



**Council  
Public Planning  
Meeting Agenda**

**Wednesday, March 22, 2017  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



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

Wednesday, March 22, 2017  
7 p.m., Council Chambers

### **1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

### **2. Declarations of Pecuniary Interest and General Nature Thereof**

### **3. Planning Applications**

- 1. PBS17-017 – Applications for Official Plan Amendment and Zoning By-law Amendment  
Aurora United Church  
15186 Yonge Street, 55, 57, and 57A Temperance Street,  
12 and 16 Tyler Street  
File Numbers: OPA-2016-05 and ZBA-2016-13**

**Recommended:**

1. That Report No. PBS17-017 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

- 2. PBS17-022 – Application for Zoning By-law Amendment**  
**Nunzio Grossi**  
**7, 15, and 19 Cousins Drive**  
**Lots 25, 26, and 27, Registered Plan 340**  
**File Number: ZBA-2015-12**

**Recommended:**

1. That Report No. PBS17-022 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

**4. Confirming By-law**

**Recommended:**

That the following confirming by-law be enacted:

**59XX-17** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on March 22, 2017.

**5. Adjournment**



**Town of Aurora  
Public Planning Report No. PBS17-017**

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**Subject:** Applications for Official Plan Amendment and  
Zoning By-law Amendment  
Aurora United Church  
15186 Yonge Street, 55, 57, and 57A Temperance Street,  
12 and 16 Tyler Street  
File Numbers: OPA-2016-05 and ZBA-2016-13

**Prepared by:** Glen Letman, Manager of Development Planning

**Department:** Planning and Building Services

**Date:** March 22, 2017

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## **Recommendations**

- 1. That Report No. PBS17-017 be received; and**
- 2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

## **Executive Summary**

This report provides Council with background information and details related to proposed Official Plan and Zoning By-law Amendment applications submitted by the Board of Trustees for the Aurora United Church for 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 Tyler and 16 Tyler Street within the Aurora Promenade.

- An application has been made for an Official Plan and Zoning By-law amendment to permit the development of the subject lands for a new 2 storey place of worship and a 9 storey, 159 suite, retirement home with associated structured parking.
- Three vehicular access points are proposed to the site leading to 133 parking spaces.
- The Official Plan Amendment is necessary to allow the increased building height, and will establish special policy area provisions for the development including, building setbacks/stepbacks from the property line and coverage.

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- The Zoning Bylaw Amendment would amend the I Institutional and C2 Central Commercial zones currently applying to the subject lands, to a site specific I Institutional XX zone to permit the proposed development form.
- The subject lands form a key property on Yonge Street within the Downtown area of the Aurora Promenade, upon which a former landmark place of worship (Aurora United Church) building was situated. The building was destroyed by fire and that portion of the site is currently vacant. Five existing dwellings are also located on the subject lands.
- Staff has identified matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration.

## **Background**

The subject Official Plan and Zoning By-law Amendment applications were submitted to the Town on December 16, 2016.

### **Location / Land Use**

The subject lands include five properties known municipally as; 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 Tyler and 16 Tyler Street collectively referred to as the subject lands. The subject lands front onto three municipal roads, having frontages of; 53m on Yonge Street, 84 metres on Tyler Street and 60 metres on Temperance Street. The site has a total lot area of 4,642m<sup>2</sup> (.46 ha).

The easterly portion of the subject lands is currently vacant, and five older ground related dwellings are located on four lots at the westerly portion of the site. A vehicular access from Yonge Street leading to surface parking for approximately 30 vehicles also exists along the northerly property line of the site.

No site plan development applications have been received on the lands at this time.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Existing Downtown Commercial towards Yonge Street, Future Commercial towards Temperance Street

South: Existing Mixed uses towards Yonge Street and Residential towards Temperance Street

East: Existing Downtown Commercial

West: Existing grade related residential

## **Policy Context**

### Provincial Policies

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

### York Region Official Plan

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. A regional urbanization goal under the York Region’s Official Plan is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

The Region Official Plan recognizes that the housing market is faced with demand for a broader variety of housing types and sizes to meet the diverse range of needs of the Region’s residents and workers. Meeting these needs allows people to live and work in their communities as they progress through the stages of life. Policy 3.5 requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with York Region forecasts, intensification and density requirements

### Town of Aurora Official Plan

As illustrated on Figure 2, the subject lands are designated as “The Aurora Promenade” and more specifically as within the “Downtown Area” of the Town of Aurora Official Plan. The Downtown Area designation is the core and symbolic centre of the Town, The policies of the Downtown Area is to guide development while protecting and reinforcing a heritage main street character and identity. An array of compatible development is encouraged as high activity areas. This includes mixed uses, and specific development form policies such as height provisions, building setbacks, angular planes and parking polices have been included in the Official Plan as a vision to enhance the visual and pedestrian experience in the centre of Town.

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Schedule “D” of the Official Plan also identifies the property as within a Heritage Resource Area with policies on enhancement and preservation of historic or culturally significant areas.

Schedule B2 of the Official Plan limits building heights to a minimum of 2 and a maximum of 5 storeys within this area of the Aurora Promenade Downtown. As noted above buildings are subject to a front yard step back at the third storey and the angular plan provisions of the Official Plan.

#### Urban Design

Under the provisions of the Official Plan, the proposed development is subject to The Aurora Promenade – Concept Plan – Urban Design Strategy and Aurora Promenade Streetscape Design and Implementation Plan. The Urban Design Guidelines identify the subject property as within the ‘Historic Downtown’ area, with Tyler Street at Yonge Street as a ‘Key View Corridor’ by the Aurora Promenade Urban Design Framework. The following are key Character Area general guidelines for the Historic Downtown:

- New buildings should consider and respect the scale material and massing of adjacent heritage significant buildings.
- Although 1-storey buildings exist, a minimum 2-storey and maximum of 3-storey street wall is required to ensure an appropriate enclosure to the street.
- Levels above 3-storeys must setback minimum 3.0metres from the base building fronting the street to reinforce the historic low rise street wall.
- New building should avoid historical misrepresentation. Buildings tell the story of historical development of the area. It is important that the historical record does not get confused through the mimicry of past architectural styles.
- New buildings should be designed so that they do not appear to have been constructed earlier than when they were.

