allow Accessory Uses for a limited range of permitted Principal Uses, however, this has been a deterrent for certain potential users where Accessory Uses are not permitted.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks the following:

- To permit Warehouse as a Principal Use in all zones, whereas the current Zoning restricts Warehouse to an Accessory Use where the Principal Use is Industrial, and Provided the Warehouse is more than 200 metres from the King's Highway 404 corridor.
- To permit Accessory Uses for all other Principal Uses without Accessory Use provisions within the existing Zoning By-law, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

Aurora Northeast (2C) Secondary Plan (OPA No. 73)

- The lands are designated 'Business Park 1'
- The 'Business Park 1' designation permits a full range of industrial uses including the following:

3.4.1 b) i. *Prestige industrial uses, **including enclosed warehousing**, limited product distribution services, research and development facilities, communications facilities, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;* (Aurora Northeast (2C) Secondary Plan (OPA No. 73))

- In addition, the Official Plan permits accessory uses to all permitted uses:

3.4.1 b) vi. *buildings, structures and uses that are accessory to any permitted uses;* (Aurora Northeast (2C) Secondary Plan (OPA No. 73))



Views from Highway 404



Image capture: May 2021



An aerial photograph of the Addison Hall Business Park in Aurora, Illinois. The image shows several large industrial buildings with white roofs, parking lots, and surrounding greenery. A road runs vertically through the center of the image. The text "THANK YOU" is overlaid in the center of the image.

THANK YOU



100 John West Way
Aurora, Ontario
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aurora.ca

Town of Aurora

Public Planning Report

No. PDS23-033

Subject: Zoning By-law and Official Plan Amendment Applications
Livewell on Wellington General Partners Ltd.
1452-1460 Wellington Street East
Lots 3 and 4; Registered Plan 525
File Numbers: ZBA-2022-06; OPA-2022-04
Related File Numbers: SUB-2022-01; SP-2022-10

Prepared by: Adam Robb, MPL, MCIP, RPP, CAHP, Senior Planner

Department: Planning and Development Services

Date: March 21, 2023

Recommendation

1. That Report No. PDS23-033 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 preliminary information and receive feedback from Council and members of the public regarding the land use proposal at 1452-1460 Wellington Street East. No decision on the subject applications is being made at this time and comments received from the Public Planning Meeting will be addressed prior to a recommendation report being brought back for Council's consideration.

- The subject lands, known municipally as 1452-1460 Wellington Street East, are located on the north side of Wellington Street East, just west of Leslie Street.
- The property currently contains one vacant single detached residential dwelling and a detached accessory garage and is approximately 0.6 hectares (1.5 acres) in size with a frontage along Wellington Street East of 77 metres.

- The Zoning By-law Amendment application proposes to rezone the property from “Community Commercial Exception Zone (C4-464)” to “Townhouse Dwelling Residential Exception Zone (R8-X)”, and the Official Plan Amendment application proposes to redesignate the property from “Community Commercial” to “Medium-High Density Residential”, to facilitate the development of thirty (30) 3.5-storey common element condominium townhouses on site.
- Several planning applications are required to facilitate the proposed development, with the subject Zoning By-law Amendment and Official Plan Amendment applications being the first underlying requirements to permit the use, followed by the approval of the related Draft Plan and Site Plan applications, and then future applications for a plan of condominium for a private road and the creation of individual townhouse lots through Exemptions from Part Lot Control.

Background

Application History

Previously, on September 13, 2016, Council passed by-law 5895-16 to rezone the subject property from “Rural (RU)” to “Shopping Centre Commercial Exception Zone (C4-27)”. This rezoning was to permit a multi-tenant commercial building and restaurant on site. At the time, the Town’s Comprehensive Zoning By-law was #2213-78. The site-specific exceptions from that rezoning application have carried forward to the Town’s current Comprehensive Zoning By-law #6000-17, noted through the property’s current “Community Commercial Exception Zone (C4-464)” zoning.

This previously approved commercial rezoning is no longer being pursued by the applicant, and instead, residential townhouses are now being proposed.

On April 19, 2022, an initial pre-consultation meeting was held between staff and the applicant regarding the subject applications. On September 14, 2022, the subject applications were submitted concurrently to the Town. Town staff then declared the subject applications complete on October 19, 2022, and the applications were circulated for review and comment by internal departments and external agencies.

Location / Land Use

The subject lands are located on the north side of Wellington Street East, approximately 100 metres west of Leslie Street. Overall, the site is approximately 0.6 hectares (1.5 acres) in size with a frontage on Wellington Street East of approximately 77 metres.

The property is generally rectangular in shape with an extended paved driveway along the south-east side providing access from Wellington Street East. Currently, the property contains one vacant single detached bungalow dwelling and a detached accessory garage. It is the intention of the applicant to demolish both of these structures in conjunction with the proposed development of the subject lands.

Both Wellington Street East and nearby Leslie Street are designated as Arterial Roads in the Town's Official Plan and recognized as Regional Roads. The property has nearby access to several bus lines that connect to the rest of Town, and the site is also approximately three kilometres east of the Aurora GO Train Station and one kilometre west of Highway 404.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Immediately abutting the property to the north are lands that are designated as Community Commercial area but currently contain vacant green space. Further north is the Northridge Community Church of the Salvation Army and a new development consisting of medium density residential units in the form of townhouses and low density residential units in the form of single detached dwellings (Skale Developments - 15370 Leslie Street).

South: Immediately to the south of the subject property is Wellington Street East, and across is vacant land being 1289 Wellington Street East. Further south is the existing Magna Golf Club and associated low-density residential estate dwellings.

East: Abutting the subject property to the east is an Esso gas station and associated Tim Hortons designated as Community Commercial. Across Leslie Street is a large commercial plaza known as SmartCentres Aurora North, which is designated as a Regional Commercial Centre.

West: An existing single detached residential dwelling is immediately to the west of the subject property (1426 Wellington Street East), followed further to the west by the Stronach Aurora Recreation Complex, Central York Fire Station, and a medium density residential development in the form of townhouses (Treasure Hill – Aurora Views) that is designated as Medium-High Density Residential area.

Policy Context

The following provincial, regional, and local municipal policy documents guide the review and evaluation of development proposals within Town. An overview of these guiding documents is provided below:

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. All planning decisions shall be consistent with the policies and directions of the PPS, including providing a mix of housing, promoting alternative forms of travel, and ensuring a compact and efficient built form.

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 Growth Plan recognizes the subject lands as part of the Built-Up Area.

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 proposal has been reviewed by the LSRCA and is not located within the Regulated Area or any hazard areas.

York Region Official Plan (YROP)

The subject lands are designated as Urban Area within the YROP. Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification.

Section 7.3.8 of the Region of York Official Plan states that amendments to local Official Plans may be exempt from Regional approval if they are of local significance and no Regional interest is adversely affected. Currently, the Region is retaining approval authority over the Official Plan Amendment for now, but this will be reassessed by the Region as part of the further review of the proposal.

Zoning By-law 6000-17, as amended

The property is currently zoned “Community Commercial Exception Zone (C4-464)”, which as described previously, was the site-specific rezoning application previously approved in 2016 to permit commercial uses for the site.

Town of Aurora Official Plan (OPA 30)

The subject lands are currently designated as “Community Commercial” in the Town of Aurora Official Plan. It is the intent of this designation to promote neighbourhood scale commercial opportunities to service the local community. The applicant is proposing to redesignate the subject lands to “Medium-High Density Residential” to facilitate the townhouse development as the more appropriate and best use of the site given the large commercial development that has occurred east of Leslie Street.

Reports and Studies

The Owner submitted the following documents as part of a complete application:

Report Name	Report Author
Architectural Drawings	Hyphen Studio
Construction Management Plan	Site Plan Tech Inc.
Draft OPA and ZBA	JKO Planning
Lighting and Electrical Details Plan	Hyphen Studio
Environmental Impact Study	Beacon Environmental
Noise Assessment	YCA Engineering
Erosion and Sediment Control Plan	Site Plan Tech Inc.
Geotechnical Investigation	Fisher Engineering
Grading Plan	Site Plan Tech Inc.
Hydrogeological Investigation	Fisher Engineering
Landscape Plan and Details	Marten-Nikzad Landscape Architects
Pedestrian and Bicycle Circulation Plan	Trans-Plan Engineering

Report Name	Report Author
Phase 1 and 2 ESA	Fisher Environmental
Planning Justification Report	JKO Planning
Drainage Plans	Site Plan Tech Inc.
Rendered Plans	Marten-Nikzad Landscape Architects
Servicing and SWM Report	Site Plan Tech Inc.
Green Development Summary	JKO Planning
Stage 1 and 2 Archaeological Assessment	TMHC Inc.
Streetscape Plan	Marten-Nikzad Landscape Architects
Topographic Survey	WAHBA Surveying
Traffic Management Plan	Trans-Plan Engineering
Transportation Study	Trans-Plan Engineering
Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.
Urban Design Brief	Hyphen Studio

Proposed Applications

Proposed Official Plan Amendment

The applicant is proposing to redesignate the subject property from “Community Commercial” to “Medium-High Density Residential” to permit thirty (30) 3.5-storey condo townhouse units accessed by a private road on the north side of Wellington Street East. Permitting townhouse residential units is considered the most appropriate use of the land in contrast to the previously approved commercial zoning, as the majority of commercial uses have located east of Leslie Street, which has impacted the market feasibility of this location to pursue additional commercial uses. The re-designation to Medium-High Density Residential is also compatible with the adjacent area and is the same designation that currently exists further west and southwest along Wellington Street East as part of the OPA 30 area. Additional conformity review of the subject application is also provided under the ‘Analysis’ section of this report.

Proposed Zoning By-law Amendment

As shown in the attached Figures, the applicant proposes to rezone the subject lands from “Community Commercial Exception Zone (C4-464)” to “Townhouse Dwelling Residential Exception Zone (R8-X)” to permit the development of thirty (30) 3.5-storey condo townhouse units accessed by a private road on the north side of Wellington Street East. The following is a table to compare the difference between the current C4-464 site-specific zoning, the parent R8 zoning, and the proposed R8-X site-specific exception zoning:

	Current C4-464 Zone Requirements	Parent R8 Zone Requirements	Proposed R8-X Exception Zone
Permitted Uses	Commercial – retail, clinics, day cares, and restaurants on a site-specific basis	Townhouse Dwelling Units	Townhouse Dwelling Units
Lot Area (minimum)	5,000 m ² (for whole site)	180 m ² per unit	112.72 m ² per unit*
Lot Frontage	30 m (for commercial lot)	6 m per unit	5.71 m per unit*
Front Yard (minimum)	3.0 m*	7.5 m	1.43 m*
Rear Yard (minimum)	7.5 m	7.5 m	7.0 m for units in northern block* 0 m for units in central and southern blocks*

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	Current C4-464 Zone Requirements	Parent R8 Zone Requirements	Proposed R8-X Exception Zone
Interior Side Yard (minimum)	1.5 m along the east lot line* 9.0 m along the west lot line* 1 m for any accessory buildings or structures*	1.5 m for end units 0.0 m for internal units	1.22 m along the east and west lot lines for end units* 0.0 m for internal units
Minimum Parking	Use specific	1.5 space / unit Min. 20% Visitors - (9 spaces) 54 required in total based on 30 units	2 spaces / unit 6 visitor spaces* 66 provided in total based on the 30 units
Lot Coverage (maximum)	35%	50%	36.5%
Height (maximum)	10 m	10 m	13.92 m*

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

Each unit is proposed to contain two parking spots, which is greater than the requirement of the Zoning By-law being 1.5 spots per unit. Additionally, there are 6 visitors parking spots provided, including one barrier-free spot, and although this is lower than the Zoning By-law requirement of 20% of spots to be for visitors (9 units), the surplus of spots provided by each unit lowers the dependency on visitor parking. Amenity area is also provided through a playground area and dog park along the western boundary of the site.

