



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

Date: Tuesday, September 12, 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: Added items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Planning Applications	
5.1 PDS23-111 - Application for Official Plan Amendment and Zoning By-law Amendment, Gervais Development (Centre) Corp., 180, 182 Centre Crescent, Part of Lot 105, Registered Plan 246, File Number: OPA-2022-03, ZBA-2022-05, Related File Number: SP-2022-12	1
1. That Report No. PDS23-111 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	19
*5.1.2 Applicant Presentation	32
6. Confirming By-law	
6.1 By-law Number XXXX-23 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on September 12, 2023	45

7. Adjournment



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Town of Aurora

Public Planning Report

No. PDS23-111

Subject: Application for Official Plan Amendment and Zoning By-law Amendment
Gervais Development (Centre) Corp.
180, 182 Centre Crescent
Part of Lot 105, Registered Plan 246
File Number: OPA-2022-03, ZBA-2022-05
Related File Number: SP-2022-12

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: September 12, 2023

Recommendation

1. That Report No. PDS23-111 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 and members of the public with background information on the proposed Official Plan Amendment and Zoning By-law Amendment at 180, 182 Centre Crescent (the 'subject lands'). The following is a summary of the planning applications:

- Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the development of a 7-storey apartment building with a total of 193 units;
- To ensure orderly redevelopment and transformation of the area, the Official Plan requires a Comprehensive Plan;
- The proposed site specific Official Plan Amendment "Promenade General – Special Design Area" is to increase the maximum building height to 7-storeys;

- The applicant is proposing to rezone the subject lands from “Service Employment E1(9) Zone” to “Second Density Apartment Residential Exception (RA2-XX) Zone”;
- The Zoning By-law Amendment application will amend the development standards on dwelling unit size, lot coverage, yard setbacks, required maneuvering space, parking requirement, and amenity area.

Background

Application History

A pre-consultation package for the proposed applications was issued on April 9, 2021 to the applicant. The application for Official Plan Amendment, Zoning By-law Amendment were received on September 26, 2022, and deemed as complete on October 17, 2022.

A Community Information Meeting, hosted by the applicant, was held on June 22, 2023, to introduce the application to area residents and to obtain feedback. The meeting was attended by approximately 12-15 local residents, representatives of the Town, the applicant and their consulting team. Further details on the Community Information Meeting are provided in later section of this report.

Location / Land Use

The subject lands are located north of Centre Street and West of Industrial Parkway North, and municipally known as 180 and 182 Centre Crescent (Figure 1). The subject lands have a combined area of approximately 0.76 hectares (1.89 acres) with a lot frontage of approximately 104.24 metres along Industrial Parkway North. 180 and 182 Centre Crescent each contain a single detached dwelling; ample mature trees exist throughout the site.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Industrial uses;
- South/East: Industrial/retail uses;
- West: Residential and industrial use.

Policy Context

Provincial Policies

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

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

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which 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) -2022

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

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

Employment Land Conversion

The employment land conversion request was presented to Regional Council on October 22, 2020. York Region Staff recommended to Council that these lands not be mapped/ included in an Employment Lands designation in the new Regional Official Plan. At the October 2020 meeting, the site-specific employment conversion request for 180 & 182 Centre Crescent was supported by Regional staff and endorsed by Regional Council. As a result, York Region Official Plan - 2022 designates the subject lands as Community Area and can be developed for non-employment use.

Town of Aurora Official Plan

The subject lands are currently designated “Existing Employment - Light Industrial/Service” by the Town’s Official Plan (see Figure 2), which seeks to accommodate a broad range of employment opportunities as well as service commercial uses and retail uses of a quasi-industrial nature within existing employment areas.

The proposed Official Plan Amendment seeks to amend the designation from the current “Existing Employment - Light Industrial/Service” to “Promenade General – Special Design Area – Site Specific” (see Figure 4), which is intended to transform existing industrial areas into a vibrant, pedestrian oriented mixed-use community.

Zoning By-law 6000-17, as amended

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

Reports and Studies

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

Document	Consultant
Draft OPA Amendment Document	Michael Smith Planning Consultants
Draft Zoning Bylaw Amendment	Michael Smith Planning Consultants
Planning Justification Report	Michael Smith Planning Consultants
Shadow Study	Chamberlain Architect Services Limited
Landscape Plan with Streetscape	Schollen & Company Inc.
Geotechnical Study	Alston Geotechnical Consultants Inc.

Hydrogeology Assessment	Palmer Environmental Consulting Group
ESA Report (Phase 1 and 2)	Soil Engineers Ltd.
Functional Servicing Report	Sabourin, Kimble & Associates
Construction Impact Mitigation Study	Gervais Development (Centre) Corp
Transportation and Traffic Operations Assessment Report	C.F. Crozier & Associates Inc.
Noise Feasibility Study	HGC Engineering
Archaeological Assessment (Stage 1 and 2)	This Land Archaeology Inc.
Species At Risk Assessment	GEI Consultants
Green Dev Design Report Summary	Gervais Development (Centre) Corp
Tertiary Plan	Gervais Development (Centre) Corp
Architectural Drawings	Chamberlain Architect Services Limited

Proposed Applications

Proposed Official Plan Amendment

The proposed site specific Official Plan Amendment “Promenade General – Special Design Area” is to increase the maximum building height to 7-storeys.

As shown in Figure 4, the applicant is proposing to amend the existing Official Plan designation from “Existing Employment – Light Industrial/Service” to “Promenade General – Special Design Area – Site Specific”.

The proposed “Promenade General – Special Design Area” designation is intended to transform existing industrial areas into a vibrant, pedestrian oriented mixed-use community. Changes are planned to occur through the introduction of higher density while providing compatibility and appropriate transitions to adjacent neighbourhoods. Uses permitted in the “Promenade General” designation include multiple-unit buildings, townhouses, apartment buildings, communal housing, commercial uses (including retail stores, restaurants and personal services), child care facilities and conference centres.

Schedule 'B2' of the Official Plan regulates the minimum and maximum height permitted within the promenade area. Adjacent properties with the "Promenade General – Special Design Area" designation generally have a minimum height of 2 storeys and a maximum height of 5 storeys plus one bonus storey subject to the Height and Density Bonus provisions of the Official Plan. The Proposed site-specific amendment seeks to permit a maximum height of seven storeys for the apartment building.

Comprehensive Design Plan

To ensure orderly redevelopment and transformation of the area, the Official Plan requires a Comprehensive Plan

As required by section 11.6.2 h) of the Official Plan, the completion of a Comprehensive Plan is required to demonstrate how the proposed development will complement and contribute to the orderly transformation of the area.

The Comprehensive Plan provides a conceptual layout to guide future development on how development will occur in the Aurora Promenade. A Comprehensive Plan that includes adjacent properties has been submitted, as required by the Official Plan, to coordinate the future development of the surrounding lands. The plan area includes the properties on Industrial Parkway North from Centre Street to Scanlon Court, and the Metrolinx rail track. The Comprehensive Plan addresses various area-wide elements such as building footprints, pedestrian connections, vehicular movements, and is under review by staff.

Urban Square

The Official Plan also requires all developments within the 'Promenade General' designations on sites greater than 0.2 ha in size to provide a minimum of 3% of its net developable area for an Urban Square. The Urban Square is to be built and maintained by the landowner, and an easement with the Town is to be established to ensure the space is open and accessible to the public at all times.

A 195.50 m² (2104 ft²) Urban Square is located at the northeast corner of the site. The urban square conceptual plan shows a public art piece, formal and informal seating, a lawn, an open-air pavilion and two shade structures.

Proposed Zoning By-law Amendment

The Zoning By-law Amendment application will amend the development standards on dwelling unit size, lot coverage, yard setbacks, required maneuvering space, parking requirement, and amenity area.

As shown in Figure 5, the Applicant proposes to rezone the subject lands from “E1(9) Employment Zone” to “(RA2-XX) Second Density Apartment Residential Exception Zone” to permit the proposed development. The Owner 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 parent Second Density Apartment Residential (RA2) zone requirements with the proposed Second Density Apartment Residential Exception (RA2-XX) Zone, as well as other requested zoning standards deviations.

