

PLANNING JUSTIFICATION REPORT
14094-14122 YONGE ST.
AURORA, ON



Aurora Estates

Ridge Rd

Yonge St

Glensteepie Trail

Glensteepie Trail

JKO PLANNING SERVICES

PREPARED BY:
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1.0 Introduction

JKO Planning Services is the planning consultant for Reza Tahmasebi, 1000254559 Ontario Inc. and Seyed Behzad Mirhosseini the owners of the lands municipally known as 14094, 14108 and 14122 Yonge Street, Aurora, Ontario (herein referred to as the “subject lands”). The subject lands are located on the west side of Yonge Street, just north of the intersection of Yonge Street and Bloomington Road.

The subject lands are legally described as:

PART OF LOTS 1, 2 & 3 REGISTER PLAN 132; TOWN OF AURORA

This proposal aims to create 76 new residential lots through the combination of an Official Plan and Zoning By-law Amendments, Draft Plan of Subdivision and Site Plan approval applications to facilitate the construction of 76 new townhouse residential dwelling units in 12 blocks, to be accessed via a private condominium laneway system. There is also one (1) Environmental Protection Block proposed which contains the lands’ existing woodland features, for which a buffer area shall be established. This component of the plan is intended to be appropriately zoned for Environmental Protection/Open Space purposes.

This submission follows several discussions with the Town and a Pre-Consultation Meeting with Town Staff on August 8, 2024. This submission also attempts to formally address all the issues raised by Town Staff.

The analysis presented in this report is founded on the following work and policy documents:

- A review of all available background reports and information;
- A detailed examination of existing development constraints and issues (i.e., transportation and planning);
- Ontario Planning Act, R.S.O. 1990;
- The Provincial Planning Statement, 2024;
- Oak Ridges Moraine Conservation Plan;
- Town of Aurora Official Plan (incorporating the Region of York Official Plan);
- Town of Aurora Official Plan Amendment No. 34; and
- Town of Aurora Zoning By-law No. 6000-17.

Figure 1: Site Aerial

14094-14122 Yonge St., Aurora, ON



2.0 Site Characteristics

The subject lands are characterized by a hilly terrain, varying elevations, and a woodland component along the site's westerly limits. The lands are currently occupied by three (3) single detached dwellings and five (5) accessory structures, each accessed via private driveways connecting to Yonge Street. It is noted that these existing dwellings/structures will all be demolished in conjunction with the proposed development on the lands.

The majority of the lands are landscaped, with their rear yards containing existing tree coverage. 14122 Yonge Street is a corner lot, with an exterior side yard abutting Ridge Road to the north. The lands' abutting lot line with Ridge Road contains a number of mature trees. The lands' rear yard abuts 67 Ridge Road, which is occupied by a water tower and woodlands.

2.1 Transportation Accessibility

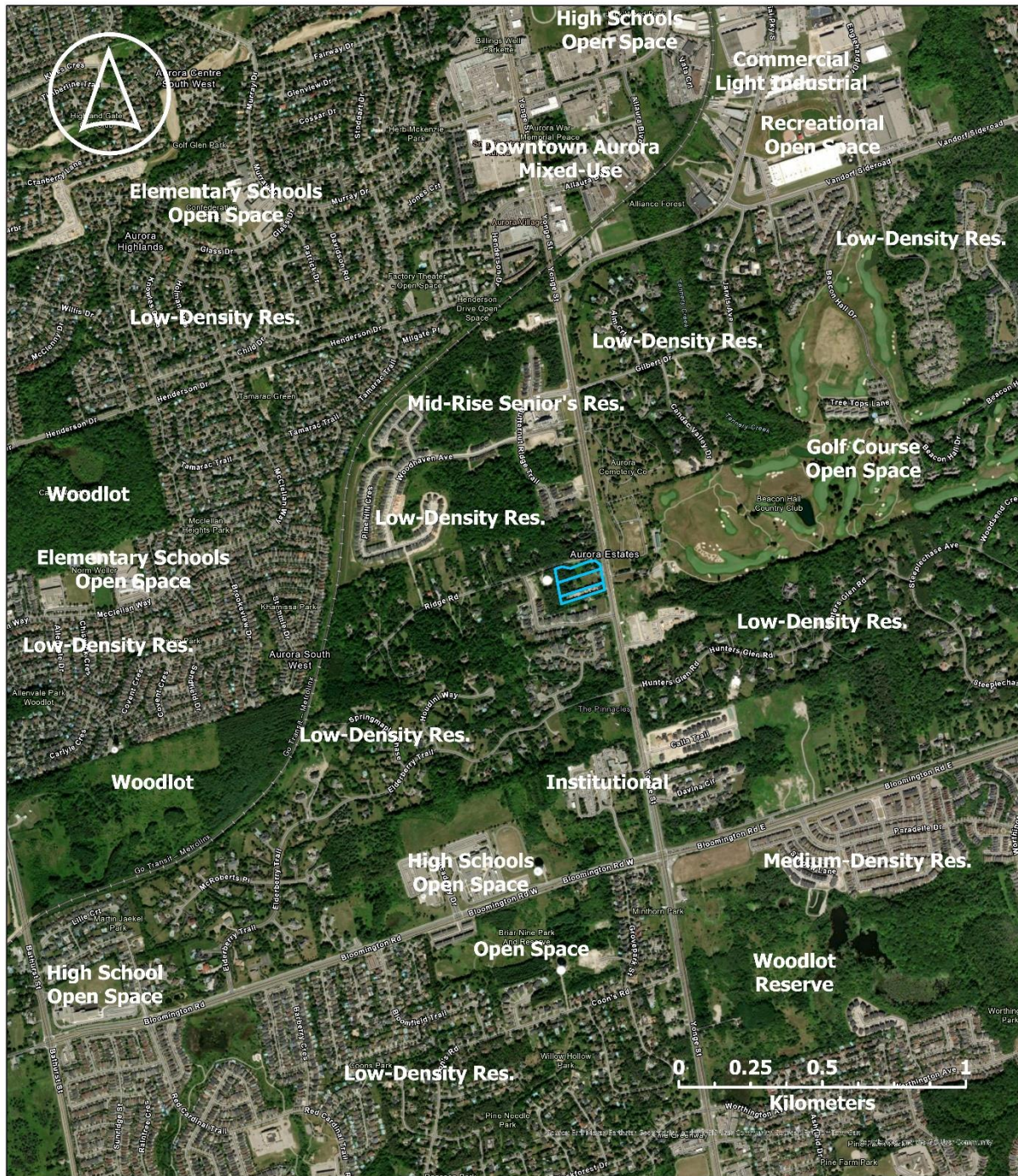
The subject lands are located along Yonge Street. The Viva Blue bus route operates along Yonge Street, providing the site with viable regional and inter-regional transit access along the Yonge Street corridor via the route's stop at Yonge Street and Bloomington Road. There is a notable Viva bus network stop approximately 10 metres north of the subject property at the intersection of Yonge Street and Ridge Road. Viva Blue operates from Finch Station in Toronto to the South, to Newmarket Terminal to the north, connecting the subject property to the TTC subway and bus network, as well as to Viva Purple, Pink, and Orange Lines which operate east/west along Highway 7 in Markham and Vaughan. The subject property's access to these transit networks ensures ideal public transit accessibility and will provide residents with a range of transportation options for their day-to-day lives.

The subject property is additionally serviced by York Region Transit bus routes 96 and 98, which provides public transit access within York Region. Routes 96 and 98 have bus stops notably approximately 10 metres north of the subject property at the intersection of Yonge Street and Ridge Road. Route 96 operates from Pioneer Village Station in Vaughan (TTC) north to King City and terminates at Newmarket Terminal. Route 98 operates from Bernard Terminal at Yonge Street and Elgin Mills to the south to Newmarket Terminal to the North.

The variety of public transit routes that service the area ensure that new residential developments will be supported and connected to the many municipalities or York Region, as well as those of neighbouring regions such as Peel, Toronto, and Durham. Residents of the proposed development will have a wide variety of options to access

their daily needs, recreational activities, and places of employment such that reliance on single-automotive transit is notably reduced.

Figure 2: Land Use Context
 14094-14122 Yonge St., Aurora, ON



3.0 Surrounding Land Use Context

The subject lands are located in the Yonge Street South area in the Town of Aurora. The closest major intersection is Yonge Street and Bloomington Road. The neighbourhood consists primarily of single detached dwellings with schools and open spaces uses interspersed throughout the area, as well as the mid-rise Seniors Retirement facility just to the north and the combination Service Ontario and the OPP District Headquarters institutional facility to the south in conjunction with new plans of subdivision to the north and east along Yonge Street.

Immediate Context

- North: Single detached estate residential dwellings.
- East: Single detached estate residential dwellings, open space (golf course).
- South: Detached residential dwellings.
- West: Water tower, woodlot, single detached estate residential dwellings.

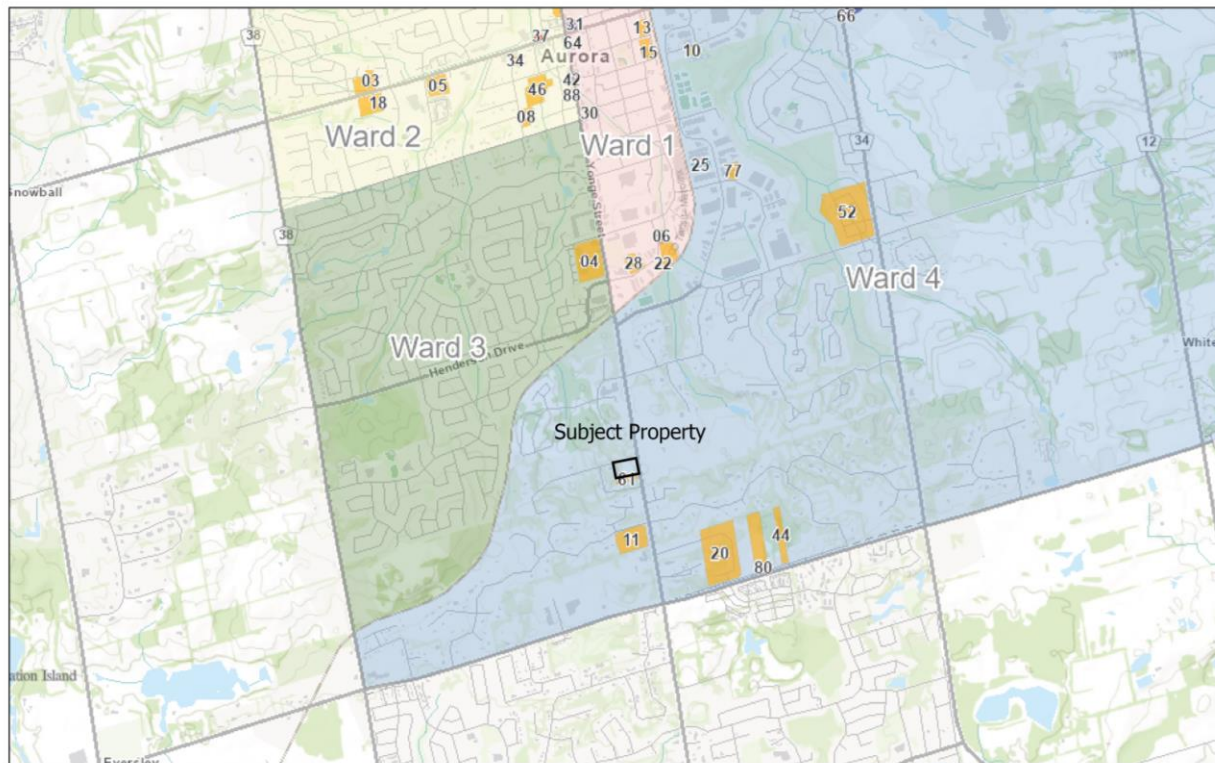
Surrounding Context

- North: Woodlands, Natural Heritage System, single detached dwellings, mid-rise seniors residential.
- East: Yonge Street Regional Transit Corridor, single detached dwellings, open space uses including golf courses.
- South: Single detached residential neighbourhood. Institutional uses concentrated at the northwest corner of the intersection of Yonge Street and Bloomington Road, including a Service Ontario and the OPP District Headquarters facility, and high schools.
- West: Estate residential dwellings, open space.

Figure 3: Proposed Site Plan
 14094-14122 Yonge St., Aurora, ON

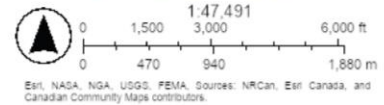


Figure 4: Local Applications
 14094-14122 Yonge St., Aurora, ON



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- | | | | |
|---------------------------|---------------------------------|--------|------------------|
| Application Land Use Type | Mixed Use | Ward 2 | Ward 5 |
| Residential | Industrial & Commercial | Ward 3 | Canada_Hillshade |
| Commercial | Enriched_Aurora_Ward_Boundaries | Ward 4 | World_Hillshade |
| Institutional | Ward 1 | | |



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

4.0 Description of the Proposal

The purpose of this application is to obtain planning permission that will create 76 residential townhouse dwelling units accessed by a private condominium laneway system. A Minimum Vegetation Protection Zone for the existing woodlands on the subject lands' rear lots (western lot line) is proposed. This area shall ensure that the proposed development is adequately buffered from existing environmental features that are planned to be retained. This portion of the subject lands shall, furthermore, change its Official Plan land use designation and be rezoned to Environmental Protection, with the expectation that the lands will be conveyed to a public authority to be confirmed at the time of council decision.