Proposed Plan of Subdivision

The proposed Plan of Subdivision does not create any new blocks but is rather a technical application that is needed to establish a clearly defined M-Plan and title over the parcel to facilitate the future Exemption from Part Lot Control applications for each townhouse lot. Applications for Exemption from Part Lot Control are required to define each townhouse lot and are typically submitted to the Town after construction begins and the building foundations are poured, as this makes it easier to determine the accurate property boundaries between townhouse units.

Proposed Site Plan

As illustrated in the attached Figures, the proposed site plan is to facilitate the development of the townhouses on an internal private road on the site. The conceptual site plan layout includes 12 units in the northernmost row of townhouses, 8 units in the central row, and 10 units in the southernmost row fronting directly onto Wellington Street East. A playground area and dog park are also provided further west on site. As mentioned, each unit contains two parking spots, and then the additional visitors parking area is also located on the western portion of the site area. The proposal features landscaping to enhance the streetscape and the design of the buildings incorporates hipped roofs as part of maintaining a general 3-storey façade.

Again, the proposed site plan will be subject to further technical review and evaluation subsequently to the underlying use permissions from the Zoning By-law Amendment and Official Plan Amendment applications being approved.

Analysis

Planning Considerations

Additional review of the applications will continue, but the proposal is generally consistent with and conforms to provincial, regional, and local municipal policies

Staff and external agencies are continuing the detailed review of the subject proposal, and any necessary revisions as heard though this Public Planning Meeting can also still be incorporated and addressed. Based on preliminary review though, the proposal generally demonstrates appropriate consistency and conformity with land use planning policies and standards based on the following:

Consistency with the Provincial Policy Statement (PPS)

It is Planning Staff's opinion that the proposed applications are consistent with the PPS. The proposal contemplates the efficient infill development of a site that helps contribute to an appropriate increase in density, being 50 units per hectare. The existing vacant residential lot is underutilized and the proposal represents an opportunity to provide housing in close proximity to existing amenities and public transportation facilities as part of the wise use of land and resources in building a complete and sustainable community.

Conformity with the Growth Plan for the Greater Golden Horseshoe

It is Planning Staff's opinion that the proposal also conforms to the Growth Plan. The development site is located within the established Built-Up Area of the Growth Plan, which is designed to promote development and appropriate intensification through infill. The proposal assists the Town in meeting population growth and intensification targets, while also promoting the wise use of municipal infrastructure and land. The proposal also provides intensification near the intersection of Arterial Roads and in proximity to a variety of social and commercial amenities to help promote community service facility effectiveness.

Conformity to the Lake Simcoe Protection Plan (LSPP)

It is Planning Staff's opinion that the proposed development conforms to the Lake Simcoe Protection Plan. The LSRCA has reviewed the application and has no objection to the approval of the Official Plan Amendment and Zoning By-law Amendment as presented. Further comments and conditions related to the Draft Plan and Site Plan approval can be provided as part of the further technical review. The subject lands are located outside of the LSRCA regulated limits and accordingly no Regulation Permit is required. The subject lands are free from any natural hazards and are outside of hazardous lands adjacent to rivers and streams.

Conformity to the York Region Official Plan (YROP)

The proposal is able to implement Regional policies by supporting a mix and range of unit and lot sizes, and represents a modest increase in density while promoting local access to transit, commerce, and community services and facilities. The proposed development is consistent with the overall densities and built form of the surrounding area and is in close proximity to the Stronach Aurora Recreation Complex, public transportation being on an Arterial Road, and local commercial opportunities. The

proposal redevelops an underutilized parcel of land to assist in meeting intensification and residential housing objectives.

Conformity to the Town of Aurora Official Plan (OPA 30)

Planning Staff are of the opinion that the proposed development generally conforms to the land use and development policies of the Official Plan and is compatible with the surrounding land uses. The proposal will assist the Town in achieving its residential intensification targets while not disrupting areas of the natural environment. The proposal aligns with the Official Plan by encouraging more intensive activities and development with access to transit, and the proposed density of 50 units per hectare aligns with the Medium-High Density Residential permission of not exceeding 99 units per hectare. The proposal also features high quality design, which can still be refined as part of the review process, and the proposed heights are within the Official Plan permission to generally not exceed four storeys.

Although the property was previously pursued for and designated to permit commercial uses, the expansion of other existing commercial uses east of Leslie Street now favours residential uses on this site, as the market viability on these lands has changed. The proposal for residential townhouses ultimately supports the provision of a range and mix of housing sizes, densities, designs, and prices to meet the needs of current and future residents of Aurora, in an appropriate and highly accessible location.

Alignment with the Town's Zoning By-law 6000-17, as amended

Planning staff are of the opinion that the proposed development is appropriate and compatible with adjacent and neighbouring development. The proposed R8 zoning is the same that has been applied to the townhouse developments to the north on Leslie Street and to the west on Wellington Street East. The proposed zoning and site-specific exceptions also help to better align with the permissions of the Official Plan, in particular being the heights, which is under the Official Plan permission of four storeys. Additionally, the proposed units are able to accommodate two parking spaces each, which is greater than the requirements of the Zoning By-law and helps to reduce the dependency on visitor parking. Amenity area is also provided on site through a dedicated playground area and dog park along the western boundary.

Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. There are no major objections to the proposal as presented, and

additional technical matters or revisions can be incorporated prior to a future report being brought back for Council's ultimate approval.

A summary of noted comments across departments and agencies is as follows:

Traffic, Parking and Access

The proposal has been reviewed from a traffic, parking and access perspective and no major concerns are noted. The applicant also provided a Transportation Study as part of their submission which outlined the parking surplus provided on site based on two spaces being provided per unit. The proposal can also accommodate a GFL rear-load waste collection vehicle as required, and sight line considerations for access into and out of the site were reviewed with no deficiencies outlined. Access to Wellington Street will be right in / right out only. Additional technical review will also occur as part of the approval of the related Draft Plan and Site Plan applications, with appropriate conditions of approval also to be prepared at that time.

Landscaping

The proposal features high quality public realm landscaping, but as a relatively self-contained site, additional landscaping is requested where appropriate on all property boundaries and in particular the boundary shared with the Esso gas station to ensure appropriate buffering.

Municipal Servicing

The sanitary discharge from the proposed development will be directed to the Region's sanitary sewer. The existing watermain for the proposal also has adequate capacity to supply the max day and fire flow rates for the proposed development and at the proposed hydrant. Appropriate servicing allocation will be required to be provided by Council as part of any subsequent approval.

Urban Design

The design has been reviewed by staff and the Town's external design review consultant. The proposal features high quality building design and there are no concerns or objections related to the Zoning By-law Amendment and Official Plan Amendment as underlying permissions to establish the use. The following are general design recommendations for consideration, which are considered minor and can continue to be reviewed by staff and addressed by the applicant prior to a final approval report being presented back to Council:

- Include windows in garage doors
- Rotate the central block to have front doors facing south and driveways to the north at the rear of the site, if possible
- Enhance landscaping along all property boundaries and in particular the eastern boundary shared with the Esso gas station
- Consider potential design revisions in line with comments received from the Community Information Meeting regarding more traditional architectural detailing

Noise Considerations

A Noise Study was prepared and submitted as part of the application which made recommendations for the proposal including the upgrading of windows and exterior wall constructions to ensure no negative noise impacts for the proposed development. Additionally, a 2.4 metre high acoustic fence is proposed to reduce the sound level at the common outdoor amenity area. Review of the acoustic fencing will also occur as part of the detailed design and site plan approval process, with the appropriate acoustic and privacy fencing for the neighbouring property to the west to also be ensured.

Natural Environment

An Environmental Impact Study has been submitted as part of the subject applications, however the study was prepared and dated from 2014. While the report does not indicate any major concerns with the property or surrounding area, it has been requested by staff to be updated by the applicant for additional review prior to any final approval.

Stormwater Management

Peak runoff rates for the proposed development were designed to be less than or equal to the existing conditions, this being achieved by the implementation of onsite Stormwater Management controls. Stormwater storage is being implemented to achieve this through an on-site orifice plate. Additional review of stormwater management details will also take place through the technical review prior to site plan approval, but no initial concerns or objections are noted.

Lake Simcoe Region Conservation Authority

The subject property is not part of the Regulated Area and the LSRCA has no objections to the approval of the subject Zoning By-law Amendment and Official Plan Amendment

applications. Further technical evaluation will occur as part of the review for the Draft Plan site plan application to establish the townhouse blocks.

York Region

The Region has provided general comments in regard to commitments and targets for affordable housing on-site and similarly are requesting that the previously prepared Environmental Impact Study be updated, which will be required prior to approval. As mentioned previously, York Region is retaining approval authority over the subject Official Plan Amendment for now, with this to be reassessed as part of the further review of the proposal.

Public Comments

This is the first Public Planning Meeting for the subject applications. A Community Information Meeting was hosted by the applicant on February 27, 2023, as an opportunity to outreach with the local community and hear feedback. The following is a general summary of the comments received from the Community Information Meeting as well as answers:

Public Comment from February 27 th Community Information Meeting	Response
What is meant by 'amenity area'?	Amenity area means an area designed and intended to be used for passive or active recreational space for residents. A common amenity area is provided along the western area of the site. Additional private amenity area is also provided.
How will the boundary to the property at the west be screened?	This boundary is to be screened with appropriate acoustic and privacy fencing. Landscape details will ensure this as part of subsequent Draft Plan and Site Plan approval.
This is a highly visible area of Town and high quality design is important. What	The design of the townhouses incorporates a hipped roof to help assist in concealing the height of the buildings,

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architectural options can be considered and what was the design inspiration?	as well as high quality building materials including brick. A streetscape plan was also provided to ensure the public realm is designed and landscaped appropriately. The design inspiration is based off of other similar existing townhouses in proximity of the site, while also establishing something new and independent for this particular location. Some design modifications can also be considered and incorporated by the applicant as required through the subsequent site plan approval process, considering more traditional architectural components.
Is the proposal slab-on-grade construction?	Yes, it is, and this will assist in ensuring a more affordable housing product is delivered.
Will the grading of the site stay the same?	Yes, the grading of the site is proposed to largely remain the same with only very minor regrading needed.
Will neighbouring wells be impacted at all?	No impacts to neighbouring wells are anticipated, and to ensure no impacts occur, the appropriate monitoring provisions will be built into future conditions of approval.