	Parent Second Density Apartment Residential Zone Requirement	Proposed Second Density Apartment Residential Exception Zone
Lot Area (minimum)	95 m ² per dwelling unit	39 m ² per dwelling unit
Front Yard (minimum)	½ the height of the main building and in no case less than 9 m from the street line	3.0 m
Rear Yard (minimum)	9 m	5.35 m
Interior Side Yard (minimum)	½ the height of the main building and in no case less than 6 m	4.5 m
Lot Coverage (maximum)	35%	37%
Amenity Area	Any Apartment Residential Zone, Commercial Zone or Promenade Zone, which contains Apartment Dwelling Units, or any Multi-Unit Development shall provide a minimum Amenity Area of Eighteen (18) square metres per dwelling unit, provided a minimum of 50% of the	Any Apartment Residential Zone, Commercial Zone or Promenade Zone, which contains Apartment Dwelling Units, or any Multi-Unit Development shall provide a minimum Amenity Area of Eighteen (18) square metres per dwelling unit, provided a minimum of 15% of the required Amenity

September 12, 2023

8 of 12

Report No. PDS23-111

	Parent Second Density Apartment Residential Zone Requirement	Proposed Second Density Apartment Residential Exception Zone
	required Amenity Area is provided as interior amenity space	Area is provided as interior amenity space
Dwelling Adjacent to an Employment Zone	Notwithstanding any other provisions of this By-law where a Residential Zone is adjacent to an Employment Zone, the minimum required yard abutting the Employment Zone shall be 20 metres	Notwithstanding any other provisions of this By-law where a Residential Zone is adjacent to an Employment Zone, the minimum required yard abutting the Employment Zone shall be 3.0 metres
Yard Encroachments Permitted (Open porches)	3 m from the Exterior Side Yard Lot line	2 m from the Interior Side Yard
	Section 5 Parking and Stacking Requirements	Proposed Amended Section 5 Parking and Stacking Requirements
5.3 Required Manoeuvring Space (90 degree spaces)	7 m	6.8 m
5.4 Parking Standards - Apartment Building	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking	1.24 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking
5.5.2 Setback	Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, no Parking Space manoeuvring area and/or Driveway within a Side Yard or Rear Yard shall be closer to	Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, there shall be no minimum setback to a wall of a building from a parking space, manoeuvring area or driveway that serves under ground parking

	Parent Second Density Apartment Residential Zone Requirement	Proposed Second Density Apartment Residential Exception Zone
	any wall of a building than one decimal five (1.5) metres	

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

Proposed Site Plan Application

As shown in Figure 6, the proposed development of a 7-storey apartment building with 193 units includes 250 parking spaces in two levels of underground parking, vehicular access is provided via access from Industrial Parkway North. The entrance access point is located at the northeast corner of the subject lands, and leads to the entrance ramp of the underground parking garage.

There are two outdoor amenity areas on site, one located at the west end of the subject lands, which contains a courtyard, outdoor play area and shade structure, another outdoor sitting area is centrally located behind the apartment building. The development will provide a 3 m (9.84 ft) landscape buffer from the properties to all lot lines. New deciduous trees will be planted along the perimeter of the site.

The Site Plan application (File no. SP-2022-12) is currently under technical review by Town departments and relevant agencies, further revisions are required to address various comments provided. A Site Plan agreement will be executed between the Owner and the Town once site plan approval is provided through staff delegation, and the agreement will be registered on title.

Department / Agency Comments

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

A preliminary review of the proposed application has been undertaken by Town departments and public agencies. Staff have identified the following matters to be

addressed in greater detail 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 Policies;
- Revised amendment documents, landscaping/engineering submissions in accordance with staff comments;
- Traffic/pedestrian safety;
- Metrolinx comments regarding reduced setback from 5 Scanlon Court which is being considered for a conversion to Major Transit Station Area Mixed Use;
- Potential access point from Metrolinx owned lands to the west;
- Building/Urban square design;
- Proposed site-specific zoning standards.

Public Comments

No comments have been received from the public regarding the proposed planning application. Staff received several oral comments from the public at the June 22, 2023 Community Information Meeting, below is a summary list of comments provided:

- Concerns over increased density and the associated increased traffic and risk of accidents for pedestrians;
- Provision of control rental units for the development;
- Access coordination with adjacent development at 180 Wellington Street;
- Future Metrolinx double rail track.

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

Advisory Committee Review

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

Legal Considerations

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

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

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

The applications were deemed as complete on October 17, 2022 and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications.

Communications Considerations

On August 23, 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 with information regarding the Public Meeting on the same day. Public Meeting notification has been provided in accordance with the *Planning Act*.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff has requested a Green Development Report in accordance with Section 5 of the Official Plan as part of the site plan submission.

Link to Strategic Plan

The applications will be reviewed in accordance with the Strategic Plan and its goal of supporting an exceptional quality of life for all through the key objective within this goal statement, including: Collaborating with the development community to ensure future growth includes housing opportunities for everyone and to meet the intensification targets to 20131 as identified in the Official Plan.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the September 12, 2023 Public Planning Meeting.

Conclusions

Staff will continue to review the subject applications having consideration for the above noted matters, the comments received from the agency circulation, and the feedback to be received from the public and Council at the September 12, 2023 Public Planning Meeting. A recommendation report will be prepared for a future General Committee meeting for Council's consideration when technical review is completed.

Attachments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Existing Zoning
Figure 4 – Proposed Official Plan Designation
Figure 5 – Proposed Zoning
Figure 6 – Proposed Site Plan

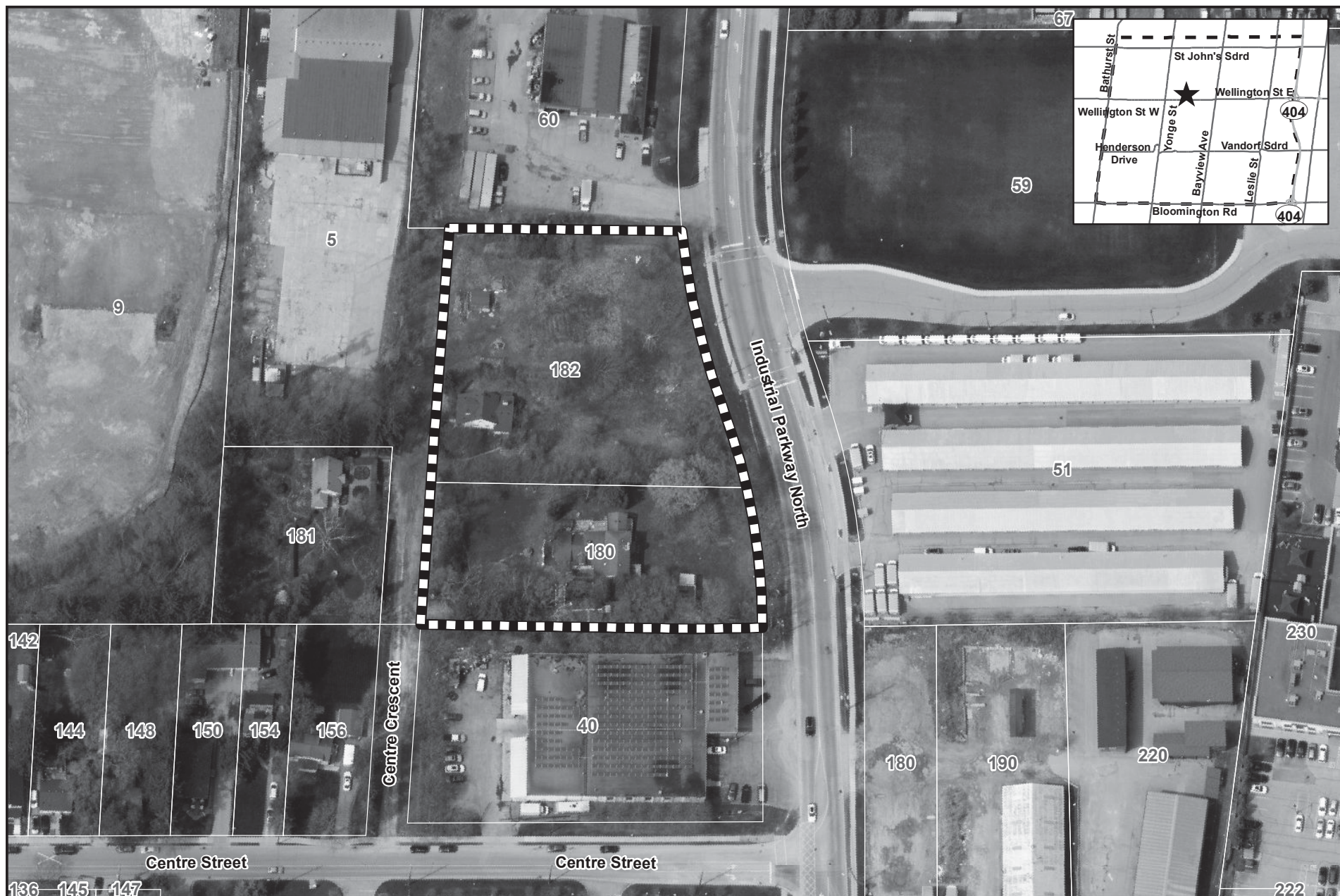
Pre-submission Review

Agenda Management Team review on August 31, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

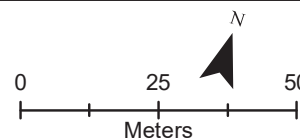
APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 1