Standard	Proposed Subdivision	Proposed Per Unit¹
Lot Area	1.77 ha. (4.37 ac./17,697.81m ²)	111.88m ²
Total Building Area	4,560.0m ²	-
Lot Frontage	varies	6.0m
Setbacks	varies	
Front		3.05m
Rear		5.4m
Int. Side		1.0m
Ext. Side		0.9m
Lot Coverage	25.77%	57.44% ²
Landscaped Area	9,858.22m ²	-
Hard Surface Area	2,809.24m ²	
Soft Surface Area	7,048.98m ²	
Paved Area	3,279.59m ²	-
Gross Floor Area	12,312.0m ²	171.05m ²
No. Units	76	-
Floor Area Ratio	0.7	-
Units Per Hectare	42.94	-
No. Storeys	3	3
Height	12.0m	12.0m
No. Parking Spaces		
Resident	152	1.5
Visitor	7	0.4

Table 1: Proposed Building and Lot Standards

To implement this proposal, an Official Plan Amendment and Zoning By-law Amendment Applications are required to address site specific regulations. The purpose of the Official Plan Amendment is to change the designation of the subject lands from “Estate Residential” to “Cluster Residential Site-Specific Policy No. ##”, and ‘Environmental Protection Area’. The associated Zoning By-law Amendment is intending to rezone the subject lands from “Rural – Oak Ridges Moraine (RU-ORM)”

¹ These figures show the min/max of each standard proposed on an individual lot basis.

² 54.06% w/o porch.

to the combination of “Townhouse Dwelling Residential (R8)” and “Environmental Protection (EP)”.

4.1 Local Development Applications

As per Figure 4 of this report, numerous development applications, both approved and under review, within the subject lands' vicinity seek to facilitate residential densification. These are proposed through plans of subdivision and mid-rise developments concentrated around the Yonge Street Regional Transit Corridor. The nature of these applications demonstrates a trend towards densification to make optimal use of Yonge Street's public transit accessibility through the creation of more compact, transit-oriented development.

No. 04 – 14700, 14720, 14740 and 14760 Yonge Street

Proposal for a 5-7 storey residential building with a total of 900 units.

Status: Approved in Principle

No. 11 – 14070 Yonge Street

Two low-rise buildings: a 5-storey condominium residential building and a 5-storey lifestyle condominium with a total of 300 units.

Status: Under Review

No. 20 – 132-198 Old Bloomington Road

Plan of Subdivision to permit the development of 50 single detached lots.

Status: Approved in Principle

28 – 16, 20 and 22 Allaura Boulevard

Townhouse subdivision, 3.5 storey townhouse residences with a total of 225 units.

Status: Under Review

No. 44 – 326 Old Bloomington Road

Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of 10 single detached units.

Status: Under Review

52 – 70 Archer Hill Court

Zoning By-law Amendment, and Plan of Subdivision Applications to permit the development of 138 single detached dwellings. (Reduced from 145 units, now accommodating revised park space)

Status: Under Review

80 – 252, 260, 272 Old Bloomington Road

Proposed Draft Plan of Subdivision consists of 30 single detached lots.

Status: Under Review

4.2 Summary of Rationale

The development proposal on the subject lands of 14094-14122 Yonge Street is appropriate in that it:

- Provides residential densification in an area with high regional and inter-regional public transit accessibility;
- Is located prominently along the Town's Yonge Street corridor – a higher order transit corridor with multiple bus routes and connectivity to surrounding municipalities;
- Integrates appropriately with the surrounding land uses through the maintenance of the area's low-rise residential character while introducing a slightly more dense form of low-rise development;
- Optimizes the subject lands' residential land use efficiency on underutilized lands;
- It conforms to the policies of the Provincial Planning Statement, and the Region of York Official Plan;
- It meets the intent and purpose of the Town of Aurora Official Plan;
- There are no unacceptable adverse impacts, particularly from a traffic, municipal servicing, and land use compatibility perspectives to the surrounding land uses, given the property's prominent location in proximity to the adjacent Yonge Street corridor;
- It provides for appropriate densification in an area with transit accessibility and it will provide the Town of Aurora with much needed housing in an appropriate location;
- In terms of the Environmental issues, the completed Natural Heritage Evaluation has determined that potential ecological impacts of development are anticipated to be minimal, but may include tree and vegetation removal, diversion of surface water flows, sedimentation of forest areas, and loss of potential wildlife habitat. These impacts are expected to be avoided or minimized by implementing the mitigation, restoration, and management measures described in the report;
- An Official Plan Amendment application shall be submitted as part of this application to permit the proposed density, lot area, and lot coverage;
- A Zoning By-law Amendment application shall be submitted to permit the proposed setbacks, lot coverage, and to rezone the subject lands;
- The portion of the subject lands containing woodlands shall be rezoned to the "Environmental Protection" zone, ensuring that existing natural features are maintained and protected;
- The proposed development is at a transit supportive density to reflect the appropriate level of public transit which the site enjoys given its proximity to bus lines and major arterial roads; and,
- Provides sufficient building setbacks from both a buffering and streetscape perspectives.

6.0 Planning Policy Regime

6.1 Ontario Planning Act

The Ontario Planning Act R.S.O. 1990 is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The purpose of the Planning Act is to facilitate transparency in planning by making processes open, accessible, timely and efficient and to promote sustainable economic development in a healthy natural environment within a provincial policy framework.

The Planning Act establishes matters of “provincial interest” on land use planning which decision makers are to have regard to when carrying out their responsibilities under the Act. Matters of provincial interest are also integrated into provincial and municipal planning decisions by the Act’s requirement that all decisions be consistent with the Provincial Policy Statement and not conform/not conflict with provincial plans. Matters of provincial interest are outlined in the Planning Act under Section 2, where the following provisions are applicable to this application:

The Minister, the council of municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- a) The protection of ecological systems, including natural areas, features and functions;*
- b) The protection of the agricultural resources of the Province;*
- c) The conservation and management of natural resources and the mineral resources base;*
- d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) The supply, efficient use and conservation of energy and water;*
- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) The minimization of waste;*
- h) The orderly development of safe and healthy communities;*
- h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- i) The adequate provision and distribution of educational, health, social cultural and recreational facilities;*
- j) The adequate provision of a full range of housing, including affordable housing;*
- k) The adequate provision of employment opportunities;*
- l) The protection of the financial and economic well-being of the Province and its municipalities;*
- m) The co-ordination of planning activities of public bodies;*
- n) The resolution of planning conflicts involving public and private interests;*

- o) The protection of public health and safety;*
- p) The appropriate location of growth and development;*
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- r) The promotion of built form that,*
- s) Is well-designed,*
- t) Encourages a sense of place, and*
- u) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- v) The mitigation of greenhouse gas emissions and adaption to a changing climate.*

The proposal has regard to the provisions of Section 2 of the Planning Act by:

- The proposal has accounted for existing woodlands by fulfilling dripline setback requirements. There are no existing Key Hydrological Features on the subject property.
- The proposal is not located on lands within any agricultural areas nor containing agricultural resources;
- The proposal is not located on lands that contain natural resources nor is it located on lands that are within the mineral resource base;
- The subject property does not contain features of significant agricultural, cultural, historical, archaeological, or scientific interest;
- The subject property is capable of being fully municipally serviced, as per the Servicing and Stormwater Management Report;
- The subject property is prominently located along Yonge Street, which contains bus rapid transit through the Viva Blue Line which operates from Toronto to Newmarket, and connects to Viva Purple (Highway 7), the TTC, as well as several GO stations.
- The proposal implements modern building techniques and strategies that shall ensure the minimization of waste during the construction phase;
- The proposal contributes toward the creation of complete communities by providing moderate infill development that is consistent with the Official Plan's planning objectives for Neighbourhoods;
- The proposal shall be subject to detailed correspondence with Town Staff and thorough public consultation processes that will ensure to match public interest ideals (further outlined under Section 5 of this report);
- The proposal shall abide by the requirements of the Ontario Building Code, ensuring that public health and safety are protected during and after the construction phase of development; and
- The proposal seeks to facilitate infill development through the construction of residential townhouse dwelling units that respect the character of the existing residential neighbourhood.

SECTION 51(24) of the PLANNING ACT:

Section 51(24) provides criteria for draft plans of subdivision where the following apply:

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality, and to:

- a) *The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2.*

Complies with the definitions of provincial interest as referred to in Section 2 of the Planning Act (see above).

- b) *Whether the proposed subdivision is premature or in the public interest.*

The proposed development shall result in optimal land use efficiency on lands capable of supporting additional residential units. The resulting densification shall capitalize on existing utility and service investments in the area, that is consistent with the existing density and massing of nearby lots, and contribute towards Aurora's housing supply without resulting in overdevelopment.

- c) *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any.*

Proposes appropriate residential densification through the creation of 76 townhouse dwellings in an area that is fully municipally serviced – where the subject lands are capable of being fully municipally serviced, as per the Servicing and Stormwater Management Report – and on a lot of sufficient size to accommodate lot creation.

- d) *The suitability of the land for the purposes for which it is to be subdivided.*

Conforms with the Town of Aurora's Official Plan's Neighbourhoods designation, which residential densification, and encourages compact development.

- d.1) *If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing.*

No affordable housing is proposed, section not applicable.

- e) *The number, width, location, and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.*

Proposed rights-of-way shall be of appropriate widths, locations, grades and elevations.

- f) *The dimensions and shapes of the proposed lots.*

Proposes lot dimensions and shapes that are consistent with those existing in the surrounding neighbourhood

- g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.*

Does not propose any restrictions on the land proposed to be subdivided or the buildings and structures proposed to be erected

h) Conservation of natural resources and flood control.

Does not contain natural resources and is not located in a flood zone. Adequate buffer zones are proposed to the woodlands in the subject lands' rear yards;

i) The adequacy of utilities and municipal services.

The subject lands are located within the Town of Aurora and are fully municipally serviced, as detailed in the Servicing and Stormwater Management Report. The subject property is within 50 metres of an existing York Region Transit Bus Route, which provides connection to both bus and train networks. The proposed subdivision does not result in development that would create undue stress upon existing utilities.

j) The adequacy of school sites.

Is within proximity to several primary, junior high, and high schools.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

No lands are proposed, nor required to be conveyed. The portion of the subject property that contain woodlands are planned to be rezoned to Environmental Protection, with the expectation that the lands may be conveyed to a public authority upon Council approval.

l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use, and conservation of energy.

The proposal shall not result in development that will create undue demand upon energy supply as per the FSR and SWM Report.

m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.

Site plan control is not required for this application.

The proposed subdivision development ultimately serves to optimize the residential land use efficiency of the subject property. The lands' existing area can accommodate the creation of the proposed additional lots/dwellings without resulting in overdevelopment. The proposal is supportive of provincial and municipal policies and does not undermine the municipality's goals related to the protection of neighbourhoods.

6.2 Provincial Planning Statement

The Provincial Policy Statement (PPS), 2024 is a province-wide land-use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

The PPS establishes the objective of increasing the supply and mix of housing options to address the full range of housing affordability needs, and to support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. The PPS prioritizes compact, transit-supportive design – where locally appropriate – and the optimization of investments in infrastructure and public service facilities.

Protection of the agricultural sector and other sensitive areas is established, where growth and development are prioritized within urban and rural settlements. Local food production, the agri-food network as well as natural areas, water, aggregates and agricultural lands are slated for protection.

Section 2.9 regulates energy Conservation, Air Quality and Climate Change, where the following policies apply:

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - a) support the achievement of compact, transit-supportive, and complete communities;
 - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems and public service facilities;
 - c) support energy conservation and efficiency;
 - d) promote green infrastructure, low impact development, active transportation, protect the environment, and improve air quality; and
 - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

The proposed development seeks to facilitate optimal residential efficiency by creating 76 new residential dwelling units accessed by a private condominium laneway system, thereby resulting in more compact development that benefits from walkable access (approximately 50 metres) to existing bus rapid transit networks. These – namely Viva Blue – provide connectivity throughout Aurora and York Region. The proposed dwelling units shall incorporate modern, energy-efficient building techniques. Proximity to surrounding parkland and open space uses further promotes active transportation among future residents.

Chapter 2 of the PPS addresses residential development, where growth forecasts shall be based on Ontario Population Projections published by the Ministry of

Finance. Section 2.1.4 establishes the goal of providing an appropriate range and mix of housing options and densities to accommodate growth.

Chapter 2.2 outlines housing policies, where the provision of an appropriate range and mix of housing options and densities is again emphasized, along with transit-supportive and compact development through the following:

- a) Establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) Permitting and facilitating:
 1. All housing options required to meet the social, health, economic, and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) Promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation; and
- d) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Chapter 2.3 regulates Settlement Areas, which are designated to be the focus of growth and development. Intensification is further concentrated in Strategic Growth Areas such as major transit station areas. The following policies apply under Section 2.3.1:

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.
5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.
6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

The subject lands are located within the Settlement Area and built boundary of the Town of Aurora. The subject property is located in the Strategic Growth Area of the Yonge Street Regional Corridor. The proposed development shall result in the optimization of existing public transit routes along the Yonge Street Regional Corridor – which is a Strategic Growth Area that connects the subject property with central Newmarket (and to Viva and GO Transit routes along Yonge). The subject lands' proximity to surrounding parkland and open space shall provide residents with active transit opportunities. The proposed development ultimately facilitates general intensification through a plan of subdivision in an area that is supported by public transit and active transit routes.

The proposed development conforms with the policies of the PPS in that it:

- Contemplates efficient residential densification that contributes to an appropriate increase in density that would not cause any environmental or public health and safety issues;
- Provides for development on an existing underutilized residential land which will efficiently use the land, resources, infrastructure and public service facilities;
- Provides for an appropriate development that is not within a Natural Hazard Area;
- It has access to existing amenities and public transportation facilities along the Town's prominent Yonge Street Regional Corridor; and,
- Provides for a conversion of an underutilized lands which will benefit the local area and will assist in creating a more complete community.