Any additional comments received through this Public Planning Meeting will also be addressed by the applicant and staff prior to a future recommendation report being brought back to Council for consideration.

Advisory Committee Review

No communication required.

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, and 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, then the applicant (or Minister) may appeal the application to the OLT.

The applications were received in September of 2022 and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications

Communications Considerations

On March 2, 2023, a Notice of Public Planning Meeting respecting the subject Zoning By-law Amendment and Official Plan Amendment applications 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 an expanded 240 metres of the subject lands, as well as to all owners on Touch Gold Crescent and Kaleia Avenue, as these are the closest residential communities but would not have otherwise been captured by the minimum circulation radius as required under the *Planning Act*.

A Notice of the Public Planning meeting sign was also posted on the subject lands. This Public Planning Meeting is a statutory requirement for the subject Zoning By-law Amendment and Official Plan Amendment applications specifically, and all Public Meeting notification has been provided in accordance with the *Planning Act*.

Climate Change Considerations

The proposal may generate an increase in greenhouse gas (GHG) emissions as a new infill development application. However, the applicant has noted several design and construction elements that will mitigate this impact, including appropriate landscaping, a commitment to high efficiency fixtures, and consideration for electric vehicle charging. The applicant has submitted a Green Development Standards summary report as part of their application, with the above noted strategies to be implemented as part of the development process.

The proposal and location along Wellington Street East will also be able to prioritize alternative transportation methods including walking, cycling, and public transit – with close proximity to commercial and recreational amenities including the SmartCentres Aurora North plaza and the Stronach Aurora Recreation Complex.

Link to Strategic Plan

The subject application supports the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives:

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

Strengthening the fabric of our community: Through the approval of an infill residential development, the Work with the development community to meet intensification targets to 2051 as identified in the Town's Official Plan action item is realized.

Alternative(s) to the Recommendation

1. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future Public Planning Meeting.

Conclusions

Staff will continue the technical review the subject applications and also ensure that feedback received from Council and members of the public through this Public Planning Meeting are incorporated in a revised proposal as necessary prior to a final report with

recommendations being presented back 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

Figure 4 – Proposed Official Plan Designation

Figure 5 – Proposed Zoning

Figure 6 – Conceptual Site and Block Plan

Previous Reports

There are no previous reports related to the current subject applications.

Previously, by-law 5895-16 was passed by Council to rezone the subject property for commercial purposes, with the associated approval report being PDS16-062.

Commercial uses are no longer being considered by the applicant.

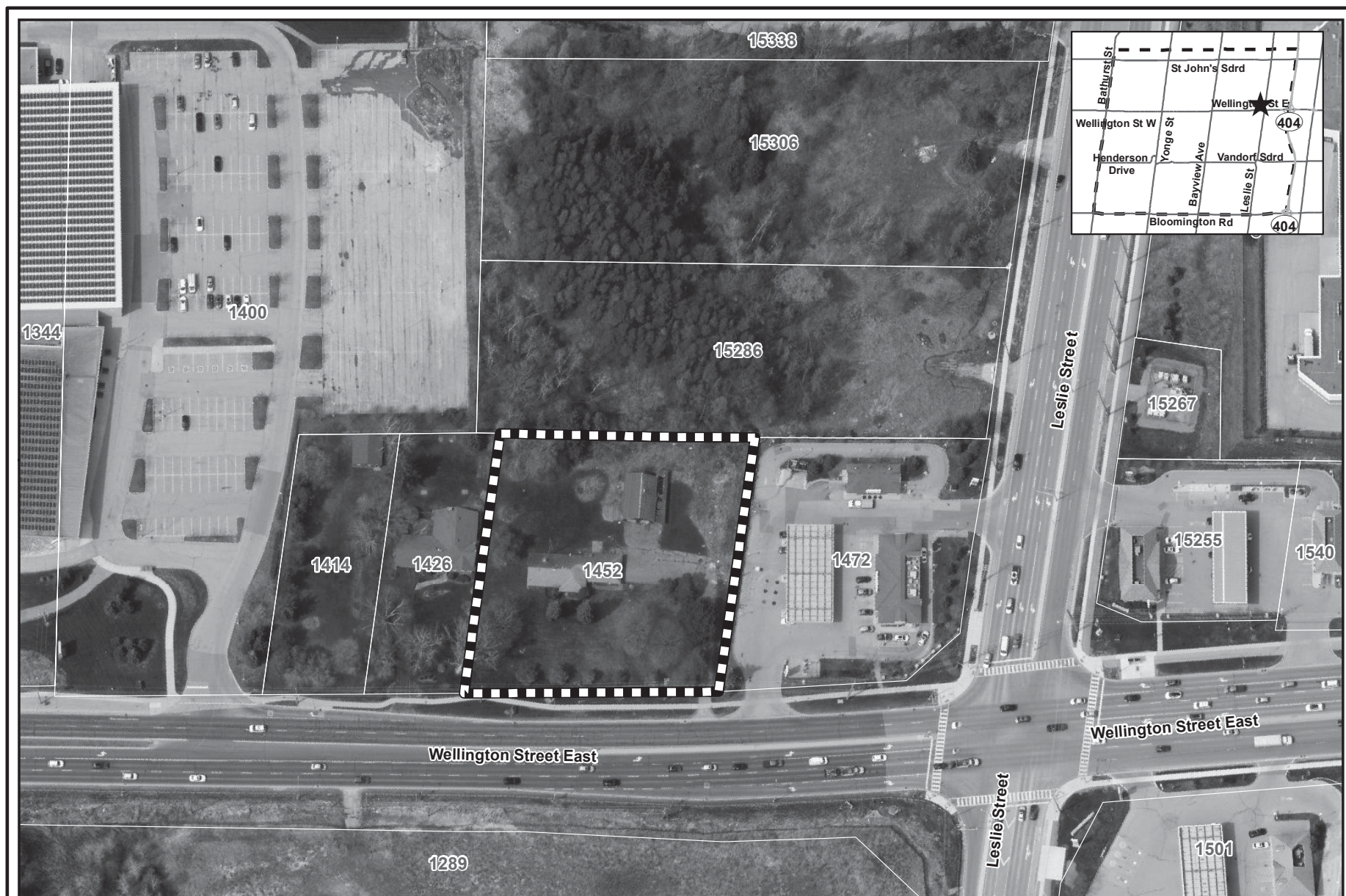
Pre-submission Review

Agenda Management Team review on March 9, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

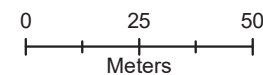
APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILE: ZBA-2022-06 & OPA-2022-04