As such, the proposed development will be subject to an urban design and architectural peer review to the satisfaction of the Town. The Planning Partnership has been retained to peer review the urban design and architectural components of the development.

#### Zoning By-law 2213-78, as amended

The eastern portion of the subject lands comprising the former Aurora United Church are currently zoned Institutional (I) Zone. The western portion of the lands incorporating the four properties on Temperance Street and Tyler Street are zoned Central Commercial (C2) Zone by the Town of Aurora Zoning By-law 2213-78. (Figure 3).

Approximately one third of the site is currently zoned as I Institutional by Bylaw 2213-78, which permits a range of uses such place of worship and retirement home. It is noted that the current maximum allowable building height under the I Institutional zone is 28 metres (approximately 9 storeys). The balance of the lands, abutting Tyler and Temperance Streets are zoned C2 Central Commercial which also allows a broad range of uses and an

urban form of development, with a height limit of 5 storeys (setback 3 metres above the third storey). The general intent of the zoning bylaw amendment component of the owner's planning application is to establish site specific use and performance standards to implement the applicant's development proposal. This will include, where appropriate, site specific zone exceptions to the proposed Institutional zone category. The zoning provisions will be evaluated by staff for conformity to the Downtown Area Promenade policies of the Official Plan, as may be revised by the applicant's Official Plan Amendment application.

The applicant is aware that the Town is finalizing a new Comprehensive Zoning Bylaw and acknowledges that the terms, uses and performance standards of the subject planning application to rezone the lands should harmonize with the terms, uses and performance standards of the Promenade Downtown area of the Official Plan. This will be reviewed in greater detail at the time of the preparation of the subject zoning bylaw amendment.

### **Reports and Studies**

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

<b>Report Name</b>	<b>Report Author</b>
Planning Justification Report	FOTENN Consultants
Draft Official Plan Amendment	FOTENN Consultants
Draft Zoning By-law	FOTENN Consultants
Conceptual Site Plan, Elevations and Perspectives	A Robert Murphy Architects
Heritage Impact Statement	Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting
Geotechnical Investigations	Terraprobe
Phase 1 and 2 Environmental Site Assessments	Terraprobe
Servicing & Stormwater Management Report	Odan Detech Consulting Engineers
Transportation Study	Nextrans Consulting
Stage 1 and 2 Archaeological Assessment	Fisher Archaeological Consulting
Environmental Noise Feasibility	Valcoustics Canda Ltd
Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.

### **Development Proposal**

In the applicant's submission to the Town, it is described that Aurora United Church and its development partner, Southbound Developments Ltd., propose to develop the site as two independent buildings within the property. A fire destroyed the historic Aurora United

Church and all other existing buildings on site would be demolished to accommodate site development, and as such the subject lands should be treated as a single property.

A two storey church with church spire would be located on the corner of Yonge Street and Tyler and would have a gross floor area (gfa) of approximately 1,467m<sup>2</sup>. The retirement home component of the development would wrap around the church building in an L shape and would have a height of 9 storeys at its highest point. The retirement home is proposed to be tiered, or stepped back, from abutting municipal streets to avoid a visual effect of a slab building (see Figure 5). A total of 159 retirement home units are proposed within the development. The retirement home would have a gfa of 12,778 m<sup>2</sup>.

The applicant's statistical information identifies that the two buildings would occupy 38% of the lot (i.e. lot coverage). Three full moves vehicular access points are proposed to the site, to access each abutting municipal road. One level of underground parking is proposed and a total of 133 parking spaces would be developed. The applicant proposes to separate the place of worship parking and the retirement home parking. The applicant's submission includes a conceptual site plan and detailed building elevations and renderings to illustrate the proposed building form and massing.

The tiering or building stepback of the retirement home building allows roof top terraces which would be used as outdoor amenity areas for the residents. A shadow study has also been included with the applicant's submission (See Figure 6).

The applicant has submitted draft Official Plan Amendment and Zoning By-law documents which are currently under review by staff.

Subsequent to the review of the Official Plan and Zoning Bylaw Amendment Applications, development of the lands will be subject to a site plan application review and building permit process.

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

## **Analysis**

The application has been circulated to agencies and departments for review and comment. A preliminary review of the proposed Official Plan and Zoning By-law Amendment applications has been undertaken. Staff has initially identified the following matters which will be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- Conformity with the Aurora Promenade Downtown Official Plan land use designation and development policies.

- Conformity to the Historic Downtown Urban Design polices as outlined in the Promenade Urban Design Strategy.
- Conformity to the Heritage Resource Area policies of the Official Plan.
- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed development.
- Evaluation of technical matters such as; servicing, traffic, access, parking and grading.

### **Public Comments**

There has been general questions regarding the future development of this site, but as of the time of writing this report, Planning Staff have received two written comments from residents on the planning applications, related to scale and height of the proposed development.

### **Advisory Committee Review**

The applications will be reviewed by the Heritage Advisory Committee, Accessibility Committee and the Design Review Panel following the statutory Public Meeting.

### **Financial Implications**

There are no financial implications.

### **Communications Considerations**

On January 12, 2017 a Notice of Complete Application respecting the Official Plan Amendment and Zoning By-law Amendment applications was published in the Auroran and Aurora Banner newspapers.

On March 2, 2017 a Notice of Public Planning Meeting respecting 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 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the Planning Act.