6.3 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan was approved in 2017 and is set out under the Oak Ridges Moraine Conservation Act, 2001. The Conservation Plan includes a reproduction of the Conservation Act and Introduction and Implementation sections, which provide both an explanation of the Plan and additional information for its users. The purpose of the Plan is to provide land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions.

The Oak Ridges Moraine is a significant landform that shapes the present and future form and structure of the Greater Toronto region, while its ecological functions are critical to the region's continuing health – with a concentration of environmental, geological, and hydrological features that make its ecosystem vital to south-central Ontario. The Plan's objectives are to protect, maintain, and improve the Moraine's ecological and hydrological integrity through optimal land usage, maintaining existing open spaces and recreational trails, and through ensuring that only land and resource uses that contribute to the ecological and hydrological functions of the Moraine are permitted.

The subject property falls under the "Settlement Area" land use designation, which is to *"reflect a range of existing communities planned by municipalities to reflect community needs and values. Urban use and development as set out in municipal official plans are allowed."* Policy guidelines for Settlement Areas are outlined under Section 18 of the Act:

- 18.1: *The purpose of Settlement Areas is to focus and contain urban growth by,*
- a. *encouraging the development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities, and minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area;*
 - b. *promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas; and*
 - c. *providing for the continuation and development of urban land uses consistent with the growth management strategies identified in the applicable official plans.*
- 18.2: *Settlement Areas also have the objectives of,*
- a. *maintaining, and where possible improving or restoring, the health, diversity, size and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;*
 - b. *accommodating a trail system through the Plan Area and trail connections to it;*
 - c. *promoting strong communities, a strong economy and a healthy environment;*
 - i. *promoting the locating of two or more compatible public services in one building or place that is conveniently situated so as to be accessible to local residents by walking, cycling and, where available, public transit;*

- ii. *ensuring that development takes place in a manner that reduced greenhouse gas emissions;*
- iii. *conserving cultural heritage resources;*
- iv. *ensuring the sustainable use of water resources; and providing for economic development that is compatible with subsection (1) and clauses (a) to (c.4).*

The Plan further establishes minimum areas of influence and minimum vegetation protection zones for areas abutting, or within a certain distance of key natural heritage features and key hydrologic features. The subject property does not contain any KNHFs or KHF, making the setback requirements under this Plan inapplicable.

Under the Conservation Plan, the subject property is located within a Category 1 Landform Conservation Area. Section 30 for the plan, where the following applies:

- 30.5: *An application for development or site alteration with respect to land in a landform conservation area (Category 1) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,*
- a. *Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
 - b. *Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 25 percent of the total area of the site; and*
 - c. *Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 15 per cent of the total area of the site.*
- 30.8: *An application for major development with respect to land in a landform conservation area of either category shall be accompanied by a landform conservation plan that shows, on one or more map,*
- a. *elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres*
 - b. *analysis of the site by slope type (for example, moderate or steep);*
 - c. *significant landform features such as kames, kettles, ravines and ridges; and*
 - d. *all water bodies including intermittent streams and ponds.*
- 30.9: *The landform conservation plan shall include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:*
- a. *retention of significant landform features in an open, undisturbed form;*
 - b. *road alignment and building placement to minimize grading requirements;*
 - c. *concentration of development on portions of the site that are not significant;*
 - d. *use of innovative building design to minimize grading requirements; and*
 - e. *use of selective grading techniques.*
- 30.10: *An application for development or site alteration that does not constitute major development, with respect to land in a landform conservation area of either category, shall be accompanied by a site plan that,*
- a. *identifies the areas within which all building, grading, and related construction will occur;*

- b. *demonstrates that buildings and structures will be located within the areas referred to in clause (a) so as to minimize the amount of site alteration required; and*
- c. *provides for the protection of areas of natural and scientific interest (earth science) in accordance with subsection (12).*

While the above policies of Section 30.8-10 apply, Section 30.13 provides further regulation for development on Settlement Areas within landform conservation areas, where:

30.13: With respect to land in Settlement Areas, in considering applications for development or site alteration within landform conservation areas (Category 1 and 2) the approval authority shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsections (5) to (11) if possible.”

Section 30.13 suggests that lands within Settlement Areas that are also within a Category 1 or 2 Landform shall be sensitive to the unique requirements associated with said Landforms, but that planning bodies must simultaneously acknowledge the land’s context within an urban area and their potential to accommodate more efficient land use that optimizes existing utilities and services.

The proposed development constitutes a “major development”, where the proposed lots maintain the low-density character of the neighbourhood, but proposes the creation of 76 townhouse dwelling units. The portion of the site containing woodlands shall not be developed.

The proposed development maintains the required setback from the woodlands within the western portion of the site and shall be redesignated and rezoned under an EP land use and zone through the associated OPA and ZBLA.

The subject property does not contain, nor abut, wetlands, permanent or intermittent streams, or other such KNHFs or KHF, as confirmed by the Environmental Site Assessment (ESA) that has been included in this submission.

The proposed development will effectively implement the above-noted Oak Ridges Morain Conservation Plan policies in the following manner:

- Provides moderate residential development within a Settlement Area;
- Provides efficient use of land which is supported by local and regional transit networks;
- Is consistent with local and regional growth management strategies; and,
- Does not disrupt natural heritage features or resources.

Figure 6: Regional Structure

14094-14122 Yonge St., Aurora, ON

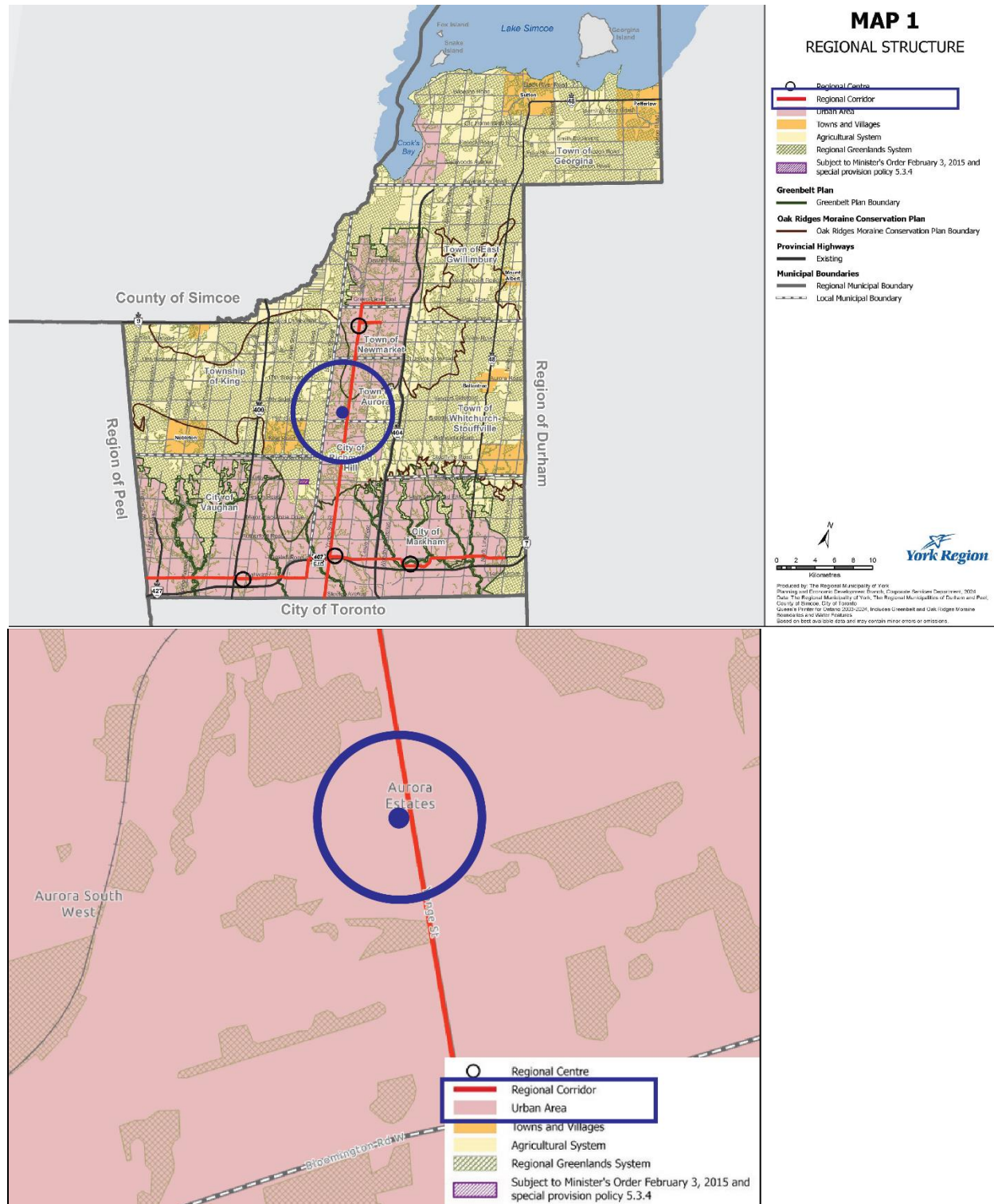
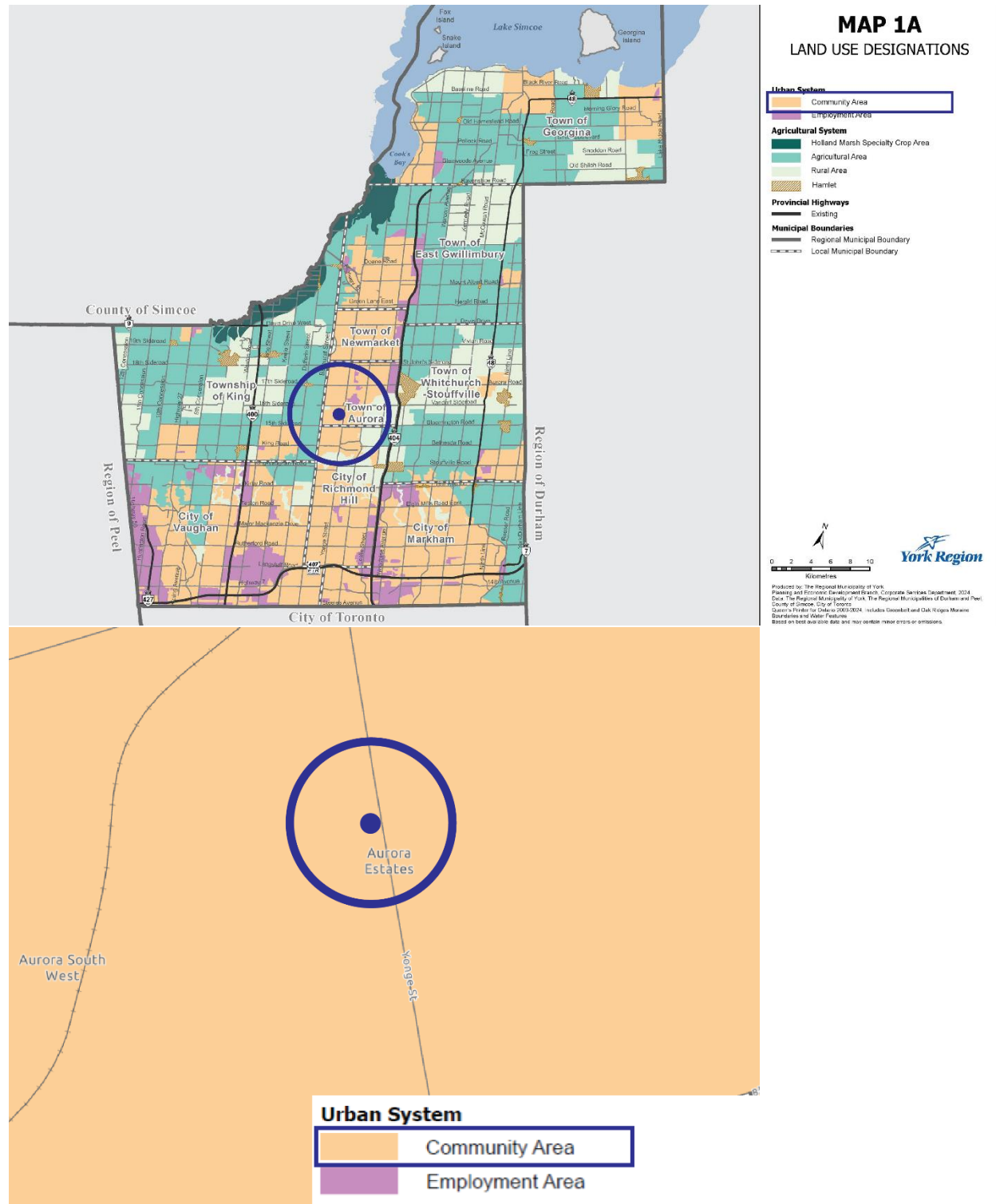


Figure 7: Land Use Designation
 14094-14122 Yonge St., Aurora, ON



6.4 York Region Official Plan

The 2022 York Region Official Plan (YROP) was adopted by Regional Council on June 10, 2022, and approved by the Province of Ontario's Ministry of Municipal Affairs and Housing on November 4, 2022.

On June 6, 2024, Bill 186 was passed making changes to the Planning Act to name July 1, 2024, as the date for removal of the land use planning responsibilities for York Region (among others).

The Town of Aurora is now charged with ensuring compliance with the YROP's policies.

The subject property is further designated as a "Community Area" in accordance with Map 1A. "Community Areas" are described as areas where the majority of residents, personal services, retail, arts, culture, recreational facilities and human service needs will be located, as well as employment opportunities.

Section 2.2.1 of the YROP establishes York Region's population and employment forecasts to be used as the basis for planning and development. The YROP promotes the development of complete communities through compact development patterns, optimal use of investments, environmental sustainability measures, and the minimization of land consumption and servicing costs.

Section 2.3 addresses the creation of complete communities that are "*designed as accessible, dense and walkable, where most amenities are in close proximity, and meet people's needs for daily living through their lifetime.*" The subject property is located in an area well serviced by institutional uses including primary and secondary schools, as well as open space uses among others within a walkable distance. The proposed infill development on the subject property would contribute towards the creation of complete communities through higher land use efficiency that will allow a larger number of residents to have access to existing services and amenities.

Section 2.3 outlines policies relating to complete communities, where the following apply:

Section 2.3.3: That communities shall be designed in a manner that fosters physical and mental health, facilitates inclusivity and accessibility for people of all ages and abilities, and York Region's diverse population.

Section 2.3.4: To recognize that well-designed communities positively impact human health.

Section 2.3.5: That planning, design and evaluation of existing and new communities shall incorporate:

- a. Public health considerations to promote wellness and quality of life; and*
- b. The provision of human service facilities reflecting the demographic and socio-economic needs of York Region.*

Section 2.3.6: To support and encourage the delivery of human services in a manner that considers the diverse needs of residents, workers and visitors.

Section 2.3.7: That human services facilities be accessible and co-located, or within community hubs, where appropriate. Facilities shall be in close proximity to where people live and work and have active transportation linkages to public transit.

Section 2.3.8: To provide leadership in human services planning that respond to the changing needs of York Region and to support integrated human services planning initiatives.

Section 2.3.9: To encourage local municipalities to support and enhance urban agriculture and access to healthy and locally grown food and agricultural products.

Section 2.3.10: That communities shall be designed to provide an integrated open space network that contributes to a sense of place and identity, promotes physical activity and social inclusion, to include:

- a. A variety of active recreational facilities, programmed parks and passive parks for year-round use;*
- b. Connections by sidewalk and/or trails;*
- c. Meeting places, informal gathering spaces and central squares that incorporate art, culture and heritage;*
- d. Opportunities for urban agriculture; and*
- e. Connections to the Regional Greenlands System, where appropriate.*

Section 2.3.11: That retail, commercial, office, and institutional structures shall be designed in a compact form including multi-storey, mixed use buildings, where appropriate and be pedestrian oriented and transit-supportive.

Section 2.3.12: That local municipalities consult with school boards to plan and design schools as part of complete communities and to facilitate safe school travelling by:

- a. Centrally locating schools in communities and adjacent to parks, where appropriate;*
- b. Incorporating pedestrian friendly site design;*
- c. Incorporating active transportation and transit linkages; and*
- d. Incorporating vertical schools or urban schools into the base of multi-storey buildings in strategic growth areas.*

Section 2.3.13: That communities shall be designed to the highest urban design and green development standards, and support walkable neighbourhoods, which:

- a. Provide pedestrian scale, safety, security, comfort, accessibility and connectivity to promote physical activity, wellness and reduce auto dependency;*
- b. Complement the character of the existing community's unique sense of place to foster social connections and inclusion;*
- c. Promote sustainable and attractive buildings that minimize energy use and reduce greenhouse gas emissions;*

- d. *Promote landscaping including increasing tree canopy for shaded areas and community greening to promote environmental sustainability;*
- e. *Provide public spaces and attractive streetscapes that encourage active transportation, and improve safety;*
- f. *Ensure appropriate transition to surrounding land uses to support land use compatibility;*
- g. *Use strategic building placement and orientation to emphasize walkability, accessibility and pedestrian visibility;*
- h. *Apply best practices and guidelines to implement transit-supportive development; and*
- i. *Create well-defined, centrally located public spaces that support physical activity and social interactions.*

Section 2.3.14: That public buildings and facilities are designed to be accessible and located in proximity to active transportation and transit systems, where appropriate

Section 2.3.15: That local municipalities shall review opportunities to enhance areas in existing communities, where appropriate, by:

- a. *Incorporating and enhancing active transportation connections within and to adjacent communities, amenities and transit;*
- b. *Retrofitting streets to address safety needs, and become complete streets by incorporating active transportation infrastructure;*
- c. *Incorporating broadband infrastructure as required;*
- d. *Incorporating public gathering spaces;*
- e. *Revitalizing and restoring existing buildings, including heritage buildings and conserving existing cultural heritage landscapes;*
- f. *Reviewing existing destinations such as community facilities, retail and personal services to determine if additional services are required;*
- g. *Naturalizing and greening of vacant or underutilized public spaces for public use; and*
- h. *Enhancing connections between Community Areas and Employment Areas.*

Section 2.3.16: That communities be designed to prioritize active transportation through interconnected and accessible mobility systems. These systems shall prioritize movement of people through development of appropriate pedestrian and cycling facilities and access to transit.

The proposed development conforms with the provisions of Section 2.3 by facilitating residential densification in an area supported by transit, open space, and institutional uses including schools. The proposed lots and dwelling units shall maintain attractive front yard landscaping that is present along the proposed internal streets, and shall include landscaping and tree planting along the lands' lot line abutting Yonge Street. The proposed subdivision and dwellings shall, furthermore, result in more efficient residential land usage and more compact development.

The subject property is within 120 metres of a Greenlands System land use designation, regulated under Section 3.2 of the YROP. The subject property does not abut lands within the Greenlands System designation under YROP Map 1. However, it does contain Woodlands, which are Key Natural Heritage Features (KNHFs) as per the ORMCP land use designation map and the Ontario Ministry of the Environment's Natural Heritage map. This portion of the subject lands is proposed to be redesignated to an Environmental Protection land use and zone to further ensure the protection and enhancement of the woodlands. The subject property does not contain Key Hydrogeological Features (KHF). As the subject property is not within the Greenlands System, the provisions of Section 3.2 of the YROP do not apply, with the exception of the following subsection:

Section 3.2.4: That development and site alteration applications within 120 meters of the Regional Greenlands System shall be accompanied by an environmental impact study. The requirement for, content, and scope of the environmental impact study will be determined through the pre-consultation meeting. The environmental impact study shall also address any requirements of the local municipality and all applicable Provincial plans.

Section 4.2 of the YROP discusses community areas, stating that they are to *“achieve a balance of residential and employment opportunities to provide opportunities for living, working, and daily activities in close proximity to one another”* – enhancing the quality of life for residents and visitors to York Region. Emphasis is placed on creating transit-supported development that encourages active transportation, and which incorporates elements that promote a sense of place within the community.

Section 4.4 of the YROP addresses intensification, which is defined in this Plan as *“the development of a property, site, or area at a higher density than currently exists through... the development of vacant and/or underutilized lots within previously developed areas.”* Section 4.1 of the YROP addresses growth within the Urban System to contribute towards accommodating York Region's growth forecasts. Under Section 4.1.3, it is established that the built-up area, outside of strategic growth areas shall accommodate small scale intensification and infill based on the local context. The following policies apply to the proposal:

Section 4.4.1: That intensification be directed in accordance with the regional hierarchy outlined in policy 4.4.2 to utilize land efficiently and sustainably that is commensurate with available hard and soft services and existing infrastructure, while having regard for the local context.

Section 4.4.2: That a minimum of 50% of all residential development between 2021 to 2041, and 55% from 2041 to 2051 occur annually within the built-up area identified on Map 1B.

Section 4.4.3: That strategic growth areas be the primary locations for concentrations of high density and mixed-use development in York Region.

Section 4.4.4: To prioritize intensification in strategic growth areas and establish a scale of development that reflects the regional intensification hierarchy as set out in policy 4.1.3 of the Plan as implemented through local official plans.

Section 4.4.5: That local municipal official plans, secondary plans, or other comprehensive plans, and development contemplated within strategic growth areas shall plan for growth consistent with:

- a. The Regional intensification hierarchy outlined in policy 4.1.3;*
- b. Existing and/or planned transit identified on Map 10 of the Plan,*
- c. Water, water-wastewater and road infrastructure capacities;*
- d. The provision of/access to local parks, schools, and other social, cultural, and commercial services.*

Section 4.4.6: That within the planned strategic growth areas, the minimum density targets may be achieved beyond the planning horizon of the Plan.

Section 4.4.7: That the majority of residential intensification shall be directed to locations which provide access to human, educational and social services, retail, employment, arts, culture, parks, recreational facilities and transit within a 15-minute walk and in a manner that is consistent with the policies in Section 2.3 the Plan.

Section 4.4.8: That intensification shall include a variety of medium and high-density dwelling unit types and sizes to provide housing choice. Larger family type units shall be encouraged to accommodate York Region's forecast.

Section 4.4.9: To direct a significant amount of mixed-uses, including street-related commercial, to strategic growth areas.

Section 4.4.10: That local municipalities shall complete and adopt intensification strategies based on the policies of the Plan. The local municipal intensification strategies, developed in cooperation with York Region, shall:

- a. Plan to meet or exceed intensification targets identified in Table 6 (52,400 residential units, intensification rate of 55%);*
- b. Identify the role and planned function of each strategic growth area in conformity with the regional intensification hierarchy in policy 4.1.3;*
- c. Identify the planned residents and jobs target for each strategic growth area;*
- d. Identify the role for other locations in Community Areas in accommodating additional residential units through gentle density along other major streets and in local infill;*
- e. Plan for a range and mix of housing that is commensurate with the planned density and local context, considering affordable housing needs; and,*
- f. identify implementation policies and strategies to prioritize, phase in and achieve local municipal intensification targets in local official plans*

Section 4.4.11: That local municipalities shall develop local municipal intensification hierarchies and identify minimum density and height targets for strategic growth areas in a manner that is consistent with the regional intensification hierarchy.

Section 4.4.12: That strategic growth area density targets apply to the entirety of the area within the boundary delineation, not individual parcels.

Section 4.4.13: That development within strategic growth areas shall be prioritized along existing rapid transit corridors on Map 10 and in locations with existing water and wastewater capacity.

Section 4.4.14: That rapid transit corridors identified in Map 10 be planned to support higher density development and improve access to multi-modal transit facilities over the long-term.

Section 4.4.15: That local municipalities shall, in consultation with York Region, identify locations along Regional arterial roads and other major streets where the missing middle can be accommodated.

Section 4.4.16: To work with local municipalities to encourage integration of gentle density and a mix and range of housing options within the built boundary, where locally appropriate, through redevelopment of existing neighbourhoods.

Section 4.4.17: That development within strategic growth areas be of an urban form and design that is compact, accessible, mixed-use, oriented to the street, pedestrian- and cyclist-friendly, and transit supportive.

Section 4.4.18: That a wide range of residential, commercial and institutional uses, including retail uses, offices, mixed-use and human services be provided in strategic growth areas.

Section 4.4.19 That strategic growth areas be planned and designed to achieve an appropriate transition of built form to adjacent areas.

Section 4.4.20: To recognize strategic growth areas as:

- a. The preferred location for major office uses; and*
- b. Hubs of commerce, business, and entertainment activities*

Section 4.4.21 That secondary plans or equivalent comprehensive planning studies within strategic growth areas specify that a minimum of 35% of new housing units within Regional Centres and major transit station areas (MTSAs) be affordable, offering a range of compact housing forms and tenures, and intrinsically affordable units for low- and moderate-income households.

Section 4.4.22: That local municipalities shall prepare an implementation strategy to address the requirement that a minimum 35% of new housing units in Regional Centres and MTSAs be affordable.

The proposed development seeks to facilitate residential densification along a strategic growth area. Section 4.4.16 reinforces the regional objective of “redeveloping existing neighbourhoods” where locally appropriate. The proposal may be classified as locally appropriate residential densification through plan of subdivision – where the creation of 76 new residential dwelling units is proposed on a lands capable of accommodating the proposed densification. The development would have the effect of improving the neighbourhood’s residential land use efficiency while maintaining its low-rise, low-density character.

The proposed development will effectively implement the above-noted regional policies in the following manner:

- By supporting a mix and range of unit and lot sizes.
- By providing an increase in residential density which will support local economic activities and public transit in the area.
- By providing residential densification along the Regional Transit Corridor of Yonge Street, providing the subject property with walkable access to rapid public transit routes that provide accessibility throughout Aurora and York Region, as well as to surrounding municipalities such as the City of Toronto.
- By providing development that is compatible with surrounding land uses and built form.
- By facilitating the redevelopment of underutilized lands for optimal use.

Figure 8: Official Plan Map 1
 14094-14122 Yonge St., Aurora, ON

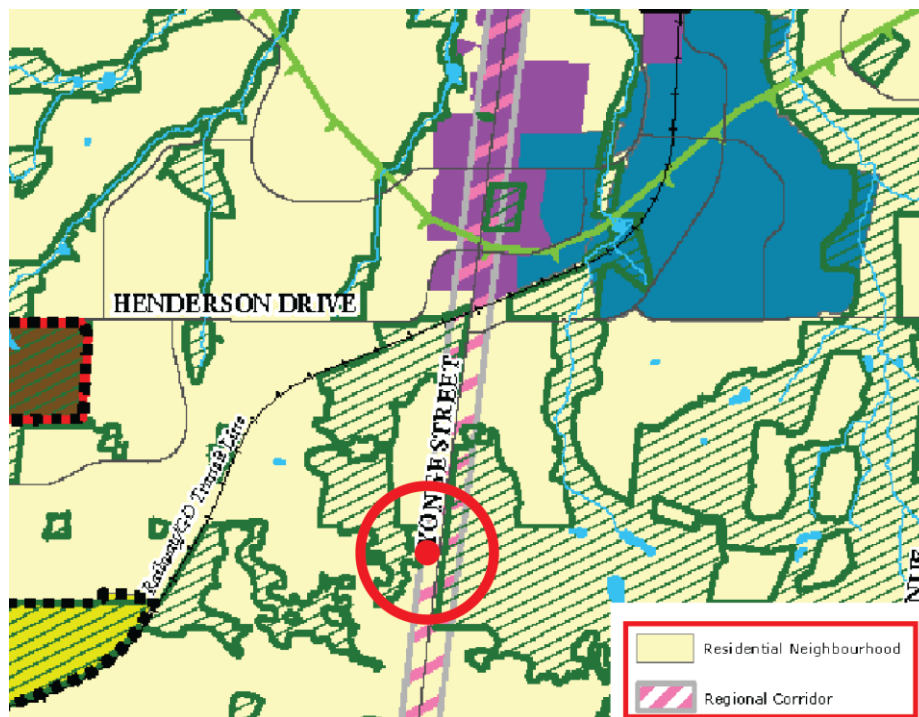
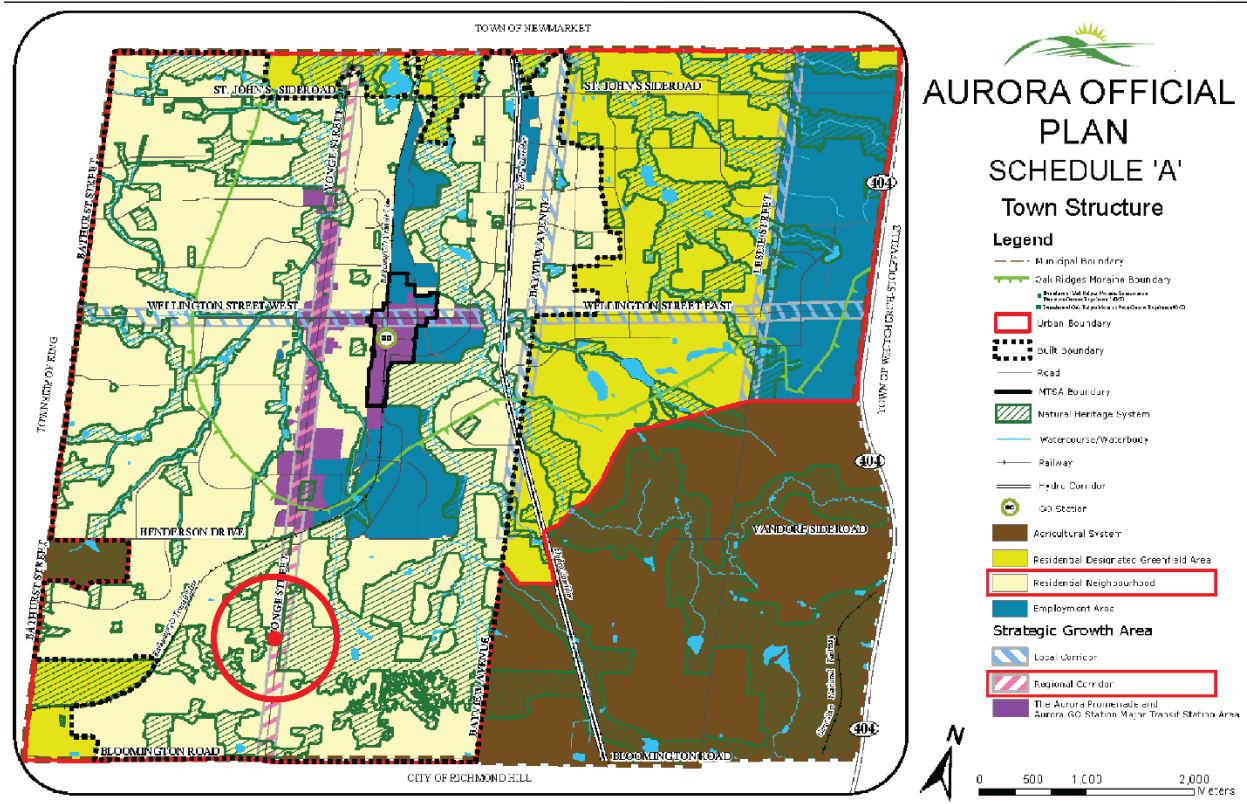


Figure 9: Official Plan Map 2
 14094-14122 Yonge St., Aurora, ON

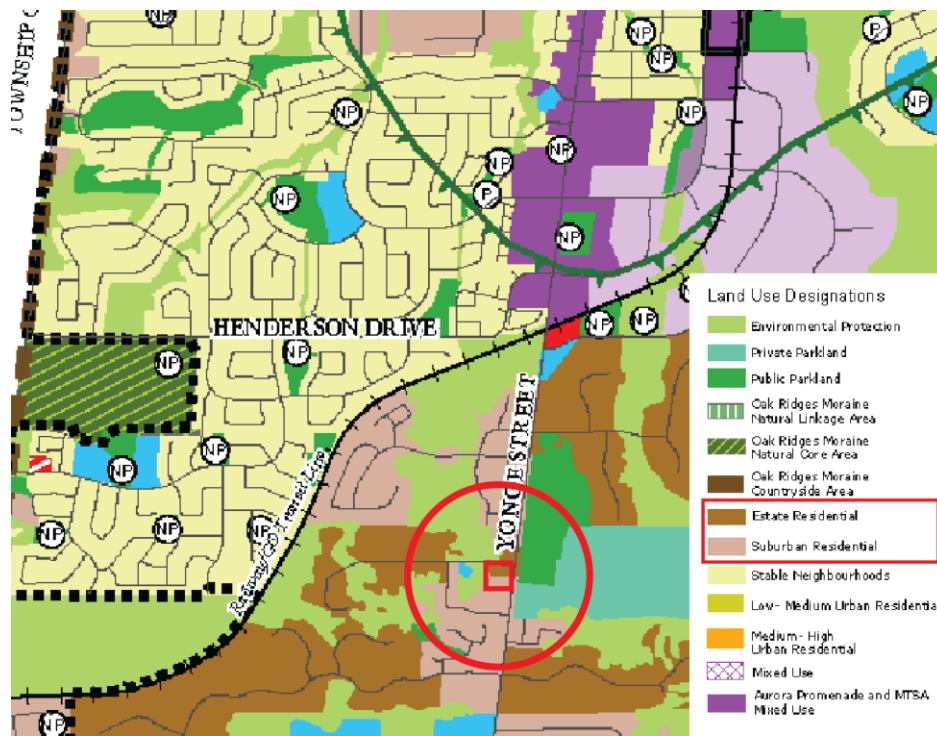
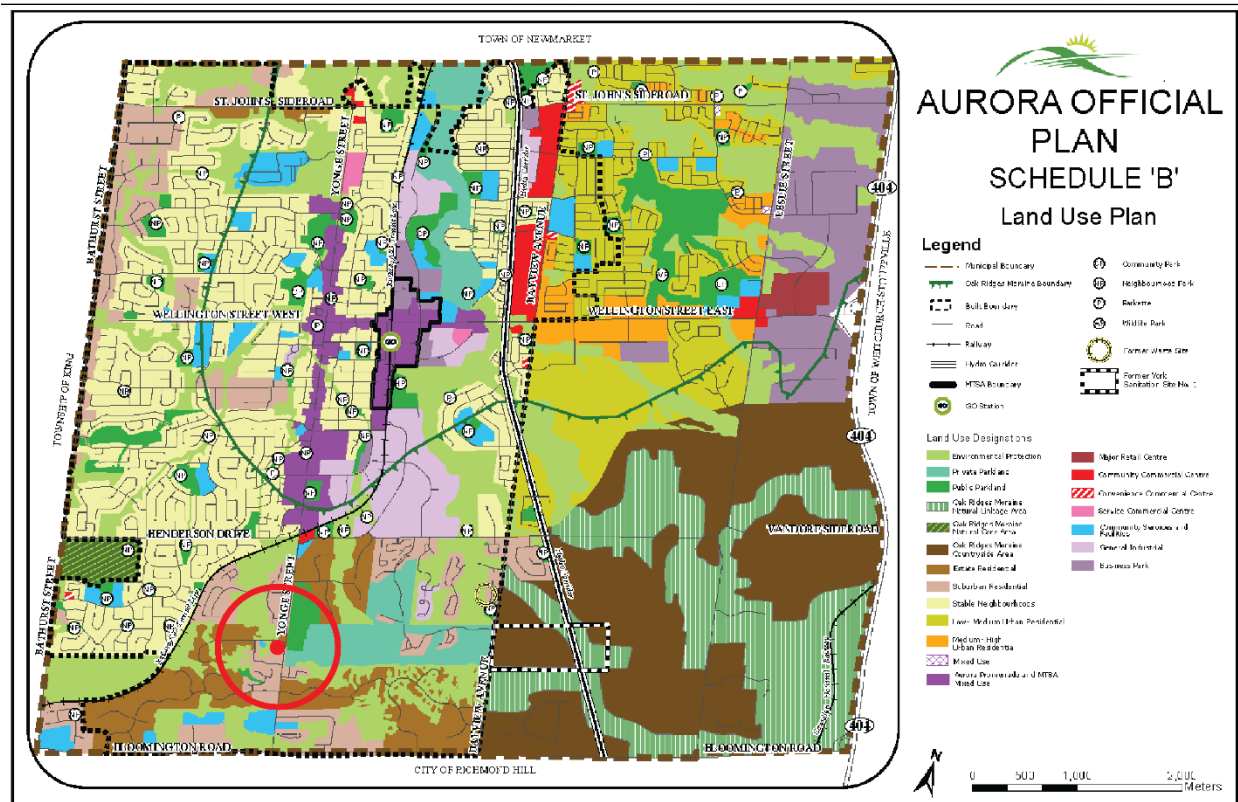


Figure 10: Official Plan Map 3
 14094-14122 Yonge St., Aurora, ON

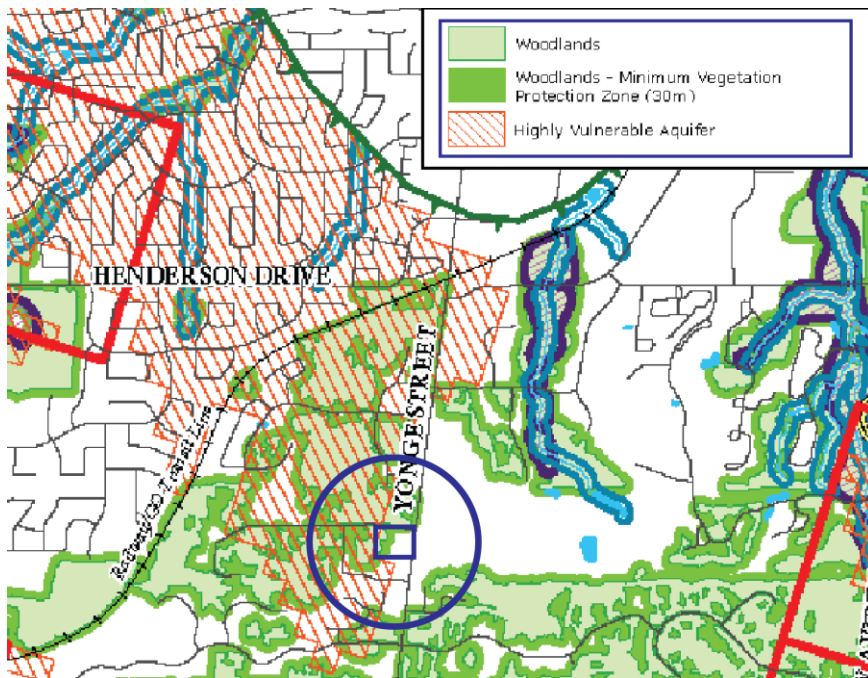
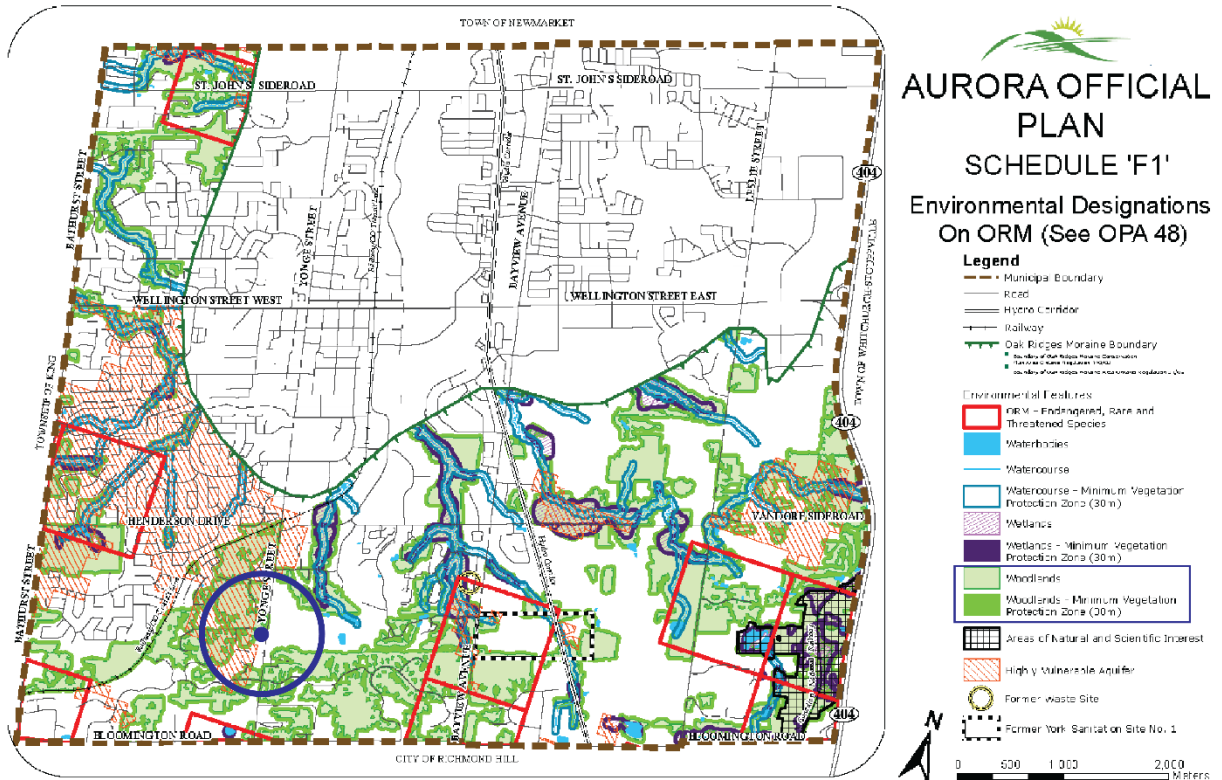
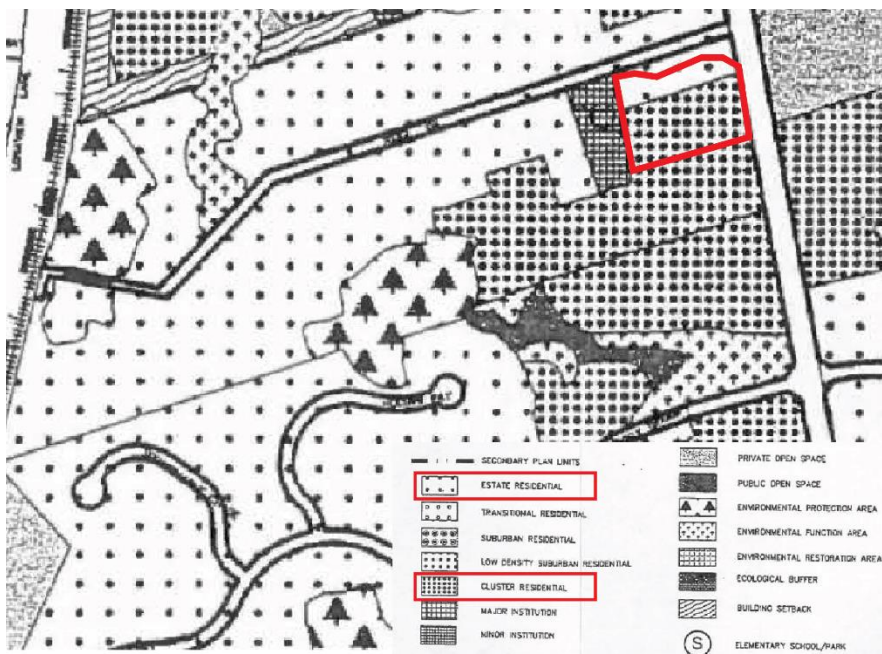
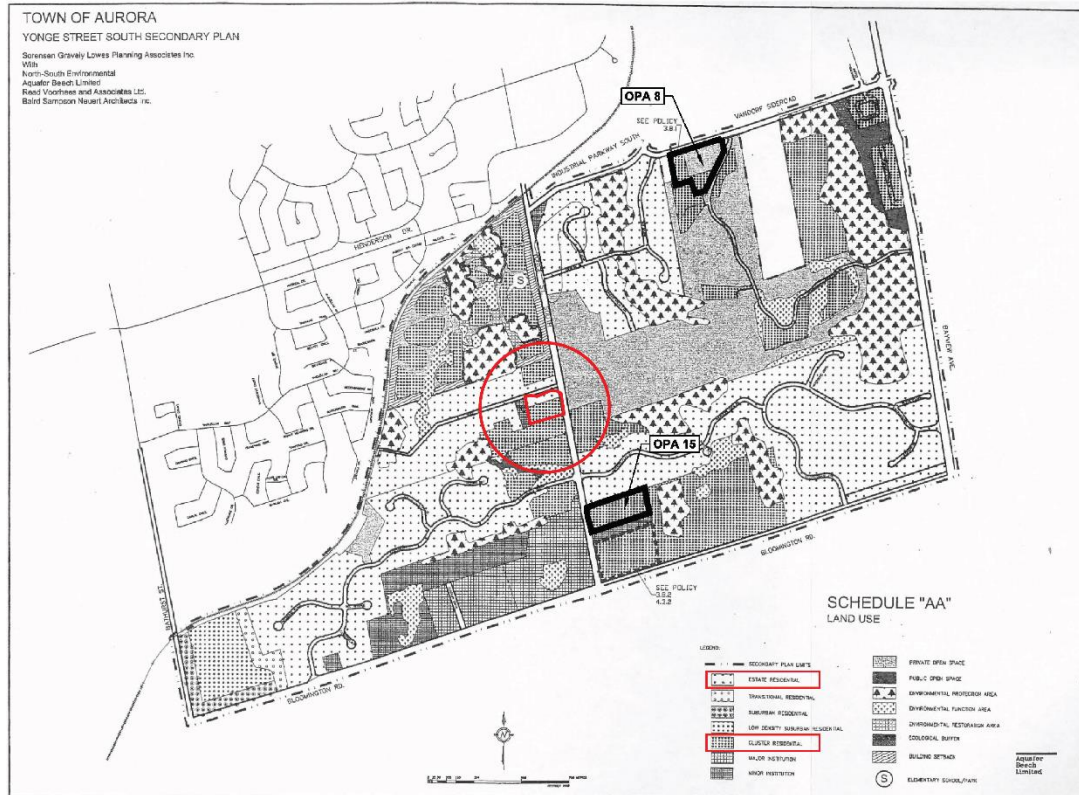


Figure 11: OPA 34 Schedule AA
 14094-14122 Yonge St., Aurora, ON



6.5 Town of Aurora Official Plan

The Town of Aurora's Updated Official Plan was adopted by Council in January 2024, following the Region of York's approval in May 2024. The Updated Official Plan establishes a long-term vision seeking to create a healthy, accessible and age-friendly complete community that provides a range of places and opportunities to live, work, shop be educated and play, in a manner that promotes sustainability in all its forms and protection of the natural environment.

An Official Plan Amendment application is being submitted to waive the block plan requirement under Official Plan Amendment 34, and to add site specific policies to permit the proposed building and lot standards.

Section 2.1 outlines the fundamental principles of:

- *Promoting responsible growth management;*
- *Ensuring design excellence;*
- *Building a greener community;*
- *Providing a range and mix of housing;*
- *Protecting stable neighbourhoods;*
- *Developing vibrant new neighbourhoods;*
- *Providing meaningful community services and facilities;*
- *Advancing the economy;*
- *Protecting the Greenlands System;*
- *Protecting the Agricultural System;*
- *Establishing a diverse parklands and recreation area system;*
- *Conserving cultural heritage resources;*
- *Connecting the transportation network; and*
- *Providing sustainable infrastructure.*

The subject property is located along the Yonge Street Regional Corridor, as described under Section 3.1.2. The subject lands' location along Yonge Street provides walkable access to public transit through the Viva Blue bus rapid transit line – connecting the site to the wider region.

The subject lands are located within the "Estate Residential" and "Suburban Residential" land use designations, as per Schedule "B" of the Official Plan, and within the "Regional Corridor" and "Neighbourhood" designations as per Schedule "A" of the Official Plan.

Section 3.2 describes Aurora's Residential Neighbourhoods, which are intended to *remain low density in nature, while generally accommodating gentle intensification in the form of additional dwelling units, while maintaining and enhancing the existing character of the neighbourhood.* The proposed development is located within Aurora's Residential Neighbourhoods and seeks residential densification through plan of subdivision at a scale that is compatible with surrounding low-density residential lots.

Section 7 outlines policies regulating housing, where an *appropriate range and mix of housing types and densities* are sought. Section 7.1 establishes objectives of diversity of housing types, the protection and enhancement of existing residential areas, and innovation in new residential development to address social, economic, design, environmental and growth management policies of the Official Plan.

Section 7.4 further outlines general built form, residential use, and density policies, where the following apply:

- a) *The policies within this section of the Plan are intended to apply to all land use designations in the Town where each of the referenced forms of housing and uses are permitted.*
- b) *An array of housing and building types is encouraged throughout Aurora. It is the intent of this Plan that built form be the key determining factor for the types of development permitted in each land use designation.*
- c) *Density can also be used in defining the amount of development permitted on a lot. However, density as a planning tool used in isolation will not ensure that any specific built form will be produced. As such, density will be considered a product of the relationship between built form, height, and lot coverage.*

The subject property is located within the “Estate Residential” and “Suburban Residential” land use designations under Schedule ‘B’ of the Official Plan. Estate Residential areas are regulated under Section 7.5.3, where the following policies apply:

7.5.3.1 Intent

- a) *The intent of the Estate Residential designation is to recognize the existing residential pockets within Aurora with very low densities when compared to other residential neighbourhoods. The Town shall not establish any new areas under this designation; however, it is the intent of the Town to ensure that the character and density of Estate Residential neighbourhoods are maintained.*
- b) *The Estate Residential designation policies within this section apply to all lands designated as such on Schedule ‘B’ of this Plan. Additional policies and sub-designations within applicable Secondary Plans may also apply. Where conflict exists between the policies of this Plan and any applicable Secondary Plan, the policies of the Secondary Plan shall prevail.*

7.5.3.2 Permitted Uses

- a) *Permitted uses in Estate Residential areas shall be limited to single detached dwellings, additional dwelling units, and compatible home occupations.*

7.5.3.3 Development Policies

- a) *Estate Residential density requires:*
 - i. *A minimum lot area of 0.8 net residential hectares (or 2 acres) per unit; or,*
 - ii. *Clusters of at least 10 units may be permitted, provided a minimum of 40% of the overall lot area is designated as common or public open space;*
 - iii. *The ultimate density of development proposed on subsurface sewage disposal systems shall be determined through a hydrogeological study;*

- iv. *A minimum of 75% of the lot area shall be preserved in an open, landscaped, or natural condition.*
- b) *Estate Residential development will be encouraged in clusters of at least 10 units, which allow for:*
 - i. *More efficient utilization of road, water, and waste disposal systems;*
 - ii. *Potential municipal maintenance or ownership of such systems;*
 - iii. *More substantial and meaningful open spaces; and,*
 - iv. *Reduced environmental impact or maintenance of environmentally important features.*

An Official Plan Amendment is being proposed to change the subject lands' land use designation and to permit the proposed use, as well as building and lot standards.

- c) *Private water and sewer services on individual lots shall only be permitted where evidence is provided to the satisfaction of the relevant authority that such development will not have any adverse effect on the environment.*

The subject property is capable of being fully municipally serviced, as per the Servicing and Stormwater Management Report.

- d) *All Estate Residential development shall conform to the policies of Section 12 of this Plan, the Oak Ridges Moraine Conservation Act, and the Oak Ridges Moraine Conservation Plan, where applicable.*

The ORMCP is addressed in Section 6.3 of this report.

- e) *Proposed Estate Residential development shall only occur on lands already designated as Estate Residential within this Plan; shall require a registered Plan of Subdivision under Section 51 of the Planning Act; and shall conform to associated policies in this Plan. In considering such applications for development, Council shall require the submission of:*
 - i. *Mapping at a minimum scale of 1:1000 showing existing grades, vegetation cover, watercourses, soil characteristics, and groundwater levels;*
 - ii. *Indication of measures mitigating any negative environmental impacts, including the methods of tree preservation, sediment and erosion control, slope stabilization, and a stormwater management plan which addresses water quality and quantity affected;*
 - iii. *An engineering report indicating the locations of sewage disposal or septic tank, tile fields, storm drainage, wells, water quality, and quantity facilities, and methods of ensuring their proper functioning;*
 - iv. *Exact locations of buildings and driveways;*
 - v. *Detailed landscape analysis of the site and adjacent property, including a topographic survey at minimum 1.0 metre intervals, undertaken by a professionally qualified person;*
 - vi. *Detailed proposed alterations to grades and vegetation cover; and,*
 - vii. *A heritage resource assessment of the site.*

A Plan of Subdivision application is planned to follow the approval of the proposed OPA and ZBLA.

- f) *Council shall consult the Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, the appropriate Conservation Authorities, and York Region when evaluating development proposals.*
- g) *Notwithstanding any policies of this Plan to the contrary, this Plan does not envision and will not permit further estate residential development on individual private water and wastewater systems within the Town, but shall continue to recognize all existing and approved designations.*

7.5.3.4 Design Policies

- a) *Estate Residential development shall display high standards of urban design as outlined in Section 5 of this Plan.*
- b) *Access to individual lots shall be from internal roads and not from existing or unopened concession roads, regional roads, or provincial highways, unless topography renders this impossible.*
- c) *Internal roads:*
 - i. *Shall be designed to discourage through traffic;*
 - ii. *Shall be paved and built to municipal standards;*
 - iii. *May require shoulders, drainage ditches, and storm sewers to prevent difficulties with access or drainage during inclement weather or problems with soil erosion; and,*
 - iv. *Shall provide adequate access to an assumed and maintained town or regional road, or provincial highway, to ensure access for school buses, ambulances, fire, or other essential service vehicles.*

The design and massing of the proposed built form has been informed by Section 5 of the Official Plan. Proposed internal roads shall meet the criteria of Section 7.5.3.4(c).

The Suburban Residential designation is regulated under Section 7.5.2, where the following policies apply. The proposal's conformity to these provisions is largely addressed in the responses to the provisions of Section 7.5.3 above.

7.5.2.1 Intent

- a) *The intent of the Suburban Residential designation is to recognize the existing residential pockets within Aurora with very low densities when compared to other residential neighbourhoods. The Town shall not establish any new areas under this designation, however it is the intent of the Town to ensure that the character and density of Suburban Residential neighbourhoods are maintained.*
- b) *The Suburban Residential designation policies within this section apply to all lands designated as such on Schedule 'B' of this Plan. Additional policies within applicable Secondary Plans may also apply. Where conflict exists between the policies of this Plan and any applicable Secondary Plan, the policies of the Secondary Plan shall prevail.*

7.5.2.2 Permitted Uses

- a) *Permitted uses in Suburban Residential areas shall be limited to single detached dwellings, additional dwelling units and compatible home occupations.*
- b) *Additional uses may be permitted, subject to the policies of an applicable Secondary Plan.*

7.5.2.3 Development Policies

- a) *To ensure highest standards of development for these extremely low-density residential uses, the following policies shall apply to the Suburban Residential area:*
 - i. *Suburban Residential density requires:*
 - *A minimum lot area of 0.2 net residential hectare (or 0.5 acres) per unit; or,*
 - *Clusters of at least 10 units may be permitted provided that a minimum of 25% of the overall lot area is designated as common or public open space;*
 - *Full municipal water and sanitary services;*
- b) *Suburban Residential development will be encouraged in clusters of at least 10 units, which allow for:*
 - i. *More efficient utilization of road, water and waste disposal systems;*
 - ii. *Potential municipal maintenance or ownership of such systems;*
 - iii. *More substantial and meaningful open spaces;*
 - iv. *Reduced environmental impact or maintenance of environmentally important features; and,*
 - v. *Compliance with the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan.*
- c) *Private water and sewer services on individual lots shall only be permitted where evidence is provided to the satisfaction of the relevant authority that such development will not have any adverse effect on the environment.*
- d) *Notwithstanding Section c) (above), all Suburban Residential development shall conform with the policies of Section 12 of this Plan, the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan where applicable.*
- e) *Proposed Suburban Residential development shall only occur on lands already designated as Suburban Residential within this Plan; shall require a registered Plan of Subdivision under Section 51 of the Planning Act and in compliance with the Oak Ridges Moraine Conservation Act, the Oak Ridges Moraine Conservation Plan; and shall conform to associated policies in this Plan. In considering such applications for development, Council shall require the submission of:*
 - i. *Mapping at a minimum scale of 1:1000 showing existing grades, vegetation cover, watercourses, soil characteristics and ground water levels;*
 - ii. *Indication of measures mitigating any negative environmental impacts, including the methods of tree preservation, sediment and erosion control, slope stabilization and a storm water management plan which addresses water quality and quantity affected;*
 - iii. *An engineering report indicating the locations of sewage disposal or septic tank, tile fields, storm drainage, wells, water quality and quantity facilities, and methods of ensuring their proper functioning;*
 - iv. *Exact locations of buildings and driveways;*
 - v. *Detailed landscape analysis of the site and adjacent property, including a topographic survey at minimum 1.0 metre intervals, undertaken by a professionally qualified person;*
 - vi. *Detailed proposed alterations to grades and vegetation cover; and,*
 - vii. *A heritage resource assessment of the site.*
- f) *Council shall consult the Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, the appropriate Conservation Authorities and York Region when evaluating development proposals.*

7.5.2.4 Design Policies

- a) *Access to individual lots shall be from internal roads and not from existing or unopened concession roads, regional roads or provincial highways, unless topography renders this impossible.*
- b) *Internal roads:*
 - i. *Shall be designed to discourage through traffic;*
 - ii. *Shall be paved and built to municipal standards;*
 - iii. *May require shoulders, drainage ditches and storm sewers to prevent difficulties with access or drainage during inclement weather or problems with soil erosion; and,*
 - iv. *Shall provide adequate access to an assumed and maintained town or regional road, or provincial highway to ensure access for school buses, ambulances, fire or other essential service vehicles.*

A total of 76 townhouse dwelling units are proposed. An Official Plan Amendment is being proposed to facilitate said development. The proposed lots and dwelling units still provide more efficient utilization of road, water, and waste disposal systems through plan of subdivision. A buffer to the existing mature trees in the subject lands' rear yards is proposed to ensure the retention and protection of existing woodlands. This portion of the subject lands is also proposed to have its land use designation and zoning changed to Environmental Protection. No development is planned on this portion of the subject lands, and the existing woodlands are to be retained. The proposed building coverages account for 4,560 square metres – or approximately 26% of the subject lands' existing total area. The planned landscaped areas on the residential lots combined with the area of the Environmental Protection lot results in approximately 40% of the lands being preserved in an open, landscaped, or natural condition.

An Official Plan Amendment application is proposed to place the subject property within a Site-Specific Policy Area that shall permit the proposed use, as well as building and lot standards which shall be further evaluated under Section 6.5.1 of this report.

6.5.1 OPA 34 Yonge Street South Secondary Plan

The subject property is located within the boundaries of the Yonge Street South Secondary Plan, which controls existing development and permissions for new development based on an “*Environment First*” approach to ensure that future development shall only be supported based on demonstration that the natural environmental features and functions are protected, enhanced, restored and sustained over the long term.

Section 23.1.1.2 outlines that the area is intended to continue to develop as a low-density, primarily residential precinct, “*designed to co-exist in a harmonious manner with the natural environment.*”

New development is further intended to be characterized by “ground-oriented housing located in clusters of smaller lots within a setting of significant open space or on larger individual lots.”

The proposed development seeks to create 76 townhouse residential lots accessed by internal roads, replacing the existing larger estate lots and dwellings on site. The portion of the subject lands containing woodlands are planned to be preserved and protected through a MVPZ/buffer zone and are proposed to be redesignated under the Environmental Protection lands use – consistent with the goal of co-existence with the natural environment under Section 23.1.1.2.

The proposal also seeks to convert the existing larger lot into smaller individual lots, also consistent with the provisions of this Section of OPA 34. Similar objectives are listed under Sections 23.1.2.3, 23.2.1.4, and 23.1.2.2.6, 23.1.2.11 where the natural landscape of the area and its ecological functions are maintained, while townhouse residential lots are created. The proposed development is further consistent with Section 23.1.2.12, where townhouse dwellings are compatible with new development in the area.

Section 23.2 outlines policies regulating Residential Land Uses. The subject lands are located within the “Estate Residential” and “Cluster Residential” land use designations under Schedule AA of OPA 34.

The following policies apply under Section 23.2.1 for Estate Residential:

- 23.2.1: *The intent of these policies is to encourage the development of the residentially designated lands for the purposes set out herein. In addition, the policies are to be used as a guide for Council when considering the appropriateness of development proposals.*
- 23.2.1.1: *These policies are designed to create a development framework that will reinforce the distinctive identity and character within the Yonge Street South Secondary Plan Area. The policies are intended to provide a range of development patterns that are mutually compatible with the low density of existing development and the environmentally sensitive features and functions of the area.*
- 23.2.1.2: *Within existing Estate Residential designations, additional development of a limited number of new lots created by infill shall be permitted to continue on private services. No new areas designated Estate Residential will be approved.*
- 23.2.1.3: *Matters such as building size, lot coverage, height, setbacks, minimum areas of open space, and parking for each designation are to be set out in one or more implementing zoning by-laws, which may be further refined to reflect individual site characteristics and the proposed development pattern for site-specific locations.*

Section 23.2.1 acknowledges that the Estate Residential designation is planned to receive some infill development. The proposed plan of subdivisions is fully municipally serviced, with massing that is compatible with surrounding single detached housing. Landscaping and buffer zones are proposed to ensure transition

to surrounding lower residential densities and to maintain the natural character of the area.

Section 23.2.2.1 outlines policies regulating density, where the following apply:

23.2.2.1 Density Policies

- a) *Density transfers for the purpose of clustering residential development in a manner which assists in the preservation or conservation of landscape features such as treed areas, slopes, or other desirable features, may be permitted within and between residential development sites without amendment to this Plan provided that:*
 - i. *Land from which density is transferred is deeded to the municipality or subject to a conservation easement, restrictive covenant or other form of legal agreement which ensures that it will remain in an undeveloped and natural form, in perpetuity, continuing its environmental function within the community; and*
 - ii. *the resultant building form, location and density of clustered housing is in accordance with the policies, provisions and general intent of this Plan.*
- b) *The gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare (2 units/acre).*

The proposed OPA shall apply Site Specific Policies to permit a density of 42.94 UPH for the subject lands.

23.2.2.2 Compatibility, Buffering and Transitional Density Policies

- a) *Generally more dense development shall be directed towards Yonge Street and lower densities shall form a transition to Estate Residential interfaces.*
- b) *New units abutting properties on Ridge Road shall be in the form of detached dwelling units.*

The proposed development shall facilitate residential densification along Yonge Street. Regional and municipal policies seek compact development along the Yonge Street Regional Transit Corridor. The proposed development maintains the low-rise character of the neighbourhood while providing landscaping and maintaining environmental features on site.

23.2.2.3 Estate Residential Infrastructure

- a) *Development in Estate Residential designations is expected to continue on the basis of private septic disposal systems and individual wells. It is not intended that such areas will be retrofitted with municipal water or sewer services.*
- b) *In the future, should municipal water and/or sewer service become desirable or necessary, the Town may consider installation of water and/or sewer services in existing Estate Residential areas to be paid for by local improvement levy after undertaking the following procedures:*
 - i. *Consultation with affected property owners;*
 - ii. *Completion of a study which provides full consideration of the impact on servicing allocation within the Town and fiscal impact of servicing in this area; and,*

- iii. *Consideration of the planning implications that municipal servicing may have for redevelopment and intensification within the respective area under consideration, as well as for any abutting areas which may remain on private services.*

23.2.2.4 Block Plan Requirements

Prior to approval of an application to permit new development (including a rezoning, consent application, plan of subdivision, plan of condominium, or a site plan) within any Transitional, Suburban, Cluster, or Low Density Suburban Residential designation, a Block Plan for the respective area as identified on Schedule 'CC' must be approved by the Town in accordance with Section 23.10.1.

23.2.2.5 Supporting Studies

Prior to approval of a development application within any Residential designation, the proponent shall submit appropriate Supporting Studies in accordance with Section 23.10.2.

Section 23.2.3 outlines the policies regulating the Estate Residential land use designation, where the following apply:

23.2.3.1

Within the area fronting Ridge Road, a very limited amount of additional development may be permitted through the division of an existing oversized lot to create one or more new lot(s) subject to the following provisions:

- a) *The minimum area of any new lot as well as the remaining lot shall not be less than 0.6 hectares (1.5 acres);*
- b) *The minimum frontage of any new lot or any remaining lot shall not be less than 30 metres (100 feet) fronting onto a municipal road;*
- c) *A high standard of urban design is achieved;*
- d) *A supporting hydrogeological study is submitted which demonstrates to the satisfaction of the Town and appropriate agencies that each lot meets the established requirements to support a subsurface sewage disposal system;*
- e) *Supporting documentation is submitted to the satisfaction of the Town and appropriate agency, as necessary, which demonstrates that each lot is able to be supplied with a potable source of water; and*
- f) *Any other study described in this Plan which is deemed necessary by the Town or other authority having jurisdiction, in order to evaluate an environmental feature or function of significance on the site.*

23.2.3.2

Any proposed development of the approximately 4.4 ha. property at the end of Ridge Road shall also address, to the satisfaction of the Town, the following matters:

- a) *The creation of a cul-de-sac built to municipal standards;*
- b) *Relocation of the communication tower and related infrastructure from the site; and,*
- c) *Resolution of the extent of the municipal right-of-way at the end of Ridge Road.*

An Official Plan Amendment is proposed to redesignate the subject lands to “Cluster Residential” (regulated under Section 23.2.5) with site specific exemptions, and partially to “Environmental Protection Area” land use designation under OPA 34. The basis of the proposed OPA is the lands location along the Yonge Street Regional Transit Corridor.

The proposed lots and dwelling units still provide more efficient utilization of road, water, and waste disposal systems through moderate infill development. The woodland portion of the subject lands are proposed to be within the “Environmental Protection” zone. No development is planned on this portion of the subject lands, and the existing woodlands are to be retained and protected. The proposed building coverages account for 1,024.88 square metres of lot coverage – or approximately 26% of the subject lands’ existing total area. The planned landscaped areas on the residential lots combined with the area of the Environmental Protection lot results in approximately 70% of the lands being preserved in an open, landscaped, or natural condition.

The subject property is located within a Landform Conservation Area 1, as per the ORMCP. As such, Section 23.6.3 applies:

23.6.3.1

The Oak Ridges Moraine feature is a significant and sensitive landform. However, it is also recognized that at a local scale, it is feasible to undertake low-intensity development that results in minimal impact to the topography and still preserves the essential topographic character of the Moraine, which forms part of the distinctive character of this Secondary Plan area.

Refer to NHE.

23.6.3.2

Where development is proposed within or around landform features that are characteristic and representative of the Moraine (including rolling or hummocky terrain, steep slopes, flat segments, seasonally wet areas, significant landscapes, views, and vistas), a Landform Conservation Plan, as described in Section 23.10.2.1.2, shall be prepared during the preparation of a Block Plan. Where landform features are considered to be highly representative of the Moraine and contribute to the distinctive character of this Secondary Plan area, they shall be preserved. Features of lesser significance also contribute to the distinct character of the precinct and shall be retained to the greatest degree possible.

Refer to NHE.