FIGURE 1

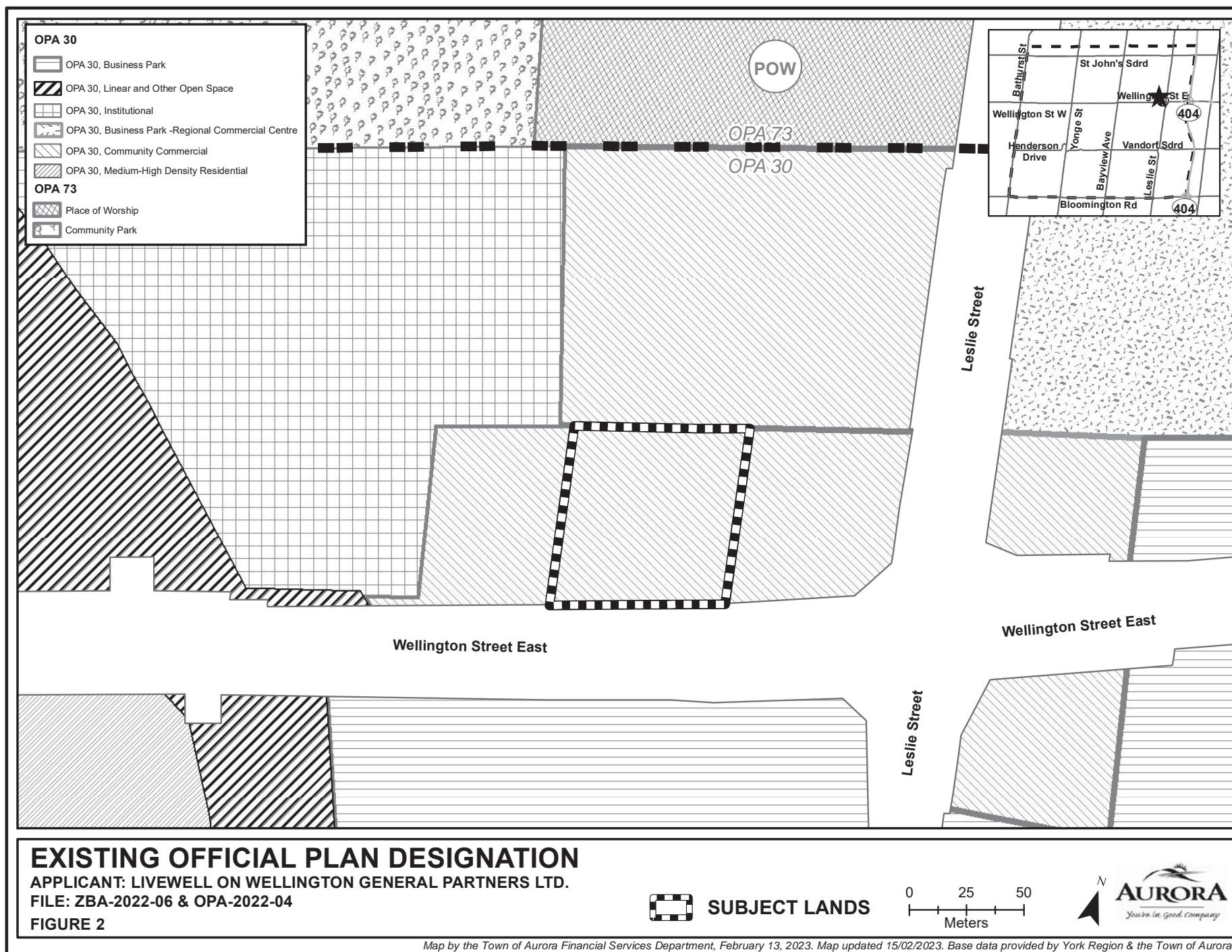


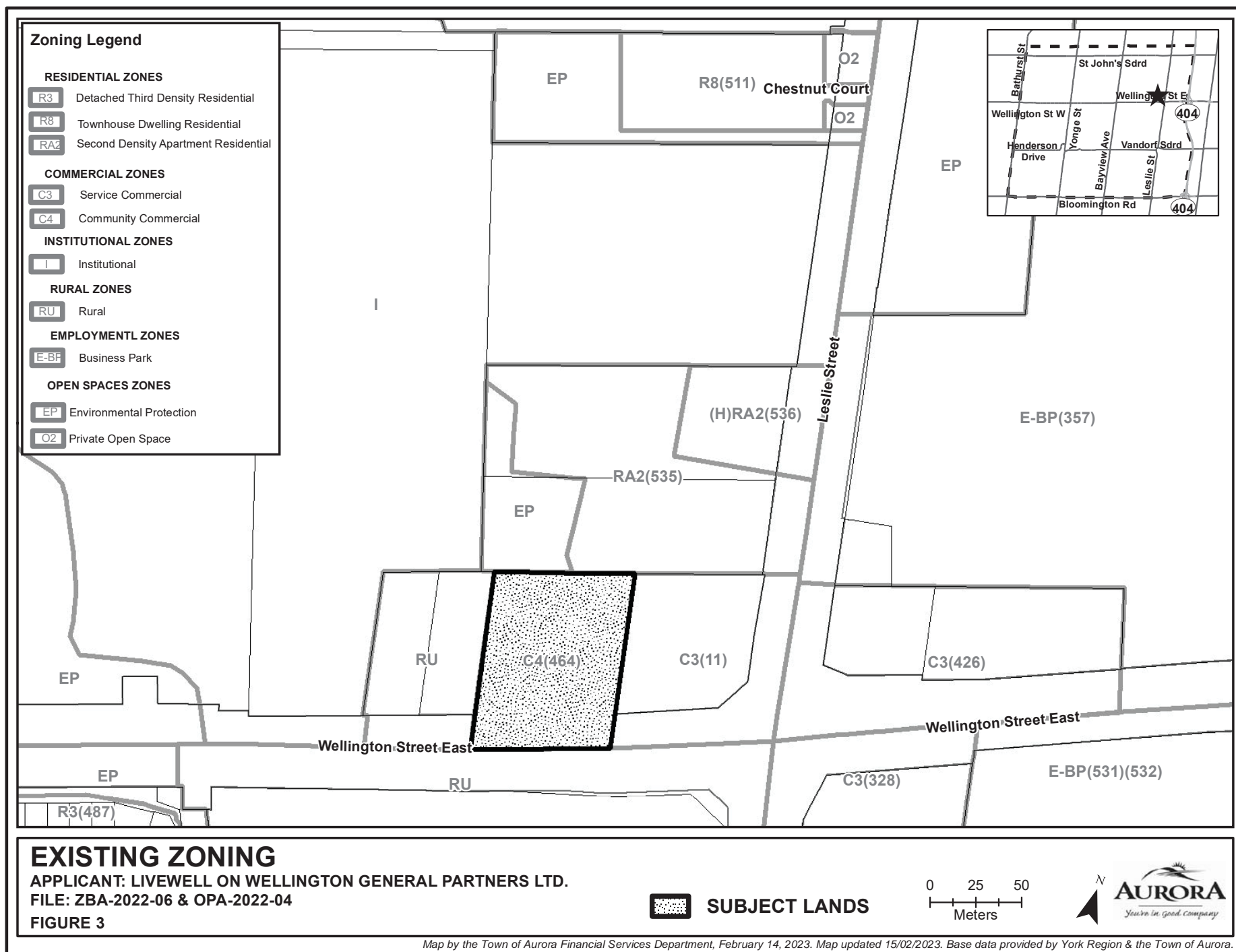
SUBJECT LANDS

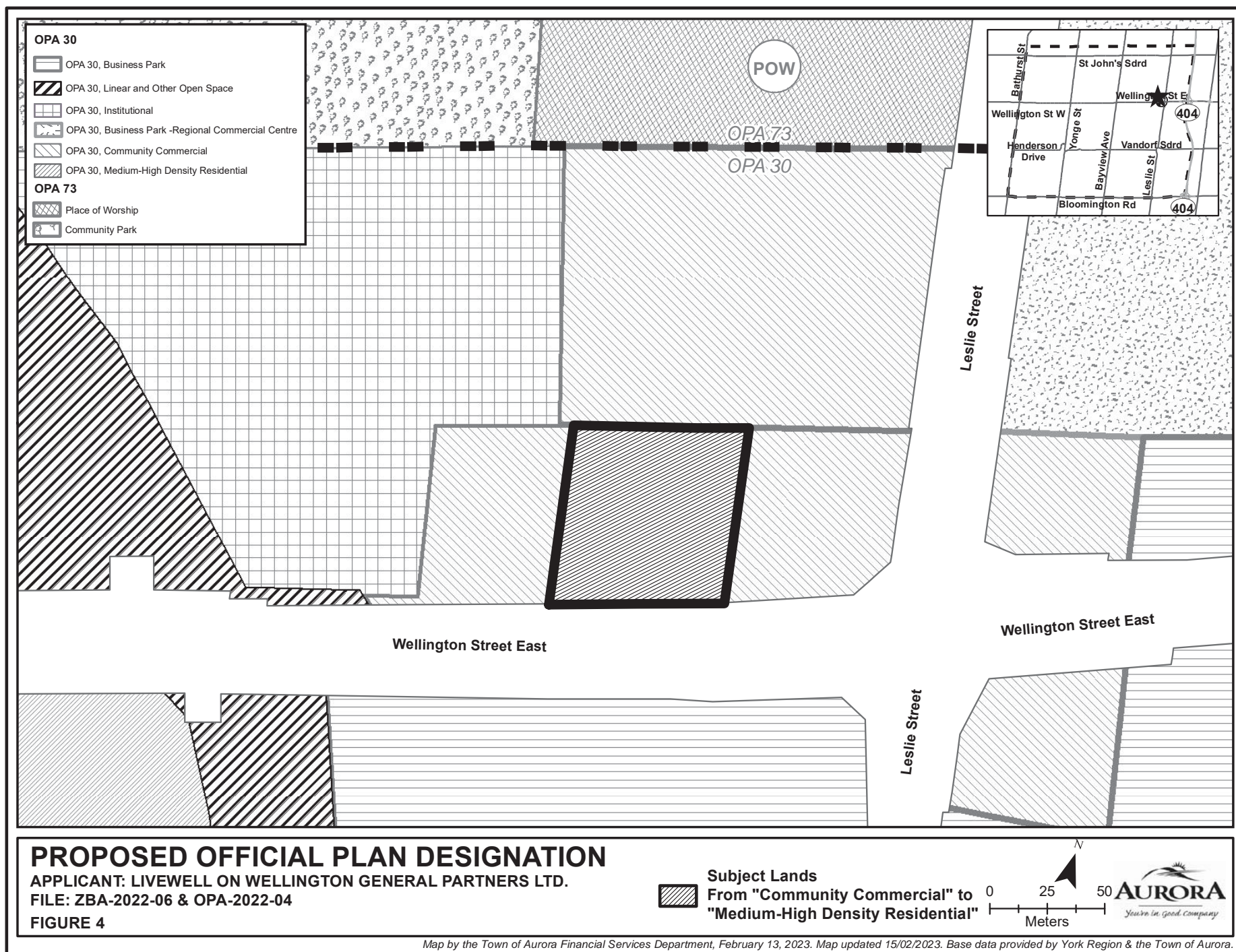


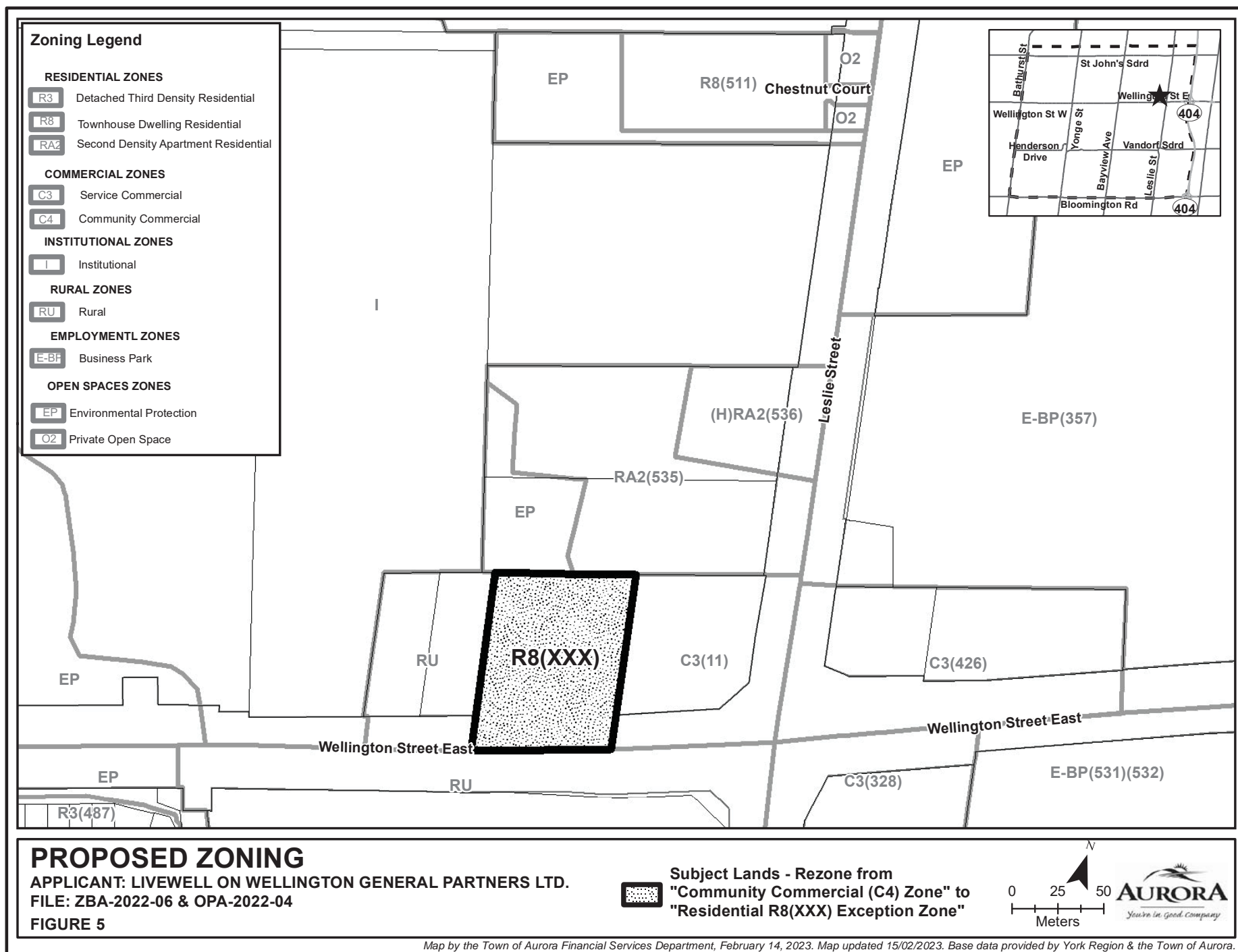
Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 15/02/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

