AMENDMENT NO. 6

TO THE

OFFICIAL PLAN FOR THE

TOWN OF AURORA PLANNING AREA

This Amendment No. 6 to the Official Plan for the Town of Aurora Planning Area which was adopted by the Council of the Corporation of the Town of Aurora is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-06-23

Diana Jardine

Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

SUPERSEDED
June 27/94

015.

AMENDMENT NO. 6

TO THE

OFFICIAL PLAN

FOR THE

TOWN OF AURORA

19-OP-0026-006

ORIGINAL

(Bayview-Wellington Centre Secondary Plan)

ADOPTION BY-LAW FOR OFFICIAL PLAN AMENDMENT NO. 6

BY-LAW NUMBER 3536-94.D
OF THE MUNICIPAL CORPORATION OF THE TOWN OF AURORA

The Council of the Corporation of the Town of Aurora, under Section 17 (6) of the Planning Act, RSO 1990 Chapter P. 13 as amended, hereby enacts as follows:

1. Official Plan Amendment No. 6 for the Town of Aurora, consisting of the attached explanatory text and schedules, is hereby adopted.

2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Official Plan Amendment No. 6 for the Town of Aurora.

3. This By-law shall come into force and take effect on the day of the final passage thereof.

READ A FIRST AND SECOND TIME THIS 30th DAY OF MARCH, 1994

READ A THIRD AND FINAL TIME AND FINALLY PASSED THIS 13th DAY OF APRIL, 1994.

MAYOR **CLERK**

Certified that the above is a true copy of By-law No. 3536-94.D as enacted and passed by the Council of the Corporation of the Town of Aurora on April 13, 1994

CLERK

This Amendment to the Official Plan for the Town of Aurora, which has been adopted by the Council of the Corporation of the Town of Aurora, is hereby approved in accordance with Section 17 (6) of the Planning Act, RSO 1990 Chapter P. 13 as Amendment No.6 to the Official Plan for the Town of Aurora.

DATE: _____ SIGNATURE: _____

AMENDMENT NO. 6

TO THE

OFFICIAL PLAN FOR THE

TOWN OF AURORA PLANNING AREA

This Amendment No. 6 to the Official Plan for the Town of Aurora Planning Area which was adopted by the Council of the Corporation of the Town of Aurora is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-06-27

Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

Town of Aurora

Bayview - Wellington Centre

Secondary Plan

PHASE II of the Wellington Street East Corridor Study

Prepared by
Marshall Macklin Monaghan Limited
in association with
JLT Urban Design Consultants
John Winter Associates

March 1994

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- Appendix 'B' : Background Report for the Wellington Street East Secondary Plan Study

PART I - PREAMBLE

(This is not an operative part of Official Plan Amendment No. 6)

1. GENERAL

PART I - PREAMBLE, is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II - THE AMENDMENT, including Schedule 'A' attached thereto, indicates specific amendments to the Official Plan being effected by Official Plan Amendment No. 6 and is an operative part of this Official Plan Amendment.

PART III - THE SECONDARY PLAN, and Schedules 'AA' and 'EE' attached thereto constitutes the Secondary Plan. Part III is also an operative part of this Official Plan Amendment.

PART IV - THE APPENDICES, A and B, are on file with the Planning Department, Town of Aurora. They are not operative parts of this Official Plan Amendment;

2. PURPOSE

The purpose of this amendment is as follows:

(a) To redesignate certain lands currently within the Aurora East Industrial Estates Secondary Plan Area to permit the development of a major commercial centre and a new residential neighbourhood. Specifically, the effect of this amendment is to: redesignate certain lands from Prestige Industrial, General Industrial, Official Commercial, Service Commercial, Commercial and Major Open Space Specific to Community Commercial Centre, Campus Commercial Centre, Office Commercial, Neighbourhood Commercial, Urban Residential (low-medium density, medium density, medium-high density, high density and high density - mixed use residential and commercial), Institutional and Public Open Space; and to effect other amendments to the Official Plan pursuant to such redesignation. These amendments are detailed in Part II of this document - THE AMENDMENT.

(b) To establish and incorporate into the Official Plan a Secondary Plan for the subject lands. The Secondary Plan comprises Part III - THE SECONDARY PLAN, of this document.

3. LOCATION

The area of this Secondary Plan consists of approximately 111 hectares (275 acres) of land comprising part of Lots 81, 82, 83, and 84, Concession 1 E.Y.S. The lands are generally bounded by Bayview Avenue on the east, Wellington Street East on the south, the Holland River on the west and generally coinciding with the northerly limit of Lot 83, Concession 1, E.Y.S. on the north. The Amendment area is more specifically shown on Schedule 'A'.

4. BASIS OF THE AMENDMENT

(a) Most of the area covered by this Amendment was designated for industrial and other employment related uses by Official Plan Amendment No. 52, the Aurora East Industrial Estates Secondary Plan, which was approved on October 6, 1989.

(b) In June of 1991, Town Council adopted a new Official Plan for Aurora. This Plan included reference to a planning study to determine the most appropriate location for a regional shopping mall in the east side of the Town along Wellington Street East:

"Council shall conduct a Secondary Planning Study of the Wellington Street East Corridor...to determine:

i) the most appropriate size of site for such a facility,

ii) the most appropriate location for such a facility,

iii) appropriate urban and conceptual building design standards."

In May of 1992, Council appointed a Steering Committee and retained a consultant to undertake this study. This study was undertaken in two phases: the first being an impact analysis to assist Council in confirming its decision respecting a regional mall and determining a location for it; and the second being the preparation of a secondary plan to accommodate the commercial facility and any required land use changes for surrounding lands.

Phase One of the study, the Wellington Street East Corridor Study, was completed in May of 1993. After a thorough examination of the factors involved with marketing, planning, natural environment, transportation, municipal services, social and cultural aspects, economics and urban design, the study recommended that the lands at the north-west corner of the Bayview Avenue and Wellington

Street intersection be designated for community scale shopping centre development. Further, recommendations were made regarding an appropriate study area and scope for Phase Two of the study.

The Wellington Street East Secondary Plan Study was the second phase of the study. This study involved an in-depth evaluation of alternative land use and development scenarios, principally for the Bayview-Wellington Centre lands. In particular, the implications of the change in land use from industrial type uses to commercial and residential uses were assessed in detail from a number of perspectives, including: marketing; municipal financial impact and employment; land use planning and urban structure; traffic impacts; servicing; and urban design. The study also involved an examination of enhancement opportunities for the Wellington Street East corridor, including improved pedestrian and bikeway linkages. Lastly, this study involved the preparation of a Secondary Plan and urban design guidelines to guide future development and redevelopment within the area.

(c) Applications have been received for development on most of the Bayview-Wellington Centre lands. The basis for consideration of a land use change on these lands is the development application by Bayview-Wellington Developments Ltd. and Cadillac Fairview Limited for a mixed-use commercial and residential development on these lands, in addition to the approval in-principle by Council of a community commercial scale shopping centre on these lands.

(d) The creation of a multi-use centre is consistent with the intent of the Official Plan which states that medium densities shall be permitted near or adjacent to commercial centres and collector intersections and high densities shall be permitted near or adjacent to community or regional commercial centres, education, recreational, open space and other community services and near or adjacent to arterial or major roads, transit and commuter services. Also, community commercial centres shall be placed central to the mature community they are intended to serve.

Further, the Regional Municipality of York's "Draft" Official Plan encourages the establishment of a planning approach to new development which emphasizes the creation of new urban centres and corridors. Within urban centres, the highest concentration of density should be permitted in association with the greatest mix of uses including residential, community, institutional, retail, office and service uses. Other provisions include readily accessible transit facilities, centres as focal points for community activity and civic pride, the integration of centres with the local greenlands systems, including local parks, bicycle and pedestrian systems and local natural features and the provision for pedestrian plazas, streets and/or

parks.

(e) The major landowners within the Bayview-Wellington Centre have submitted comprehensive studies that support the proposed development.

(f) The development concept for the Bayview-Wellington Centre lands involves a multi-use urban centre comprised of a residential neighbourhood, a community commercial shopping centre and other complementary commercial, open space and institutional uses. This is considered to be an appropriate concept for these lands for the following reasons:

- The location of these lands is appropriate for an urban centre given the following attributes: location of the Town Hall; proximity to the Aurora GO Station; accessibility to major transportation links; situation adjacent to the Holland River valley open space system; the likelihood of only limited negative land use impacts on the existing community; and a central location relative to the potential long term development area of Aurora.

- While the overall density of residential development proposed is somewhat higher than other areas of Aurora, this is considered to be appropriate in this instance in order to promote mixed-uses, provide a full range of housing options, promote the creation of a vibrant urban centre and reduce urban sprawl.

  Within each of several housing density categories, net residential density ranges have been established as maximums and minimums. In addition, the proportion of each housing unit type permitted relative to the total number of dwelling units within the housing density category have been specified. Depending on the specific provisions of the zoning by-law, the maximum net residential densities for each housing unit type would be defined through a series of restrictions. Within this secondary plan, these restrictions would prevent the overall maximum density limit within a density category from being achievable, particularly within the medium and medium high density categories which account for approximately fifty per cent of the housing units within the community. In this context, the secondary plan could generate from 1100 to 1950 housing units with ultimate development. The resulting population would be in the order of 3000 to 5000 persons.

- A need has been identified for 500,000 to 600,000 square feet of lower density office use (with surface parking) between 1996 and 2011. This need for free-standing office space is based on Aurora's projected share of

future office demand in York Region. Also, it is concluded that the business environment of a multi-use centre and related residential community in which to live would enhance the Town's attractiveness to new firms seeking new locations for offices.

(g) These lands are within the urban settlement area of Aurora and are already designated and zoned for urban development. Consequently, this proposal does not involve an extension to the designated urban settlement area of Aurora.

(h) There is water supply and sanitary sewer capacity to accommodate the proposed development on these lands.

(i) Future residential demand is based upon population growth, changing age distribution, household formation, housing affordability, housing preferences and government programs. The situation in York Region has been examined and in the first half of the 1990's, there is expected to be a sharp increase in the demand for medium density units (including semi-detached units, townhouses and low rise apartments) because these units were underbuilt in the latter 1980's and today they are affordable to first-time buyers. Also, provincial housing policy encourages medium density units rather than traditional suburban single detached houses. However, any proposed new development will have to take into consideration the unit distribution targets contained in the Town's Municipal Housing Statement. In terms of need, it is noted that the Municipal Housing Statement recommends that over the 1991-2001 period, fifty-five percent of all new housing built in the Town should be medium or higher density.

(j) Studies and trends support the conclusion that there is an adequate supply of industrial land designated in Aurora to meet the projected demand for industrial land in the Town in the long term (twenty years). Manufacturing and distribution activities (considered to be the basis of traditional industrial use) are not likely to be the focus of future employment growth in Aurora because of the general shift in the economic structure of southern Ontario towards office and service activities from manufacturing and secondly, because of the considerable future supply of serviced industrial land available in other municipalities in southern York Region.

k) Council supports the principles of densification and pedestrian friendly community design to:

i) accommodate a greater population on less land;
ii) encourage walking and bicycling over automobile use;
iii) promote a full range of housing options; and

iv) promote mixed use and the vitality of public spaces in a more "urban" as opposed to "suburban" environment

l) Council also supports a well integrated mixture of dwelling types within the residential area in order to:

i) promote socio-economic integration and encourage a supportive social environment which enables residents in all life stages the option of remaining in the neighbourhood; and

ii) promote interesting and diversified streetscapes.

PART II - THE AMENDMENT

(This is an operative part of Official Plan Amendment No.6)

1. The following text of Part III - The Secondary Plan and maps designated **Schedule 'AA'- DETAILED LAND USE PLAN**, and **Schedule 'EE'- ROADS PLAN**, attached hereto, constitute the Secondary Plan for the Bayview-Wellington Centre, as established and adopted by Amendment No. 6. to the Official Plan of the Aurora Planning Area.

2. Section 3.1.4 Site Specific Policy Areas is hereby amended by adding a new Section 3.1.4.h which shall read as follows:
"Lands located on Part of Lots 81, 82, 83, and 84, Concession 1 E.Y.S. shall permit urban residential development in accordance with the policies of Official Plan Amendment No. 6, the Bayview-Wellington Centre Secondary Plan."

3. Section 3.2.7 Site Specific Policy Areas is hereby amended by adding a new Section 3.2.7.f which shall read as follows:
"Lands located on Part of Lots 81, 82, 83, and 84, Concession 1 E.Y.S., as shown on Schedule 'B' shall permit commercial development in accordance with the policies of Official Plan Amendment No. 6, the Bayview-Wellington Centre Secondary Plan."

4. Section 3.3.2.a is hereby amended modified by replacing the last sentence with the following:
"This Official Plan Amendment remains in force save and except for amendments by Official Plan Amendment No. 6 , the Bayview-Wellington Centre Secondary Plan."

5. **Schedule "A" - LAND USE PLAN**, of the Official Plan of the Town of Aurora is hereby amended as follows:

   i) by redesignating the lands shown on Schedule 'A' (attached hereto) from Prestige Industrial, General Industrial, Office Commercial, Service Commercial, Commercial and Major Open Space Specific to Community Commercial Centre, Campus Commercial Centre, Office Commercial, Neighbourhood Commercial, Urban Residential (low-medium density, medium density, medium-high density, high density and high density -

mixed use residential and commercial), Institutional and Public Open Space;

ii) by deleting reference to a "Special Study or Secondary Planning Areas" for lands in the Wellington Street East corridor; and

iii) by changing the limits of the lands identified as "Aurora East Industrial Estates" to exclude the lands identified in Schedule 'A' attached hereto.

6. **Schedule "B" - COMMERCIAL CENTRES** of the Official Plan of the Town of Aurora is hereby amended by the following modifications:

i) delete reference on the map and in the legend to "Regional Commercial Secondary Plan Study Area Extending to Highway 404";

ii) for the lands shown on Schedule 'A' attached hereto, add reference on the map and in the legend to "Lands Subject to the Policies of O.P.A. No. 6-the Bayview - Wellington Centre Secondary Plan"; and

iii) change the limits of the lands identified as "Lands Subject to the Policies of OPA No. 52 - The Aurora East Industrial Estates Secondary Plan" to exclude the lands identified on Schedule 'A' attached hereto.

7. **Schedule "E" - PROPOSED ROAD CLASSIFICATIONS** of the Official Plan of the Town of Aurora is hereby amended to reflect the major collector and minor collector road hierarchy identified on Schedule 'EE' attached hereto as pertaining to those lands identified on Schedule 'A' attached hereto.

8. **Schedule "H" - SITE SPECIFIC POLICY AREAS** of the Official Plan of the Town of Aurora is hereby amended by adding the notations "3.1.4.h" and "3.2.7.f" to the lands shown on Schedule 'A' attached hereto.

PART III - THE SECONDARY PLAN

(This is an operative part of Official Plan Amendment No. 6)

SECONDARY PLAN STRUCTURE

1. LOCATION

2. PURPOSE OF SECONDARY PLAN

3. POLICIES FOR THE BAYVIEW-WELLINGTON CENTRE

3.1 The Bayview-Wellington Centre Concept

3.1.1 Intent and General Characteristics
3.1.2 Key Community Design Elements
3.1.3 Relationship to the Historic Core

3.2 Residential Policies

3.2.1 General Policies
3.2.2 Housing Density Categories
- a) Low-Medium Density Residential
- b) Medium Density Residential
- c) Medium-High Density Residential
- d) High Density Residential
- e) High Density - Mixed Use Residential and Commercial
- f) Affordable Housing

3.3 Commercial

3.3.1 General Policies
3.3.2 Community Commercial Centre
3.3.3 Campus Commercial Centre
3.3.4 Neighbourhood Commercial
3.3.5 Office Commercial
3.3.6 Commercial Uses in the Community Core Area

3.4 Institutional

3.4.1 Schools
3.4.2 Other Community Services

3.5 Parks and Open Spaces

3.5.1 General Policies
3.5.2 Linear and Other Open Space
3.5.3 Civic Square
3.5.4 Active Parks

3.6 Urban Design

3.6.1 General Policies
3.6.2 Eastern Gateway
3.6.3 Community Core Area
3.6.4 Community Commercial Centre
3.6.5 Holland River Drive
3.6.6 Urban Design Guidelines

3.7 Transportation

3.7.1 Roads and Circulation
3.7.2 Transit

3.8 Services

3.8.1 General Policies
3.8.2 Ontario Hydro Corridor

4. IMPLEMENTATION

4.1 Official Plan
4.2 Zoning By-law
4.3 Holding Provisions By-Laws
4.4 Site Plan Control
4.5 Densities
4.6 Bonusing
4.7 Development Charges

5. INTERPRETATION

PART III - THE SECONDARY PLAN

1. LOCATION

(a) The area of this Secondary Plan consists of approximately 111 hectares (275 acres) of land comprising part of Lots 81, 82, 83, and 84, Concession 1 E.Y.S., referred to as the Bayview-Wellington Centre. The lands are generally bounded by Bayview Avenue on the east, Wellington Street East on the south, the Holland River on the west and generally coinciding with the northerly limit of Lot 83, Concession 1, E.Y.S. on the north. The area of this Secondary Plan is more specifically indicated on Schedule 'A', attached hereto.

(b) This Amendment also incorporates this Secondary Plan which establishes more refined policies and detailed pattern of land use as shown on Schedule 'AA' - DETAILED LAND USE PLAN, attached hereto.

(c) The locations of school and park sites and other community facilities shown on Schedule 'AA' have been selected without regard to property ownership boundaries. In order to ensure that property owners contribute their proportionate share towards the provision of major community facilities such as schools, day care centres, bridges, roads and road improvements, external services and stormwater management systems, etc., property owners will be required to enter into one or more agreements, as a condition of development of their lands, providing for the equitable distribution of the cost (including that of land) of the aforementioned community and common facilities.

2. PURPOSE

The purpose of this Secondary Plan is to create a multi-use urban centre (Bayview-Wellington Centre) providing a range of housing, shopping, employment and recreation opportunities.

This Secondary Plan, therefore, provides:

a) a detailed land use plan as shown on Schedule 'AA';

b) policies for the design and development of the subject lands having regard for current urban residential, commercial, institutional, transportation, open space and environmental considerations;

c) implementation policies; and
d) interpretation guidelines.