## **Link to Strategic Plan**

The proposed Zoning By-law Amendment application supports the Strategic Plan goal of supporting an exception quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed Zoning By-law Amendment application on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for everyone and work with the development community to meet intensification targets to 2023 as identified in the Town's Official Plan

## **Alternatives to the Recommendation**

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

## **Conclusions**

Planning and Building Services will review the proposed Official Plan Amendment and Zoning By-law Amendment in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

## **Attachments**

Figure 1- Location Map  
Figure 2- Existing Official Plan Designation  
Figure 3- Existing Zoning By-Law  
Figure 4- Conceptual site plan  
Figure 5(A-E)- Conceptual building elevations  
Figure 6(A-B)- Shadow study

## **Previous Reports**

None.

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Report No. PBS17-017

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**Pre-submission Review**

Agenda Management Team Meeting review on February 27, 2017.

**Departmental Approval**

**Approved for Agenda**



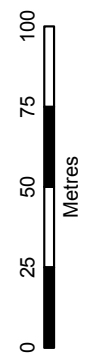
**Marco Ramunno, MCIP, RPP  
Director  
Planning and Building Services**



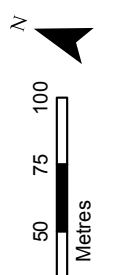
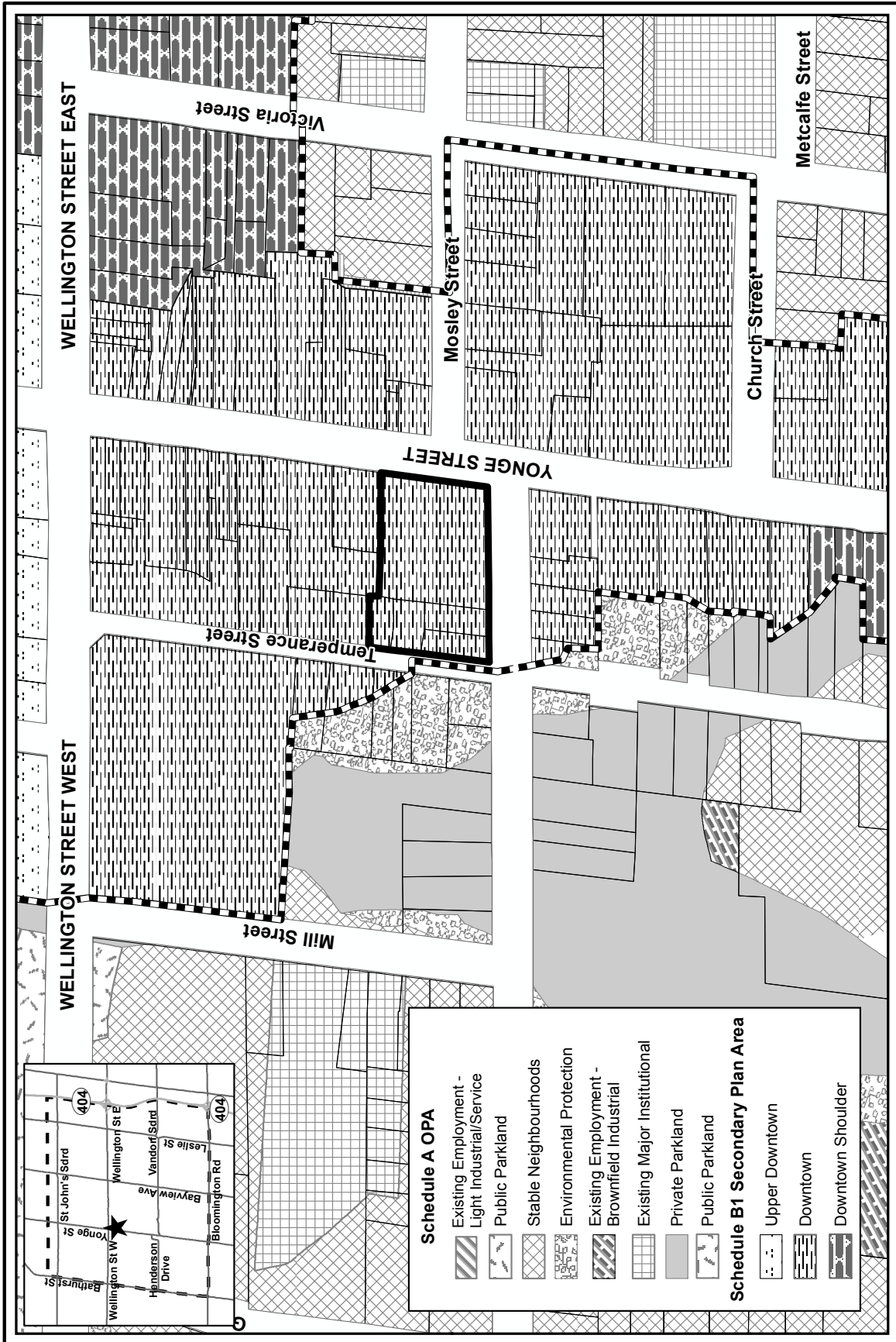
**Doug Nadorozny  
Chief Administrative Officer**



**LOCATION MAP**  
 APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
 and 57A Temperance Street (Aurora United Church)  
 FILES: OPA-2016-05 & ZBA-2016-13  
**FIGURE 1**