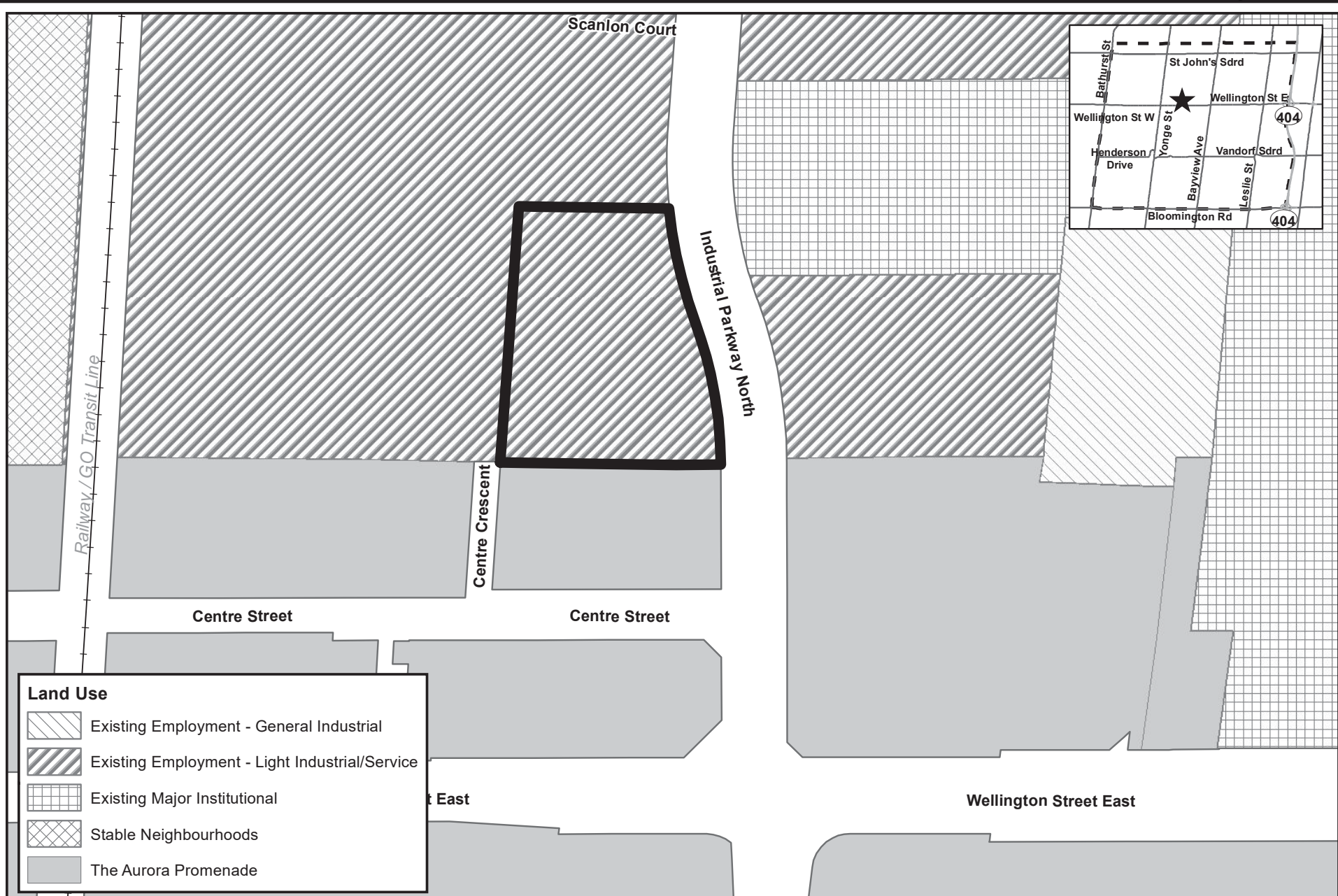


SUBJECT LANDS








Map by the Town of Aurora Planning and Development Services Department, 01/09/2023. 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\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map September 2023\Figure_1_Location_Map.mxd



Land Use

-  Existing Employment - General Industrial
-  Existing Employment - Light Industrial/Service
-  Existing Major Institutional
-  Stable Neighbourhoods
-  The Aurora Promenade

EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 2

 **SUBJECT LANDS**

0 25 50
Meters



Map by the Town of Aurora Financial Services Department, 01/09/2023. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map September 2023\Figure_2_Existing_Official_Plan_Designation.mxd

Zoning Legend**RESIDENTIAL ZONES**

- R3** Detached Third Density Residential
- R7** Special Mixed Density Residential
- R8** Townhouse Dwelling Residential
- RA2** Second Density Apartment Residential

COMMERCIAL ZONES

- C3** Service Commercial
- C4** Community Commercial
- C6** Mixed Residential Commercial

INSTITUTIONAL ZONES

- I** Institutional

RURAL ZONES

- RU** Rural

EMPLOYMENT ZONES

- E1** Service Employment
- E2** General Employment

PROMENADE ZONES

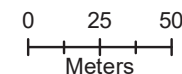
- PDS1** Promenade Downtown Shoulder
- Central Commercial
- PDS4** Promenade Downtown Shoulder
- Service Commercial

**EXISTING ZONING**

APPLICANT: GERVAIS DEVELOPMENT CORP.

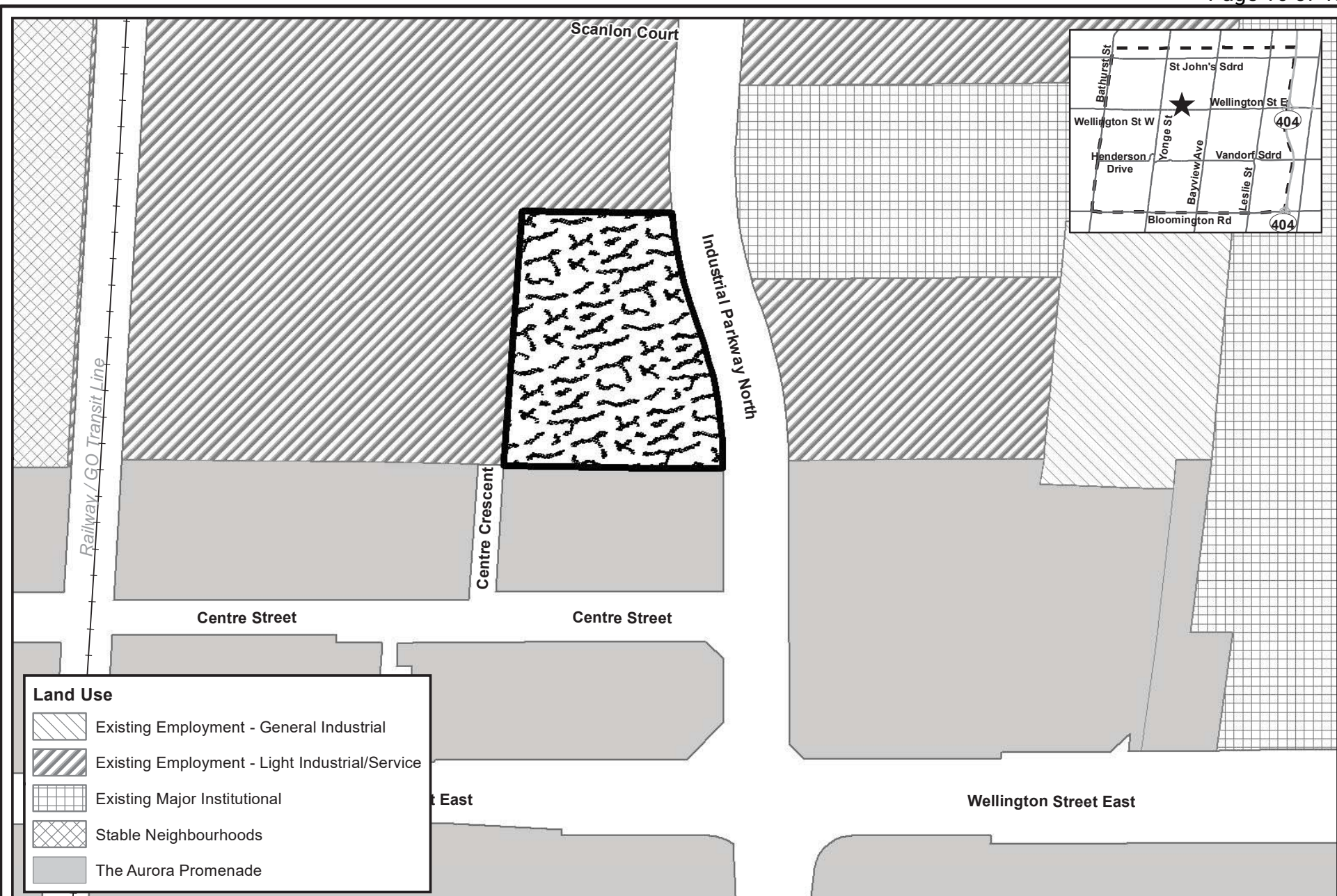
FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 3