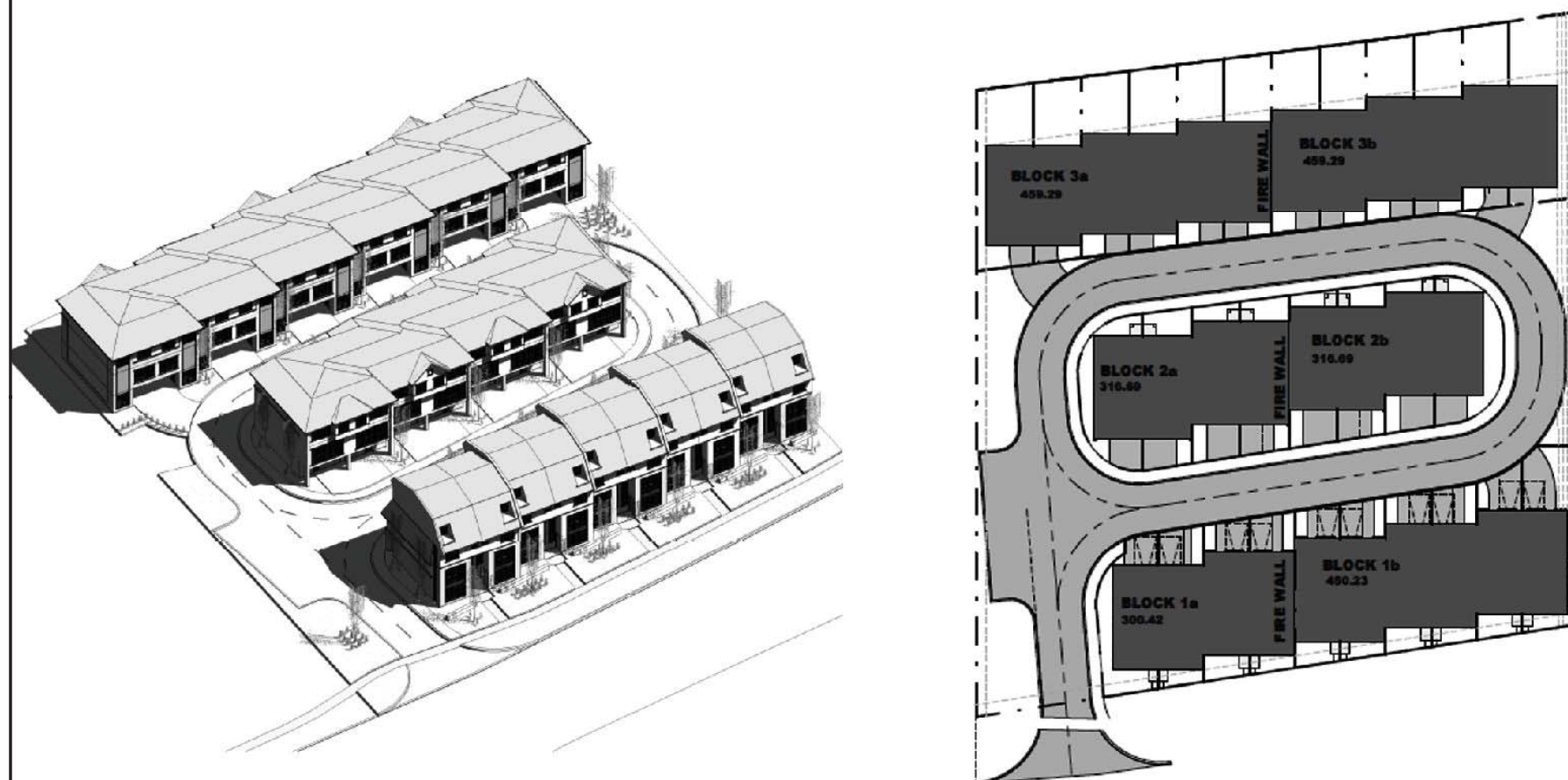
Document Path: J:\data\data\Planning Maps\1452 Wellington Street E (Livewell on Wellington; ZBA-2022-06 and OPA-2022-04)\Report March 2023\Figure_1_Location_Map.mxd











CONCEPTUAL SITE AND BLOCK PLAN

APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILE: ZBA-2022-06 & OPA-2022-04

FIGURE 6



Map created by the Town of Aurora Planning & Building Services Department, 15/02/2023. Drawing provided by Livewell on Wellington General Partners Ltd

Document Path: J:\data\data\Planning Maps\1452 Wellington Street E (Livewell on Wellington; ZBA-2022-06 and OPA-2022-04)\Report March 2023\Figure_6_Conceptual_Site_and_Block_Plan.mxd

Public Planning Meeting

Application: Zoning By-law and Official Plan
Amendment Applications
Applicant: Livewell on Wellington General Partners Ltd.
Location: 1452-1460 Wellington Street East
File Number: ZBA-2022-06; OPA-2022-04
Related Files: SUB-2022-01; SP-2022-10

Date: March 21, 2023





Subject Lands: 1452-1460 Wellington Street East

Background and Overview




- Located on the north side of Wellington Street East, just west of Leslie Street
- Currently occupied by a vacant residential dwelling and detached accessory garage
- Total Size: 0.6 hectares (1.5 acres)
- Frontage: 77 metres along Wellington Street East
- Previously received site specific approval for commercial uses



Official Plan Schedule A designation:
OPA 30 Bayview Northeast 2B, “Community Commercial”



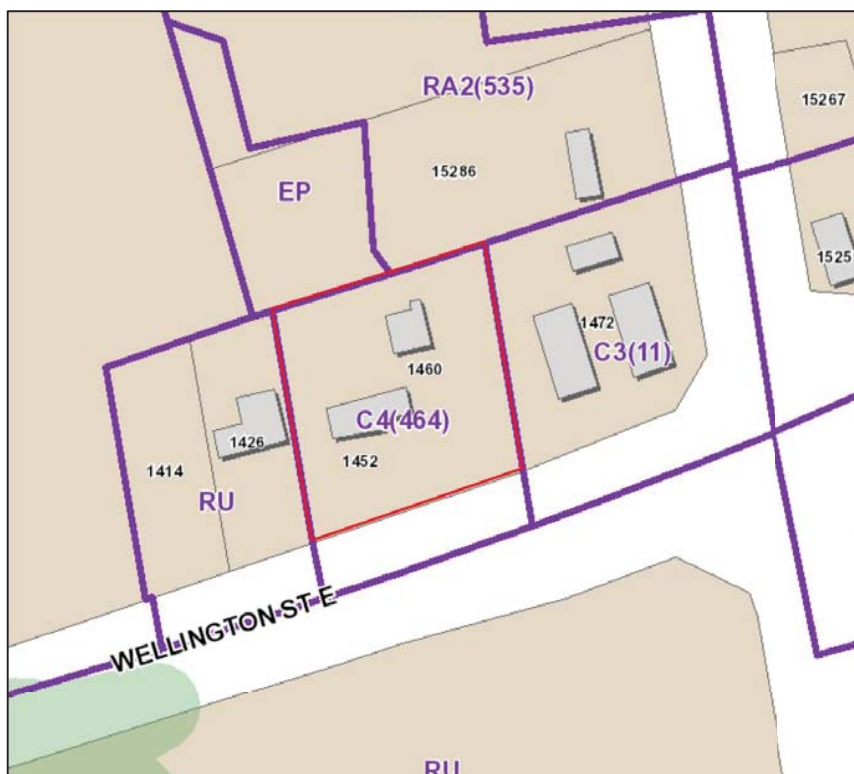
 OPA 30, Community Commercial

Existing “Community Commercial” Designation

- Intended to provide opportunities for low-rise multi-tenant buildings catering to shopping needs
- Retail, personal service shops, convenience stores, restaurants all permitted



**Comprehensive Zoning By-law 6000-17 Schedule A:
“Community Commercial C4 (464)”**



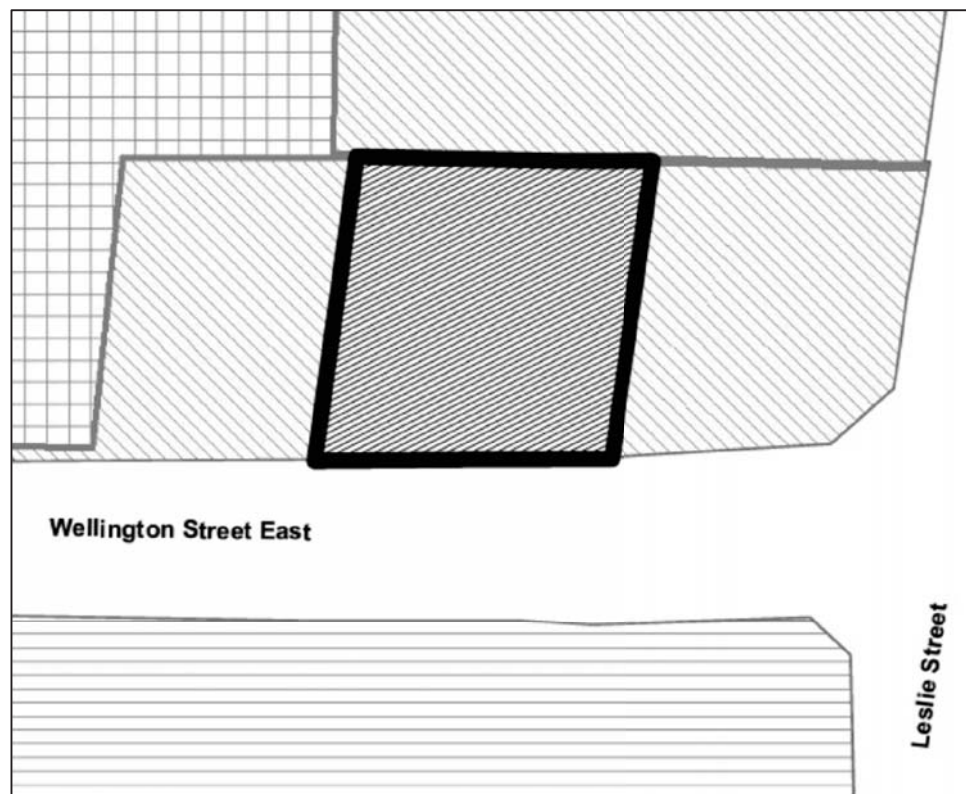
Existing “Community Commercial C4 (464)” Zoning:

- Site specific zoning approved in 2016 to re-zone to Community Commercial from Rural
- Zoning was to facilitate two commercial buildings with a restaurant, daycare facility and retail shops
- Ownership has changed and the previously approved commercial uses are no longer being pursued, largely due to competing commercial growth east of Leslie Street.