 **SUBJECT LANDS**



**SUBJECT LANDS**  
**THE AURORA PROMENADE**

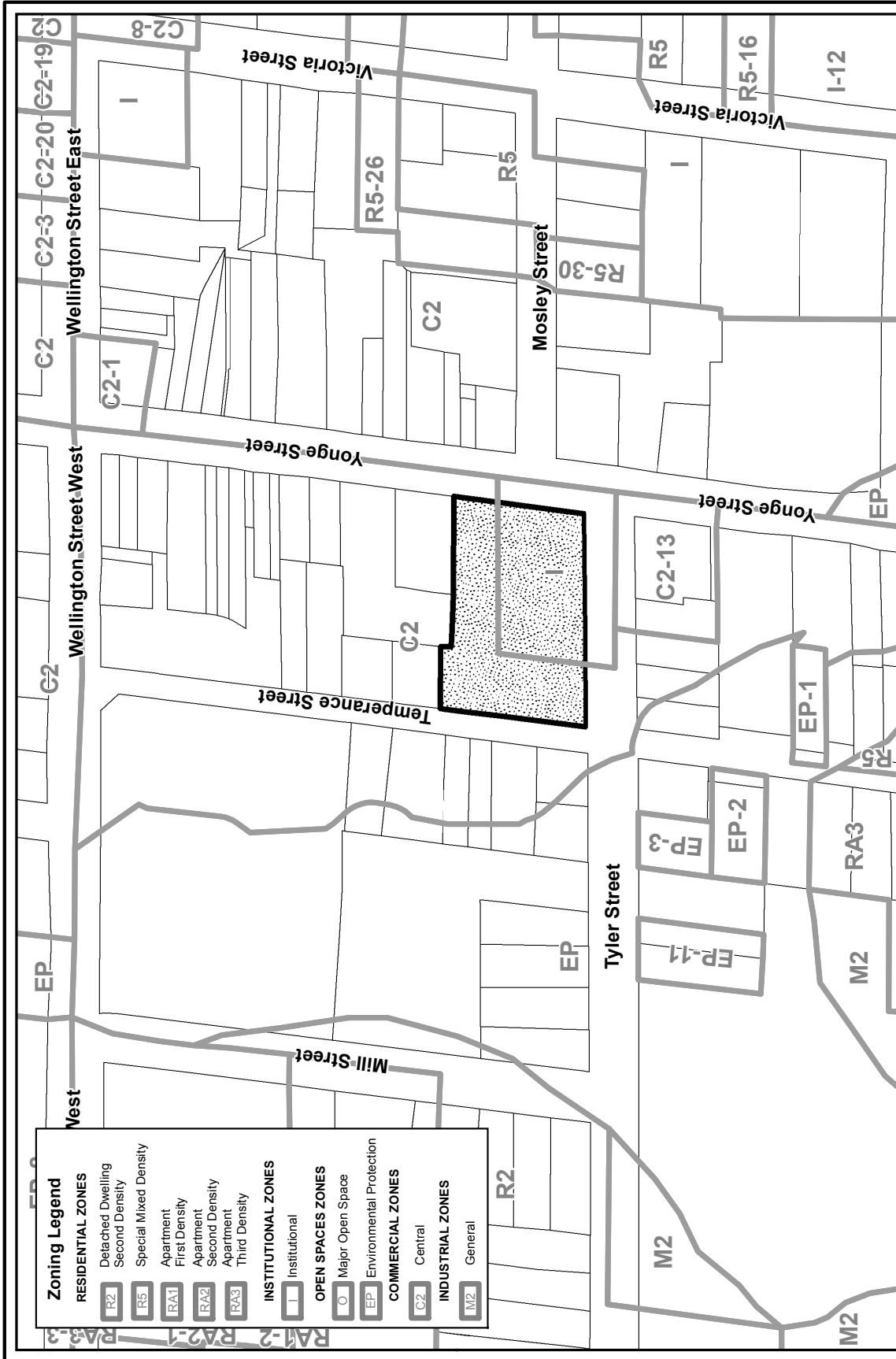
**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57 and 57A Temperance Street (Aurora United Church)

FILES: OPA-2016-05 & ZBA-2016-13

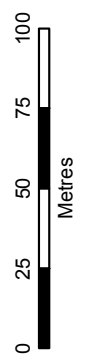
**FIGURE 2**

Map created by the Town of Aurora Planning and Building Services Department, February 22, 2017. Base data provided by York Region & the Town of Aurora.



**Zoning Legend**

RESIDENTIAL ZONES	
[R2]	Detached Dwelling
[R5]	Second Density
[RA1]	Special Mixed Density
[RA2]	Apartment First Density
[RA3]	Apartment Second Density
[RA3]	Apartment Third Density
INSTITUTIONAL ZONES	
[I]	Institutional
OPEN SPACES ZONES	
[OS]	Major Open Space
[EP]	Environmental Protection
COMMERCIAL ZONES	
[C2]	Central
INDUSTRIAL ZONES	
[M2]	General



**SUBJECT LANDS**

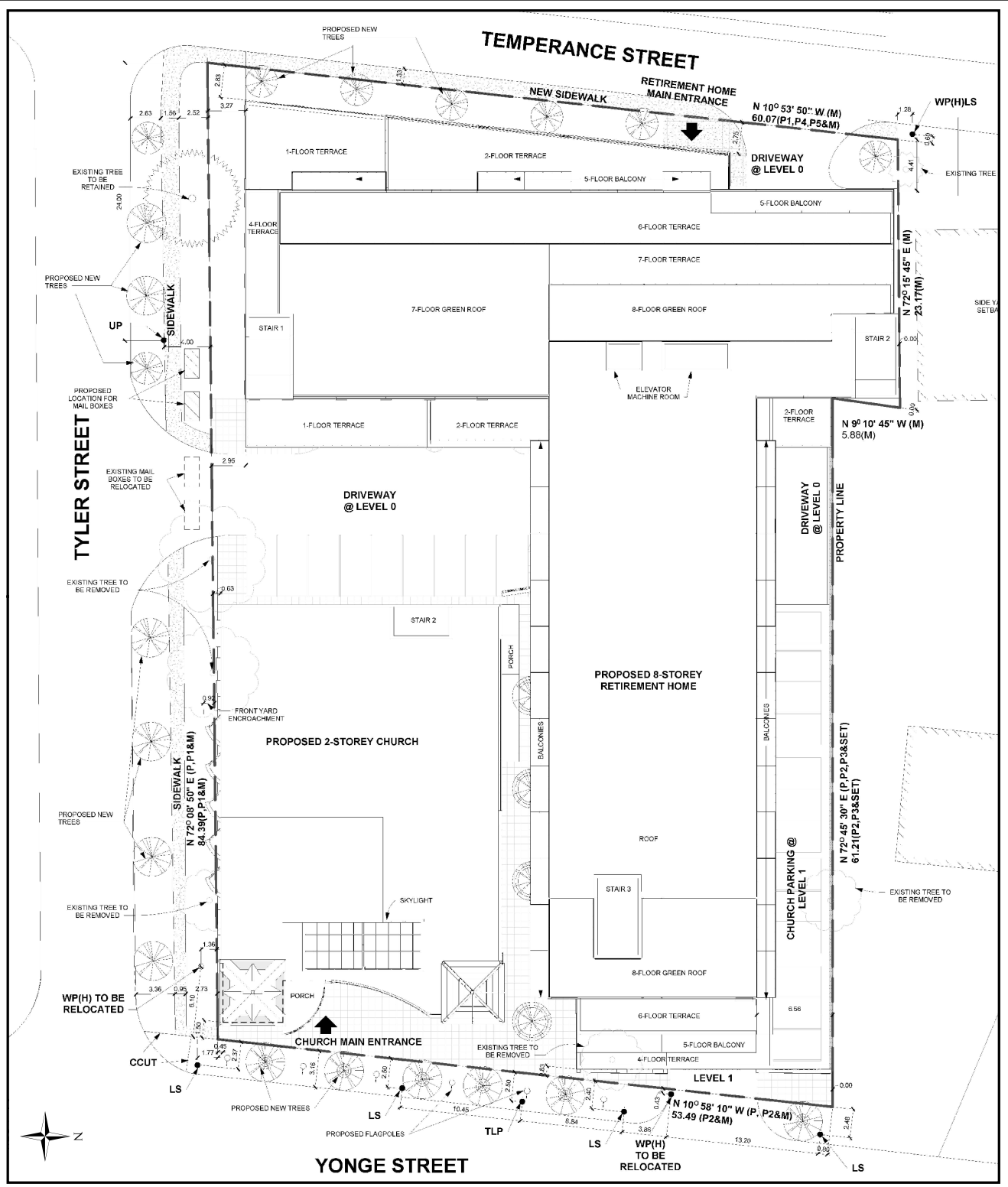


**EXISTING ZONING BY-LAW**

APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
 and 57A Temperance Street (Aurora United Church)  
 FILES: OPA-2016-05 & ZBA-2016-13

**FIGURE 3**

Map created by the Town of Aurora Planning and Building Services Department, February 22, 2017. Base data provided by York Region & the Town of Aurora.



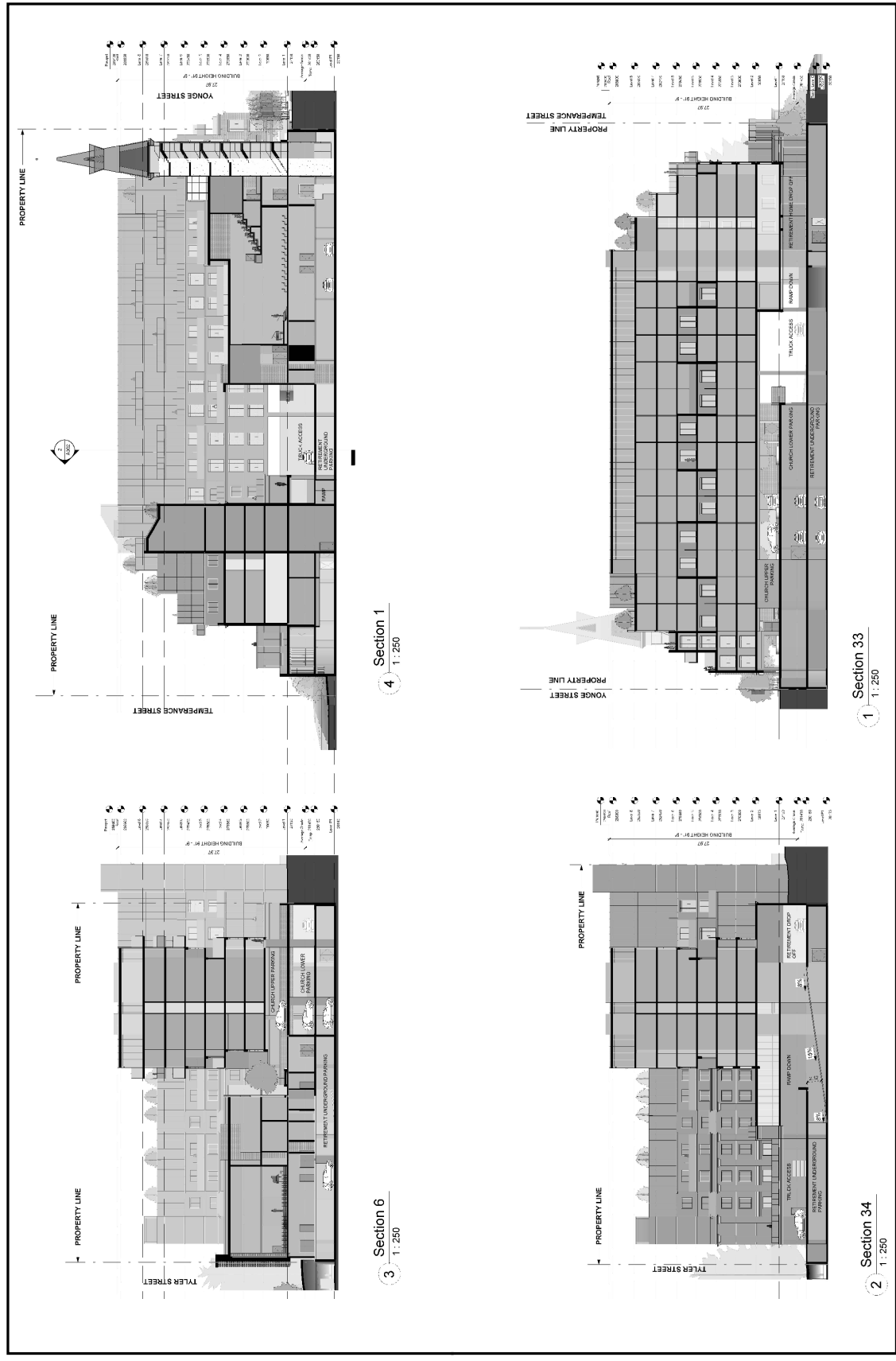
**CONCEPTUAL SITE PLAN**

APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
 and 57A Temperance Street (Aurora United Church)  
 FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 4

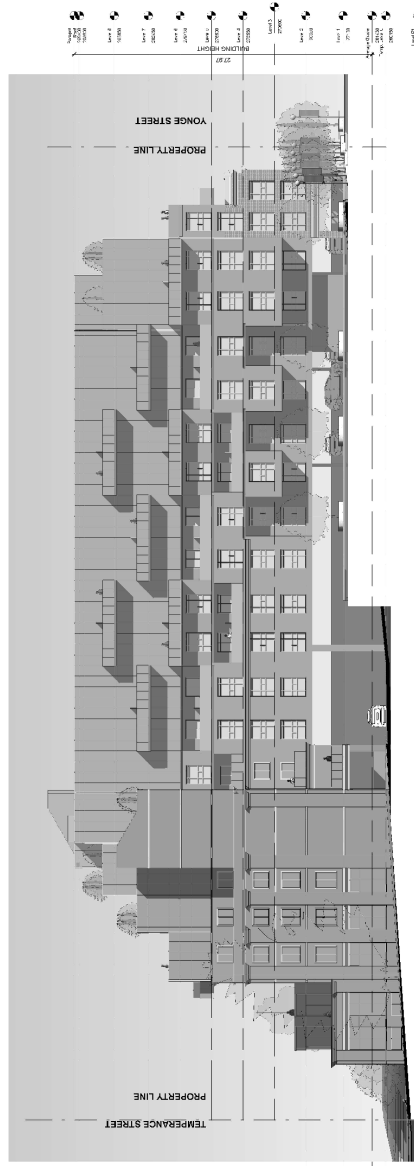


Map created by the Town of Aurora Planning and Building Services Department, February 22, 2017. Base data provided by York Region & the Town of Aurora.



**CONCEPTUAL BUILDING ELEVATIONS**

**APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
and 57A Temperance Street (Aurora United Church)  
FILES: OPA-2016-05 & ZBA-2016-13  
FIGURE 5A**



2 Tyler Elevation (South)  
1:200



1 Temperance Elevation (West)  
1:200

**CONCEPTUAL BUILDING ELEVATIONS**

APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
and 57A Temperance Street (Aurora United Church)  
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5B





1 North Elevation  
1 : 200



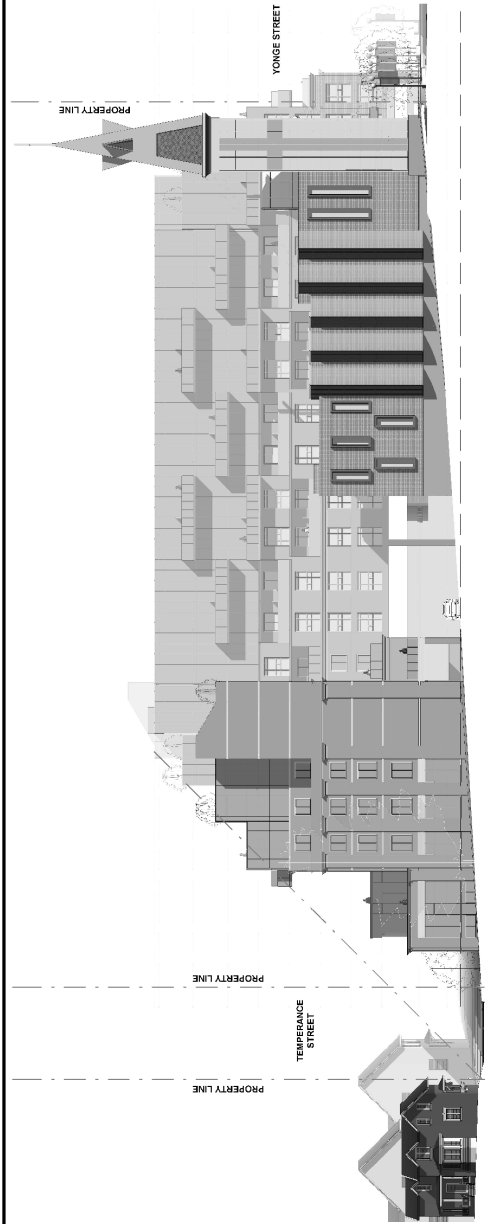
2 Yonge Elevation (East)  
1 : 200

**CONCEPTUAL BUILDING ELEVATIONS**

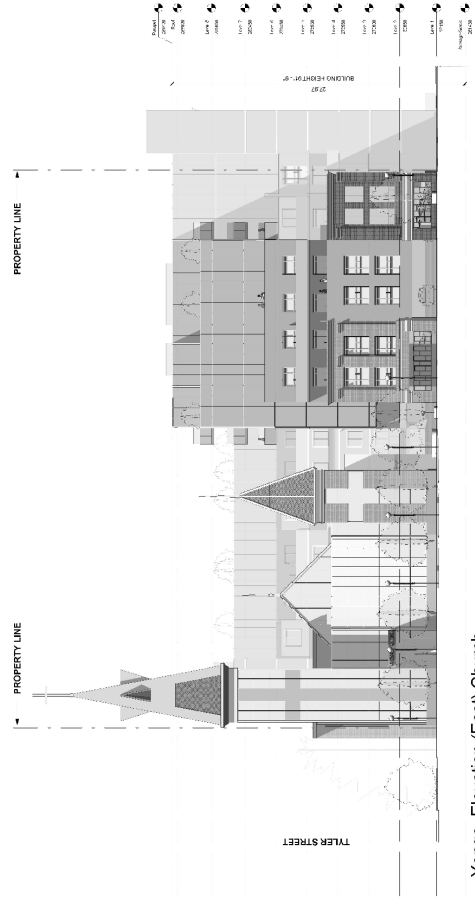
APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
and 57A Temperance Street (Aurora United Church)  
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5C





2 Tyler Elevation (South) Church  
1 : 200



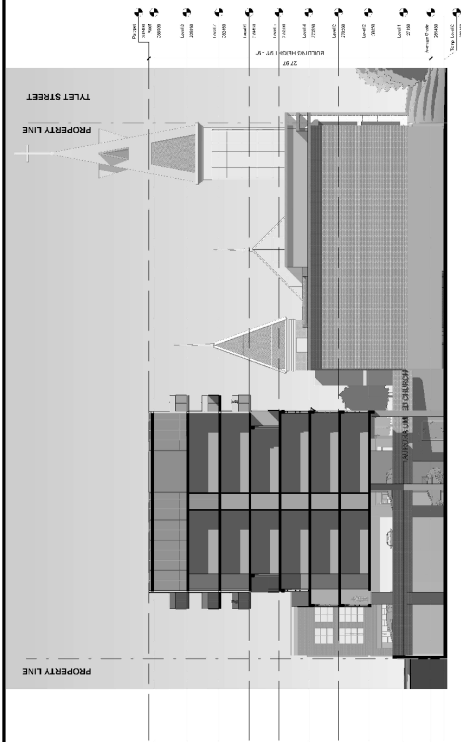
1 Yonge Elevation (East) Church  
1 : 200

**CONCEPTUAL BUILDING ELEVATIONS**

APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
and 57A Temperance Street (Aurora United Church)  
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5D





2 West Elevation (Church)  
1:200



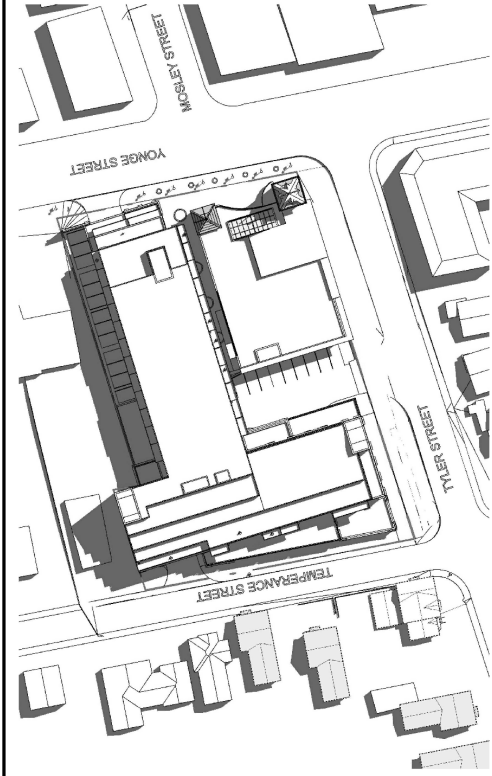
1 North Elevation Church  
1:200

**CONCEPTUAL BUILDING ELEVATIONS**

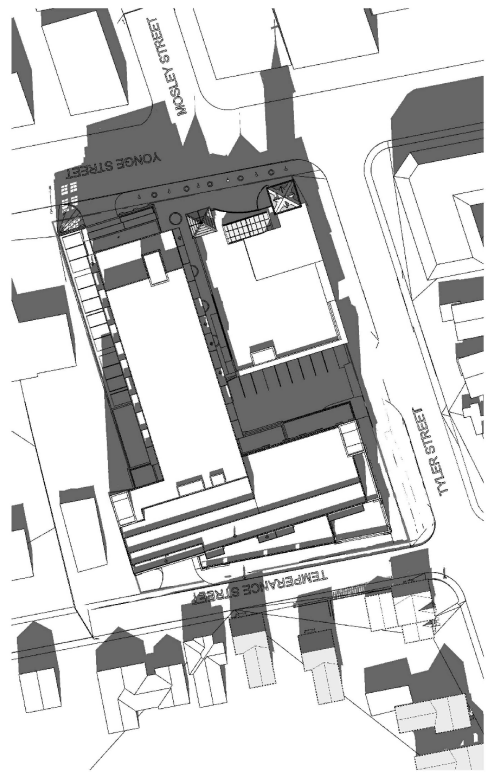
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FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5E

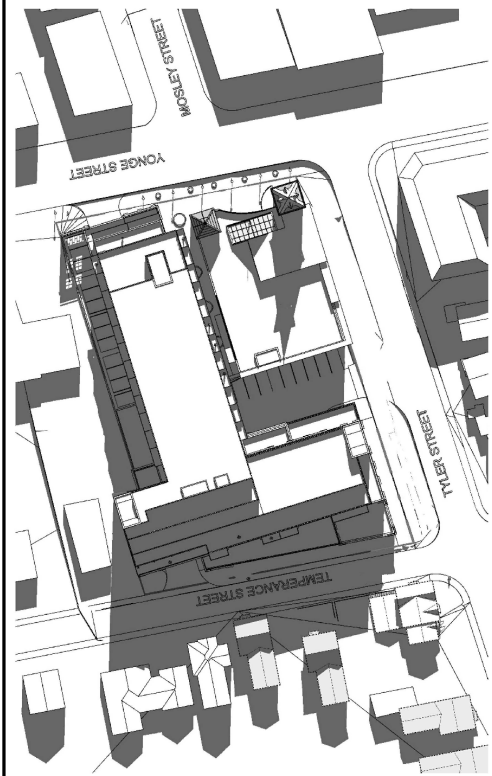




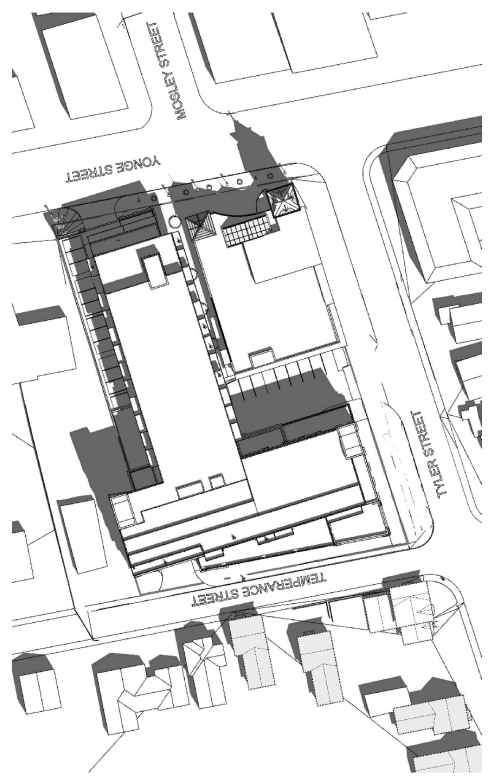
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JUNE 21<sup>st</sup> 5:15 PM



JUNE 21<sup>st</sup> 9:15 PM



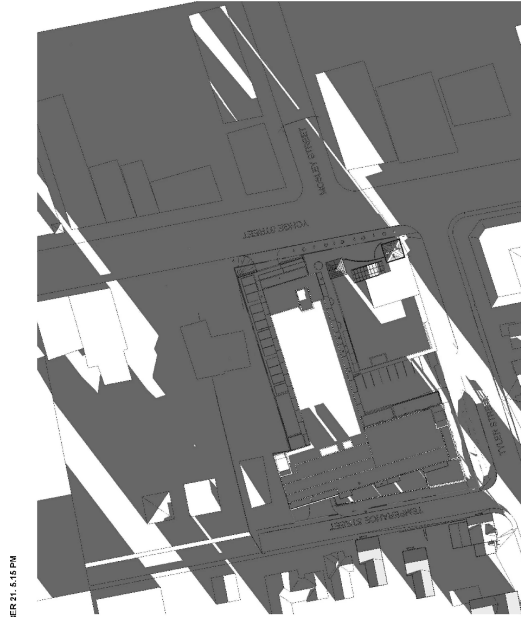
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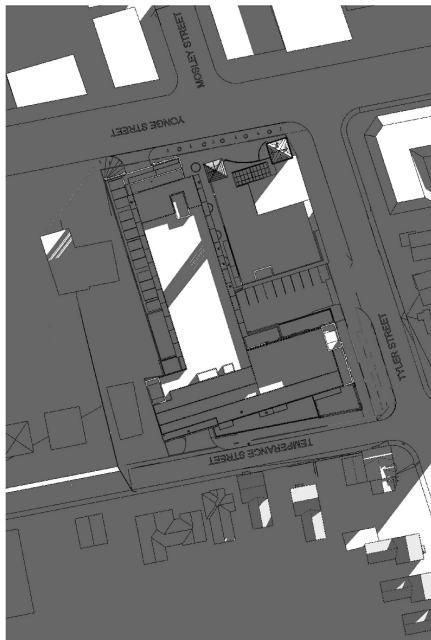
**SHADOW STUDY**  
APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
and 57A Temperance Street (Aurora United Church)  
FILES: OPA-2016-05 & ZBA-2016-13  
FIGURE 6A



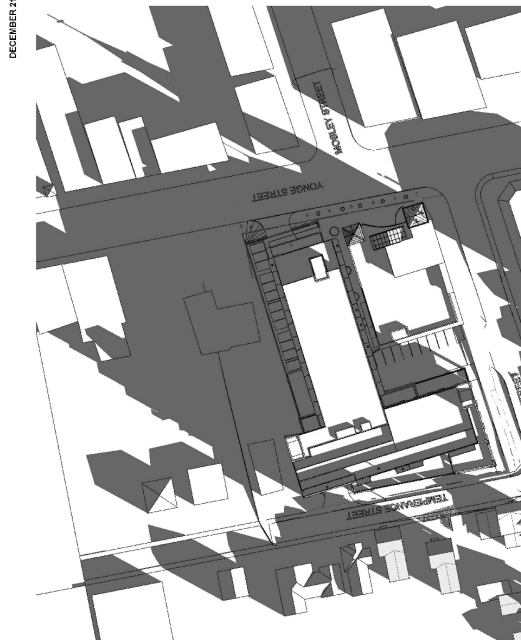
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**SHADOW STUDY**  
APPLICANT: 15186 Yonge, 12 and 16 Tyler, 55, 57  
and 57A Temperance Street (Aurora United Church)  
FILES: OPA-2016-05 & ZBA-2016-13  
FIGURE 6B