**SUBJECT LANDS**

Map by the Town of Aurora Financial Services Department, 24/08/2023. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map September 2023\Figure_3_Existing_Zoning.mxd



Zoning Legend

RESIDENTIAL ZONES

- R3** Detached Third Density Residential
- R7** Special Mixed Density Residential
- R8** Townhouse Dwelling Residential
- RA2** Second Density Apartment Residential

COMMERCIAL ZONES

- C3** Service Commercial
- C4** Community Commercial
- C6** Mixed Residential Commercial

INSTITUTIONAL ZONES

- I** Institutional

RURAL ZONES

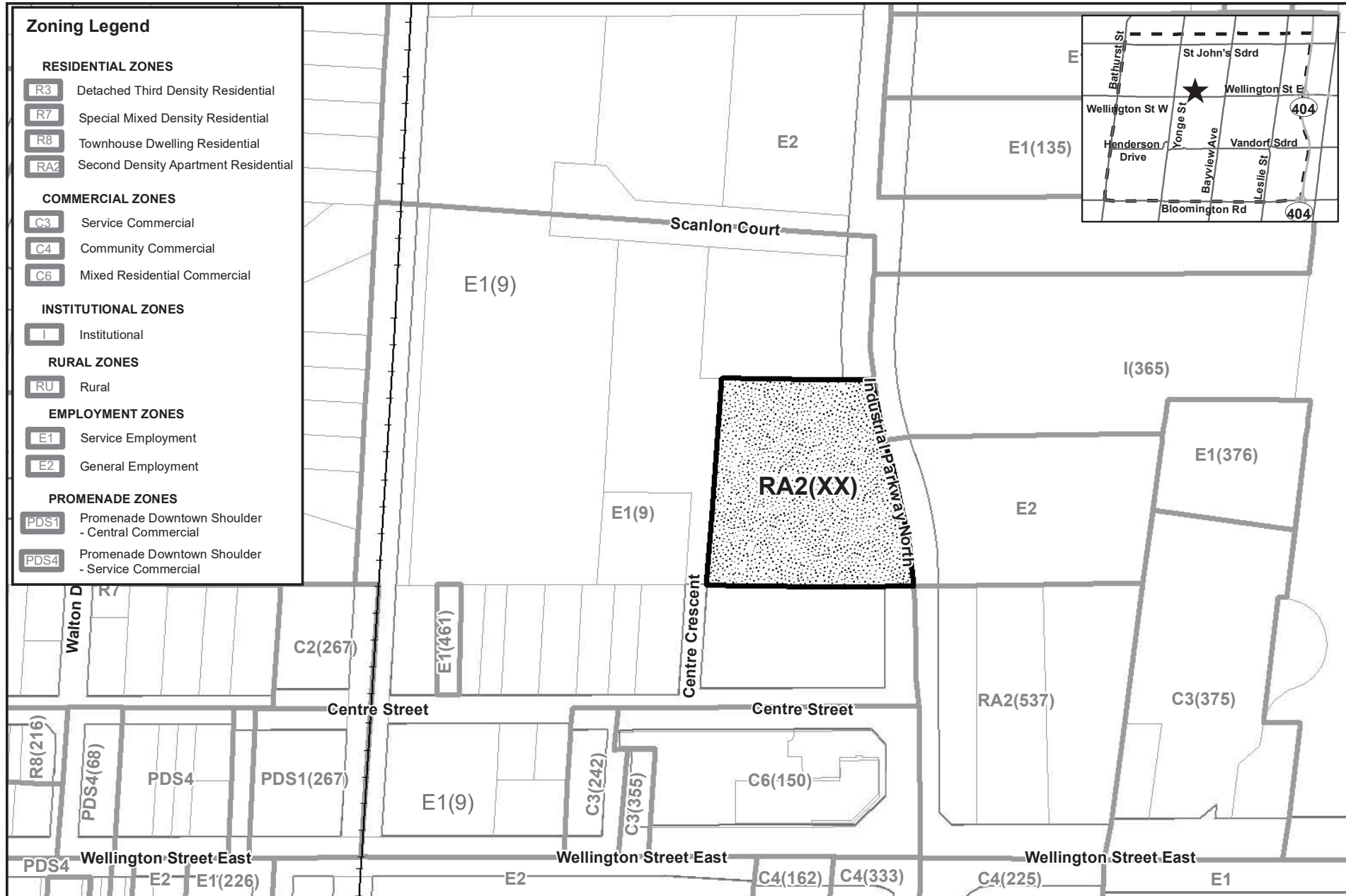
- RU** Rural

EMPLOYMENT ZONES

- E1** Service Employment
- E2** General Employment

PROMENADE ZONES

- PDS1** Promenade Downtown Shoulder
- Central Commercial
- PDS4** Promenade Downtown Shoulder
- Service Commercial



PROPOSED ZONING

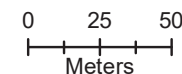
APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 5



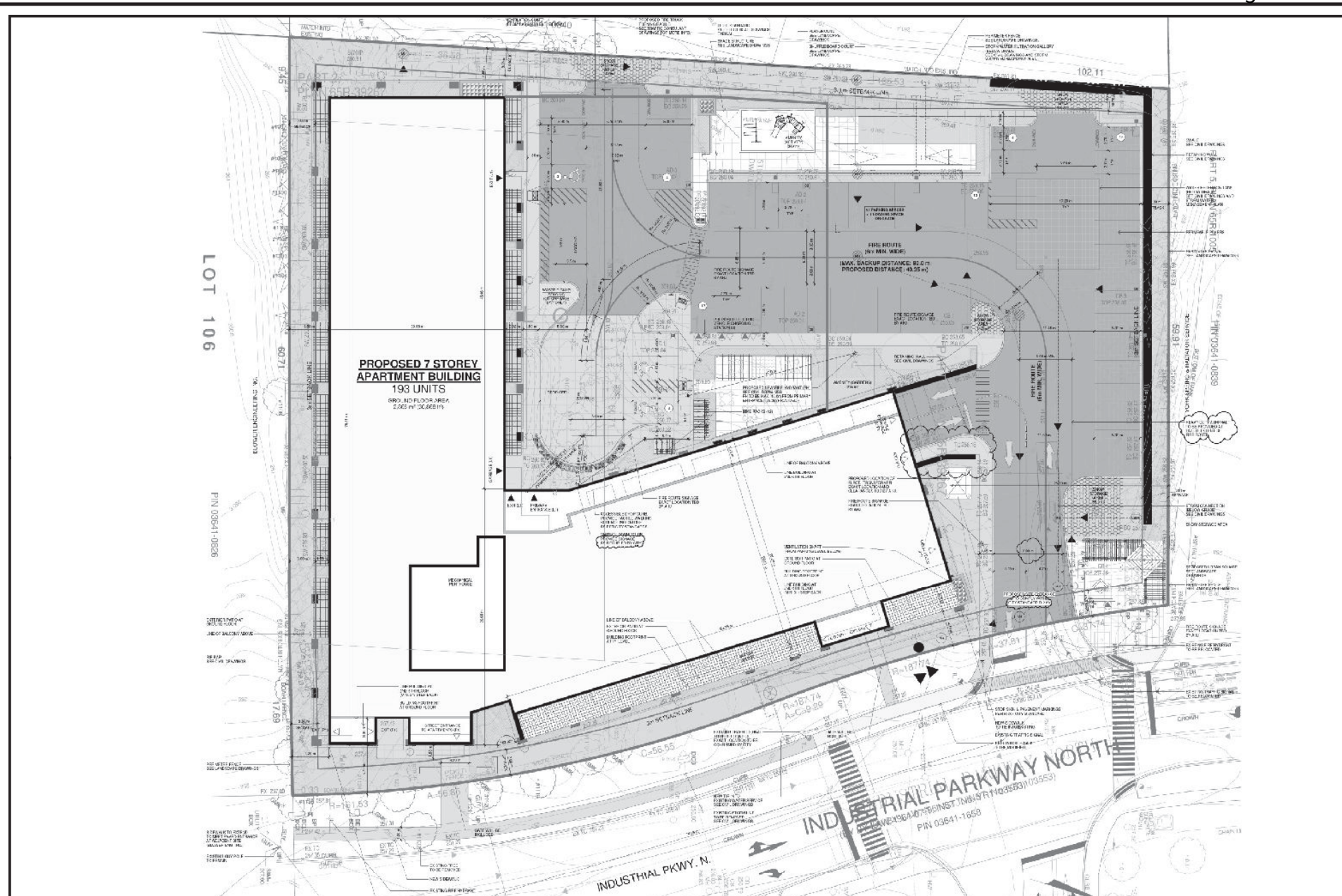
SUBJECT LANDS



AURORA
You're in Good Company

Map by the Town of Aurora Financial Services Department, 01/09/2023. Base data provided by York Region & the Town of Aurora.