Conceptual Site Plan

- 30 townhouse residential units on an internal condominium road accessed from the north side of Wellington Street East
- 2 parking spaces per unit plus 6 visitors' spaces
- Amenity area provided with common playground, dog park
- Screening and buffering to be provided along lot boundaries
- Streetscape and landscape plans submitted to ensure high quality public realm design



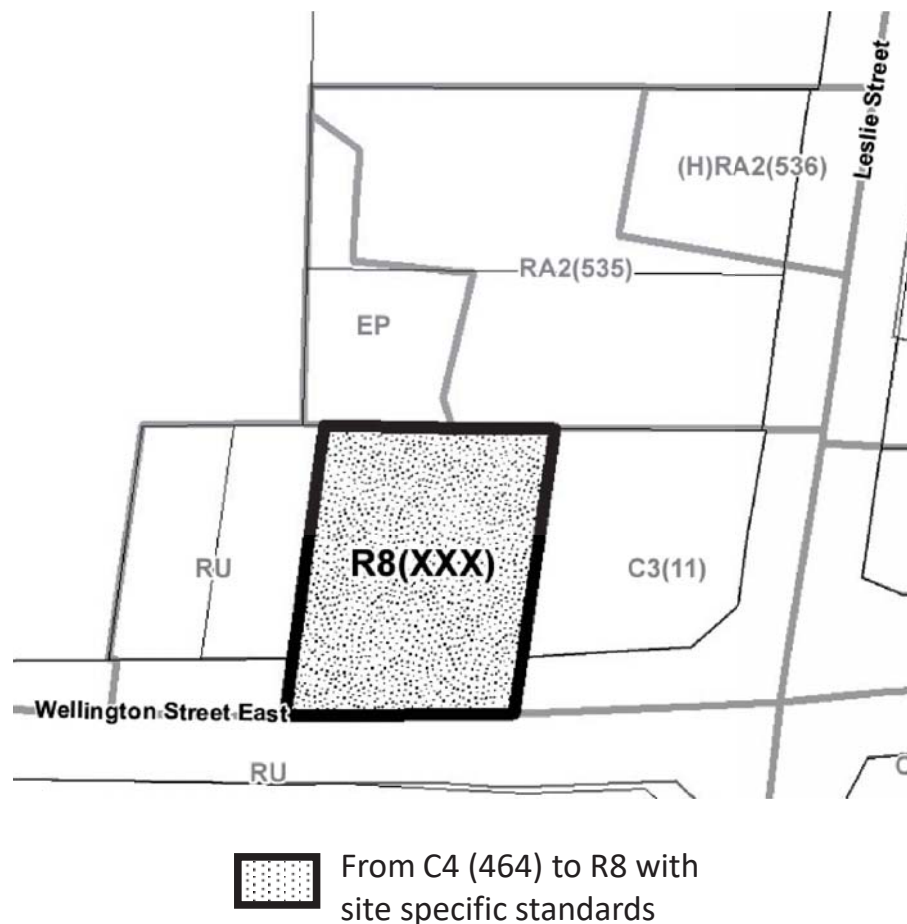
From "Community Commercial" to "Medium High Density Residential"

Proposed OP Designation

- "Medium High Density Residential"
- Allows the site to be used for townhouse residential purposes
- Proposed density of 50 units per hectare is in line with the intent of the designation to not exceed 99 units per hectare
- The designation also requires heights to be less than 4 storeys (3.5 is proposed)



Proposed Zoning



- “Townhouse Dwelling Residential R8” with site specific standards
- 30 units, with each providing 2 parking spaces per unit, plus 6 visitors spaces (66 total) to exceed the required 54 spaces
- 3.5 storeys (13.92 metres) in height to conform with OP Medium-High Density provisions
- 36.5% lot coverage overall



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Conceptual Rendering



Draft Plan, Site Plan, and then future Exemption from Part Lot Control and Plan of Condo applications will establish the blocks, individual lots, and common elements, once the overall Zoning and OP designation are in place



A Community Information Meeting was hosted by the applicant on February 27, 2023, with discussion from the public on:

- Ensuring **appropriate screening and buffering**, in particular for the neighbouring property to the west, to which an acoustic privacy fence is being installed
- Confirmation that the **grading** will generally remain the same, which it will
- Confirmation of **no impacts to neighbouring wells**, to which the appropriate monitoring provisions will be built into future conditions of approval
- Question pertaining to **slab-on-grade**, with the owner indicating the site will be slab-on-grade and that this provides a **more affordable housing product** while also reducing the need for major earthworks, grading or any impact on wells
- Consideration for **other architectural designs**, approaches, or options, which can also continue to be explored through the site plan approval process



Next Steps in the Planning process:

- Detailed review of the subject applications to be undertaken to address all comments including those received from this Public Planning Meeting
- Revisions made as necessary
- When appropriate, a staff report with recommendations will be presented at a future General Committee Meeting for consideration
- All interested parties will be notified of updates relating to the subject application



An abstract graphic featuring a large teal rounded rectangle on the right. To its left are a yellow square and a teal square overlapping each other. A dark blue square is positioned below the yellow one. Thin teal lines extend from the top and bottom of the teal rectangle, with one line curving around the top left and another around the bottom right.

Thank you

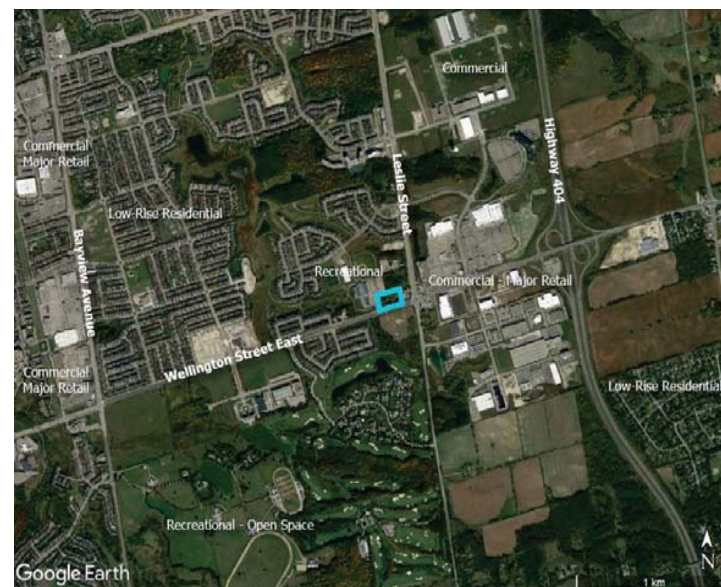
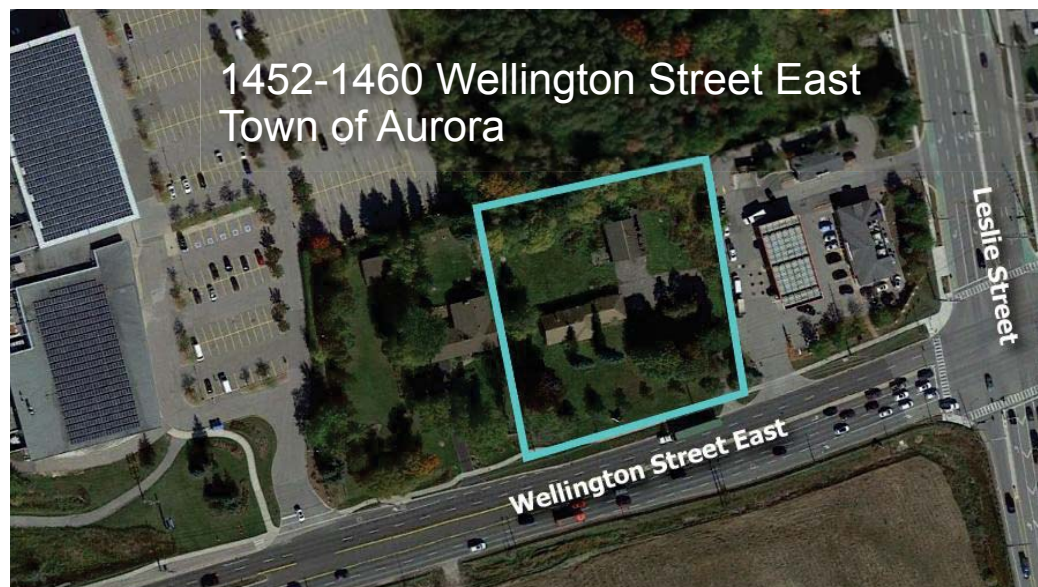
Adam Robb, MPL, MCIP, RPP, CAHP
Senior Planner

arobb@aurora.ca
365-500-3104



Statutory Public Meeting of Livewell Residential Development

1452 Wellington St E, Aurora, ON, L4G 7B6
March, 21, 2023



- ❖ Total Area: 1.461 ac
- ❖ Total Frontage: 251 ft
- ❖ Depth: 258 ft

Existing Property

Livewell
on WELLINGTON

**Land
Services
Group.**



Previous Commercial Approval

Livewell
on WELLINGTON



RECEIVED SEP 22 2016

Planning and Building Services

NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE TOWN OF AURORA

TAKE NOTICE that the Council of the Corporation of the Town of Aurora passed **By-law No. 5895-16** on **September 13, 2016** under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Attached is an Explanation of the purpose and effect of the By-law as a description and Key Map showing the location of the lands to which the Zoning By-law Amendment applies are attached. The complete By-law is available in the Clerk's office during regular office hours.

APPLICANT: Leswell Investments Inc.

MUNICIPAL ADDRESS: 1452 Wellington Street East

LEGAL DESCRIPTION: Part of Lots 3 and 4, Registered Plan No. 525

FILE NUMBER: ZBA-2015-04

CONTACT:

Any inquiries should be directed to **Lawrence Kuk** of the Planning and Building Services department at 905-727-3123 Ext. 4343.

If you have objections to the By-law, you may appeal the By-law to the Ontario Municipal Board for consideration. Your appeal, together with the reasons for the appeal and the \$125.00 fee (per Application) as required by the Ontario Municipal Board, can be made payable to the Minister of Finance in the form of a certified cheque or money order. An (A1) "Appellant Form" provided by the Board is now on their website at www.omb.gov.on.ca and must be filed with the Town Clerk at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1; on or before **October 11, 2016**. Should this date fall on a holiday or weekend, you will have until the next business day to file your appeal. Please note an additional fee (Please refer to the Fee By-law for the Ontario Municipal Board Referral Fee, found on the Town's website under Planning and Building Services), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

In accordance with the *Planning Act*:

- I. Only individuals, corporations and public bodies may appeal a By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.
- II. No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submission at a Public Meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the persons or public body as a party.

DATED, this 19th day of September, 2016.



Marco Pappalardo, MCIP, RPP
Director of Planning and Building Services
Town of Aurora
100 John West Way
Aurora, ON L4G 6J1

Attach.

By-law Number 5895-16

Explanatory Note

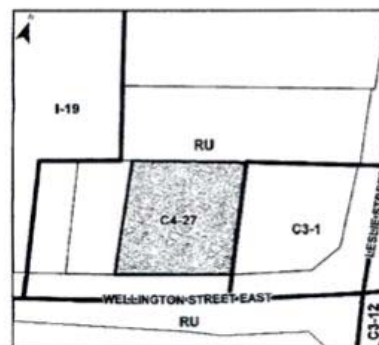
Re: Zoning By-law Number 5895-16

By-law Number 2213-78 has the following purpose and effect:

To amend By-law Number 2213-78. As amended, being that the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Rural (RU) Zone" to "Shopping Centre Commercial (C2-27) Exception Zone".

The rezoning will permit a commercial development that will cater and service needs of residents and businesses in the community including multi-tenant commercial building and restaurant.

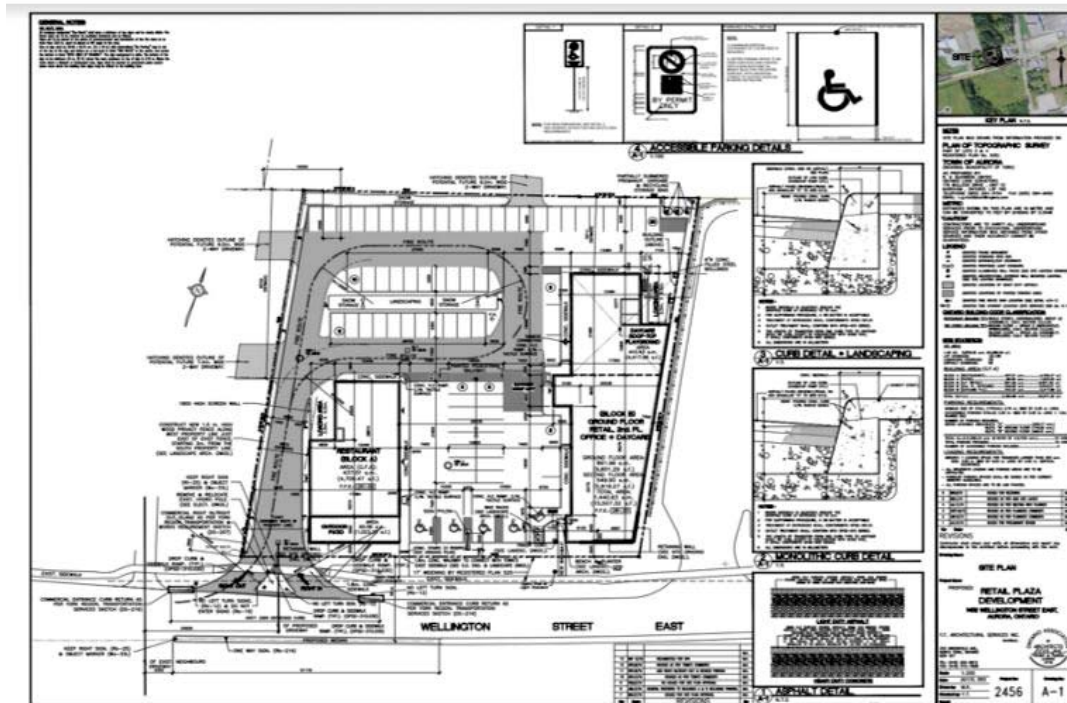
Sept,02,2016



[Return](#)

Previous Commercial Approval

Livewell
on WELLINGTON



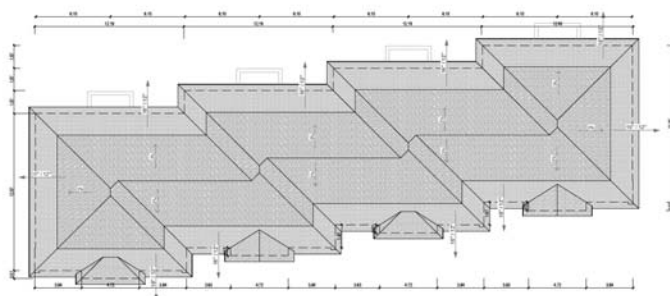
Site Plan

Livwell
on WELLINGTON



Site Plan

Livwell
on WELLINGTON



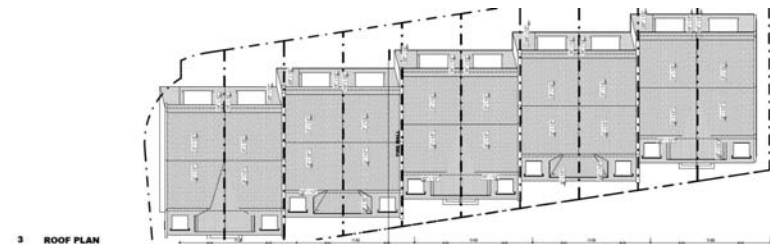
2 ROOF PLAN

Scale: 1:100



1 3rd FLOOR PLAN

Scale: 1:100



3 ROOF PLAN

Scale: 1:100



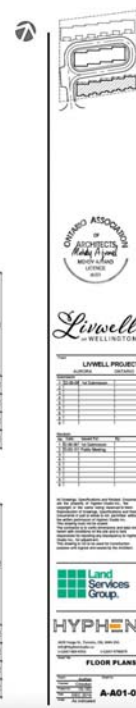
2 4th FLOOR PLAN

Scale: 1:100



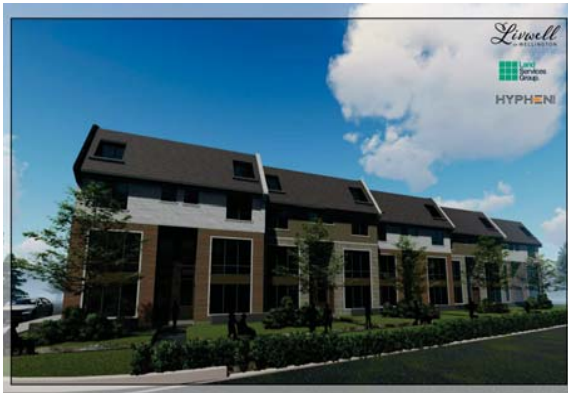
1 3rd FLOOR PLAN

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Elevations

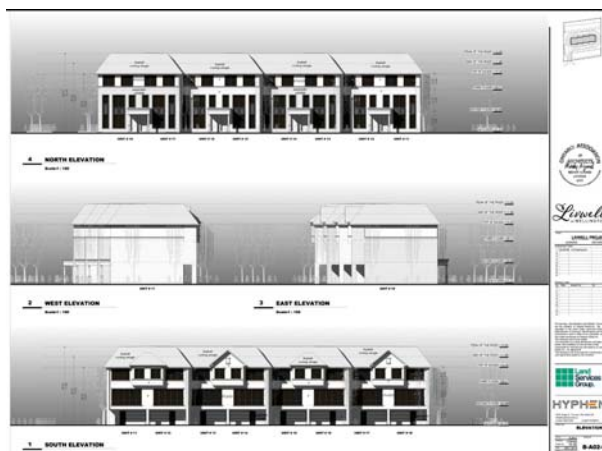
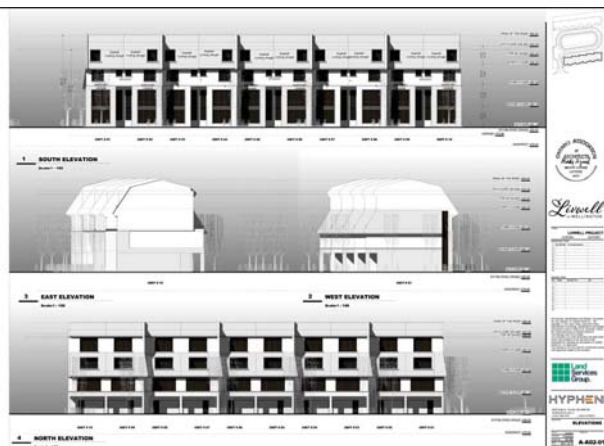
Livwell
on WELLINGTON



Elevations

Livwell
on WELLINGTON

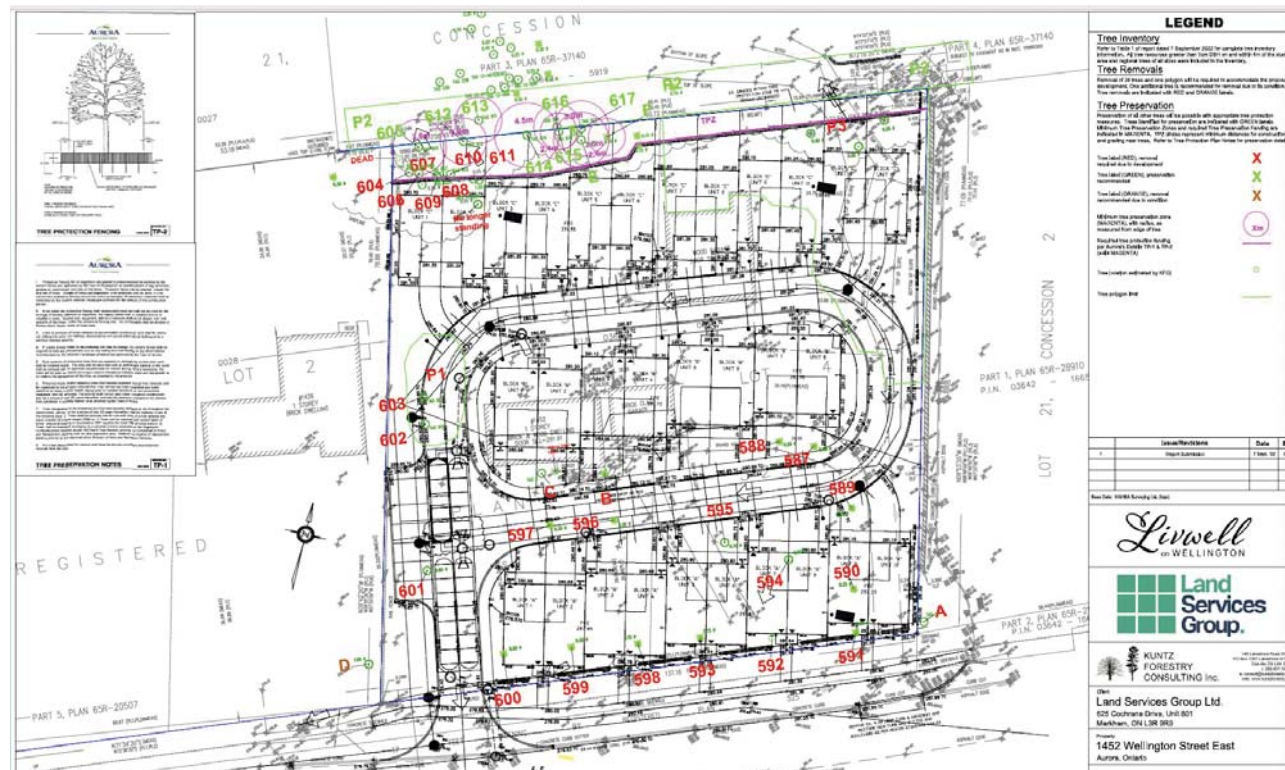
**Land
Services
Group.**



Landscape Design



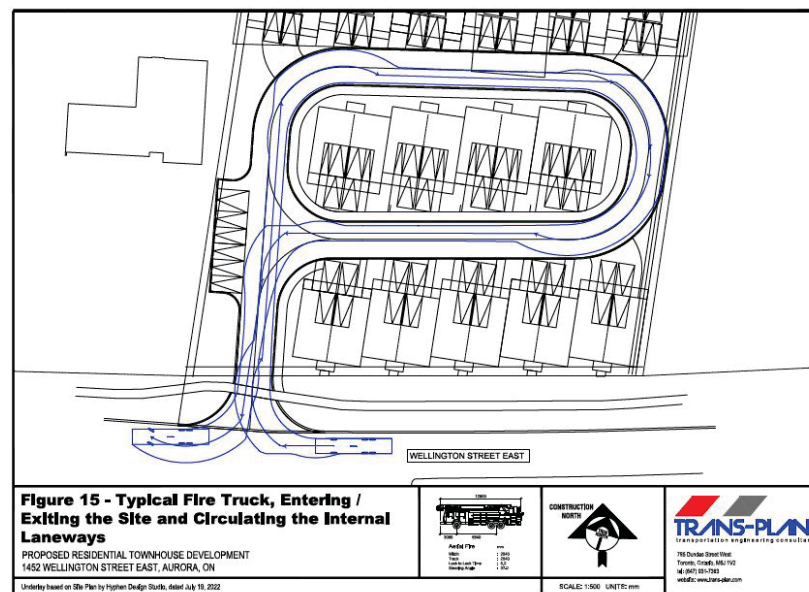
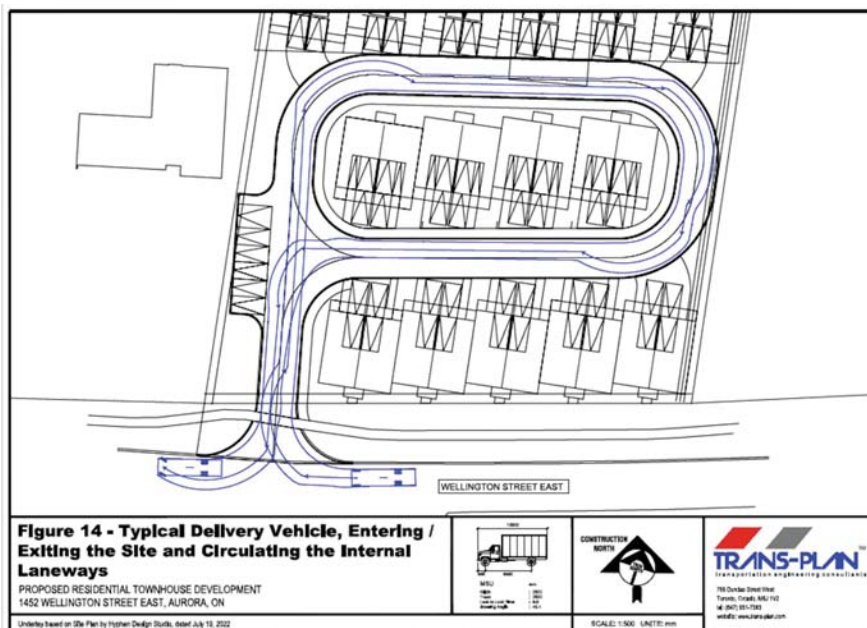
Landscape Design



Traffic Design

Livwell
on WELLINGTON

**Land
Services
Group.**



Traffic Design

Livwell
on WELLINGTON



TRAFFIC IMPACT OF LIVWELL DEVELOPMENT

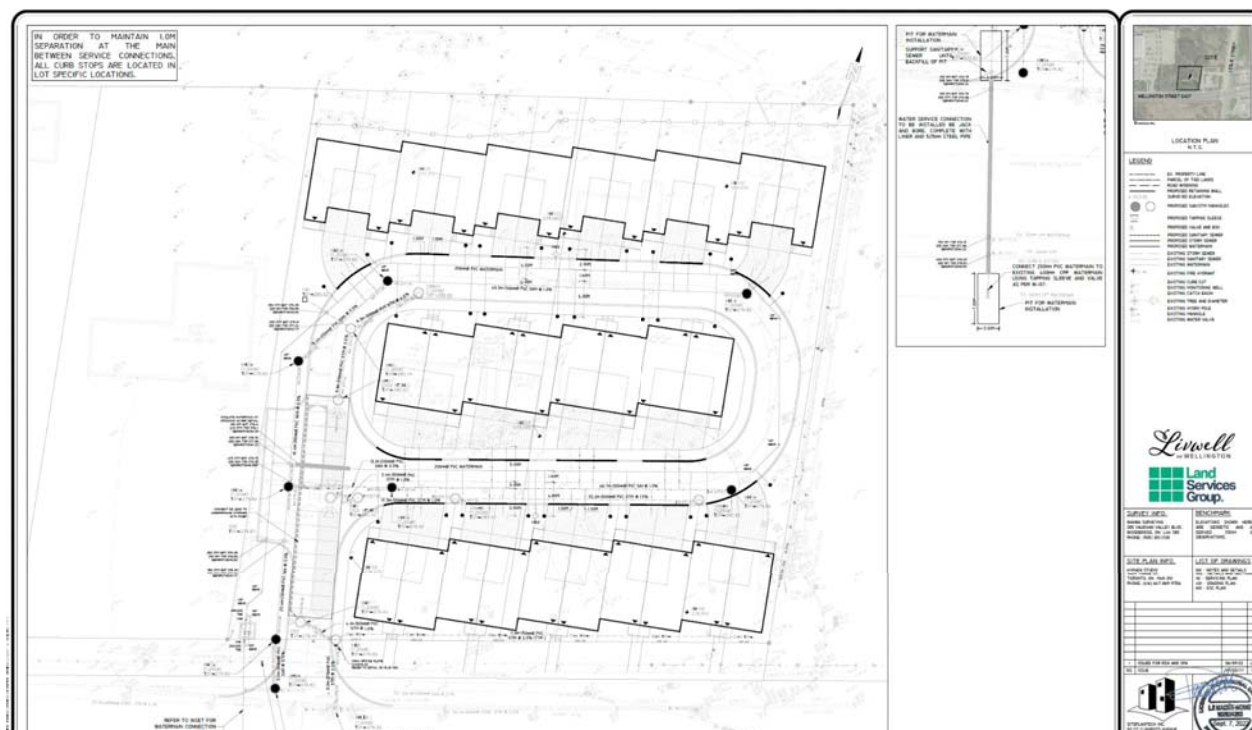


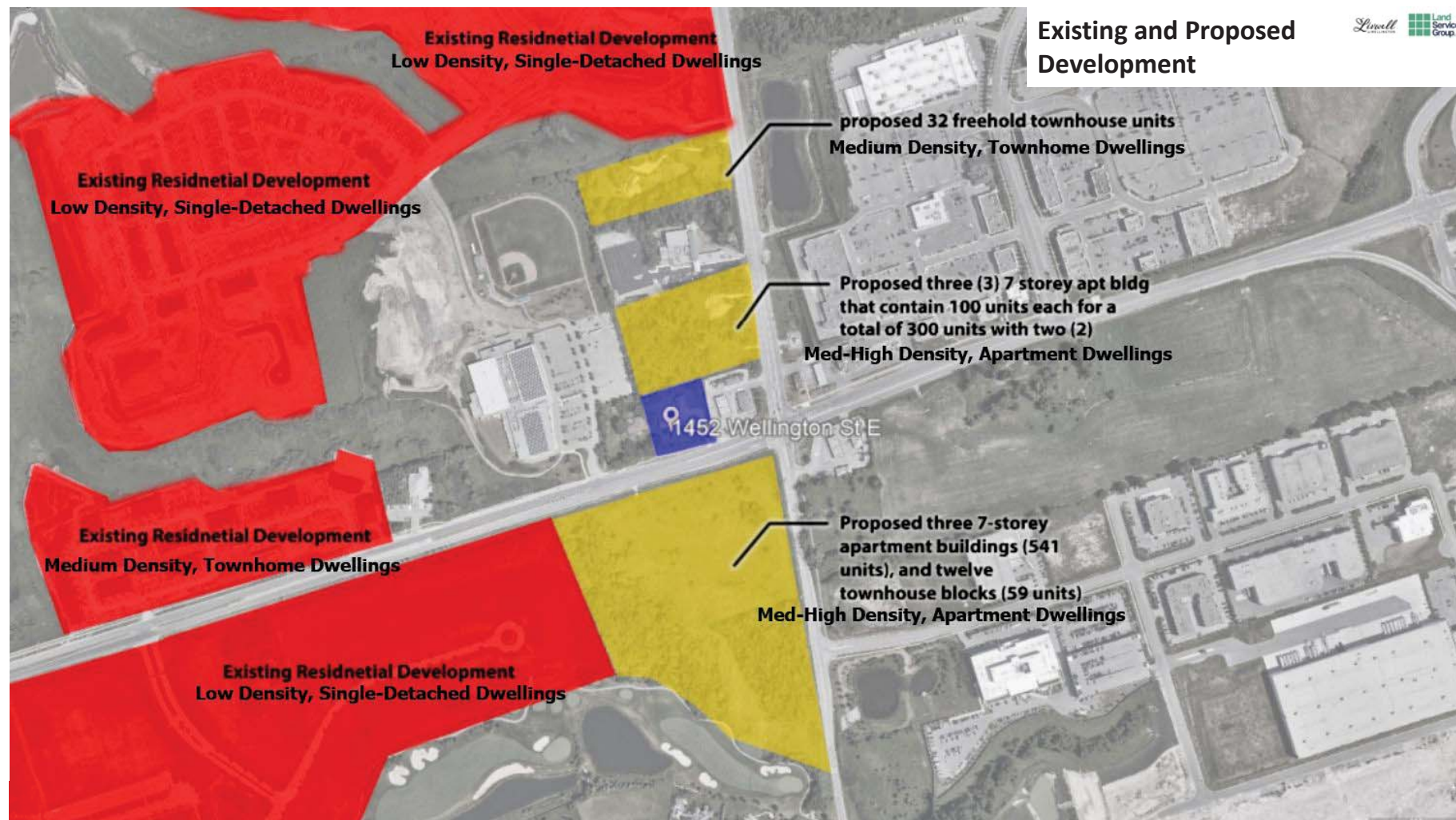
Notes:

- The Image shows the traffic impact on the surrounding road network for horizon year 2030.
- Image represent the total traffic condition with other developments and Livwell development.
- Overall, the surrounding road network is expected to operate acceptably during horizon year 2030,

LOS	Level of Service
A	Good
B	
C	Acceptable
D	

Servicing Plan





Existing Residential Development in Context Area



Elyse Crescent Townhomes – West of Subject Property



William Graham Dr. Townhomes – North of Subject Property

Additional Design Options



Additional Design Options

Livwell
on WELLINGTON



The Corporation of The Town of Aurora

By-law Number XXXX-XX

**Being a By-law to confirm actions by Council
resulting from a Council Public Planning meeting
on March 21, 2023.**

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 March 21, 2023, 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 21st day of March, 2023.

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk