



**Town of Aurora
General Committee Report**

No. PDS20-012

Subject: Application for Zoning By-law Amendment
Starlight Investments
145 & 147 Wellington Street West
Part of Lot 28, Plan 264
File Number: ZBA-2018-01

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: March 3, 2020

Recommendations

- 1. That Report No. PDS20-012 be received;**
- 2. That the Zoning By-law Amendment file ZBA-2018-01 (Starlight Investments) be approved to rezone the subject lands from “Second Density Apartment Residential (RA2) Zone” to “Second Density Apartment Residential [RA2(XX)] Exception Zone”; and,**
- 3. That an implementing Zoning By-law be brought forward to a future Council Meeting.**

Executive Summary

This report seeks Council’s approval of a Zoning By-law Amendment for 145 & 147 Wellington Street West. In summary, the proposed RA2(XX) Exception Zone will permit the infill development of two 3-storey stacked townhouse buildings totalling 56 dwelling units, reduced parking standards, and recognize existing site conditions.

- The subject lands contain two residential rental apartment buildings with a combined total of 204 units, an outdoor swimming pool, surface parking, and landscaping/vegetation;
- The proposed Zoning By-law Amendment application is consistent with Provincial, Regional and Municipal policy documents;
- The proposed application is appropriate and compatible with the host neighbourhood and will provide much needed rental housing in the Town;

- A future application for site plan approval will be required to facilitate the proposed stacked townhouse development; and,
- All circulated agencies and Town Staff are satisfied with the revisions, and have no objections to the proposed Zoning By-law application.

Background

Application History

The planning application for a Zoning By-law Amendment was declared a complete application on February 9, 2018. A Statutory Public Planning Meeting was held on May 23, 2018. At this meeting, Council received the report and referred the application to a second Public Planning Meeting, which was held on May 22, 2019. At this meeting, Council passed a resolution referring the application back to staff to address comments presented at the meeting, and to report back to General Committee. Minutes of the Public Planning Meetings are attached as Appendix A.

Location / Land Use

The subject lands are municipally known as 145 and 147 Wellington Street West, and are located at the southeast corner of Wellington Street West and Murray Drive (see Figure 1). The subject lands are approximately 2.02 hectares (5.44 acres) in area, with approximately 140m of frontage on Wellington Street West, and 130m on Murray Drive.

The subject lands currently contain two 7-storey apartment buildings containing 204 rental units, an outdoor swimming pool at the northwest corner of the site, surface parking, and landscaping/vegetation. The apartment buildings were constructed in 1975. The subject lands have two driveway accesses along Murray Drive.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Wellington Street West, Charles Darrow Housing Co-op, single detached dwellings, townhouse dwellings, commercial uses.
- South: Townhouse dwellings, environmental protection area.
- East: Institutional (Wellington Public School), townhouse dwellings.
- West: Murray Drive, Institutional (Aurora High School), single detached dwellings.

Policy Context

Provincial Policies

All development applications shall have regard for the Provincial Policy Statement (PPS), which 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 guides land-use planning.

The Lake Simcoe Protection Plan (LSPP) provides policies which address aquatic life, water quality and quantity, shorelines and natural heritage, other threats and activities (invasive species, climate change and recreational activities) and implementation.

The subject lands are not located within the Oak Ridges Moraine, and therefore are not subject to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP).

York Region Official Plan (YROP)

The subject lands are designated “Urban Area” by the YROP, which permits a wide range of residential, commercial, industrial and institutional uses. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources to create sustainable lively communities. Under the YROP, a regional urbanization goal is to enhance the urban structure through city building, intensification, and compact, complete communities. Wellington Street West is a Regional Road, with access to transit and amenities. The subject lands are located within Wellhead Protection Areas B and C.

Town of Aurora Official Plan (OP)

The subject lands are designated “Stable Neighbourhoods” by the Town’s OP (see Figure 2). The intent of the Stable Neighbourhoods designation is to protect existing communities from incompatible forms of development, while balancing the evolution and enhancement of the neighbourhood over time. All new development abutting existing residential development must be sympathetic and compatible with regards, to the form, character, building scale and urban design in accordance with its surrounding context.

Zoning By-law 6000-17, as amended (ZBL)

The subject lands are zoned “Second Density Apartment Residential (RA2)” by the Town’s ZBL (see Figure 3). The RA2 zone only permits no more than one apartment building per lot. It is important to note that the two existing apartment buildings were developed (in the 1970’s) prior to the RA2 Zone coming into force and effect.

Reports and Studies

Reports and Studies submitted as part of a complete application were outlined in Planning and Development Services Report No. PDS18-056, dated May 23, 2018.

Proposed Application

Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Second Density Apartment Residential (RA2) Zone” to “Second Density Apartment Residential [RA2(XX)] Exception Zone”. The exception zone is required to permit the infill development of 56 stacked townhouse units, a reduced parking rate, and to recognize existing site conditions. A Table comparing the parent RA2 Zone and Parking requirements, with the proposed RA2 Exception Zone is attached as Appendix B. The applicant has advised that the units are for rental housing.

Conceptual Site Plan and Elevation Drawings were submitted as part of the subject application, and are attached to this report as Figures 5 and 6. A future Site Plan Control application is required to implement the proposed development. The following Table summarizes the proposed stacked townhouse development:

Table 1: Stacked Townhouse unit breakdown.

Building	Bedroom Types	Unit Count	Approx. Gross Floor Area of Building (m²)
Building 1	• 2 Bedroom	36	3,932.03
Building 2	• 1 Bedroom + Den (5 units) • 2 Bedroom (5 units) • 3 Bedroom (10 units)	20	1,799.72

Analysis

Staff have worked with the applicant to revise their proposal in response to the input received at the May 22, 2019 Public Planning Meeting. Revisions to the proposal are highlighted below:

- Building 2 has been re-oriented to provide for greater separation and additional buffering between the pool enclosure and the building;
- The reorientation of building 2 results in three additional units for Building 1;
- Parking layout has been reconfigured;
- 295 parking spaces (265 resident spaces, 26 visitor spaces and 4 barrier-free spaces); and,
- Building 2 has been re-oriented to provide for additional buffering between the pool enclosure and the building.

Planning Considerations

The proposed application is consistent with the Provincial Policy Statement (PPS).

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario shall be consistent with the PPS. The PPS recognizes the importance of local context and character. Policies are outcome oriented and provide for flexibility in their implementation, provided that provincial interests are satisfied. Staff is of the opinion that the proposed application is consistent with the PPS. Appendix C outlines how the proposed development conforms to the PPS.

The proposed application is consistent with the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan).

The Growth Plan intends to guide land development by encouraging compact built form, diverse land uses, a range of housing types and using existing infrastructure. The Growth Plan encourages the concentration of population and employment growth to locate within built up settlement areas, and promotes the development of complete communities that offers access to local amenities, and connections to municipal water and wastewater systems. Staff is satisfied that the proposed application is consistent with the Growth Plan. Appendix D describes how the proposed development conforms to the Growth Plan.

The proposed application conforms to the Lake Simcoe Protection Plan (LSPP).

The subject lands are located within the regulated area of the LSPP. The proposed development also constitutes major development under the LSPP (defined as the construction of a building or buildings within a ground floor area of 500 m² or more).

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed Zoning By-law application in concert with the LSPP and has no objections. The LSRCA will be reviewing the Functional Servicing/Stormwater Management Report, and Hydrogeological Assessment as part of a future Site Plan application. Additionally, a permit from the LSRCA will be required prior to any site alteration or development within the regulated area. Staff is of the opinion that the proposed application conforms to the LSPP.

The proposed application conforms to the York Region Official Plan (YROP).

Section 1.0 of the YROP, provides the triple bottom line objectives towards a sustainable Region. These objectives include: having a sustainable natural environment; creating healthy communities; and ensuring economic vitality.

The Regional Municipality of York has reviewed the subject Zoning By-law application and have no objection. York Region's comments pertain to matters that will be required to be addressed through a future Site Plan Approval application. Planning Staff have reviewed the YROP, and support Regional Staff's comments. Appendix E highlights how the proposed development conforms to the YROP.

The proposed application is consistent with the policies of the Town of Aurora Official Plan (OP).

The proposed stacked townhouse built-form is considered a "Ground Related Residential Use" in the OP, and is a permitted use within the Stable Neighbourhoods Designation. An Official Plan Amendment application is not required to facilitate the proposed development.

The proposed application complies with the land-use and development policies of the OP and is compatible with surrounding land uses. The proposed stacked townhouse is considered a ground-related residential use, which is permitted under this designation. Further, the proposal respects the existing character of the host neighbourhood through

compatible and complementary building siting, massing, height and scale. Appendix F outlines how the proposed development conforms to the policies of the OP.

The proposed application is appropriate and compatible with the surrounding neighbourhood.

Planning staff are of the opinion that the subject application is appropriate and compatible with adjacent and neighbouring development, and that the By-law exception is appropriate to facilitate the development. As mentioned, the proposed site-specific amendments are outlined in Appendix B to this report. Planning Staff's analysis of how each amendment is appropriate and compatible is outlined below.

Permitted Uses

The proposed Zoning By-law Amendment will introduce two stacked townhouse structures as a permitted use, and recognize the two existing apartment buildings on site, to facilitate the proposed development. This use will be in addition to the existing permission for one Apartment Building in an RA2 Zone. The stacked townhouse built-form represents a compatible land-use, provides a transition between the existing apartments and adjacent townhouse developments, and focuses density towards Wellington Street West. Capping the maximum number of dwelling units on site will control the density.

Lot Area and Lot Frontage

The 19,800m² minimum lot area and 125m minimum lot frontage requirements recognize existing site conditions. Lot frontage is measured along Murray Drive, as it is the shorter of the two lot lines that abut a public street.

Minimum Front, Rear and Side Yard Setbacks

The proposed setbacks for an Apartment Building recognizes existing site conditions. The proposed stacked townhouse buildings have been situated to facilitate adequate site circulation, and to provide adequate separation distance between existing residential development on adjacent lands. Approximately 13m of separation is proposed between Building 1 and the nearest dwelling on adjacent lands; and the location of Building 2 focuses density towards Wellington Street West, in accordance with good urban design principles. Additionally, Building 2 has been reoriented for greater separation between the pool and the proposed building, which results in a smaller footprint.

Lot Coverage and Height

While the parent RA2 zone permits 35% lot coverage, the conceptual site plan indicates that the proposed development will have a lot coverage of under 30% (including the existing two apartment buildings). The 30% lot coverage will permit the envisioned development footprint, and allow for a greater portion of open space on site.

The 7-storey height permission for the Apartment Building use recognizes existing site conditions. The 13.7m maximum height permission for the proposed Stacked Townhouse use represents an appropriate transition in accordance with the policies of the OP; and recognizes a lower height than the as-of-right 26m maximum requirement prescribed by the RA2 zone.

Amenity Area

With the proposed mix of built-forms on the subject lands, the Amenity Area provisions of the Zoning By-law may be difficult to calculate and administer – especially as the parent zone is an “Apartment Residential” Zone, and as the proposed stacked townhouse built-form does not commonly have an internal amenity area as the By-law requires. The By-law will recognize private amenity space per stacked townhouse dwelling unit (terraces, balconies, etc.), and an amenity area at the northwest boundary of the site (currently where the outdoor pool is located and to be retained).

Manoeuvring Space

The applicant has demonstrated to the satisfaction of the Town's Traffic/Transportation Analyst that the proposed 6.4m maneuvering space is sufficient for site circulation. Manoeuvring spaces ranging from 6.4m to 6.6m currently exist on the subject lands.

Parking Standards

Following the Statutory Public Planning Meeting, the Town requested additional information with regards to the applicant's Parking Study. The applicant's Traffic Consultant (Paradigm Transportation Solutions Limited) undertook additional parking surveys and assessments over longer periods of time, and submitted an updated Transportation Impact Study & Parking Study in January 2019. This study concluded:

- The intersection of Wellington Street West and Murray Drive, and existing driveway connections are currently operating at acceptable levels of service. The intersection and driveway connections are forecast to continue operation at acceptable levels of service;
- Based on updated parking surveys conducted on site, and assuming parking rates remain similar upon build-out the proposed development, a total of 271 parking spaces would be required to service tenant and visitor parking demands on site.

Based on the above findings, the proposed parking count would yield a surplus of 24 parking spaces. The Town's Traffic/Transportation Analyst has reviewed the report and has accepted the findings and methodologies. As such, the applicant has demonstrated that a reduced parking rate on site will support the proposed development.

Additionally, Section 5.8 of the Zoning By-law provides that barrier-free parking spaces are required at a rate of 4% of the total number of visitor parking spaces provided in the parking area. The applicant has satisfied the requirement for barrier-free parking on site.

Bicycle Parking

Section 5.7 of the Town's Zoning By-law requires 1.0 bicycle parking space for apartment residential uses, however, the residential apartments were constructed prior to this standard coming in to force and effect. The By-law does not provide bicycle parking standards for stacked townhouse developments. In an effort to encourage different modes of travel, and to further support the reduced parking rate, the zoning amendment requires 0.15 bicycle parking spaces per dwelling unit on site which will yield a total of 39 required bicycle parking spaces.

Parking Lot Requirements – Setbacks and Off-Street Parking in Yards

Staff are satisfied that the proposed layout best serves the overall proposed development. The proposed configuration of the parking lot will maintain the majority of open space and mature vegetation currently existing along the Wellington Street West frontage.

A future Site Plan Control application will be required to facilitate the development.

Following Council's adoption of the Zoning By-law application, the applicant will apply for a site plan application to facilitate the proposed development. This future application will review site details and technical matters such as (but not limited to): building elevations,

scale and massing, landscaping and tree removal/compensation, cash-in-lieu, site servicing, stormwater management, water balance, low impact development (LID), pedestrian and cycling connections, and the preparation of a construction management plan and interim parking plan during construction.

Department / Agency Comments

The proposed application was circulated to all internal departments and external agencies for review and comments. All circulated agencies are satisfied with the revisions and have no objection to the proposed Zoning By-law application.

Public Comments

Comments received on the subject application spanning from when Staff deemed the application complete in March 2018 until the second Public Planning Meeting in May 2019 have been summarized in Planning and Development Services report numbers PDS18-056 and PDS19-041. Comments from the May 2019 Public Meeting are summarized and attached as Appendix G.

At the time of writing this report, no further written or verbal comments were submitted to the Town regarding the proposed application.

Advisory Committee Review

No Communication Required.

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the application or fails to make a decision on it within 150 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT). This application was received in 2018 and therefore, the applicant may appeal to the LPAT at any time.

Financial Implications

There are no financial implications at this time.

Communications Considerations

On March 15, 2018, a Notice of Complete Application was published in the Aurora Banner and Auroran newspapers. On May 3, 2018, a Notice of Public Planning Meeting was published in the Aurora Banner and Auroran newspaper and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. In addition, two Notice of Public Planning Meeting signs were also posted on the subject lands fronting on Wellington Street West and Murray Drive. Public notification has been provided in accordance with the Planning Act

On May 3, 2019, a Notice of Public Planning Meeting was mailed to all interested parties, and addressed property owners within a minimum of 120m of the subject lands, and the applicant updated the Public Planning Meeting sign to indicate the second Public Meeting would be held on May 22, 2019.

The Town notified by mail, Interested Parties and addressed property owners within a 120m radius of the subject lands that a report on the Zoning By-law application will be heard at the March 3, 2020 General Committee Meeting.

Link to Strategic Plan

The proposed Zoning By-law 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 objective within this goal statement:

Strengthening the fabric of our community: Through the review and approval of the Zoning By-law, housing opportunities are created that collaborates with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Planning and Development Services has reviewed the proposed Zoning By-law application against the relevant Provincial plans, Regional and Town Official Plans, Town Zoning By-law and municipal development standards. The development proposal is considered to represent good planning, and conforms to Provincial and Regional policies

and the policies of the Town's Official Plan and will provide much needed rental housing for the Town. The proposed application is considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the proposed Zoning By-law application ZBA-2018-01.

Attachments

Appendix A – Public Meeting Minutes
Appendix B – Proposed RA2(XX) Exception Zone
Appendix C – Provincial Policy Statement Policy Analysis
Appendix D – Growth Plan Policy Analysis
Appendix E – York Region Official Plan Analysis
Appendix F – Town of Aurora Official Plan Analysis
Appendix G – Response to Public Comments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Existing Zoning By-Law
Figure 4 – Proposed Zoning By-law
Figure 5 – Conceptual Site Plan
Figure 6A and 6B – Conceptual Elevations

Previous Reports

Public Planning Report No. PDS18-056, dated May 23, 2018.
Public Planning Report No. PDS19-041, dated May 22, 2019.

Pre-submission Review

Agenda Management Team Meeting review on February 12, 2020.

Departmental Approval



**David Waters, MCIP, RPP, PLE
Director
Planning and Development Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

March 3, 2020

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Appendix A - Public Planning Meeting Minutes



**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers, Aurora Town Hall
Wednesday, May 22, 2019

Attendance

- Council Members** Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland (arrived 7:13 p.m.), Humfries, Kim (arrived 7:02 p.m.), and Thompson
- Members Absent** None
- Other Attendees** David Waters, Director of Planning and Development Services, Matthew Peverini, Planner, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Coordinator

The Chair called the meeting to order at 7:01 p.m.

1. Approval of the Agenda

**Moved by Councillor Thompson
Seconded by Councillor Gaertner**

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

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3. Planning Applications

Mayor Mrakas outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PDS19-041 – Application for Zoning By-law Amendment Starlight Investments, 145 and 147 Wellington Street West, Part Lot 28, Plan 246, File Number: ZBA-2018-01

Planning Staff

Mr. Matthew Peverini, Planner, presented an overview of the application and staff report respecting the proposal to amend the Zoning By-law to permit the infill development of 53 stacked townhouse rental units and to reduce the parking and various setback requirements. He noted that this is the second public meeting for the subject application and reviewed a summary of the proposal revisions since the first meeting held on May 23, 2018.

Consultant

Mr. TJ Cieciora, President of Design Plan Services and consultant to the owners of the property, presented a brief overview of the application, including changes made in response to the concerns of residents, and addressed the main issues regarding the pool, parking, and construction.

Public Comments

Aurora residents, including Ebrahim Hosseini, Julia Kane, Luiz Lino, Mitch McGuire, Kim Pearsall, Heidi Stoecklin, Louann Timbers, Garrie Wayne, and Leslie Webster, provided the following comments:

- Questions regarding:
 - Parking plan; how residents and visitors, and construction worker, vehicles and equipment, will be accommodated during construction
 - Parking/traffic study methodology; suggestion to consider overnight hours and number of vacant units
 - Impact of proposed construction on structure of neighbouring townhouses; request for pre-construction survey
 - Construction management and safety plans, fencing

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- Guarantees respecting promises made to abutting property owners on Loring Doolittle Court regarding fencing, landscaping, and trees
- Concerns regarding:
 - Number of parking spaces for residents and visitors
 - Manoeuvrability in parking lot
 - Snow removal and storage
 - Front yard provision and proximity of parking to sidewalk
 - Safety and outdoor space for children and elderly during construction
 - Traffic and safety in school area during construction
 - Longer-term parking, traffic and safety issues
 - Lack of space for safe construction activities
 - Offloading and storage of construction equipment and supplies
 - Dust levels during construction
 - Impact on mental health (prolonged construction period, noise, vibrations, safety issues)
 - Water drainage
 - Privacy issues
 - Green space and trees
 - Impact on pets and wildlife

Consultant

Ms. Jill Juhlke, Senior Transportation Engineering Technologist of Paradigm Transportation Solutions, addressed the questions and concerns regarding the existing number of parking spaces, results of the parking study, and the planned allocation of parking spaces.

Mr. Cieciora addressed the questions and concerns regarding a construction management plan, accommodation of resident parking spaces during construction, width of accessible parking spaces, impact of proposed construction on abutting properties and structural integrity, fluctuation of apartment vacancies, retention of current tenant parking spaces, aisle width and manoeuvrability, grading, and green space.

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**Moved by Councillor Kim
Seconded by Councillor Thompson**

1. That Report No. PDS19-041 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report at a future General Committee meeting.

Carried

4. Confirming By-law

**Moved by Councillor Humfryes
Seconded by Councillor Gallo**

That the following confirming by-law be enacted:

6181-19 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 22, 2019.

Carried

5. Adjournment

**Moved by Councillor Gilliland
Seconded by Councillor Kim**

That the meeting be adjourned at 8:47 p.m.

Carried

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk

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**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers, Aurora Town Hall
Wednesday, May 23, 2018

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel (arrived 7:08 p.m.), Gaertner, Humfryes, Kim, and Thompson

Members Absent Councillors Mrakas, Pirri, and Thom

Other Attendees Marco Ramunno, Director of Planning and Development Services, Lawrence Kuk, Manager of Development Planning, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:02 p.m.

1. Approval of the Agenda

Moved by Councillor Gaertner

Seconded by Councillor Thompson

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

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3. Planning Applications

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PDS18-056 – Application for Zoning By-law Amendment, Starlight Investments, 145 and 147 Wellington Street West, File Number: ZBA-2018-01

Planning Staff

Mr. Lawrence Kuk, Manager of Development Planning, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Second Density Apartment Density Residential (RA2)” to “Second Density Apartment Density Residential (RA2-XX) Exception Zone”, to permit the development of three, three-storey townhouse blocks, containing 64 stacked rental townhouse units, and to reduce the parking space and setback requirements. He noted that the subject lands are designated as Stable Neighbourhood and the proposed stacked townhouse development is permitted within the Stable Neighbourhood designation.

Consultant

Mr. TJ Cieciora, Principal at Design Plan Services and consultant to the owners of the property, presented a brief overview of the proposal, noting that the applicant is willing to make revisions to the application if concerns can be addressed. He further noted that the proposed townhouse units would be rental units, which would be first offered to the tenants of the two existing buildings.

Public Comments

Aurora residents, including Jason Joerges, Michelle Joerges, Elizabeth Lynn, Mitch McGuire, Darryl Pearsall, Kim Pearsall, Tanya Rabe, Liliana Stefan, Louann Timbers, Garrie Wayne, provided the following comments:

- Opposition to development, including a signed petition against the proposal

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- Concerns regarding:
 - Parking and visitor parking spaces
 - Snow removal and winter parking
 - Loss of outdoor pool amenity
 - Property values
 - Noise levels, no acoustic fence
 - Loss of trees, green space, and view
 - Proximity of proposed parking spaces to existing backyards
 - Length of construction period
 - Noise, dust, and debris levels during construction
 - Blockage of handicap ramp during construction
 - Parking during construction
 - Outdoor space for children and seniors during construction
 - Safety of children and seniors during construction
 - Lack of consultation with abutting properties on Loring Doolittle Court
 - Proximity of proposed development to Loring Doolittle Court properties and loss of privacy, security, safety, view, and property value
- Questions regarding:
 - Depth of excavation and how slope will be maintained
 - Construction safety management plan
 - Depth of proposed building, location of yards for townhouse units, and setback from 147 Wellington Street West
 - Parking spaces at back of 147 Wellington Street West facing school

Consultant

Mr. Stewart Elkins, Vice-President of Paradigm Transportation Solutions, addressed the concerns and questions regarding parking, noting that a traffic impact study and parking utilization study had been completed, and that additional surveys would be performed.

Mr. Cieciora addressed the concerns and questions regarding parking and visitor parking, snow removal and winter parking, slope and grading, stormwater flows, mitigation of construction concerns, preservation of the pool, consultation with abutting properties, and property values.

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**Moved by Councillor Thompson
Seconded by Councillor Humfryes**

1. That Report No. PDS18-056 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting.

Carried

4. Confirming By-law

**Moved by Councillor Abel
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

6083-18 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 23, 2018.

Carried

5. Adjournment

**Moved by Councillor Humfryes
Seconded by Councillor Kim**

That the meeting be adjourned at 8:45 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

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Appendix B – Proposed RA2(XX) Exception Zone

Table 2: Comparing the Parent RA2 Zone and the proposed Site-Specific Zone.