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PROPOSED SITE PLAN

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: ZBA-2022-05 & OPA-2022-03

FIGURE 6



Map created by the Town of Aurora Planning & Building Services Department, 01/09/2023. Drawing provided by Gervais Development Corp.

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Staff Presentation

Public Planning Meeting, 180-182 Centre Crescent

Date: September 12, 2023
Application: Official Plan Amendment, Zoning By-law Amendment
Applicant: Gervais Development (Centre) Corp.
Location: 180-182 Centre Crescent
File Number: OPA-2022-03, ZBA-2022-05
Related File: SP-2022-12



September 12, 2023



Location

- The subject lands are located north of Centre Street and West of Industrial Parkway North
- An approximate area of 0.76 hectares (1.89 acres) and 104.24 metres of lot frontage along Industrial Parkway North

Land use

North: Industrial uses;
South/East: Industrial/retail uses;
West: Residential and industrial use.





Proposed Application

1. The subject lands are to be redeveloped to permit the development of a 7-storey apartment building with a total of 193 units
2. The Official Plan Amendment will redesignate the subject lands to site-specific “Promenade General – Special Design Area” and to permit a maximum building height of 7-storeys
3. The subject lands are proposed to be rezoned from “Service Employment E1(9) Zone” to “Second Density Apartment Residential Exception (RA2-XX) Zone. The RA2 exception zone contain site-specific zone standards to permit the proposed development

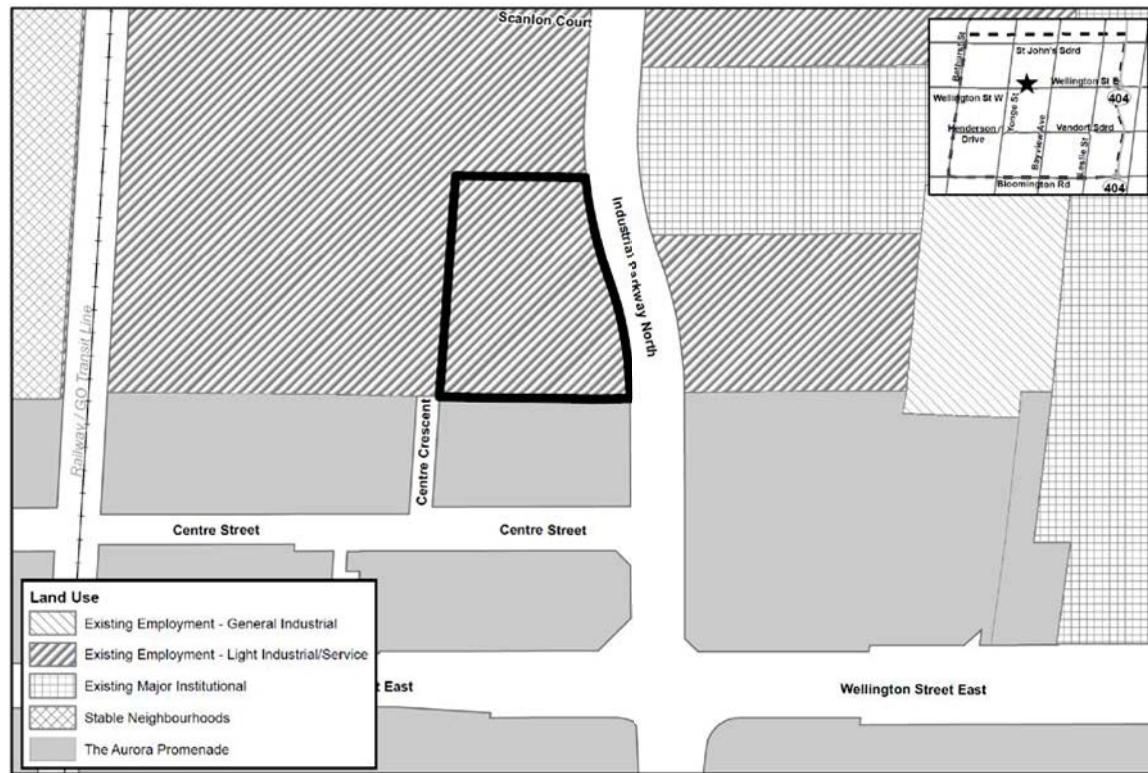


- The applicant submitted employment land conversion request to Regional Council on October 22, 2020.
- At the October 2020 meeting, the site-specific employment conversion request for 180 & 182 Centre Crescent was supported by Regional staff and endorsed by Regional Council.
- As a result, York Region Official Plan - 2022 designates the subject lands as Community Area and can be developed for non-employment use.



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Existing Official Plan Designation



Existing Employment - Light Industrial/Service Designation

- Intended to accommodate a broad range of employment opportunities as well as service commercial uses and retail uses of a quasi-industrial nature within existing employment areas.

TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Existing Zoning By-law

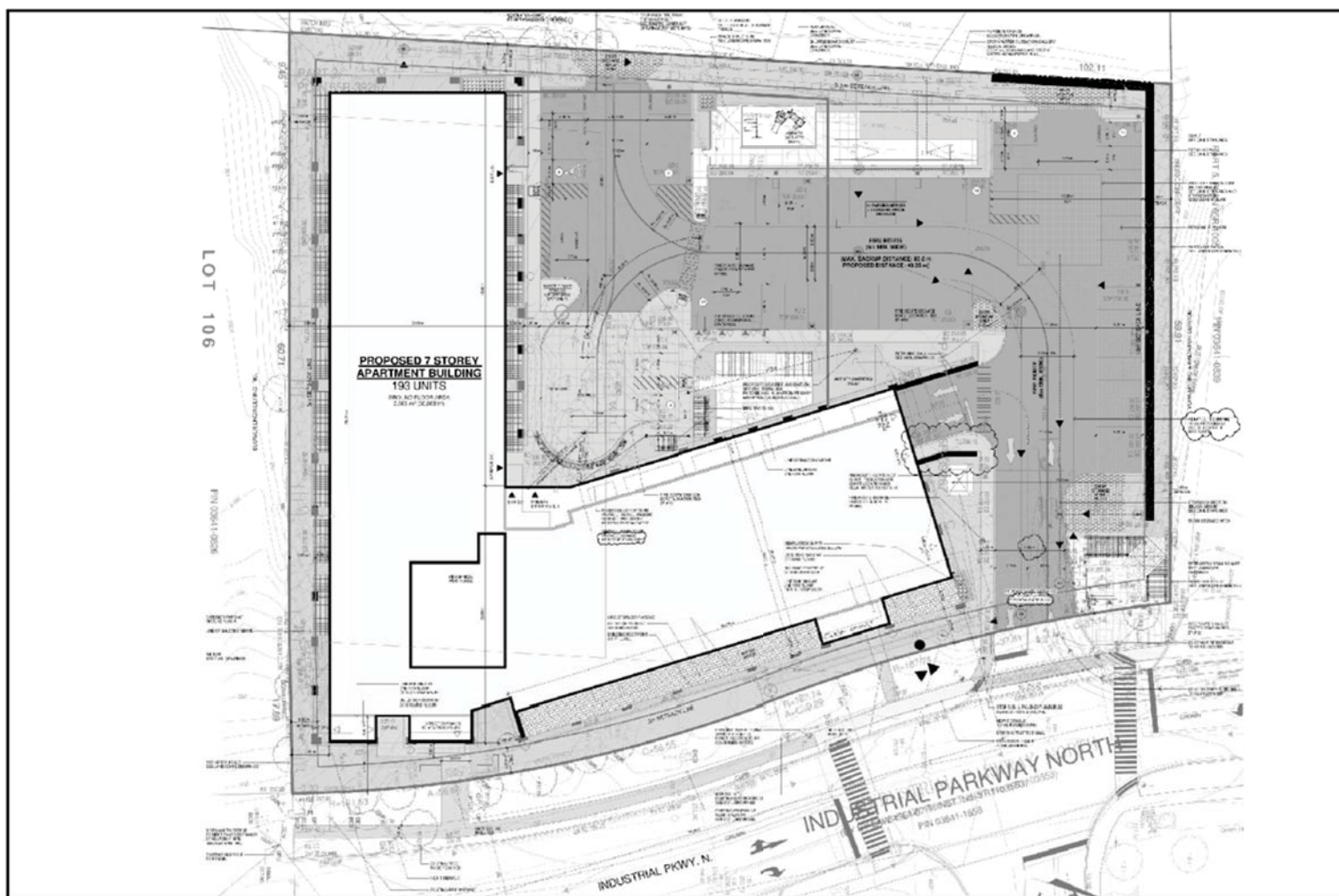


- The subject lands are currently zoned “E1 (9) - Employment”
- The zone permits uses including banquet hall, clinic, commercial school, convention centre,, industrial uses, offices, etc.
- Exception 9 permits any industrial use which existed as of August 17, 1981 whether or not the use is conducted and wholly contained within an enclosed



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

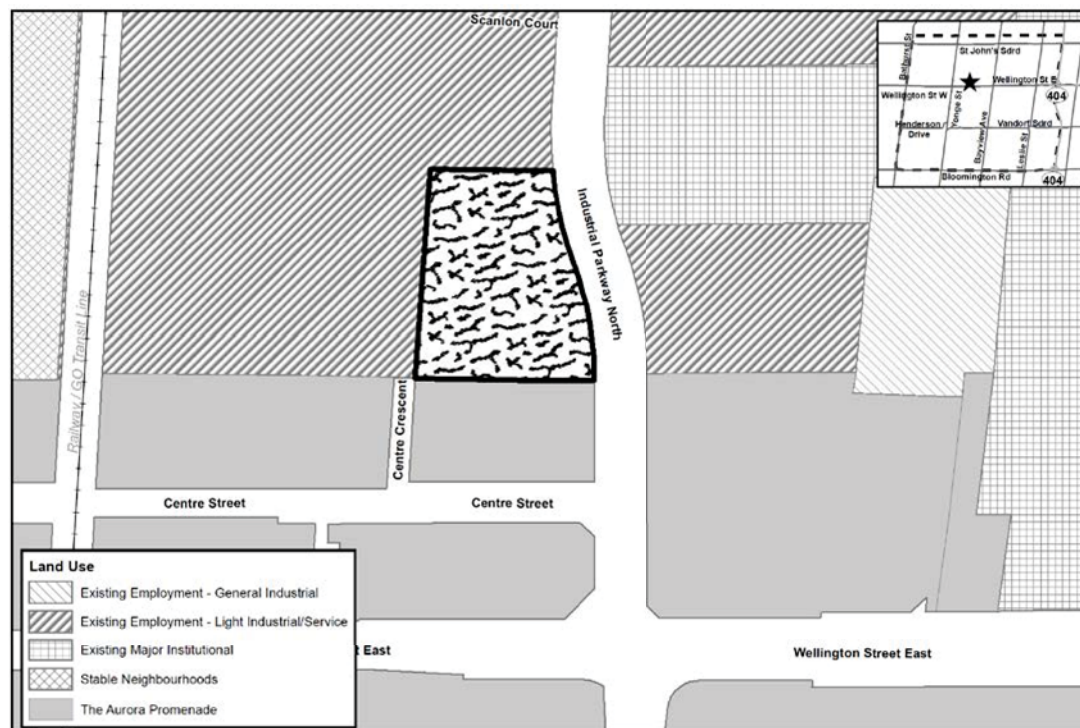
Conceptual Site Plan





TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

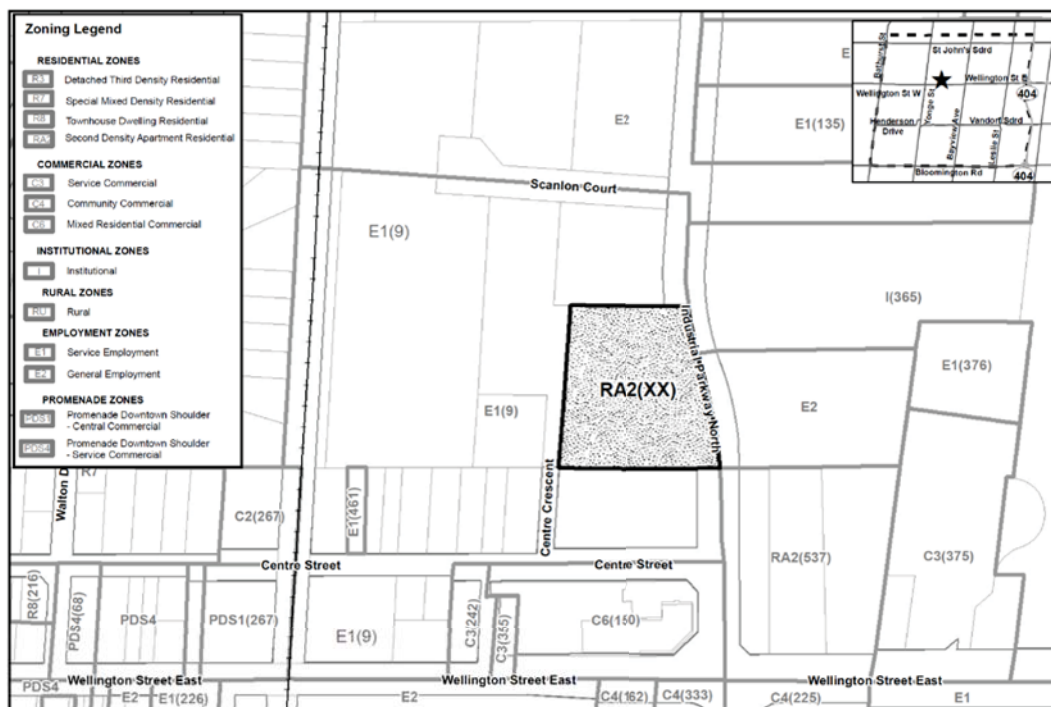
Proposed Official Plan Designation



- The amendment will redesignate the subject lands from “Existing Employment – Light Industrial/Service” to Site-Specific “Promenade General – Special Design Area”.
- The Proposed site-specific amendment seeks to permit a maximum height of seven storeys for the apartment building.

TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Proposed Zoning By-law



The amendment will

- Rezone the subject lands from its current “E1(9) Employment Zone” to “(RA2-XX) Second Density Apartment Residential Exception Zone”
- Amend the development standards on dwelling unit size, lot coverage, yard setbacks, required maneuvering space, parking requirement, and amenity area.



A Community Information Meeting was hosted by the applicant on June 22, 2023, with comments from the public on:

- Concerns over increased density and the associated increased traffic and risk of accidents for pedestrians;
- Provision of control rental units for the development;
- Access coordination with adjacent development at 180 Wellington Street;
- Future Metrolinx double rail track.



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:

- Revised landscaping/engineering submissions in accordance with staff comments;
- Traffic/pedestrian safety;
- Metrolinx comments regarding reduced setback from 5 Scanlon Court which is being considered for a conversion to Major Transit Station Area Mixed Use;
- Potential access point from Metrolinx owned lands to the west;
- Building/Urban square design;
- Proposed site-specific zoning standards.