3. POLICIES FOR THE BAYVIEW-WELLINGTON CENTRE

The following detailed policies are established in this Secondary Plan.

3.1 THE BAYVIEW-WELLINGTON CENTRE CONCEPT

The Bayview-Wellington Centre is intended to be a higher density, multi-use urban centre providing employment, shopping and recreational opportunities and a high quality residential neighbourhood. Council will only approve development proposals for lands within the Bayview-Wellington Centre that are generally in accordance with Schedule 'AA' and comply with the policies in Sections 3.1.1 and 3.1.2.

3.1.1 Intent and General Characteristics

a) The overall goal of this Plan is to create a multi-use urban centre providing a range of housing, shopping, employment and recreational opportunities and representing a community-wide focus for various activities.

This is considered to be an appropriate location for a new urban centre given the following attributes: location of the Town Hall; proximity to the Aurora GO Station; accessibility to major transportation links; location adjacent to the open space amenities of the Holland River valley; the likelihood of only limited land use impacts on the existing community; and a central location relative to the municipal boundaries of Aurora.

b) A new residential neighbourhood is to be created with a somewhat higher overall density than other areas of Aurora to promote mixed-use, provide a full range of housing options and promote the creation of a vibrant urban centre.

c) A more compact urban form is envisaged in order to reduce urban sprawl.

d) A major retail commercial development to serve the needs of the existing and future Aurora community is also to be provided.

e) Integration of the residential and non-residential components of the Bayview-Wellington Centre is encouraged.

f) Special urban design guidelines have been prepared for the Bayview-Wellington Centre, based on the unique characteristics and role of the Bayview-Wellington Centre relative to other areas in Aurora and the specific objectives of this Secondary Plan.

3.1.2 Key Community Design Elements

There are a number of key community design elements that are fundamental to the Bayview-Wellington Centre concept. The Town will only approve development proposals for lands within the Bayview-Wellington Centre that are generally consistent with the following design elements:

i) a Community Core Area as shown on Schedule 'AA' to this Plan is to be created as a focus of activity, comprising the highest density residential development, commercial and employment uses, recreational and mixed uses. This will be an area of interface between the major residential and commercial and civic elements of the Bayview-Wellington Centre. The Community Core Area will be centred around a public park or "civic square". Objectives for this area include the integration of the various uses, the creation of attractive, pedestrian friendly public spaces, including streetscapes, and the location of street related commercial and institutional uses in association with upper floor residential and office uses. It is intended that apartment buildings on the lands adjacent to the civic square and the western entrance to the enclosed shopping centre be sited so as to "frame" and enclose the civic square;

ii) special consideration in the design of the retail mall to promote integration with the residential neighbourhood and adjacent civic and employment uses;

iii) expanded home occupation uses to include related retail and service outlets;

iv) gradation of density and intensity of activity outward from the community core area to the north and west;

v) grid road system to facilitate connectivity and diffuse traffic;

vi) "riverside" road adjacent to the valley, providing generous vistas and public access to the Holland River valley;

vii) east-west road connection through the area from Bayview Avenue; and

viii) mix and integration of residential dwelling types throughout the neighbourhood and particularly in the Low-Medium and Medium density residential categories.

3.1.3 Relationship to the Historic Core

a) It is recognized that the historic core of Aurora is both a symbol of the Town's historic roots and small-town image and a viable commercial centre. The Bayview-Wellington Centre is not intended to supplant the role of the historic core.

b) Pedestrian and bicycle connections are to be provided to encourage linkages between these two areas. Urban design guidelines have been prepared for Wellington Street with the objective of enhancing and vitalizing this link.

3.2 RESIDENTIAL POLICIES

3.2.1 General Policies

a) A broad mix of residential dwelling types is to be provided within the residential neighbourhood. As a general guide, the following overall mix of housing types is envisaged for the Bayview-Wellington Centre.

- 5 to 10% single detached dwellings;
- 5 to 20% semi-detached dwellings or duplexes;
- 0 to 10% triplexes/quadruplexes;
- 10 to 30% street townhouses;
- 10 to 20% block townhouses;
- 0 to 10% double front townhouses/stacked townhouses/terrace houses/maisonettes/garden apartments;
- 35 to 50% apartments.

b) Five housing density categories are established in this plan as described in Section 3.2.2 and illustrated on Schedule 'AA':

- Low - Medium Density Residential;
- Medium Density Residential;
- Medium - High Density Residential;
- High Density Residential; and
- High Density - Mixed Use Residential and Commercial

The general intention of this plan is to achieve a gradation in residential density from higher to lower from the Community Core Area to the periphery of the residential area.

c) A well integrated mix of residential dwelling types should be provided within each housing density category, and particulary in the Low - Medium and Medium Density categories. Further, a range of unit sizes should be provided within the high density residential areas. Minimum and maximum percentages of each dwelling type within a density category are specified in Section 3.2.2 in order to ensure an acceptable mix of dwelling types within each housing density category. Further, it is intended that each street block within a density category be characterized by a mix of dwelling types.

d) All forms of supportive housing including nursing homes, retirement home accommodation, senior citizens' homes, housing for persons with special needs, group homes, crisis type facilities and rooming, boarding and lodging houses shall be permitted.

e) Accessory uses, dwellings and home occupations which are accessory and subsidiary to the residential use and compatible with the amenity of the residential environment shall be permitted in all residential areas. Further, expanded home occupations to include retail and service outlets on John West Way shall be permitted. Neighbourhood oriented support services including schools, playgrounds and licensed child care facilities shall also be permitted in residential areas. In addition, commercial and institutional uses shall be permitted in the Community Core Area in accordance with Section 3.3.6 of this Plan.

f) Affordable housing units shall be provided in accordance with Provincial policy and in consideration of the Town's Municipal Housing Statement. Affordable housing units should be distributed throughout the residential areas to facilitate a diversified neighbourhood.

g) Consideration shall be made in the phasing of development to encourage a balanced mix of housing densities as well as a range of housing affordability for each stage of development.

h) It is intended that higher density residential development be concentrated in the Community Core Area, where commercial, civic and recreational and transit facilities are most accessible.

i) It is intended that the residential neighbourhood be harmoniously related to the natural amenity area of the Holland River valley. Provision shall be made for significant integration of the valley with the residential neighbourhood in terms of visual and physical access.

j) Council shall ensure the protection and conservation of the unique aesthetic and environmental assets of the Holland River valley system including the watercourse, valley and valley slopes. Council supports initiatives to enhance the natural environment within and adjacent to the valley including naturalization, buffering and measures to enhance wildlife and fisheries potential.

k) All development shall comply with municipal topsoil and regional tree preservation by-laws.

l) Noise attenuation measures may be required for development adjacent to major roads to satisfy the requirements of the Ministry of the Environment and Energy and the Regional Municipality of York. Such measures shall have regard to the aesthetic impact on the streetscape.

m) Provision shall be made in the design of buildings on John West Way and surrounding the civic square to accommodate street related commercial and institutional uses. Special building design measures are to be applied to ensure flexibility for multi-use, including first floor elevations at-grade, appropriate first floor ceiling heights and large windows suitable for the display of goods.

n) Plans of subdivision shall demonstrate consideration for the connectivity of the road system and suitable pedestrian linkages.

o) Buffer screening shall be used where necessary to avoid conflicts between developments of different uses and densities. Where non-residential uses abut residential development and land use conflicts are anticipated, appropriate measures will be provided to protect the character of the residential area.

p) The Town will encourage innovative design to promote energy efficiency, environmental protection and enhancement, excellence in architectural and urban design and social integration.

q) The predominance of street oriented or street dominating garages is discouraged in favour of more innovative options.

r) Submission of integrated architectural, urban and landscape design concepts, prepared by qualified professional consultants, may be required as a condition of approval for any plan of subdivision.

s) Residential development shall also have regard for the policies of the following sections of this Plan:

3.4 Institutional
3.5 Parks and Open Spaces
3.6 Urban Design
3.7 Transportation
3.8 Services.

3.2.2 Housing Density Categories

The following housing density categories are established for lands within the designated area of this Secondary Plan:

a) Low-Medium Density Residential

Low-Medium Density housing shall include single detached dwellings, duplexes, semi-detached dwellings, triplexes, quadruplexes (fourplexes), street townhouses and/or block townhouses. In areas designated for Low-Medium Density Residential, the proportion of each housing type relative to the total number of dwelling units within the housing density category shall be as follows:

- 30% to 45% single detached dwellings;
- 30% to 40% semi-detached dwellings or duplexes;
- 0% to 10% triplexes/quadruplexes;
- 10% to 20% street townhouses;
- 0% to 10% block townhouses.

The density within this housing category shall generally not exceed a net residential density of 35 units per hectare (14 units per acre). Building heights shall not exceed 3 storeys.

b) Medium Density Residential

This area shall include a range of medium density housing types, including single detached dwellings, semi-detached dwellings, duplexes, triplexes, quadruplexes (fourplexes), street townhouses and/or block townhouses. In areas designated for Medium Density Residential, the proportion of each housing type relative to the total number of dwelling units within the housing density category shall be as follows:

- 0% to 10% single detached dwellings;
- 10% to 20% semi-detached dwellings;
- 0% to 15% triplexes/quadruplexes;
- 25% to 55% street townhouses;
- 20% to 35% block townhouses.

Although a mix of dwelling types is required throughout the Bayview-Wellington Centre, on condominium or rental blocks, up to 100% block townhousing may be permitted.

The overall net residential density for lands within the Medium Density Residential designation shall range between 25 to 53 units per hectare (10 to 22 units per acre). Building heights shall not exceed 4 storeys.

c) Medium-High Density Residential

Medium-High Density housing shall include a range of medium-high density housing types including street townhouses, block townhouses, double front townhouses, stacked townhouses, terrace houses, maisonettes and garden apartments. In areas designated Medium-High Density Residential, the proportion of each housing type relative to the total number of dwelling units within the housing density category shall be as follows:

- 30% to 45% street townhouses;
- 20% to 30% block townhouses/double front townhouses;
- 30% to 50% stacked townhouses/terrace homes/maisonettes/garden apartments.

The overall net residential density shall range between 48 to 99 units per hectare (20 to 40 units per acre). Building heights shall not exceed 4 storeys.

d) High Density Residential

High density residential housing shall consist of a range of apartment unit types at a net site density of 99 to 173 units per hectare (40 to 70 units per acre). Building heights shall not exceed 7 storeys. High density housing shall be located within the Community Core Area and in areas where accessibility and support services are most appropriate. Underground parking shall be required. However, some appropriately located surface parking shall be provided for shorter term use.

e) High Density - Mixed Use Residential and Commercial

The high density residential housing component shall consist of a range of apartment unit types at a net site density of 99 to 160 units per hectare (40 to 65 units per acre). Retail commercial use and/or office commercial use at grade is permitted at up to 0.3 F.S.I. or up to two times this amount where retail commercial uses and/or office commercial uses are intended to occupy both the ground and second floors of primarily high density residential buildings. Building heights shall not exceed 7 storeys. Underground parking shall be required. However, some appropriately located surface parking shall be provided for shorter term use.

(f) Affordable Housing

Residential development proposals within the Bayview Wellington Centre shall make provision for the supply of affordable housing in accordance with the Official Plan of the Town of Aurora.

3.3 COMMERCIAL POLICIES

3.3.1 General Policies

a) A significant amount of commercial development is to be provided within the Bayview-Wellington Centre to serve the shopping needs of existing and future residents of Aurora and provide employment opportunities and commercial assessment. This commercial development will include an enclosed shopping centre, freestanding commercial establishments adjacent to the shopping centre, campus commercial development such as a retail warehouse, office buildings and smaller scale commercial facilities serving the day to day needs of residents of the residential neighbourhood.

b) For the purposes of this Secondary Plan, the following commercial categories are hereby established:

i) Community Commercial Centre;

ii) Campus Commercial Centre;

iii) Neighbourhood Commercial; and

iv) Office Commercial.

In addition to these commercial categories, commercial uses are permitted in the Community Core Area in accordance with Section 3.3.6 of this Secondary Plan.

c) The 2% open space dedication provision under Sections 41(1) and 50 of the Planning Act shall apply to all commercial sites.

d) All development shall comply with municipal topsoil and regional tree preservation by-laws.

e) All commercial development shall also have regard for the policies of the following sections of this plan:

3.5 Parks and Open Spaces
3.6 Urban Design
3.7 Transportation
3.8 Services.

3.3.2 Community Commercial Centre

a) The Community Commercial Centre shall provide a full range of retail and service establishments to meet the regular weekly needs of Aurora residents. Permitted uses shall include supermarkets, drug stores, specialty stores, retail stores, a department store, offices, hotels, places of entertainment, studios, personal services, recreational and health establishments, churches and other public institutional uses catering to the needs of the community. In addition to the above, residential uses on floors above commercial uses shall be permitted subject to Town standards being met.

b) The key component of the Community Commercial Centre is to be an enclosed shopping centre, which is not to exceed approximately 30,190 square metres (325,000 square feet) in gross leasable floor area. Expansion of the shopping centre to up to approximately 45,520 square metres (490,000 square feet) in total, which may include one full-line department store, may be permitted in the future subject to an amendment to the zoning by-law, the satisfaction of parking requirements and the submission of the following:

   i) a market impact study acceptable to the Town;

   ii) a traffic impact study to demonstrate that traffic impacts associated with expansion are acceptable and to identify any road improvements required; and

   iii) a site plan acceptable to the Town.

c) Notwithstanding the maximum gross leasable floor areas specified above, community uses may be permitted in addition to these floor areas up to a maximum of 2,323 square metres (25,000 square feet).

d) Special consideration shall be given in the design of the retail shopping centre to promote the integration of the shopping centre with the residential neighbourhood immediately to the west. This will include the provision of an attractive and functional principal pedestrian entrance-way to the mall from the west in close proximity to the civic square situated in the Community Core Area.

e) In addition to the enclosed shopping centre, up to 4,645 square metres (50,000 square feet) of freestanding commercial uses, which may include restaurants and cinemas but shall exclude automotive related establishments and convenience stores, shall be permitted within the Community Commercial Centre. These commercial uses are to be located in proximity to the public street frontage in

order to provide definition and enclosure to the street.

f) The site area of the enclosed shopping centre, including the potential future expansion, freestanding commercial establishments and the Campus Commercial Centre shall not exceed approximately 18.5 hectares (45.5 acres).

g) It is intended that the enclosed shopping centre will be developed at an early phase of development of the Bayview-Wellington Centre. As a condition of approval of a plan of subdivision for the Bayview-Wellington Centre lands, Council will require that the landowner enter into a development agreement with the municipality regarding the phasing of development of the enclosed shopping centre relative to the residential components of the Bayview-Wellington Centre.

h) The Community Commercial Centre shall be designed to ensure that parking areas are landscaped, lighted, shaded and screened to be visually attractive, safe and supportive for pedestrians.

3.3.3 Campus Commercial Centre

a) The Campus Commercial Centre designation is intended to accommodate the development of retail commercial establishments that by nature are land extensive and require large building floorplates, such as furniture and major appliance sales outlets, carpet sales outlets, retail warehouse outlets and home improvement centres. General retail commercial uses such as convenience stores and clothing and specialty boutiques, shall not be permitted within the Campus Commercial Centre.

b) In addition to the above retail commercial establishments, other commercial uses, including hotels and professional offices, may also be permitted within the Campus Commercial Centre. Automotive establishments, such as gasoline and service stations, automotive sales establishments and repair and body shops, shall not be permitted as a principle use; however, the sale of automotive parts and the provision of automotive service shall be permitted where accessory to a permitted retail use.

c) A maximum of 9,290 square metres (100,000 square feet) of commercial floorspace shall be permitted in the Campus Commercial Centre, subject to the provision of an acceptable site plan and the adequacy of parking on-site.

d) In order to mitigate the potential negative visual impacts of the campus commercial type development, the following urban design guidelines shall be adhered to:

i) buildings are to be sited, where feasible, adjacent to the street line in order to provide definition and enclosure to the street;

ii) special attention shall be given to facade design to mitigate the warehouse image; for example, display windows along street frontages shall be encouraged;

iii) loading areas are to be located so as to minimize negative visual impacts on the street; and

iv) parking areas are to be screened.

3.3.4 Neighbourhood Commercial

a) The Neighbourhood Commercial classification of land is intended to recognize lands at the north-west corner of Wellington Street East and John West Way (1.22 hectares [3.02 acres]) that are currently designated in the Official Plan for commercial purposes. This classification also includes lands (approximately 1.53 hectares [3.79 acres]) east of the Ontario Hydro Corridor, fronting on the north side of the east-west road intersecting with Bayview Avenue, north of the Community Commercial Centre site.

b) Permitted uses in the Neighbourhood Commercial designation shall include those commercial uses which cater to day-to-day shopping needs, including convenience stores, personal service establishments, pharmacists and retail stores. Upper floor office and/or residential uses shall also be permitted. In addition, restaurants, places of entertainment and offices shall also be permitted.

c) Buildings shall be sited, where feasible, adjacent to the street lines in order to provide definition and enclosure to the street and mitigate the negative visual impact of extensive parking in front of a building. Design shall ensure that parking areas are landscaped, lit, shaded and screened to be visually attractive, safe and supportive for pedestrians.

3.3.5 Office Commercial

a) The Office Commercial classification means that the predominant use of land in the designated area shall be high quality office buildings. Hotels shall also be permitted.

b) A limited amount of commercial uses such as banks, restaurants and services to businesses may be permitted on the ground floor of buildings within the "Office

Commercial" designation.

c) Development within the lands designated "Office Commercial" shall incorporate a high standard of urban design with particular attention to proper access, internal traffic circulation, building form and materials of construction and a high standard of landscaping that will ensure compatibility with the adjoining open space area.

3.3.6 Commercial Uses in the Community Core Area

a) Commercial uses, such as restaurants, convenience grocery and variety stores, dry cleaners, hairdressers, retail boutiques, photography studios, artist studios and galleries, banks and offices shall be permitted at grade in mixed use buildings in the Community Core Area. Second floor offices shall also be permitted. Such uses are only to be permitted where associated with permitted above-grade residential uses.

b) Commercial establishments within the Community Core Area are to be street-related, with parking in the rear or side yard and on-street.

c) The maximum size of commercial establishments in the Community Core Area shall be specified in the zoning by-law.

3.4 INSTITUTIONAL

3.4.1 Schools

a) Provision shall be made in the Bayview-Wellington Centre for two elementary school sites, which shall be situated in the northern end of the Secondary Plan area as shown on Schedule 'AA' - DETAILED LAND USE PLAN.

b) Council encourages the development of these schools in a campus type arrangement to promote the shared use of facilities between these two schools in order to minimize the land area requirements for the school sites.

c) It is intended that the two school sites will be developed in concert with approximately 1.2 to 1.6 hectares (3 to 4 acres) of public parkland. This public parkland is intended to be used in association with the school sites for outdoor recreation purposes. The Town will enter into agreements with the relevant school boards to provide for shared public and school use of the common outdoor recreation facilities.

d) In the event that one or both of the school sites are not required, the site or sites may be developed for mixed Low-Medium Density housing, in conformity with all policies in this Secondary Plan. Where a school site is not required and a residential development proposal complies with the policies of this Secondary Plan and acceptable arrangements are made for retention of the public park amenity in this location, the text of this Secondary Plan and Schedule 'AA' - DETAILED LAND USE PLAN shall be modified, as appropriate, without the necessity of an amendment to this Secondary Plan, to reflect the approved change in land use.

e) Land for schools shall be set aside according to procedures outlined in the Planning and Development Charges Acts, and worked out in each case with the respective school board.

f) Council will encourage high quality site planning and architectural design of school buildings in order to: promote safety and interest for pedestrians; provide efficient bus and private automobile drop-off functions to allow the unrestricted flow of through traffic; provide attractive features for visual interest at road ends; and provide adequate exposure and access to public use areas. Front yard parking areas shall be strongly discouraged; restrictions on the location of parking areas may be applied through the zoning by-law.

g) Council will endeavour to mitigate potential land use conflicts between the schools and the industrial uses to the north by supporting a zoning by-law amendment which will restrict outside storage and/or by encouraging the establishment of a public open space buffer in that location.

3.4.2 Other Community Services

a) The full range of community support services shall be permitted within the Bayview-Wellington Centre, including child, social or health care agencies and churches.

b) These community services shall be encouraged to locate in or adjacent to the Community Commercial Centre, on lands designated for Institutional uses or at-grade in mixed use buildings in the Community Core Area. Churches shall only be permitted on lands designated for Community Commercial or Institutional uses; Council may require studies to demonstrate the adequacy of parking and the acceptability of traffic impact to the satisfaction of the Town.

c) Council may award density bonuses under Section 37 of the Planning Act to ensure the provision of facilities, space or capital costs for social or recreational

services which will benefit the community. This may include services such as workplace child care, or other neighbourhood or community based services, not provided for through other provisions of the Planning Act or the Development Charges Act. Bonusing policies are elaborated on in Section of 4.6 of this Plan.

3.5 PARKS AND OPEN SPACES

For the purposes of this Secondary Plan the following Parks and Open Space categories are established in this Secondary Plan:

- Linear and Other Open Space
- Civic Square
- Active Parks

3.5.1 General Policies

a) Open Spaces may include areas requiring environmental protection, including water courses, mature woodlots, wetlands, steep slopes, areas susceptible to flooding or erosion or other such physical conditions. It is intended that these areas remain in their natural state, with alterations to these areas permitted only for sensitively designed recreational facilities, storm water management facilities and environmental enhancement. In particular, Council shall encourage the protection and conservation of the unique aesthetic and environmental assets of the Holland River Valley including the watercourse and its fisheries resource potential, the valley and the valley slopes. Any development, construction or other alteration of the natural state in the Holland River Valley or its tributaries shall require the approval of the relevant Ministries and agencies.

b) A vegetative buffer strip shall be maintained along the streambanks of all watercourses; this buffer strip shall be a minimum of 15 metres in width along both sides of the streambanks. This vegetated buffer strip shall be placed in an appropriate zone category to maintain these lands in a naturally vegetated, undisturbed state; however, limited intrusion may be permitted within the buffer area for recreational trails and creek crossings, subject to the approval of the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority.

c) The following uses may be permitted in areas designated as open space:

   i) active and passive outdoor recreation, parks, walking and bicycle paths, nature and wildlife conservation, allotment gardens, storm water detention facilities and other uses which preserve the natural landscape and/or the environment; and

ii) accessory uses and structures to the above uses and utilities, subject to, where such accessory uses are proposed in environmental protection areas, approval by the relevant Ministries and agencies. Structures in Open Spaces shall be limited to those which serve a recreational, educational, maintenance or auxiliary function, such as equipment storage, public phone booths, comfort or change stations, and concession areas.

d) It shall be the policy of Council that open space dedication of lands within the Bayview-Wellington Centre be based on the maximum standard permitted in the Planning Act of 1 ha (2.47 acres) per 300 units for residential development and 2 percent of lands proposed for commercial purposes. Public open space shall be acquired in accordance with Sections 42 (1) and (3) and 51 of the Planning Act, 1990, the Development Charges Act of 1989, bonusing, trade, inheritance, easements or lease. The general locations of parks are shown on Schedule 'AA'- DETAILED LAND USE PLAN. The actual amount of open space provided shall coincide with the Open Spaces and Parks standards in Section 3.5 of the Official Plan of the Town of Aurora.

e) Woodlots and tree stands worthy of preservation may be incorporated into the parks as areas for passive recreation, in addition to the minimum amount of clear land required by the Town to accommodate the desired active recreational facilities. Where a park is entirely or partly established to preserve wooded areas only passive recreational uses and supportive conservation practices approved by the Town shall be permitted within those wooded areas.

f) Parks or parts thereof may be designed to include storm water detention features. Storm water detention areas shall not generally be accepted as part of the required parkland dedication under Sections 42 and 51 of the Planning Act.

g) Given the importance of the Holland River valley as the predominant open space feature for the Bayview-Wellington Centre, provision shall be made for multiple points of safe and convenient access and generous views into the valley.

h) Lay-out, site design, parking, landscaping, equipment, lighting and signage shall contribute to the safe enjoyment of all open spaces and ensure the privacy and amenity of adjacent residents.

i) Provision shall be made in the design of parks and open spaces for a wide range of year-round active and passive activities.

j) Council shall encourage the creation of a grade separated crossing of Wellington Street East at the Holland River to provide for safe and convenient access across

Wellington Street for non-vehicular traffic using the recreational trails in the valley. Council will endeavour to secure this grade separated crossing at the time of reconstruction of Wellington Street East by the Regional Municipality of York.

k) Provision shall be made in the design of subdivision plans for an east to west pedestrian and bicycle linkage through the Bayview-Wellington Centre between the Holland River Valley and Bayview Avenue. This linkage may utilize sidewalks and roadways, parks and dedicated walkways.

3.5.2 Linear and Other Open Space

a) The Linear and Other Open Space designation consists of the Holland River Valley, the Ontario Hydro utility corridor and the flood prone areas in the vicinity of the Bayview Avenue and Wellington Street intersection.

b) Linear Open Space shall serve passive recreation and shall link local destinations with the Regional and Town trail network including links westward to the Lambert Wilson Park and Leisure complex and southward across Wellington Street. Multiple access points from the neighbourhood shall facilitate use of the open space facility.

c) Trails shall be placed in such a manner as to avoid destruction of vegetation, erosion of valley slopes and other ecological damage. In addition, if feasible, trails may be located on the slopes of the valley, below the top of bank to create variety and interest within the walkway system.

d) Where appropriate, recreational trail use shall be made of the Ontario Hydro utility corridor. The Town may also negotiate on behalf of residents for the use of the corridor for allotment gardens.

e) The naturalization and enhancement of open spaces shall be encouraged.

3.5.3 Civic Square

a) A formal park square of approximately 0.6 hectares (1.5 acres) in area in the Community Core Area is intended to function as an active Civic Square for residents and employees of the Bayview-Wellington Centre. Permitted uses within the Civic Square shall include passive recreation, temporary exhibits, occasional markets and other such leisure uses.

b) A high standard of site design shall be required for this park in the expectation that the park will be intensively used and in recognition of the "urban" nature of

the park. It is anticipated that the plan for this park will include extensive tree planting and the use of hard surfaces. The provision of permanent sculptures, seating facilities, fountains and other such visual amenities is encouraged by the Town.

3.5.4 Active Parks

a) Several Active Parks shall be provided in locations shown on Schedule 'AA' - DETAILED LAND USE PLAN. These parks are intended to serve the active and passive recreational needs of primarily pre-school and elementary school aged children as well as the passive recreational needs of other residents.

3.6 URBAN DESIGN

3.6.1 General Policies

a) Where appropriate and subject to the Town's municipal standards, Council supports a grid pattern of roads and the use of alternative development standards, such as reduced road widths and intersection radii, on-street parking and rear laneways, to achieve one or more of the following objectives: reduce development costs; enhance streetscapes; and facilitate pedestrian circulation.

b) The grid pattern of roads with sidewalks on both sides is intended to create a comfortable pedestrian environment by providing many choices for connecting homes, parks, shopping, schools and other destinations within the area.

c) Development proposals shall reflect "pedestrian friendly" urban design, in regard to parking location, building setbacks, garage design and location, street and walkway layout and sidewalk placement. "Reverse frontage" residential lots are not considered to be acceptable adjacent to Bayview Avenue.

3.6.2 Eastern Gateway

a) Council supports the creation of a positive Gateway feature in the vicinity of the intersection of Bayview Avenue and Wellington Street. This Gateway effect shall be achieved through:

   i) the creation of a sense of open space along Wellington Street East, west of Bayview Avenue, which will be achieved by:

      - protecting and enhancing the flood plain areas adjacent to Wellington Street;

- screening and landscaping parking areas and encouraging underground parking where feasible;
- maximizing setbacks;
- retaining and enhancing built and natural heritage elements and designing new built elements sensitive to these heritage elements;
- retaining vistas of the Town Hall;
- enhancing the visibility and functioning of the trail system by providing an attractive underpass under Wellington Street; and
- requiring a high standard of landscaping, street furniture design and pedestrian amenities in private and public open space areas abutting Wellington Street between Bayview Avenue and John West Way.

ii) a strong built or landscaped edge along Bayview Avenue which will respond to the relatively high speed, predominantly vehicular traffic on Bayview Avenue (which is also the current boundary between the rural and urban area of Aurora). This requires:

- the free standing structures within, and the high density residential buildings to the north of the Community Commercial Centre to be located parallel and in close proximity to Bayview Avenue; and

- a high quality landscaping strip of substantial width along Bayview Avenue.

b) Special building and site design measures may be required for development on lands fronting onto Wellington Street to the east of the Holland River in recognition of the gateway objectives for this area.

3.6.3 Community Core Area

a) A lively pedestrian environment with a strong sense of enclosure shall be fostered within and around the Civic Square by:

i) designing the park area to:

- accommodate many diverse activities (year round, day and evening, active and passive) including functions associated with a farmers' market, an ice rink, a fountain, benches, play equipment, concessions, exhibitions, entertainment, and the like;
- have an urban visual appeal with strong decorative elements such as fountains, interesting planting and vegetation, attractive

furnishings and suitable lighting;
- have a pleasant and comfortable microclimate; and
- have a well planned and safe internal circulation pattern.

ii) requiring that buildings surrounding the Civic Square:

- be high (5 to 7 storeys in height), continuous and close to the street edge to provide a sense of enclosure and comfortable microclimate within the Civic Square area;
- contain commercial, preferably retail uses at grade to attract and generate pedestrian movement;
- provide a protected walkway sheltering pedestrians during inclement weather;
- provide a sense of surveillance by open balconies and windows overlooking the Square; and
- feature an integrated and visually compatible facade treatment.

b) Along John West Way a "Main Street" effect shall be achieved by:

i) encouraging shallow front yards, with a public ambience such as outdoor display or sitting areas;
ii) complying with policies 3.1.2.i, 3.2.1.m and 3.3.6.a and b of this Plan;
iii) locating good quality street furniture to facilitate the mixing of public and private activities; and
iv) encouraging a built form which

- relates to pedestrian scale and generates a sense of enclosure along John West Way through such design features as bay windows, porches and balconies;
- has building heights of 3 to 4 storeys;
- provides for commercial uses and a wide range of home occupations at grade; and

v) designing non-intrusive signage which relates to pedestrian scale.

c) The Town Hall shall remain a focus of the area through:

i) the retention of unobstructed vistas from John West Way, Wellington Street East and the Holland River Valley; and

ii) efforts to relate the Civic Square and the adjacent buildings visually and functionally to the Town Hall by means of compatible uses, activities and built design.

3.6.4 Community Commercial Centre

a) The design of the Community Commercial Centre shall support the concept of an integrated multi-use urban centre as outlined in Sections 3.3.2. d and 3.1.2 and reflect attractive site design by:

i) locating a prominent and attractive western pedestrian entrance to the enclosed shopping centre building adjacent to the Civic Square and in close proximity to the public road;

ii) having no off-street parking areas situated between the western facade of the enclosed shopping centre and the public road to the west;

iii) providing space for community uses which will vitalize the Community Core Area during both business and off hours;

iv) dividing large parking areas on the east side of the shopping centre into smaller sections by landscaped and lighted walkways which will provide shading and make these areas visually attractive, safe and supportive for pedestrians as outlined in policy 3.3.2 h;

v) screening parking areas along the periphery and from adjacent uses by landscaped strips of substantial width, containing both deciduous and coniferous trees;

vi) incorporating signage which complies with the Town's Sign By-law and/or does not commercialize or dominate the Gateway area, Community Core Area or residential areas; and

vii) locating loading, waste and recycling areas within buildings, or screened by other buildings or landscaping.

3.6.5 Holland River Drive

a) The Road along the edge of the Holland River Valley shall provide opportunities for extensive public viewing and access to the valley by:

i) keeping development on the valley side of the road to a minimum;

ii) ensuring open vistas to the valley from east-west roads ending at the valley edge;

iii) providing sitting and viewing areas along the valley edge;

iv) landscaping which complements the view and provides a comfortable micro-climate along the valley edge;
v) encouraging front facades and front yards of buildings along the east side of the road; and
vi) allowing on-street parking or parking bays.

3.6.6 Urban Design Guidelines

a) Urban design guidelines have been prepared for the Bayview-Wellington Centre to provide direction on key elements of the community structure that can affect the quality of the urban environment. Specifically, these guidelines are intended to promote the attractiveness of the streetscape, ensure flexibility to accommodate mixed-use and encourage pedestrian activity. All proposals for development in the Bayview-Wellington Centre shall have regard for these urban design guidelines.

The urban design guidelines address such matters as the relationship of buildings and parking areas to the street, street widths and the interface between the enclosed shopping centre and the residential neighbourhood.

b) These guidelines are to be implemented as input to any future zoning by-laws as well as in the review of subdivision, condominium and site plan applications.

c) All development shall have regard for landscaping standards and practises established by the Town.

3.7 TRANSPORTATION

3.7.1 Roads and Circulation

a) The rights-of-way of all roads in and bordering the Bayview Wellington Centre shall be protected and dedicated in accordance with the requirements of the Region of York and the Town of Aurora. The general road pattern and road classifications are indicated on Schedule 'EE' - ROADS PLAN attached hereto. Minor adjustments to the alignments shall not require an amendment to this Plan provided that the general intent of the defined road pattern is maintained.

b) The dotted line identified as "Pedestrian and Vehicular Linkage" on Schedule 'EE' and shown within the Medium Density Residential designation to the east of the Town Hall on Schedule 'AA', reflects the need for further consideration of a

public road linkage through this area. The location of such a linkage could be through the Medium Density Residential block or on the southern extremity of the block adjacent to the open space lands. The location of the link shall have regard for maintaining public vistas to the Town Hall and the Holland River valley. The need for and desirability of such a linkage shall be reviewed at the time of submission of a development application for these lands.

c) The design and regulation of streets shall facilitate the use of these public areas for community activity and interaction. Features such as boulevards, treed medians, sidewalks, tree planting, street furniture and lighting and designated bicycle lanes may be used to promote this objective.

d) A grid pattern of streets is required to facilitate the movement of motorized vehicles, bicycles and pedestrians throughout the Bayview-Wellington Centre.

e) Where provision is made in a plan of subdivision for open space blocks to facilitate pedestrian access through long street blocks, such connections shall be designed to be sufficiently wide to accommodate vehicular access in the future, if required.

f) Alternative road development standards, such as reduced road right-of-way widths, sidewalks located closer to the street, rear laneways, reduced intersection radii and reduced sight triangles, are encouraged where such reduced standards complement the policies of this Plan and are acceptable to the Town of Aurora.

g) Where bicycle routes coincide with major or minor collector roads as indicated on Schedule 'AA' -DETAILED LAND USE PLAN, widened right lanes or boulevards shall be provided in order to allow for safe cycling.

h) The provision of on-site bicycle parking areas and facilities shall be required for all High Density and Medium-High Density residential developments and non-residential developments in excess of 465 square metres (5,000 square feet) in floor area.

3.7.2 Transit

a) The land use and density pattern for the Bayview - Wellington Centre is based in part on facilitating transit use. Optimum conditions for transit shall be encouraged by locating commercial uses and housing for relatively transit dependent groups near potential transit stops and by minimizing distances between transit stops and building entrances.

b) Major and minor collector roads shall be considered as potential transit routes.

c) Where possible, all housing shall be within 400 metres walking distance of a potential transit stop.

d) Potential transit stops shall be indicated on Plans of Subdivision. Such locations shall have good visibility, informal surveillance and sufficient space for a shelter and associated street furniture. Changes to transit stop locations shall not require amendments to the Plan of Subdivision.

3.8 SERVICES

3.8.1 General Policies

a) All lands within the designated area of this Secondary Plan shall be developed on the basis of full municipal services including sanitary sewers, municipal water supply and storm drainage facilities.

b) An update to the Master Drainage Plan shall be prepared for the whole secondary planning area to reflect the new land uses. This update, which shall be prepared to the satisfaction of the relevant Ministries and agencies and the Town of Aurora, shall be submitted as a condition of final approval for a plan of subdivision. Preliminary drainage plans may be required prior to draft plan approval in order to allow full assessment of the plans.

c) Appropriate stormwater management and erosion and sedimentation control measures shall be required to minimize the negative impacts of development on the fisheries resources of the Holland River. The location of the stormwater detention facilities shall be subject to the approval of the Ministry of Natural Resources, the Lake Simcoe Region Conservation Authority and the Town.

3.8.2 Ontario Hydro Corridor

a) The lands indicated as Hydro Right-of-Way on Schedule 'AA'-DETAILED LAND USE PLAN, attached hereto, are lands owned by Ontario Hydro and used for an electric power transmission corridor.

b) Lands used by Ontario Hydro for electric power transmission may also be used for;

   i) Other utility uses satisfactory to Ontario Hydro and compatible with adjacent land uses; and

ii) Park and Open Space and other complementary uses.

c) In the event that the hydro transmission lines within the corridor are relocated or buried and lands are rendered surplus to the needs of Ontario Hydro, such lands may be developed for residential uses, subject to submission of a site plan acceptable to the Town and an amendment to the zoning by-law.

4. IMPLEMENTATION

4.1 OFFICIAL PLAN

The provisions of the Official Plan, as amended from time to time, relating to Implementation shall apply in regard to this Secondary Plan, insofar as they affect the subject area.

4.2 ZONING BY-LAW

This Amendment shall be implemented by amendment to the Zoning By-Law, to zone the lands in accordance with the provisions of this Amendment.

4.3 HOLDING PROVISION BY-LAWS

Within the designated area of this amendment, Council may enact a by-law pursuant to Section 36 of the Planning Act, R.S.O. 1990, which by-law may contain provisions respecting the use of HOLDING SYMBOLS (H) as follows:

(a) In accordance with Section 36 of the Planning Act, R.S.O. 1990, Council may, in a by-law passed under Section 34, use the holding symbol 'H' in conjunction with any use designation, to specify the use to which lands, buildings or structures may be put at such time as the holding symbol is removed by an amendment to the by-law.

Until such time as the holding symbol is removed, the by-law may permit an interim use. The interim use may include an existing use or another use which will not jeopardize the ultimate intended use. Any regulations applying to the lands during the period the holding provision is in place may also be set out in the by-law.

(b) Any land within the Town, whether developed or undeveloped, may be subject to holding provisions for reasons set out in Section (c) below.

(c) A 'Holding' zone category may be applied when the Town has determined the specific land use for an area of a parcel of land but development of the lands for the intended use is premature until certain requirements and conditions, as appropriate, are fulfilled. Such requirements and conditions may include, but shall not be limited to, the following:

i) adequate water, sanitary, storm and/or transportation services and facilities as required are available to service the proposed development;

ii) development or redevelopment is appropriately phased;

iii) a Secondary Plan for an area or tertiary plan or a comprehensive development scheme encompassing one or more parcels of land, as appropriate, has been prepared;

iv) plans of subdivision, where deemed desirable, have been draft approved;

v) any adverse environmental effects or constraints have been resolved.

(d) A by-law to remove the holding provisions may be passed only when the reason(s) for the use of the holding symbol no longer applies.

Notwithstanding the generality of the foregoing, in an area intended to be developed by means of plans of subdivision, the (H) holding symbol may be removed only after a plan of subdivision has been draft approved.

Where it is considered that a draft plan of subdivision is not required for the development of certain lands within an area intended to be generally developed, the (H) holding symbol may be removed when other requirements such as servicing, etc., have been satisfied and after the owner of the lands has entered into a site plan control agreement(s) with the Town.

4.4 SITE PLAN CONTROL

All lands within the Amendment area shall be subject to the site plan control provisions of Section 41 of the Planning Act, R.S.O. 1990, in accordance with the policies of the Town of Aurora Official Plan.

4.5 DENSITIES

Subject to all other provisions in this Plan, areas for a range of residential densities are shown on Schedule 'AA'-DETAILED LAND USE PLAN to this Secondary Plan. Minor modifications to the area and location of the lands so designated may be permitted without an amendment to this Secondary Plan, provided that the intent of the Plan is maintained. Specific densities shall be determined as part of the development review process in accordance with Section 3.2 Residential Policies.

4.6 BONUSING

In addition to the Bonusing policies in Section 4.5 of the Town of Aurora Official Plan, Council may authorize bonuses (increases in the height and density of development) under Section 37 of the Planning Act, R.S.O. 1990, in return for the provision of the following:

i) special urban design treatments consistent with the objectives of this Plan, including the provision of the following:

- rear yard parking areas for residential uses, achieved by means of a rear laneway or otherwise, where such provision serves to enhance the streetscape;

- significant setbacks from Wellington Street for lands within the eastern Gateway as identified on Schedule 'AA' to this Plan and further described in the Urban Design Guidelines for Wellington Street;

- commercial development that is consistent with the "build-to" provisions of the Urban Design Guidelines for the Bayview-Wellington Centre and Wellington Street.

4.7 DEVELOPMENT CHARGES

The Town may enter into "front ending" agreements contemplated in the DEVELOPMENT CHARGES ACT to provide for the construction and oversizing of services required to service lands external to this Secondary Plan area.

5. INTERPRETATION

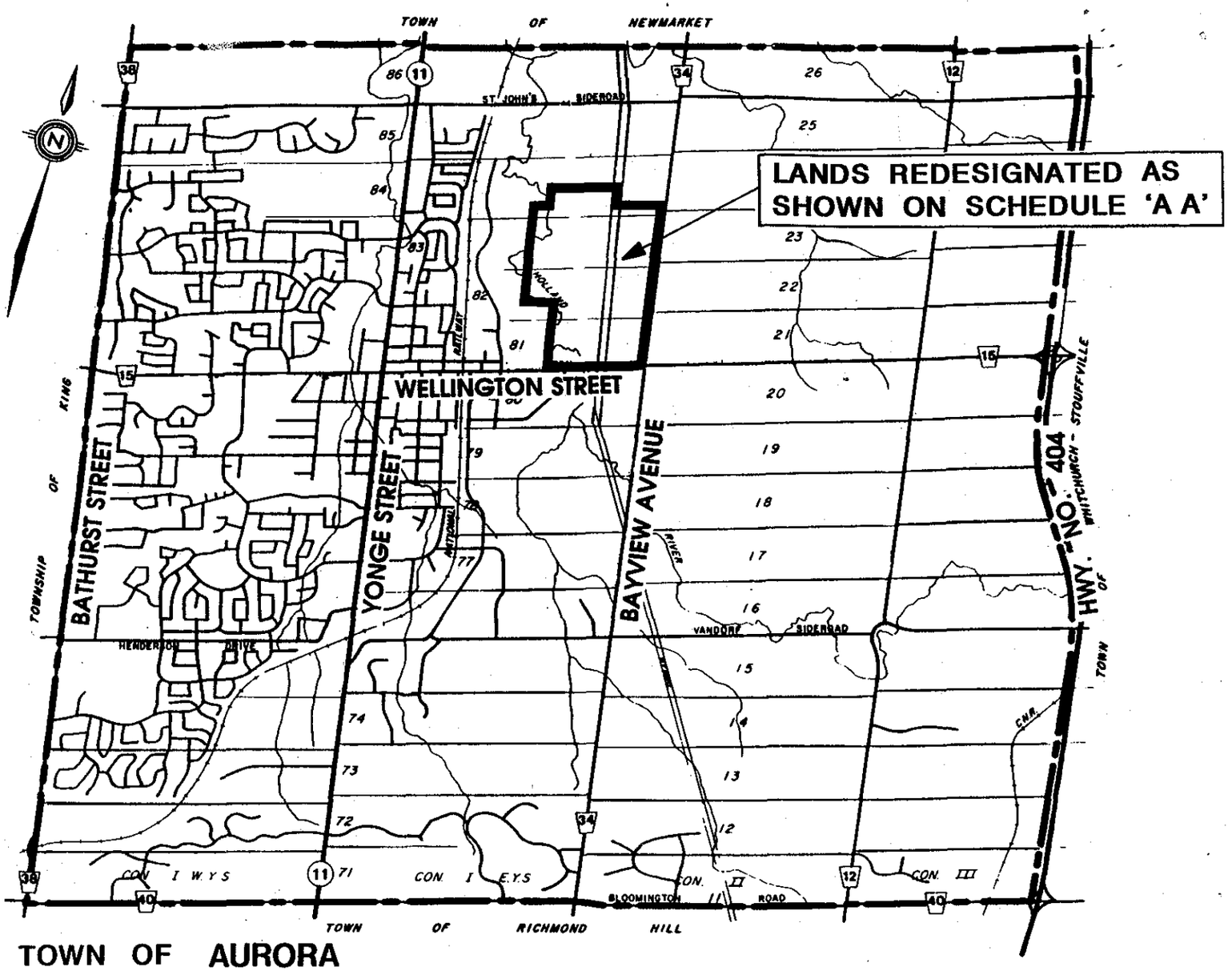
(a) The provisions of the Official Plan, as amended from time to time, relating to Interpretation shall apply in regard to this Secondary Plan insofar as they affect the subject area.

b) Notwithstanding any other provisions contained elsewhere in the Official Plan, in the event of any apparent conflict or inconsistency between the provisions of this Secondary Plan and the provisions of the Official Plan, the provisions of the Secondary Plan shall prevail.

(c) In this Secondary Plan metric measurements are the operative measurements; corresponding imperial measurements, typically shown in brackets, are provided for information only.

(d) Net Residential Density is density calculated on the basis that net residential land means an area of residential land which excludes road allowances and land used for other uses supplementary to the basic residential uses. Such supplementary uses include parks, playgrounds, schools, commercial and social services.

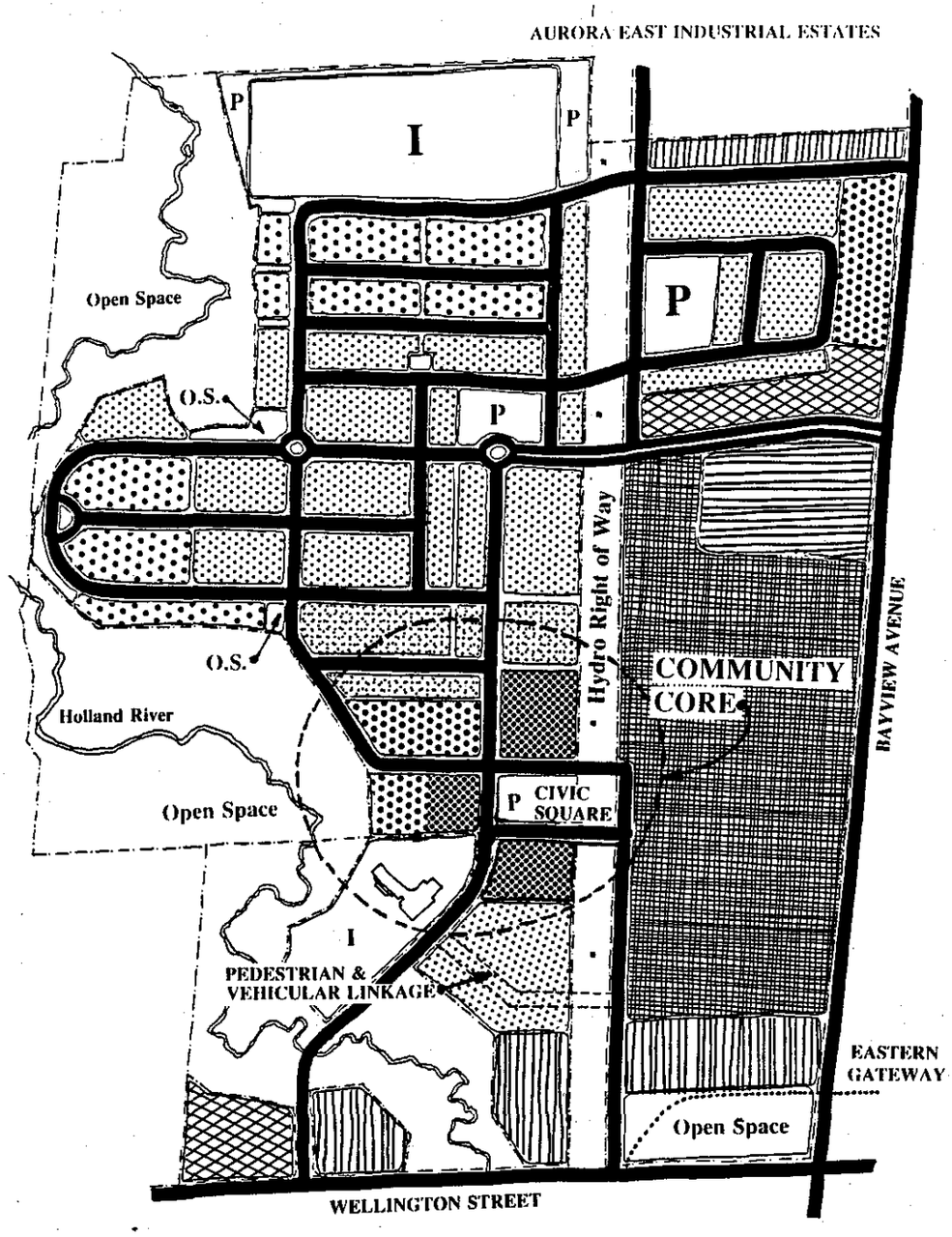
(e) Land use boundaries on Schedule AA-DETAILED LAND USE PLAN are approximate, pending subdivision and site plan approvals. Minor adjustments to these land use boundaries shall not require an amendment to this Secondary Plan provided that the general intent of the Plan is maintained.



TOWN OF AURORA

SCHEDULE A
AMENDMENT No.6

SCHEDULE A - A
Detailed Land Use Plan



BAYVIEW WELLINGTON CENTRE SECONDARY PLAN

COMMUNITY COMMERCIAL CENTRE

Campus Commercial Centre

NEIGHBOURHOOD COMMERCIAL

OFFICE COMMERCIAL

INSTITUTIONAL I

PARKS & OPEN SPACE P.O.S.

RESIDENTIAL

Low Medium Density

Medium Density

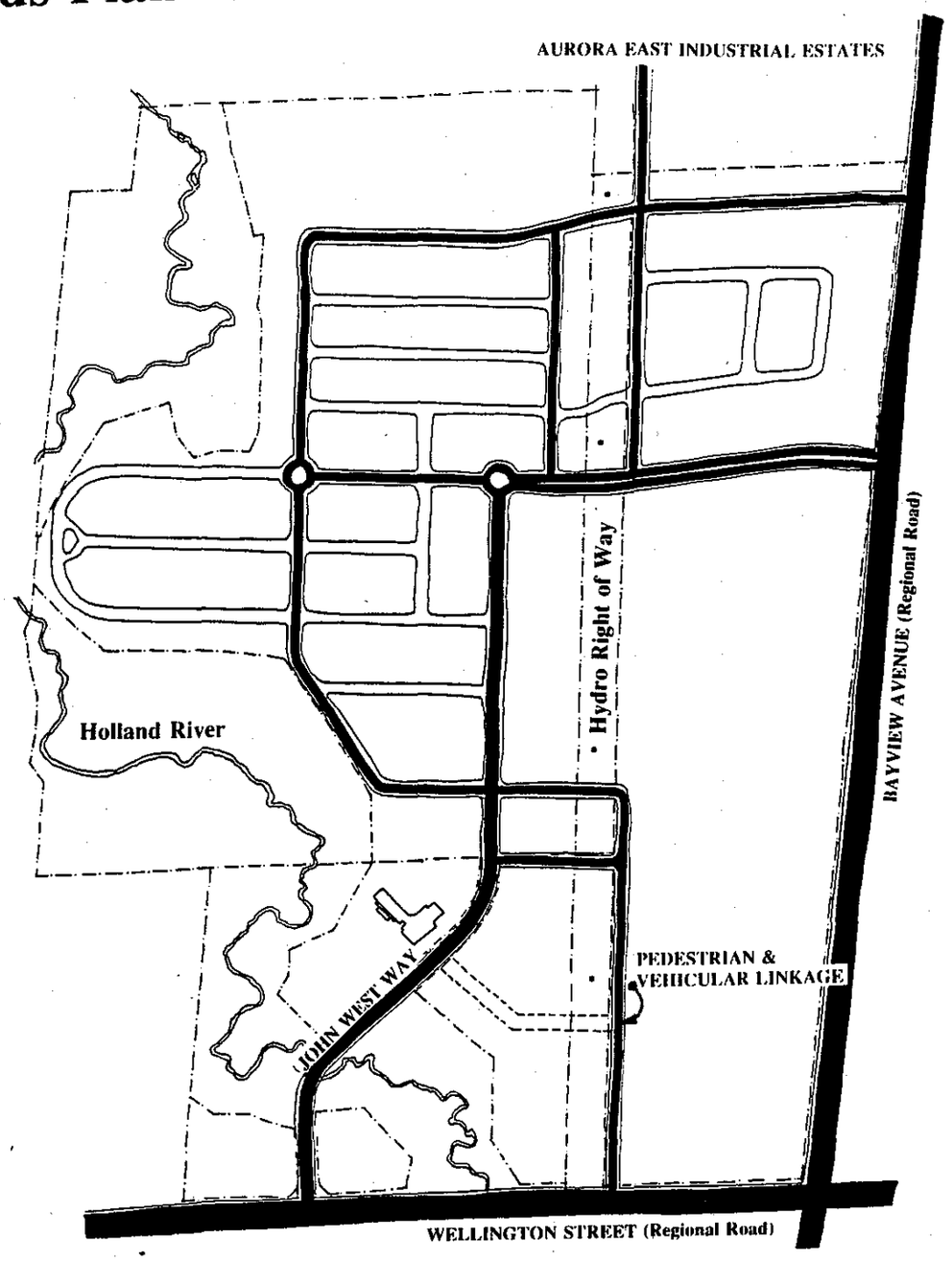
Medium High Density

High Density

High Density - Mixed Use

N

SCHEDULE E - E
Roads Plan



BAYVIEW WELLINGTON CENTRE SECONDARY PLAN