	Parent RA2 Zone Requirement	Proposed RA2(XX) Exception Zone
Permitted Uses	No More than One Apartment Building per Lot	2 Apartment Buildings with a maximum of 204 dwelling units * Dwelling, Stacked Townhouse with a maximum of 56 dwelling units *
Lot Area (minimum)	95 m ² (per dwelling unit)	19,800 m ² *
Lot Frontage (minimum)	30m	125m *
Front Yard (minimum)	½ the height of the Main Building and in no case less than 9 m from the Street Line	Apartment Building: 10.7m * Stacked Townhouse: 2.5m *
Rear Yard (minimum)	9m	Apartment Building: 19.5m * Stacked Townhouse: 9.0m *
Interior Side Yard (minimum)	½ the height of the Main Building and in no case less than 6m	Apartment Building: 26.0m Stacked Townhouse: 8.0m *
Exterior Side Yard (minimum)	½ the height of the Main Building and in no case less than 9m	Apartment Building: 16.0m * Stacked Townhouse: 34.0m *
Lot Coverage (maximum)	35%	30% *
Height (maximum)	26m	Apartment Building: 7 storey * Stacked Townhouse: 13.7m *
Gross Floor Area (GFA) (minimum)	N/A	65m ² per Stacked Townhouse Dwelling Unit

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<p>Amenity Area</p>	<p>Any Apartment Residential Zone shall provide a minimum Amenity Area of eighteen (18) square metres per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space.</p> <p>Amenity Areas shall not include any minimum required landscaping area or strip.</p>	<p>Notwithstanding Section 7.5.2*:</p> <ul style="list-style-type: none"> • A minimum of 3.75 m² of private amenity space shall be provided for Stacked Townhouse Dwelling units; • A minimum of 1,250 m² of outdoor shared amenity space shall be provided at the northwest limits of the property; and, • Amenity Areas shall not include any minimum required landscaping area or strip.
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Table 3: Comparing ZBL Parking Standards to the proposed Parking Standards.

Parking								
	Zoning By-law 6000-17 Requirement	Proposed RA2(XX) Exception Zone						
<p>Required Manoeuvring Space</p>	<p>90 degree spaces – 7.0m</p>	<p>90 degree spaces – 6.4m *</p>						
<p>Parking Standards</p>	<table border="1"> <tr> <td data-bbox="430 1444 667 1604"> <p>204 Apartment Units</p> </td> <td data-bbox="673 1444 920 1604"> <p>1.5 spaces per dwelling unit (306 Parking Spaces)</p> </td> </tr> <tr> <td data-bbox="430 1604 667 1764"> <p>53 Stacked Townhouse Units</p> </td> <td data-bbox="673 1604 920 1764"> <p>1.5 spaces per dwelling unit (80 Parking Spaces)</p> </td> </tr> <tr> <td data-bbox="430 1764 667 1957"> <p>Visitor Parking</p> </td> <td data-bbox="673 1764 920 1957"> <p>20% of spaces provided set aside for visitor (77 Parking Spaces)</p> </td> </tr> </table>	<p>204 Apartment Units</p>	<p>1.5 spaces per dwelling unit (306 Parking Spaces)</p>	<p>53 Stacked Townhouse Units</p>	<p>1.5 spaces per dwelling unit (80 Parking Spaces)</p>	<p>Visitor Parking</p>	<p>20% of spaces provided set aside for visitor (77 Parking Spaces)</p>	<p>Notwithstanding Sections 5.4 and 5.8.2, the following parking standards shall apply:</p> <ul style="list-style-type: none"> • A minimum of 265 resident parking spaces (approx. 1.02 spaces per dwelling unit); • 26 visitor parking spaces per dwelling unit (0.1 spaces per dwelling unit); and,
<p>204 Apartment Units</p>	<p>1.5 spaces per dwelling unit (306 Parking Spaces)</p>							
<p>53 Stacked Townhouse Units</p>	<p>1.5 spaces per dwelling unit (80 Parking Spaces)</p>							
<p>Visitor Parking</p>	<p>20% of spaces provided set aside for visitor (77 Parking Spaces)</p>							

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	Barrier Free Parking	4% of required visitor parking (1.04 spaces)	<ul style="list-style-type: none"> 4 barrier-free parking spaces.
Section 5.7 Bicycle Parking Space Standards	Apartment Residential: 1.0 Space for every 5 residential units		Notwithstanding Section 5.7, 0.15 bicycle parking spaces per dwelling unit are required. *
Section 5.5.2 Parking Lot Requirements "Setbacks"	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 maneuvering area and/or Driveway within a Side Yard or Rear Yard shall be closer to any wall of a building than one decimal five (1.5) metres.		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 maneuvering area and/or Driveway within a Side Yard or Rear Yard shall be closer to any wall of a building than 0.6m. *
Section 5.5.3 Parking Lot Requirements "Off-street Parking in Yards"	No part of any Parking Area other than a (Driveway) is permitted in any Front Yard in any Residential Zone.		Notwithstanding Section 5.5.3, a Parking Area shall be permitted in the Front Yard *

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk "**". Final zoning standards will be evaluated by Staff in detail prior to the Zoning By-law Amendment being brought forward to Council for enactment.

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Appendix C – PPS Policy Analysis

Table 4: Analysis of how the proposed development meets policies of the PPS.

PPS Policy	Policy Analysis
<p>Section 1.1.1</p> <p>Healthy, liveable and safe communities are sustained by a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; ... and e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.</p>	<p>The proposal exhibits an efficient development and land use pattern, as it is infill development, and the property is located within a 'settlement area' which is identified as an area to focus growth and development within communities.</p> <p>The applicant is proposing infill of 56 stacked townhouse rental units (for a total of 260 rental units on site), on a site with an abundance of surface parking, and available servicing connections. This minimizes land consumption, promotes a cost-effective development pattern to minimize servicing costs, and provides for a range and mix of residential and tenure.</p>
<p>Section 1.1.3.1</p> <p>Settlement areas shall be the focus of growth and development...</p>	<p>Development and land use patterns that may cause environmental or public health and safety concerns is avoided. No environmentally significant features are on site, and much of the mature vegetation that exists will remain along the Wellington Street West frontage. The proposed use is compatible with the existing residential use, and will not pose public health and safety concerns.</p>
<p>Section 1.1.3.2</p> <p>Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources, and 2. Are transit-supportive, where transit exists.</p>	<p>The proposed development is situated along a Regional Road with access to public transit (YRT and GO Train), services, and other amenities. It capitalizes on existing infrastructure, and efficiently uses underutilized land and available resources.</p>

<p>Section 1.1.3.3</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas... and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<p>It is good planning practice to support and enable land use patterns within settlement areas that position developments with higher densities in these accessible locations.</p>
<p>Section 1.1.3.4</p> <p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form...</p>	<p>Intensification in the form of infill development is proposed on the subject lands. The sought stacked townhouse use permission is a compact built-form, and is proposed to yield a total increase of 56 dwelling units on the lands.</p>
<p>Section 1.4.1</p> <p>To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain the ability to accommodate residential growth... through residential intensification and redevelopment.</p>	<p>The proposed increase in residential units will contribute to the Town's existing housing stock, and will assist in meeting the Province's goals of accommodating residential growth through residential intensification and redevelopment. Additionally, the availability of services in proximity to the subject lands ensures the needs of current and future residents of the regional market area are met.</p>

Appendix D – Growth Plan Policy Analysis

Table 5: Analysis of how the proposed development meets the policies of the Growth Plan.

Growth Plan Policy	Policy Analysis
<p>Section 2.2.1</p> <p>Applying the policies of this Plan will support the achievement of complete communities that:</p> <ul style="list-style-type: none"> • feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; • provide a diverse range and mix of housing options...to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; • expand convenient access to an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and • ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards. 	<p>The subject lands are located on the boundary of an existing community that features a mix of land uses including residential, retail, recreational, and public service facilities. Nearby land uses include schools, residential, commercial plazas, offices, and mixed use developments in the Yonge Street and Wellington Street intersection.</p> <p>The applicant is proposing 56 purpose-built rental units in a stacked townhouse built-form, in addition to the existing 2 apartments (204 rental units). The proposed Zoning By-law Amendment will provide for a range and mix of housing options and tenure both on site, and within the Town to accommodate needs of all household sizes and incomes.</p> <p>The applicant has submitted conceptual elevations as part of the subject application. Staff will ensure the development of a high quality, attractive and vibrant built form through a future site plan approval process.</p>
<p>Section 3.1</p> <p>Significant cost savings can be achieved by ensuring that existing infrastructure is optimized before new infrastructure is built.</p>	<p>The Functional Servicing Report submitted as part of the application provides that water and sanitary connections will be made to existing infrastructure along Murray Drive.</p>

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<p>Section 2.2.2</p> <ul style="list-style-type: none"> • By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area; and • By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area. 	<p>The proposed development on the subject lands is located wholly within the delineated built-up area as per the Town of Aurora Official Plan.</p>
<p>2.2.6</p> <p>Municipalities will support the achievement of complete communities by: a) planning to accommodate forecasted growth to the horizon of this Plan; b) planning to achieve the minimum intensification and density targets in this Plan; c) considering the range and mix of housing options and densities of the existing housing stock; and d) planning to diversify their overall housing stock across the municipality.</p>	<p>The applicant is proposing infill development of 56 residential dwelling units. These 56 units will contribute to the Town’s goal of achieving the minimum intensification and density targets as provided for in the Growth Plan. Additionally, the proposed units and their proposed purpose-built rental tenure will provide for a range and mix of housing options and diversify the housing stock across the municipality.</p>

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Appendix D – York Region Official Plan Analysis

Table 6: Analysis of how the proposed development meets the YROP.

YROP Objective	Analysis
<p>Having a sustainable natural environment through ensuring that significant environmental features and functions are protected and natural hazards are avoided</p>	<p>There are no key natural heritage/ hydrologic features on site, and any tree removals will require compensation through a future Site Plan Agreement. Additionally, the applicant will be required to maintain ground water recharge as demonstrated through a hydrogeological study that shows the water balance for pre-development is maintained or improved post-development; and include features such as Low Impact Development (LID) standards to minimize stormwater volume and contaminant loads (i.e. phosphorus reduction).</p>
<p>Creating healthy communities by: promoting a mix and range of housing types; encouraging the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units; and promoting the health and well-being of residents in accessible and safe communities.</p>	<p>The proposed use and existing apartment buildings provide for a mix and range of housing types on site and within the existing community. The proposed units will vary in size, meeting the objective of promoting the development of family-sized and smaller units.</p> <p>Additionally infill development is proposed on a site with access to amenities (pool area, schools, access to transit, proximity to commercial plazas and the Yonge and Wellington intersection, parks, etc.). As such, the proposal promotes the health and well-being of residents in accessible and safe communities.</p>

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<p>Ensuring economic vitality by balancing job creation with population growth; promoting economic diversity and resilience; and, delivering context sensitive and efficient infrastructure.</p>	<p>The YROP forecasts a population of 70,200 residents within the Town of Aurora by 2031. The proposed application will contribute 56 stacked townhouse dwelling units to Aurora's housing stock.</p>
<p>Policy 5.2.8</p> <ul style="list-style-type: none"> • To employ the highest standard of urban design, which: <ul style="list-style-type: none"> • Provides pedestrian scale, safety, comfort, accessibility and connectivity; • Complements the character of existing areas and fosters each community's unique sense of place; • Promotes landscaping, public spaces and streetscapes; and • Ensures compatibility with and transition to surrounding land uses. 	<p>The proposal is compatible and transitions appropriately to the existing adjacent community. The applicant has proposed a concept that focuses density towards Wellington Street West in a built-form that is similar in scale to the adjacent townhouse developments.</p> <p>The applicant will be required to apply for site plan approval and enter into a Site Plan Agreement prior to site alteration and construction of the proposed stacked townhouse dwellings. Conceptual site plan and elevations are attached to this report a Figures 5 and 6.</p>
<p>Policy 5.3</p> <p>Intensification will occur in strategic locations in the built-up area to maximize efficiencies of infrastructure delivery, human services provision and transit ridership.</p>	<p>The proposed application facilitates intensification through infill development along Wellington Street West. The subject lands are ideal for infill as the 56 proposed residential units can capitalize on existing infrastructure along Wellington Street West and Murray Drive.</p>

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Appendix E – Town of Aurora Official Plan Analysis

Table 7: Analysis of how the proposed development meets the Town’s Official Plan.

Town of Aurora Official Plan Policy	Policy Analysis
<p>Section 3.1 (a)</p> <p>Direct the Town’s projected population growth to appropriate locations to support the efficient use of land, resources and infrastructure; b) Promote higher density forms of development and intensification in appropriate areas; and, c) Ensure that development results in vibrant and complete communities</p>	<p>The applicant is proposing additional density through infill development on the site. The subject lands front onto Wellington Street West, with access to existing services, infrastructure and amenities. The proposed site plan and conceptual elevations have been reviewed alongside the proposed Zoning By-law Amendment. Staff are satisfied that the conceptual site layout and design of the proposed buildings will facilitate a vibrant and complete community. The proposed concept will be subject to a future site plan approval application, and will further consider building materials, colours, and architectural details.</p>
<p>Section 8.1 (d)</p> <p>All development within the ‘Stable Neighbourhoods’ designation may be subject to Site Plan Control...</p>	
<p>Section 8.1.2</p> <p>Permitted uses within the Stable Neighbourhoods designation shall be: i. Ground-Related Residential Uses...</p>	<p>Stacked Townhouse is considered a ground-related residential use. Staff are satisfied that the proposed built form and density are appropriate on the site, as this policy is intended to apply to the fabric of existing low-rise, low density residential neighbourhoods consisting of mainly single detached and semi-detached dwellings. The subject lands are situated away from this existing low-rise, low-density residential; and the existing and proposed uses on site transitions appropriately to adjacent land uses.</p>
<p>Section 3.2(a)(iii)</p> <p>Stable Neighbourhoods consists of existing residential neighbourhoods that...will be largely protected from the impacts of new development. Infill development and other forms of intensification will be restricted...</p>	
<p>Section 8.1.3 (g)</p> <p>All new townhouses, multiple-unit buildings... may only be permitted within the ‘Stable Neighbourhood’.</p>	

<p>Section 6.1</p> <p>a) Encourage a broad range of housing sizes, densities, designs, tenures and prices, to meet the needs of current and future residents. b) Maintain, protect and enhance the quality of existing residential areas. c) Encourage innovation in new residential development to address social, economic, design, environmental and growth management policies.</p>	<p>56 stacked townhouse rental units with varying unit sizes are proposed on the subject lands in addition to the existing purpose-built rental apartment buildings on the subject lands. As such, the proposed development ensures a range of housing options and sizes on site; provides a higher density in an appropriate location with access to services and amenities; and contributes to the Town's stock of purpose-built rental housing, which provides a mix of tenure options within the Town.</p>
<p>Section 6.2 (d)</p> <p>The construction of new rental housing units with a full mix and range of unit sizes, including family-sized and smaller units, is encouraged and supported in appropriate locations.</p>	<p>Additionally, the proposed development is an innovative form of new residential development as it: utilizes a newer built-form to maximize the number of units; provides for a range of unit types, and tenures; focuses density to an accessible location; and transitions appropriately to the surrounding land uses.</p>
<p>Section 8.1.3 (a)</p> <p>New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the existing development and shall be compatible with regard to building scale and urban design.</p>	<p>Through the application process, Staff have reviewed the conceptual site plan and elevations, and have determined that the general location of the proposed buildings are appropriate, compatible and transitional with adjacent uses. A future Site Plan Approval application will implement the proposed setbacks per the proposed amending Zoning By-law, and deal with matters such as landscaping, fencing, and building façade</p>
<p>Section 8.1.3</p> <p>b) Through the implementing ZBL, range and density of permitted uses may be refined or restricted on a particular site or location to ensure new development is appropriate and compatible with adjacent uses and buildings.</p> <p>c) Through the implementing ZBL and/or through site plan control, specific measures including, but not limited to, building setbacks, landscaping and fencing, may be required in order to</p>	<p>Through the application process, Staff have reviewed the conceptual site plan and elevations, and have determined that the general location of the proposed buildings are appropriate, compatible and transitional with adjacent uses. A future Site Plan Approval application will implement the proposed setbacks per the proposed amending Zoning By-law, and deal with matters such as landscaping, fencing, and building façade</p>

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<p>ensure that new development is appropriate in the context of the adjacent uses and the surrounding neighbourhood</p>	
<p>Section 6.1.3 (f)</p> <p>All new development within the ‘Stable Neighbourhoods’ designation shall have a maximum height of 3 storeys or 9 metres, whichever is less.</p>	<p>The proposed stacked townhouses are 3-storeys in height. The applicant is proposing a maximum building height of 13.7m in the site-specific amending Zoning By-law.</p> <p>Upon deeming this application complete, it was determined that an Official Plan Amendment was not required. The applicant is meeting the storey limit per the Town’s OP, and, the in effect RA2 Zone provisions permit a maximum building height of 26m.</p> <p>Additionally, the Stable Neighbourhoods designation is intended to apply to older, distinct residential neighbourhoods, with the overarching purpose of protecting from incompatible forms of development – while simultaneously permitting evolution and enhancement over time, so long as new development is compatible with its surrounding context and conforms with other policies in the OP.</p> <p>The subject lands are not located directly within an established distinct, residential neighbourhood; and the proposed built-form is compatible with the developments to the east and south. Further, it’s location along Wellington Street West and outside of an established neighbourhood which facilitates potential for the property’s evolution and enhancement.</p>

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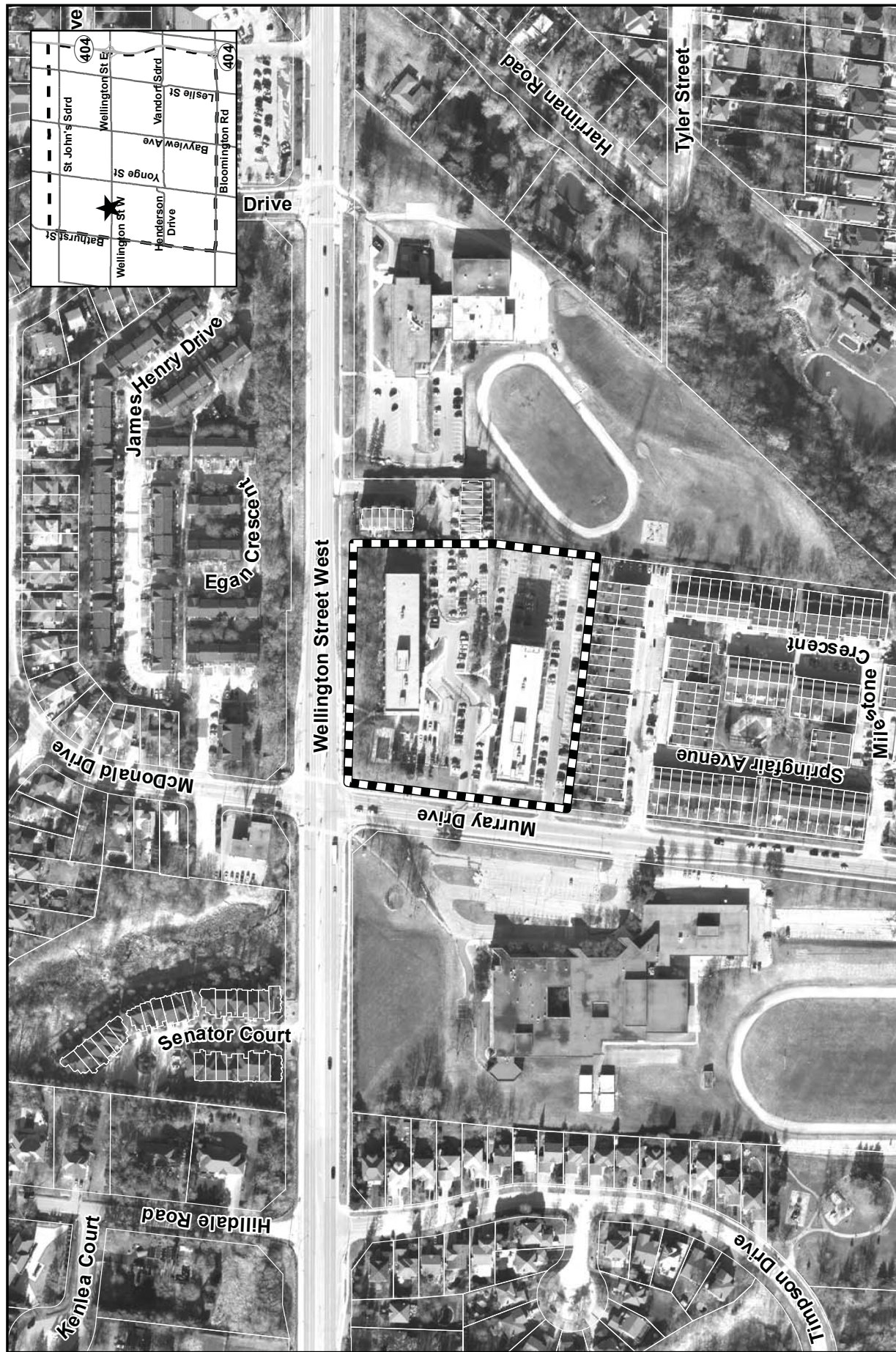
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Appendix G – Response to Public Comments

Table 8: Analysis of how the proposed development meets the Town’s Official Plan.

Summarized Comments	Response
Currently not enough parking. An increased number of units will have long term effects and result in a greater parking deficiency.	The applicant has demonstrated through a Parking Study to the satisfaction of the Town’s Traffic /Transportation Analyst that the supplied parking is adequate to serve the existing and proposed number of units.
Where will current residents park during construction? Would like some sort of plan outlining options.	This is a Site Plan matter, rather than a Zoning (land-use) matter. During a future Site Plan application, the applicant will be required to submit a detailed Construction Management Plan (CMP). For purposes of this application, the applicant has provided a high-level CMP which provides that during construction, construction trades personnel will access the site via off-site legal parking, private car pooling and carpooling arranged by their respective employers or local transit. This will increase the number of available marking spots on site during construction.
Barrier-free parking spots are being narrowed. This will impact the residents that require these spots.	Barrier-free parking spaces are not to be narrowed. Dimensions for barrier-free parking spaces are provided under section 5.8.1 of the Town’s ZBL. A Type-A space measures 3.65m x 5.3m; while a Type-B space measures 2.7m x 5.3m.
Issue of health and safety. Lots of students in the area, loss of green space, and the effect on mental health due to ongoing construction.	A CMP submitted as part of a future site plan application will ensure safety is a priority during construction. Through a future Site Plan application, the applicant will submit landscape plans, and tree compensation above and beyond what is to be removed on site. All construction work will be carried out in accordance with regulated Town of Aurora requirements and by-laws with respect to noise.
How will the proposed construction effect the townhouses on Doolittle Court?	Any construction and drainage matters shall occur only within the limits of the subject lands, and will not impact structures on Doolittle Court.



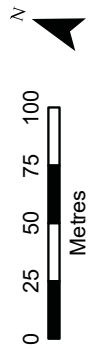
LOCATION MAP

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

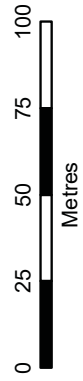
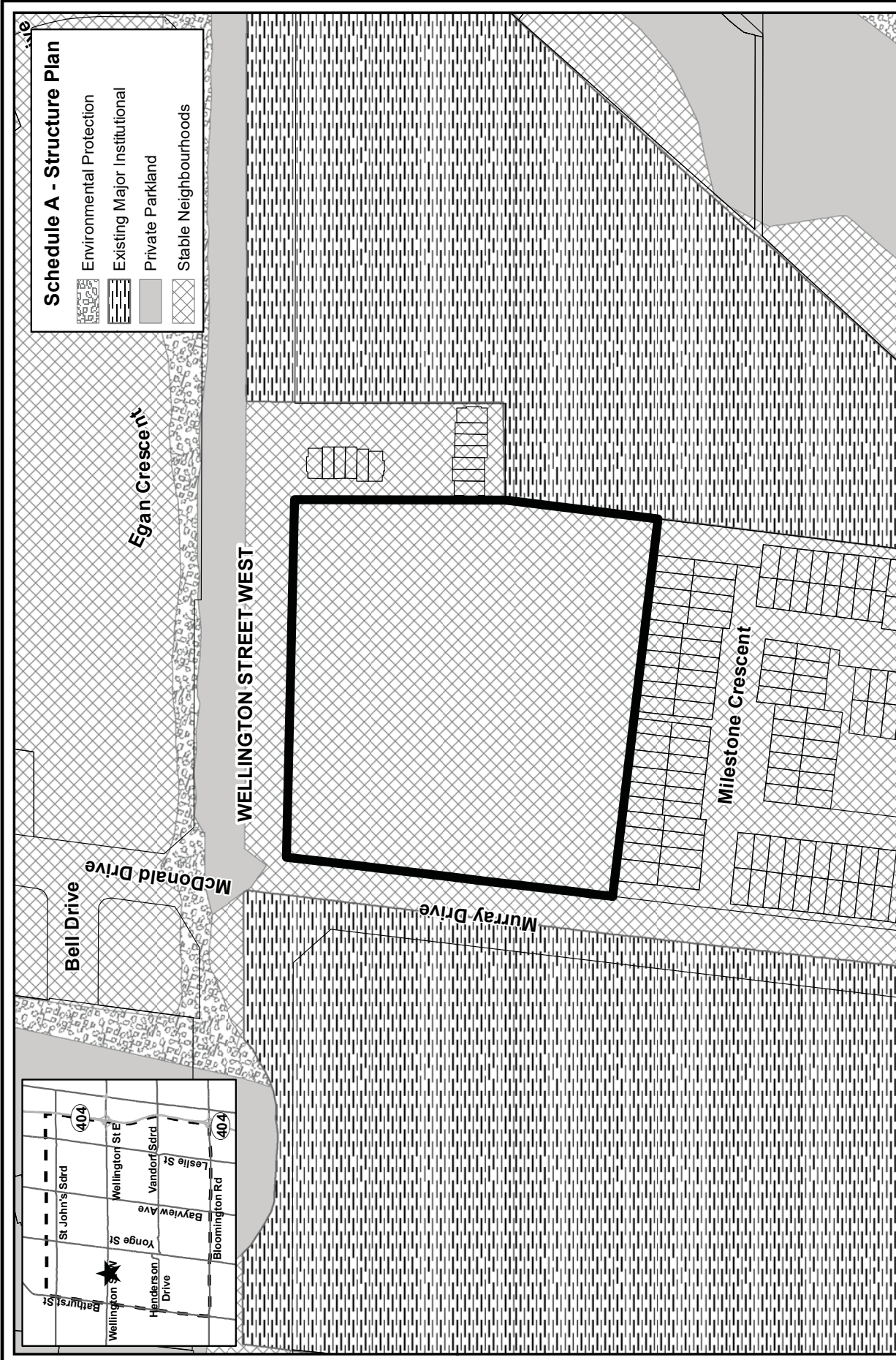
FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, May 23, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018. © First Base Solutions Inc., 2018. Orthophotography.



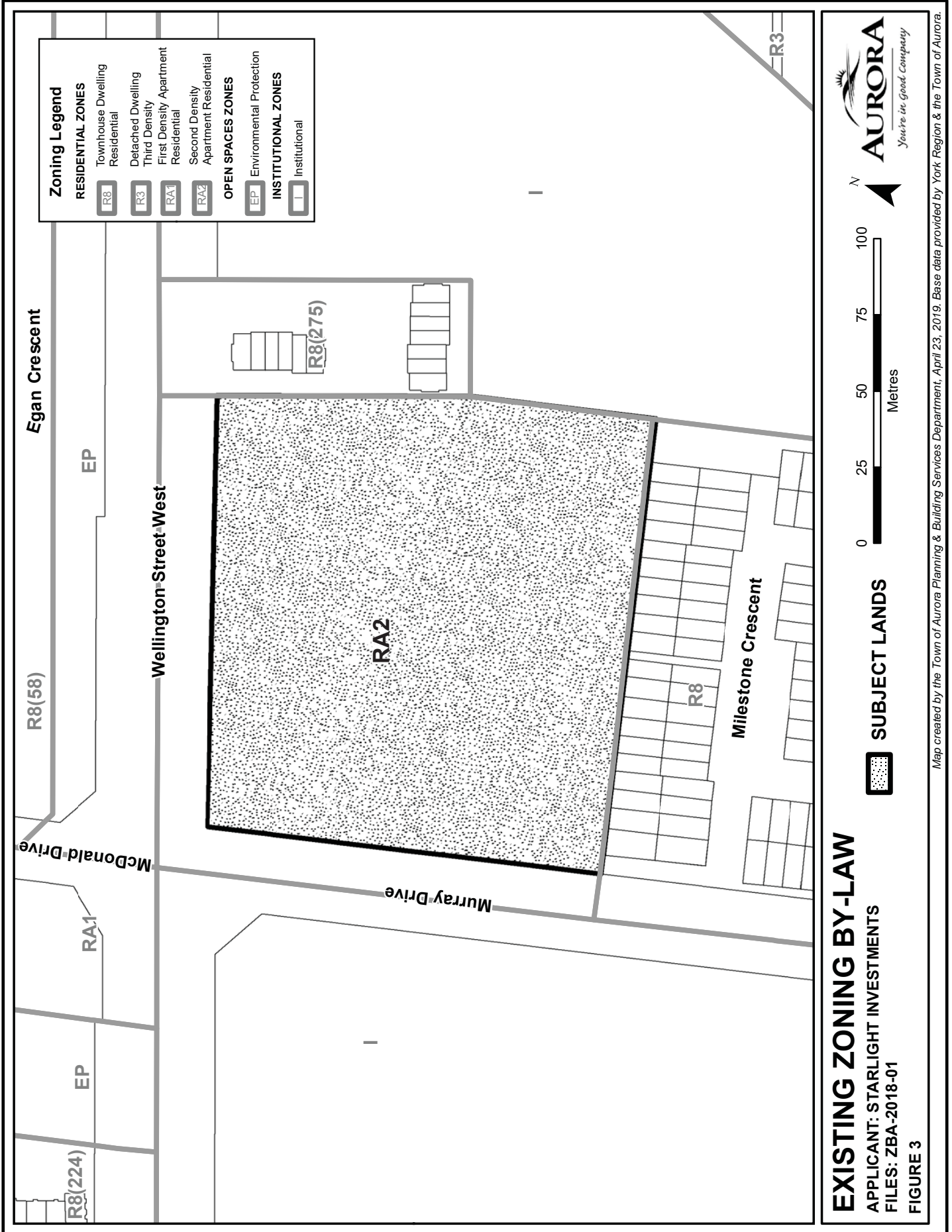
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

SUBJECT LANDS

FIGURE 2

Map created by the Town of Aurora Planning and Building Services Department, April 23, 2018. Base data provided by York Region & the Town of Aurora.





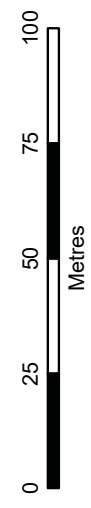
PROPOSED ZONING BY-LAW

APPLICANT: STARLIGHT INVESTMENTS
FILES: ZBA-2018-01

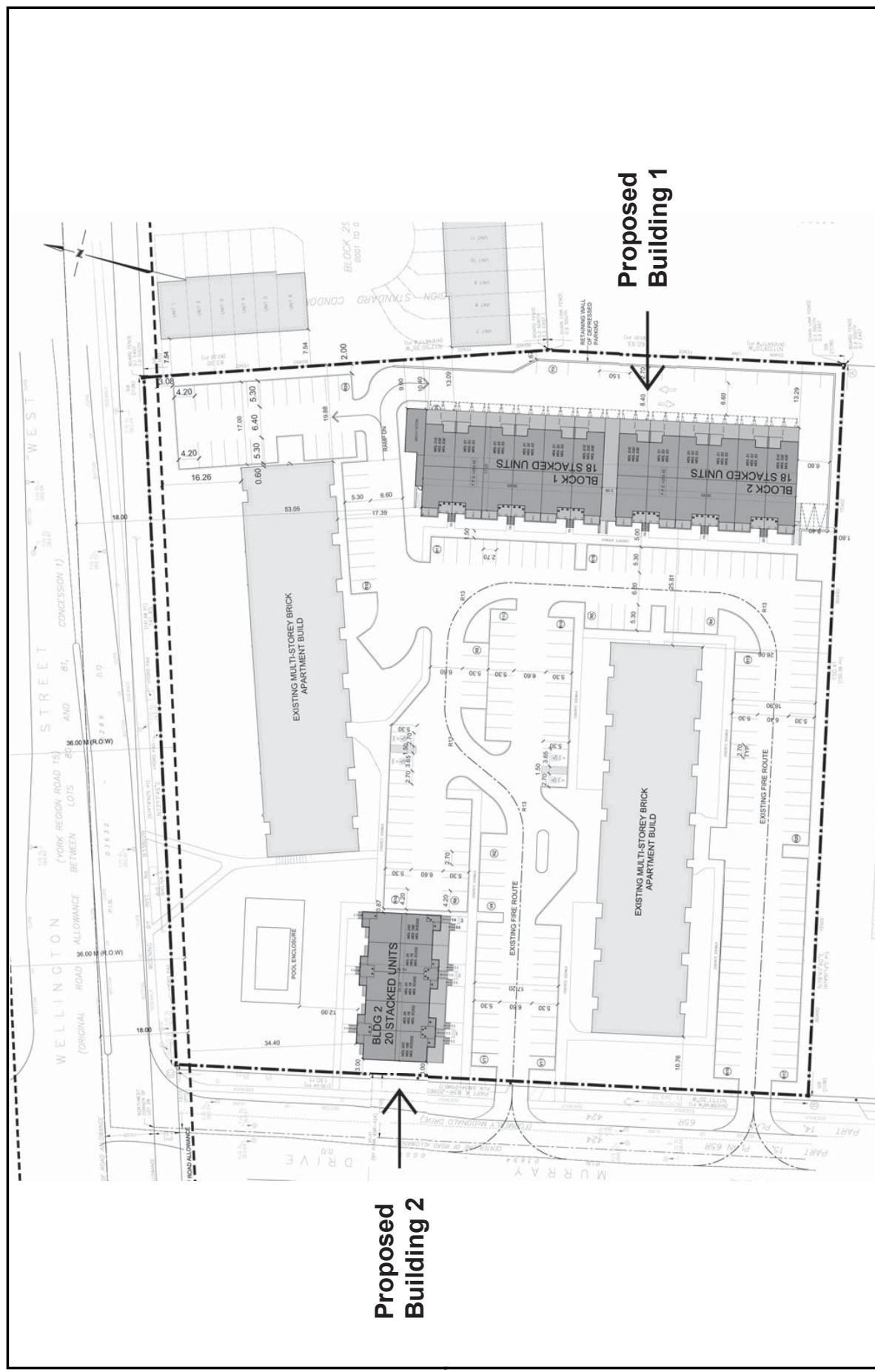
FIGURE 4



SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, April 23, 2019. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

FIGURE 5





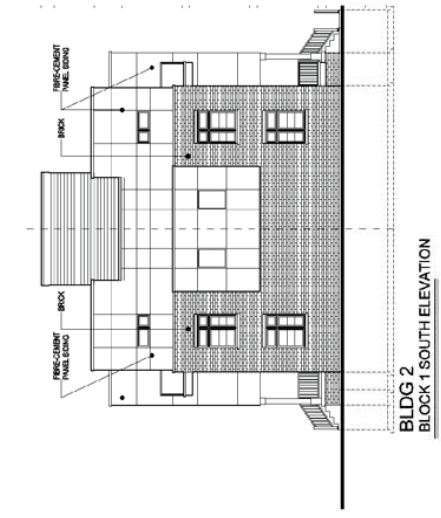
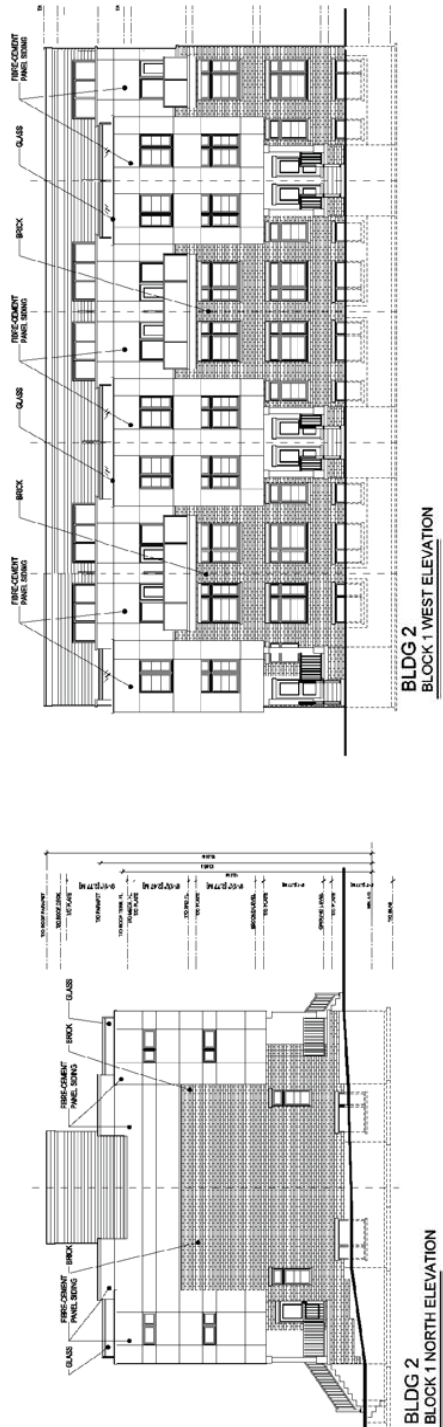
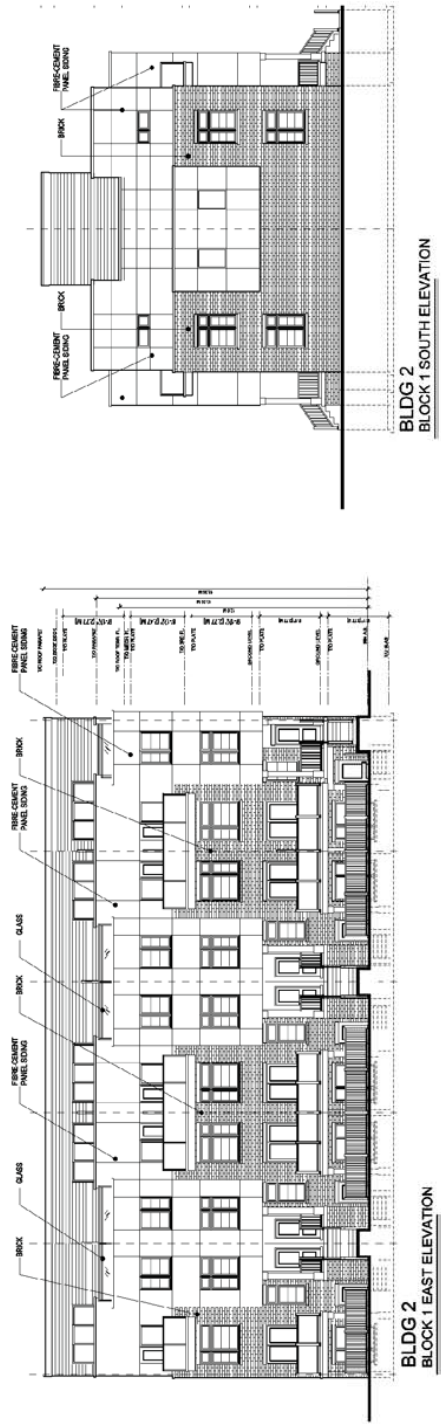
CONCEPTUAL ELEVATION BUILDING 1

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

FIGURE 6A

AURORA
You're in Good Company

Map created by the Town of Aurora Planning & Building Services Department, April 24, 2019. Drawing provided by Guthrie Muscovitch Architects.



CONCEPTUAL ELEVATION BUILDING 2

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

FIGURE 6B