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

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

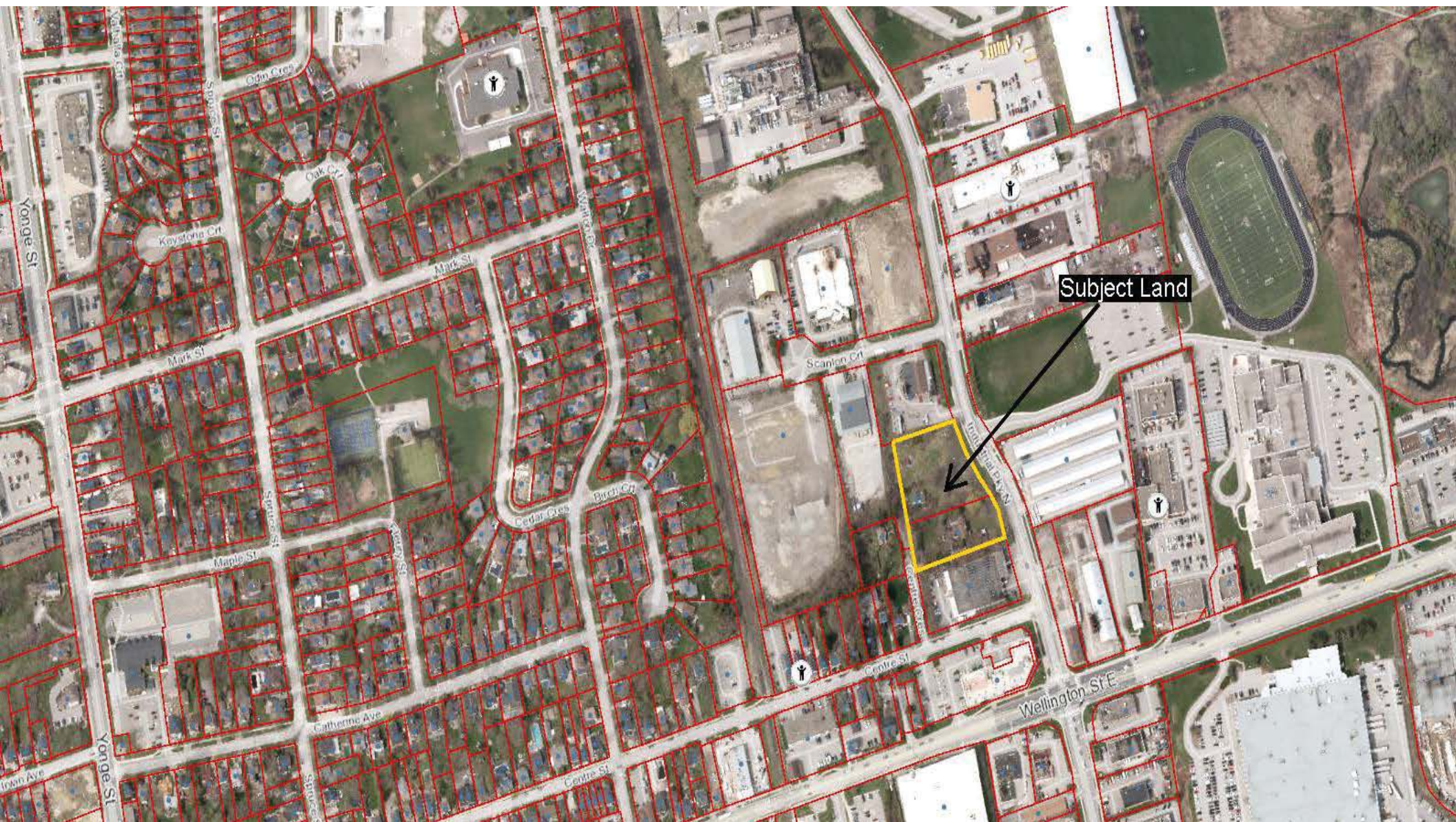


Following tonight's meeting,
questions and comments on this file
may be directed to:

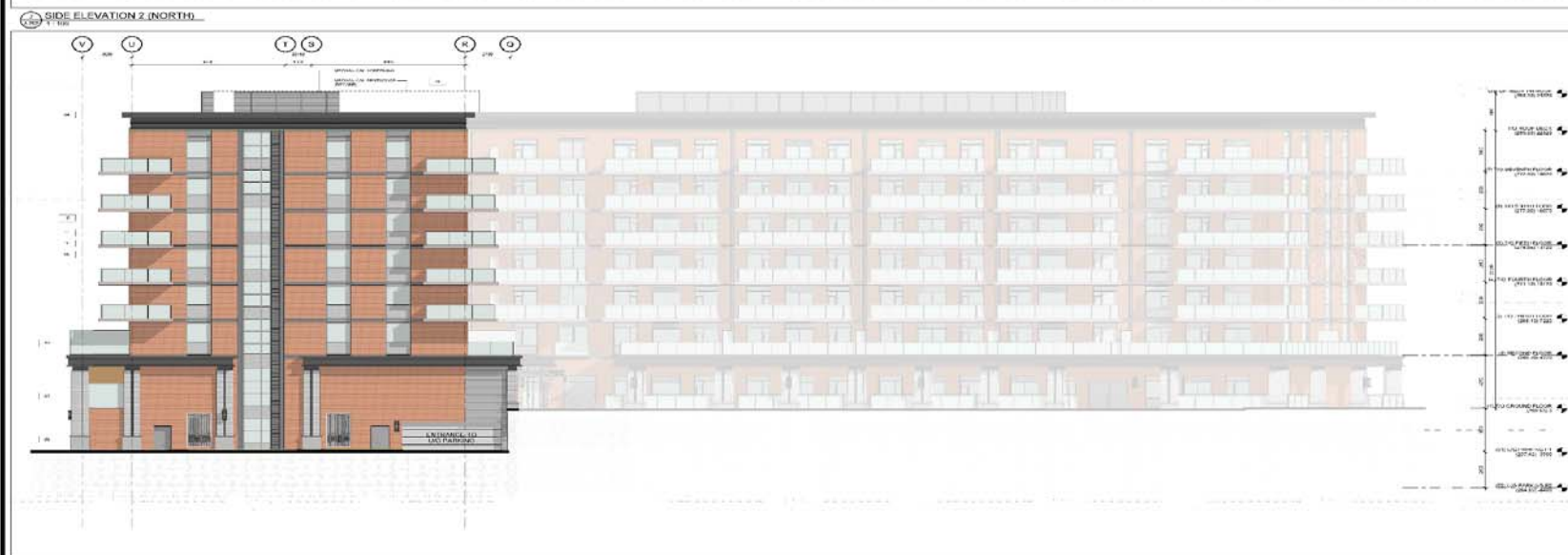
Kenny Ng, Planner
365-500-3102
kng@aurora.ca

APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT 180 & 182 CENTRE CRESCENT

Owner – Gervais Development (Centre) Corp.

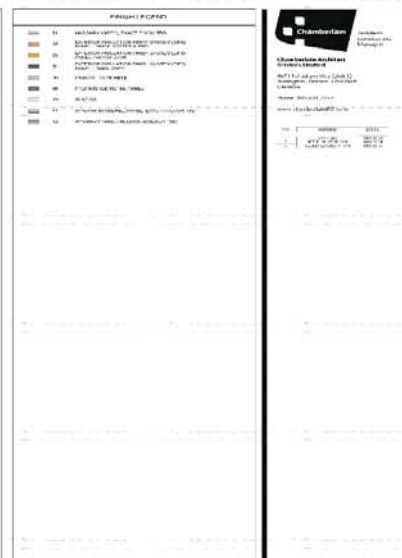






1 SIDE ELEVATION 1 (NORTH)

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Winnipeg's Programs		 Services for Children & Young People
Program	Age Range	
1. Family Support Program	0-18	Chamberlain's services are available to children and young people who are at risk of, or experiencing, behavioral problems. Our services are designed to help children and young people develop positive behaviors and manage their emotions.
2. Parenting Support Program	0-18	
3. Family Support Program	0-18	
4. Family Support Program	0-18	
5. Family Support Program	0-18	
6. Family Support Program	0-18	Chamberlain's services are available to children and young people who are at risk of, or experiencing, behavioral problems. Our services are designed to help children and young people develop positive behaviors and manage their emotions.
7. Family Support Program	0-18	
8. Family Support Program	0-18	
9. Family Support Program	0-18	
10. Family Support Program	0-18	

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Year	Number of cases	Number of deaths	Number of cases per 100,000 population	Number of deaths per 100,000 population
1990	1,000	100	10.0	1.0
1991	1,100	110	11.0	1.1
1992	1,200	120	12.0	1.2
1993	1,300	130	13.0	1.3
1994	1,400	140	14.0	1.4
1995	1,500	150	15.0	1.5
1996	1,600	160	16.0	1.6
1997	1,700	170	17.0	1.7
1998	1,800	180	18.0	1.8
1999	1,900	190	19.0	1.9
2000	2,000	200	20.0	2.0
2001	2,100	210	21.0	2.1
2002	2,200	220	22.0	2.2
2003	2,300	230	23.0	2.3
2004	2,400	240	24.0	2.4
2005	2,500	250	25.0	2.5
2006	2,600	260	26.0	2.6
2007	2,700	270	27.0	2.7
2008	2,800	280	28.0	2.8
2009	2,900	290	29.0	2.9
2010	3,000	300	30.0	3.0
2011	3,100	310	31.0	3.1
2012	3,200	320	32.0	3.2
2013	3,300	330	33.0	3.3
2014	3,400	340	34.0	3.4
2015	3,500	350	35.0	3.5
2016	3,600	360	36.0	3.6
2017	3,700	370	37.0	3.7
2018	3,800	380	38.0	3.8
2019	3,900	390	39.0	3.9
2020	4,000	400	40.0	4.0

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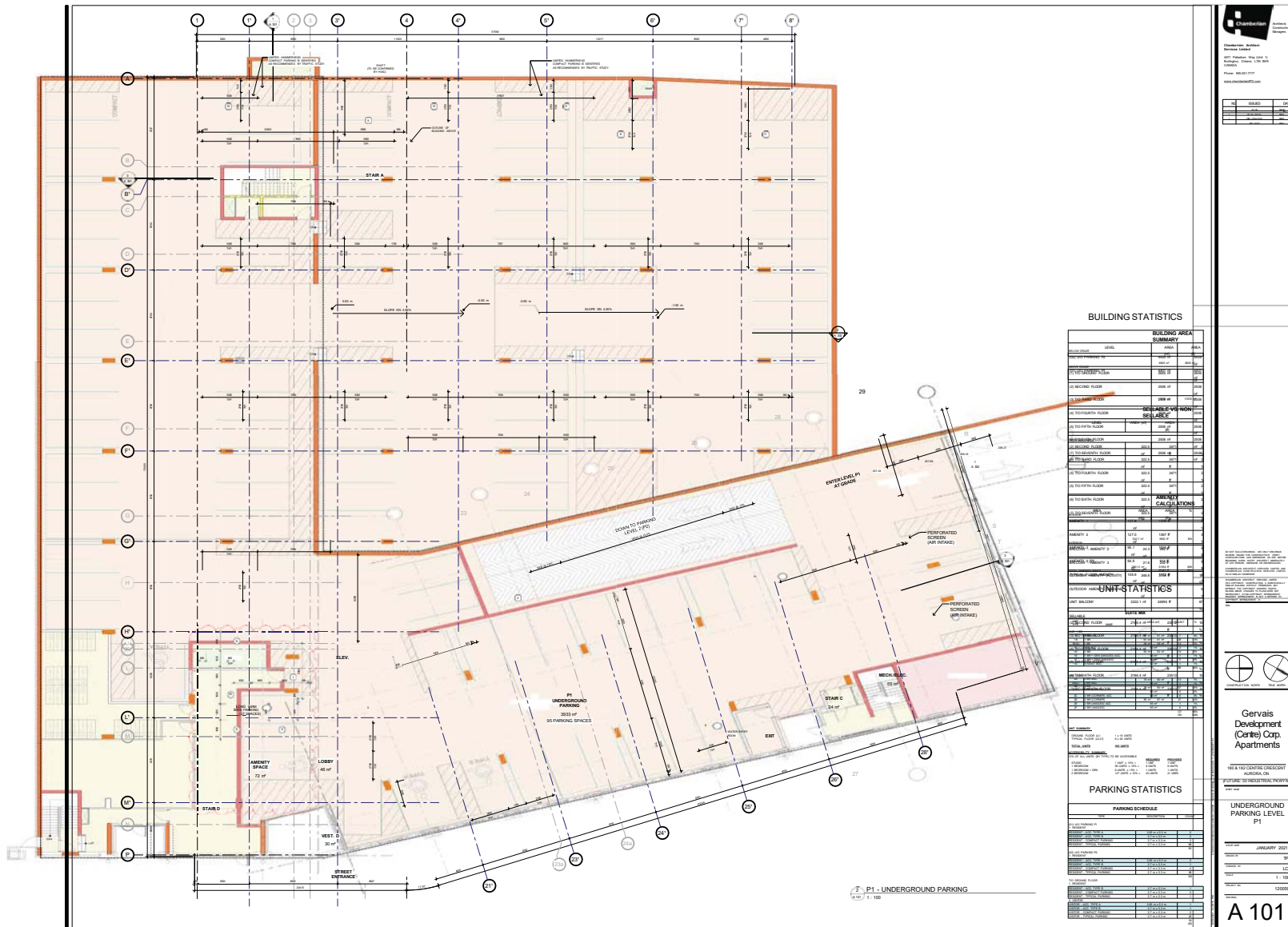
Gervais

Development
(Centre) Corp.
Apartments

100 E. 101 STREET, CHICAGO, IL 60611
FUTURE CONSTRUCTION PROJECT

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Gervais
Development
(Centre) Corp.
Apartments

180 & 182 CENTRE CRESSID
AURORA, ON
FUTURE: 50 INDUSTRIAL PKWY

UNDERGROUND
PARKING LEVEL
P2

DATE	JANUARY 2
AMOUNT	100.00
DESCRIPTION	CHAS. J. ...
INITIALS	1
REMARKS	12

A 10C



BUILDING STATISTICS

BUILDING AREA SUMMARY

Area	Area	Area	Area
1st Floor	2nd Floor	3rd Floor	4th Floor
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.

RELIABLE VS. NON-RELIABLE

Area	Area	Area	Area
1st Floor	2nd Floor	3rd Floor	4th Floor
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
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AMENITY CALCULATIONS

Area	Area	Area	Area
1st Floor	2nd Floor	3rd Floor	4th Floor
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
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10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.

UNIT STATISTICS

SUITE MIX

Area	Area	Area	Area
1st Floor	2nd Floor	3rd Floor	4th Floor
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
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PARKING STATISTICS

PARKING SCHEDULE

Area	Area	Area	Area
1st Floor	2nd Floor	3rd Floor	4th Floor
10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
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10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.



Gervais Development (Centre) Corp. Apartments
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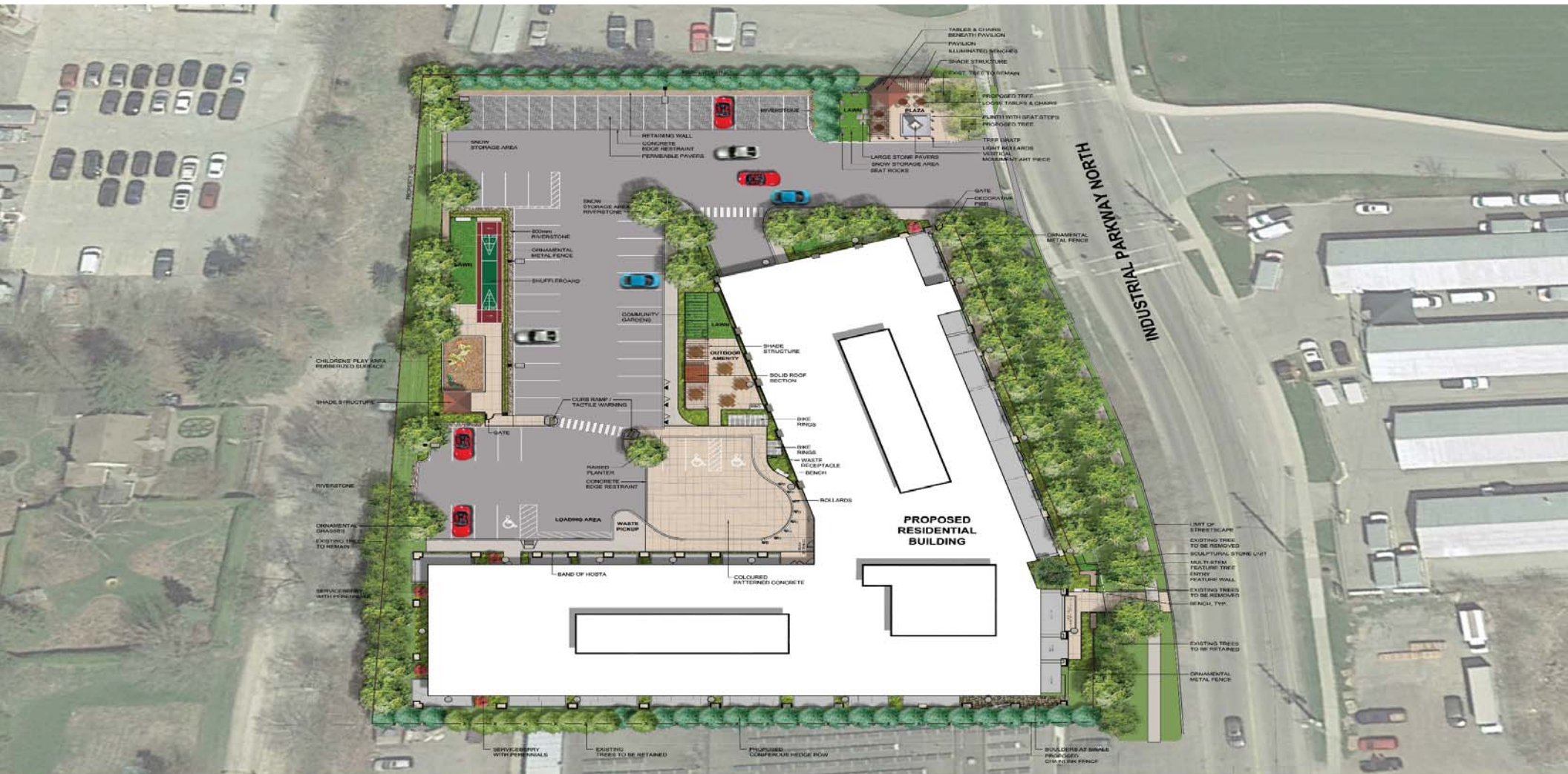
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Gervais Development Corporation
 150 Industrial Parkway North, Aurora, Ontario
Landscape Master Plan

SCHOLLEN & Company Inc.
 30 Wetherill Court, Unit 10
 Richmond Hill, Ontario L4B 1G9
 T: 905-885-0009
 F: 905-885-0010

1:250 June 19, 2023 2022007



1 Light Bollards



2 Loose Tables and Chairs



3 Illuminated Bench



4 Armourstone Seat Rock



5 Large Stepping Stones



6 Pavilion



7 Plinth with Seats



8 Vertical Art Piece



Option 1

9 Shade Structure



Option 2



Gervais Development Corporation
150 Industrial Parkway North, Aurora, Ontario
Public Square Concept Plan

SCHOLLEN & Company Inc.
20 Woodbine Court, Unit 10
Richmond Hill, Ontario L4B 1B9
T: 905-882-4000
F: 905-882-0010
1:100 May 18, 2023 2022007

The Corporation of The Town of Aurora

By-law Number XXXX-23

**Being a By-law to confirm actions by Council
resulting from a Council Public Planning meeting
on September 12, 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 September 12, 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 12th day of September, 2023.

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk