

AMENDMENT NO. ##
TO THE OFFICIAL PLAN
OF THE
TOWN OF AURORA

PART I – THE PREAMBLE

Does not constitute part of this Amendment and includes a summary of the background and basis of this document.

PART II – THE AMENDMENT

Consisting of the attached text and schedules which constitute Amendment No. ___ to the Official Plan for the Town of Aurora.

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STATEMENT OF COMPONENTS

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PART I: THE PREAMBLE

1. Introduction

This part of the Official Plan Amendment No. ## (the “Amendment”), entitled PART I – THE PREAMBLE, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is included for explanatory purposes only and does not form an operative part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to change the designation of the lands subject to it from “Cluster Residential” to “Cluster Residential Site-Specific Policy No. ##”. The provisions of this Official Plan Amendment will permit increased residential density on the subject property in order to allow the development of 19 residential lots, each accommodating a townhouse dwelling.

3. Location

The lands affected by this Amendment are located along Yonge Street approximately 1 kilometre north of Bloomington Road (hereinafter the “Site”). The property has an area of 0.39 hectares, a lot frontage of 25.23 metres along Yonge Street, and a lot depth of 158.52 metres. The property is legally described as ‘PT LT 1 PL 132 KING AS IN KI25783 EXCEPT R679438; AURORA’, and municipally known as 14086 Yonge Street.

4. Basis

The basis of the Amendment is as follows:

- 4.1** The Official Plan Amendment application (file: OPA-2025-XX) and related Zoning By-law Amendment application (file: ZBA-2025-XX) were submitted to the Town for consideration on MONTH DAY, 2025 to permit a site-specific Official Plan Amendment and Zoning By-law Amendment on the Site.
- 4.2** A Public Planning Meeting was held by the Town’s Council on XXXXXX XX, 2025 to obtain input from members of the public and the Town’s Council. At the direction of Town Council, a subsequent meeting was held on _____, 2025.
- 4.3** The Site Plan proposes the creation of 19 residential lots for townhouse dwelling residential uses, and the extension of a new 6.10 metre common element private right-of-way west from Yonge Street. One future road block will provide connections to the adjacent lands to the north, which will be extended upon the redevelopment of those lands.
- 4.4** The Site is located along Yonge Street, a Regional Corridor and Arterial Road, and in proximity to Bloomington Road, an Arterial Road. Yonge Street serves as a main traffic carrying arterial road through the Town and is one of the main transit corridors through York Region.
- 4.5** The Site is located within the *built-up area* of the Town of Aurora and will aid in achieving the Provincial and Regional intensification targets.
- 4.6** The proposed policies are consistent with the Provincial Policy Statement (2024). The development proposes the efficient development of urban land and use of existing infrastructure, while maintaining the character of surrounding land uses.

- 4.7** The Oak Ridges Moraine Conservation Plan (ORMCP) provides direction for land use and resource management to ensure the protection of the ecological and hydrological features and functions of the Oak Ridges Moraine, establishing that the Region of York and Town of Aurora are responsible for implementing the ORMCP policies as implemented through their Official Plans. The Site is within the Settlement Area of the ORMCP, and also identified as being within a Category 1 Landform Conservation Area. It is provided that when considering applications for development or site alteration within such areas, consideration shall be given to adopting planning, design, and construction practices that will minimize disturbance to landform character “if possible.” This language indicates that the specific targets identified within the ORMCP are not requirements but rather recommendations, recognizing that urban-type development within Settlement Areas will be at a greater density and intensity than elsewhere on the Moraine, and warrant greater flexibility in the applicability of said targets.
- 4.8** The proposed amendment conforms to the York Region Official Plan, particularly with respect to directing growth within the built-up area through infill and intensification at an appropriate scale, taking into account the existing site and its surrounding context.
- 4.9** The portion of the Site proposed for development, and subject to the provisions of this Amendment, is located on the west side of Yonge Street and is identified as “Cluster Residential” on Schedule AA - Land Use Plan for the Town of Aurora’s Yonge Street South Secondary Plan, being Official Plan Amendment 34 (OPA 34). This designation permits single and semi-detached dwellings, linked housing, and townhouses.
- 4.10** Section 3.2.3(c) of OPA 34 provides that the gross residential density over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare. The property has an area of 0.39 hectares, which results in a permitted density of 1.95 units across the site, whereas the proposed development contemplates 19 units (50.62 units per hectare). Notwithstanding this, a conceptual Block Plan has been prepared demonstrating that even when contemplating the increased density on the subject property, the overall Block The proposed development is adequately separated from lower residential density land uses
- 4.11** The proposed development will provide for a more efficient use of land within a settlement area and provide for a greater range of housing for the entire community. Further, the ability to provide greater density along public roads will enable greater attainability and affordability than an alternative condition wherein larger lots are proposed at a lower density by allowing greater sharing of construction and carrying costs.
- 4.12** The proposed development will provide an opportunity for intensification using residential units which are similar in type and size to the dwellings existing in close proximity to the Site. This will offer residents a greater variety of housing choices within the Yonge Street South Area while offering a form of development that is compatible and consistent with the built form and development standards enabled for approved developments in neighbouring subdivisions.
- 4.13** The proposed development will continue the trend of redevelopment and intensification in this area of the Town of Aurora. The proposal will replace an aging and under-utilized use on a visible property with a denser, modern built form. The redevelopment of the subject property in this manner will strengthen the Yonge Street South Area and reflect the evolving

character of the area by introducing a use that is more compatible and reflective of the surrounding context while also advancing the goals of the Yonge Street South Secondary Plan (OPA 34).

- 4.14** A Traffic Impact Study for the proposed development prepared by Asurza Engineers Ltd. concluded that due to the very limited scale of the proposed development, the additional trips will impose virtually no impact on the adjacent roads. Any minor traffic impact as a result of the new trips will be negligible to the current traffic operations.
- 4.15** A Phase I Environmental Site Assessment was prepared by Orbit Engineering Ltd., which concluded that a no PCAs and no APECs were identified, and that a Phase II ESA was not recommended.
- 4.16** A Natural Heritage Evaluation was prepared by Azimuth Environmental Consulting Inc., which concluded that the proposed re-development conforms to most relevant policies related to key terrestrial natural heritage features and functions conveyed through the PPS, ORMCP and municipal documents reviewed within the scope of the report. The report discusses the potential environmental impacts of the proposed redevelopment on Species at Risk (SAR) and their habitats. It notes that if SAR are found to be using man-made structures on the property, additional surveys will be necessary. However, the redevelopment is not expected to negatively impact other key natural heritage features or functions, such as Significant Wildlife Habitat (SWH). Woodlands are not present on the property, so related mapping and buffer zone requirements do not apply. The site has two narrow hedge rows and has been previously cleared for a single-family dwelling. No hydrologically sensitive features, such as streams or wetlands, are present on the property or nearby lands. The proposed redevelopment complies with the Provincial Policy Statement (PPS), Oak Ridges Moraine Conservation Plan (ORMCP), and municipal guidelines, particularly regarding natural heritage and hydrological features. However, compliance with PPS Policy 2.1.7, which concerns habitats of endangered or threatened species, will need to be confirmed after conducting additional field surveys as recommended.
- 4.17** Numerous technical studies have been prepared demonstrating that the proposed development will not have a negative impact on the existing infrastructure or surrounding uses.
- 4.18** A Functional Servicing Report, prepared by Land & Building Experts concluded that adequate services exist to support the proposed addition at 14086 Yonge Street.

PART II: THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II: THE AMENDMENT, consisting of the following text and attached maps entitled Schedules 'A', 'B', and 'C' attached hereto, constitutes Amendment No. ## to the Official Plan of the Town of Aurora, as amended by Official Plan No. 34, being the Yonge Street South Secondary Plan, and as further amended by Official Plan Amendment No. 48, being the Town of Aurora Official Plan Regarding the Oak Ridges Moraine Conservation Plan, as amended (the "Official Plan").

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1):

Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding Site Specific Policy No. ##, attached hereto and forming part of this Amendment.

Item (2):

Section 3.8 "Site Specific Policies" of the Town of Aurora Official Plan Amendment No. 34 is hereby amended by adding the following subsection:

3.8.XX Site Specific Policy (Official Plan Amendment No. ##)

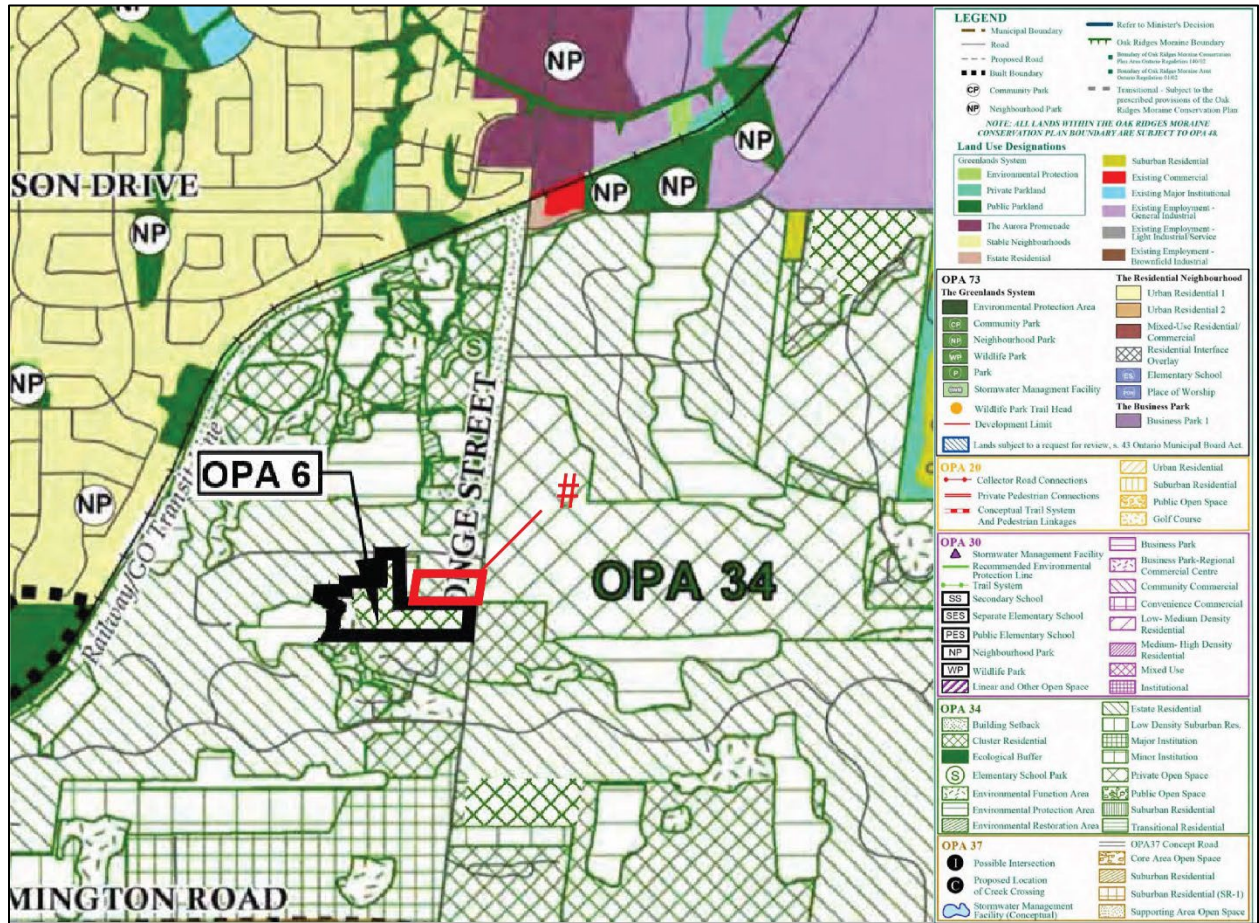
Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA No. 34), the following policies shall apply to the Lands designated as '*Cluster Residential – Site Specific Policy No. XX*', within the area shown as the Subject Lands on Schedule 'A' attached hereto and forming part of this plan:

- a. The maximum density of 19 dwelling units (approximately 48.1 units per hectare) shall be permitted, based on a gross site area of 0.39 hectares;
- b. A maximum building coverage of 24.54% shall be permitted;
- c. A minimum landscaped area of 32.17% shall be permitted;
- d. The 'Regional Corridor' designation under Aurora Official Plan Review Schedule 'A' shall be extended to apply to the entirety of the subject lands.

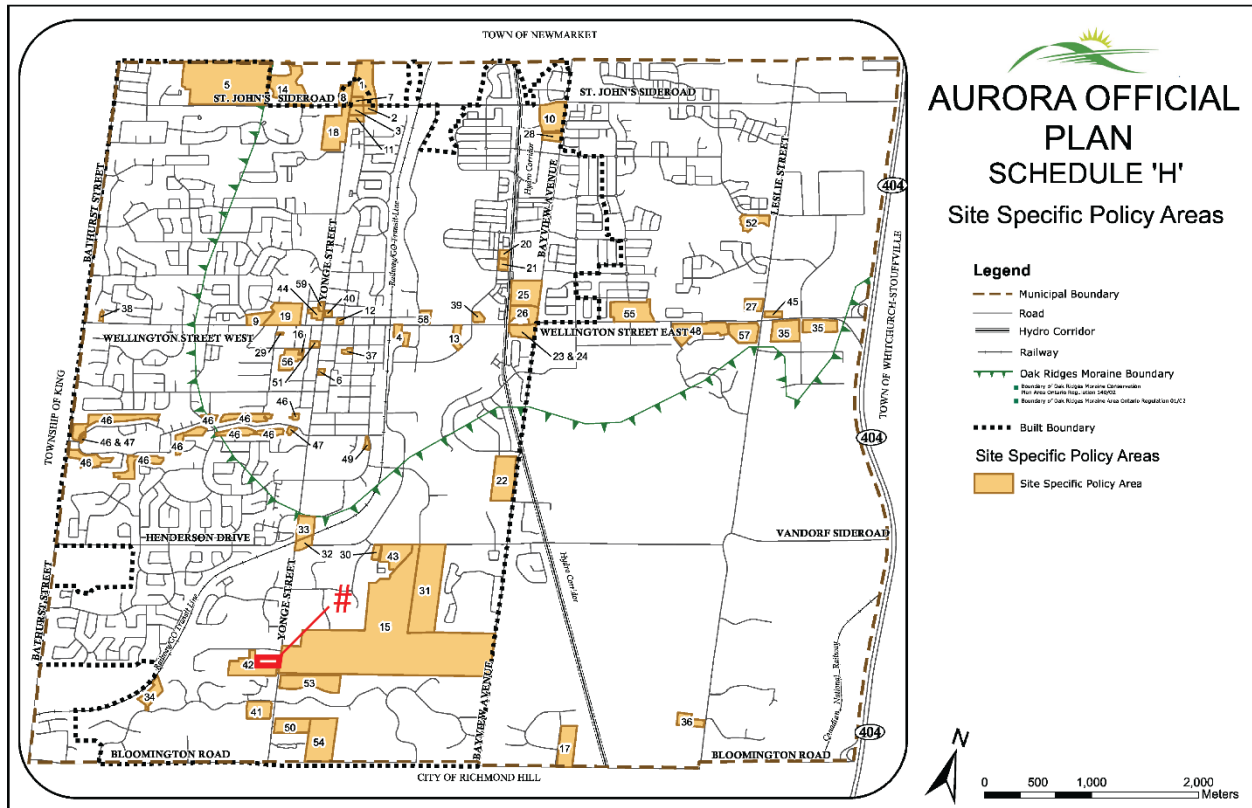
3. Implementation and Interpretation

This Amendment has been considered in accordance with the provisions of the Official Plan of the Town of Aurora. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan, the Town's Zoning By-law Number 6000-17, as amended, and related agreements as required.

Schedule 'A'



Schedule 'B'



Schedule 'C'