23.6.3.3

The preservation of significant representative landform features shall be achieved, wherever possible, through incorporating them within Environmental Function Area or Open Space designations. Where development is proposed, grading may be controlled, and clustering of lots or other innovative development configurations shall be used to maximize the retention of landform features. Permitted development will

generally be directed to less significant areas or shall be required to proceed in a manner that is compatible with the natural landform feature.

Existing landform features shall be preserved on the portion of the subject lands that is to be redesignated as “Environmental Protection Area” under OPA 34 and rezoned to “Environmental Protection”. This portion of the lands contains woods and significant tree coverage.

23.6.3.4

In order to preserve significant and representative landforms, the Town shall permit and may encourage the transfer of residential density to other development areas within the Secondary Plan area and shall secure the preservation of the landform through the establishment of a conservation easement or other legal agreement.

Refer to NHE.

23.6.3.5

Proponents of a plan of subdivision or plan of condominium may also be required to demonstrate means of protecting the landform in accordance with the provisions of Section 18.1 b) ii.

23.6.3.6

In order to preserve landforms, some flexibility may be exercised in implementing the Town’s and the Region’s road grades and cross-section standards, where practical.

23.6.3.7

Areas of significant Vistas are intended to be preserved and protected from development that would encroach on the area or impede the view. Wherever possible, such areas shall be secured in public ownership and made accessible through public trail linkages.

23.6.3.8

A number of prominent Vistas have been identified on Schedule ‘DD’. Additional Vistas may be identified during the preparation of Block Plans.

23.6.3.9

Where areas that are seasonally wet have been identified during the preparation of Block Plans, to the greatest extent possible, development shall be directed away from these areas so that they may continue their natural drainage or recharge function. Seasonally wet areas may:

- *Form a yard area that is well set back from buildings or other more intensive uses of the site,*
- *Form part of a common open space area within areas of clustered development, or*
- *Be used as a stormwater management feature.*

Section 23.6.5 regulates vegetation preservation, which applies due to the existing woodlands on the subject lands.

23.6.5.1

In addition to the Environmental Protection Areas, Environmental Function Areas, and Ecological Restoration Areas, other wooded areas are present within the Secondary Plan area, including non-native plantations, hedgerows, and early succession communities. These wooded areas, as well as individual trees, can be of environmental benefit and require recognition and consideration in the detailed planning for the development of land uses designated by Schedule AA. Although such areas do not require development to be precluded, it is the intent of the Town to retain vegetated areas of good quality wherever feasible.

Refer to NHE.

23.6.5.2

Where development is proposed within an Environmental Function Area, Ecological Restoration Area, or other wooded areas, it is intended that development be designed and carried out in a manner that maintains the wooded areas as a protected amenity within the development area. Construction activities, lot patterns, road locations, and building footprints will be controlled as necessary to maintain the ecological function of the feature and as much of the wooded area as possible.

23.6.5.3

When assessing a development application, the Town may request that other wooded areas be identified through a Vegetation Preservation Study, described in Section 23.10.2.1.3, which shall assess the location and quality of trees and vegetation and assist in organizing land uses and development patterns to retain good quality trees wherever possible.

23.6.5.4

The Town shall encourage that, wherever possible and environmentally feasible, other wooded areas are contained within open space linkages and are used to link Environmental Protection Areas, Environmental Function Areas, Ecological Restoration Areas, and other areas of open space.

23.6.5.5

In considering applications for development, the Town may request an applicant to enter into an agreement providing that only such trees as directly impede the approved construction of buildings and services may be destroyed, and the applicant may be required to replace them in a reasonable amount by trees of sufficient maturity to enhance the appearance of the development at completion. Alternatively, such an agreement may attach a specific Vegetation Preservation Plan and require development in compliance with that plan.

The existing woodland on the subject lands is proposed to be retained and rezoned to an “Environmental Protection Area” land use designation under OPA 34, and “Environmental Protection” zone, ensuring that existing environmental features are maintained and protected, with the option of potential future conveyance to the TRCA/Town of Aurora.

Section 23.2.6 outlines policies regulating the Cluster Residential land use designation, where the following apply:

23.2.6

The following policies shall apply to lands having a Cluster Residential designation on Schedule 'AA'. Development and redevelopment within the Cluster Residential designation shall be in accordance with the Suburban Residential designation policies of Section 7.5.2 of this Plan, except as modified by the following additional policies.

23.2.6.1

In addition to the permitted uses of the Suburban Residential designation, semi-detached dwellings, linked housing, townhouses and Private Open Space shall also be permitted. Where the Regional Corridor has been identified on Schedule 'A', apartments may also be permitted. Land may be conveyed to the municipality as Public Open Space without amendment to this Plan. The Block Plan process will encourage an appropriate mix of units related to consideration of landform conservation efforts and overall compatibility with existing development.

The proposed development's townhouse use is permitted within the Cluster Residential use designation.

23.2.6.2

Buildings shall not cover more than twelve percent (12%) of all the lands with a Cluster Residential designation. To the greatest extent possible, land within a Cluster Residential designation shall be retained in an open or natural condition, either as Private or dedicated Public Open Space and shall not form part of individual lots, or similar area devoted to exclusive use in a condominium. Areas of open space shall be significant and sufficient to visually and functionally distinguish development clusters from one another, in order to reduce the impact of massing and to enable the landforms and retained natural areas of the Oak Ridges Moraine to be visually and functionally linked to areas of low intensity development. Areas retained as open space are intended to preserve the natural landscape quality of the area and shall not contain buildings, swimming pools or other areas of paved or impervious surface covering more than 5% of such area. Any necessary setbacks, roads, parking areas or private driveways shall not be considered to form any portion of this open space area.

The proposed lot coverage is 26%, which shall be addressed through a site-specific provision in the OPA. The subject lands' woodlands area is proposed to be designated within the Environmental Protection land use designation to ensure the protection and enhancements of the feature, and to maintain the area's natural condition. Additional landscaping is proposed on each new lot, as well as along the lands' abutting lot lines with Ridge Road to the north and Yonge Street to the east.

23.2.6.3

Within a Cluster Residential designation, residential units within individual clusters shall be sited in a manner that provides for:

- a) Adequate set back and buffering from environmental features, including conformity with the requirements of any Environmental Impact Study as required in Section 23.10.2.1.1;*
- b) Arrangement and design which conserves landform in accordance with the Oak Ridges Moraine Conservation Plan and has minimal effect on the natural*

- hydrogeological recharge function of the moraine as established by a Hydrogeological Study in accordance with the provisions of Section 23.10.2.1.4;*
- c) Screening by topography and/or vegetation, from existing areas of Estate Residential designation, institutional uses, arterial roads and rail corridors, and maintenance of a minimum separation of 35 metres between any Estate Residential designation and the lot line or limit of any area of private amenity space of any cluster residential unit;*
 - d) Separation from other clusters of residential lots, and from other residential or institutional land use designations, by areas of zoned open space which will remain in common private use or may be dedicated to the municipality; and*
 - e) Minimum setback, and screening by topography or vegetation, from Yonge Street in accordance with the Urban Design Guidelines in Section 5.0 of this Secondary Plan.*

The portion of the lands within the Estate Residential land use designation shall be redesignated to be consistent with the Cluster Residential designation that is prevalent on the lands abutting Yonge Street.

23.2.6.4

Lots within the Cluster Residential designation of this Plan shall preserve a minimum of 40% of the lot area, or similar area devoted to exclusive use within a condominium, in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

Soft landscaping shall account for 39.83% of the subject lands. The 0.17% deficiency shall be addressed through the associated OPA.

23.2.6.5

In the preparation of Block Plans, areas suitable for residential clusters shall be identified. Such potential areas will be evaluated by the Town based on the above criteria, required studies, and the degree to which the proposed siting of clusters and open space areas conforms with the overall policies and intent of this Plan.

23.2.6.6

A Block Plan shall be further refined during approval of a plan of subdivision or of condominium, to more specifically address the constraints and amenities of a given site in accordance with the provisions of Section 23.10.1. This more specific and detailed development scheme shall form the basis of a site specific Zoning By-law.

23.2.6.7

Development within a Cluster Residential designation which is proposed to proceed by means of a tenure arrangement which does not include a plan of subdivision or condominium shall be subject to the provisions of Site Plan Control and Supporting Studies required in accordance with the provisions of Section 23.10.2 of this Plan.

Section 23.7.1 outlines policies regulating community identity. The Yonge Street South area is characterized by its rolling topography and natural landscape quality

of the Oak Ridges Moraine. Development is intended to be low intensity, and to retain topographical features, wooded areas, and large preserves of open space.

23.7.1.1

The Yonge Street South community is a distinctive preserve within the Town of Aurora and is intended to retain its low-intensity, landscaped character in order to provide visual relief from more intense forms of urban development and to preserve and enhance the environmental amenity that is provided to the Town and wider region.

23.7.1.2

The significant environmental features, natural areas, and topography of the Oak Ridges Moraine shall be preserved and enhanced as a fundamental component of the identity of the Yonge Street South area.

23.7.1.3

Areas currently developed with large estate residential lots on private services are intended to be retained and to continue to accommodate low-intensity residential use in harmony with the natural environment. New development shall reflect the established heights, massing, and landscape quality found in the area and shall be integrated in a sensitive manner within the natural environment and alongside the established residential fabric.

23.7.1.4

The area has developed with scattered clusters of development set within environmental and open space preserves. This pattern is intended to continue, with local roads providing a linkage to the arterial road system but not intended to provide a continuous route through the community.

23.7.1.5

To preserve the quiet character of existing low-intensity development, connections shall be discouraged between existing local roads providing direct access to estate lots and new public or private roads or driveways providing access to development that involves a significant number of residential units, a more intense use, or a different land use that will introduce increased levels of traffic. Where a connection cannot be avoided, it may be limited to a minor, secondary, or emergency access for new development rather than the principal means of access.

23.7.1.6

Connection within the area shall be provided through natural open space areas, linear parks, trails, and pedestrian linkages.

23.7.1.7

The existing and planned low density and intensity of development is not expected or intended to generate a demand for such additional services within the area as commercial facilities, major institutions, social services, or local transit internal to the area.

23.7.1.8

Council does not consider industrial, commercial, or intensive institutional facilities to be compatible with the low-density, environmentally prominent identity of this portion of the Town due to the visual and functional impact that is characteristic of such land

uses, including required grading, extensive parking and building coverage, and related traffic generation.

23.7.1.9

Yonge Street is a major gateway to the Town and a central focus for the Yonge Street South community. The height, massing, and setback of buildings along Yonge Street, landscaping, streetscape treatment, and entrance locations shall be in keeping with the intended character of the area and shall be further described in the Urban Design Guidelines contained in Section 23.7.4 of this Secondary Plan.

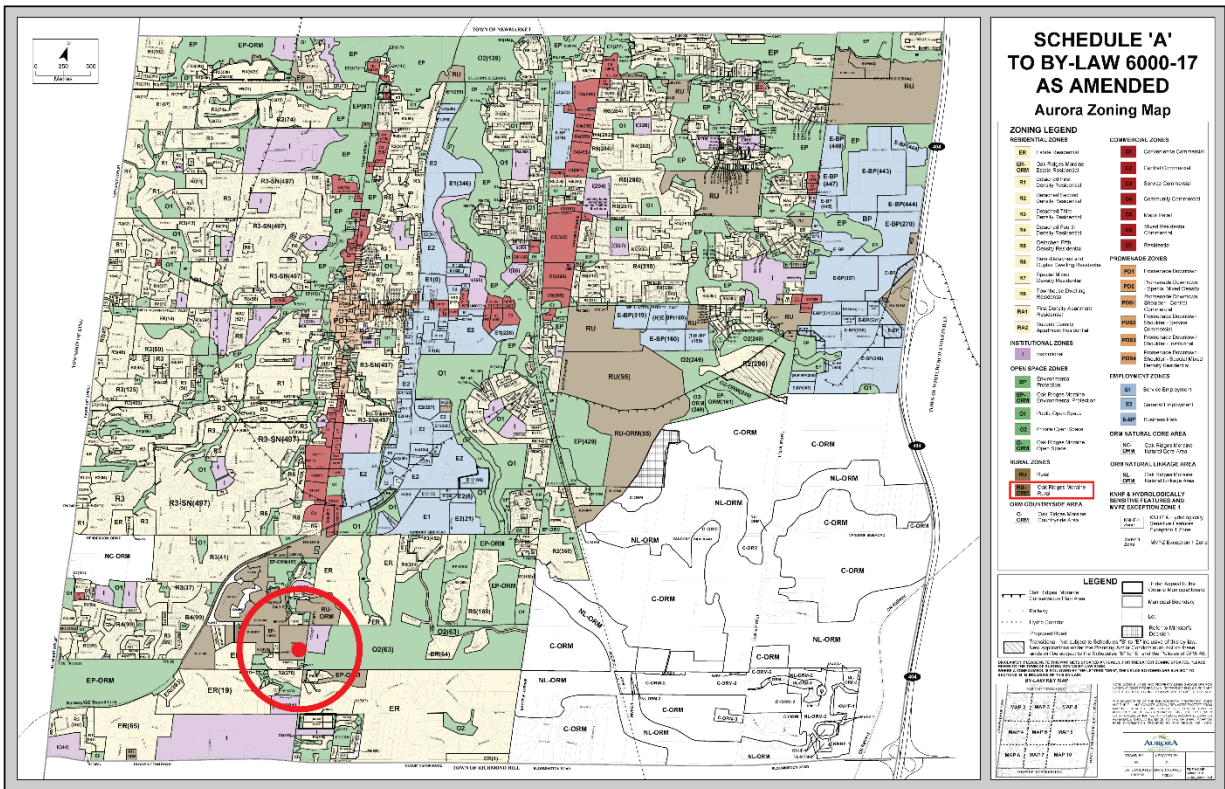
The proposed development is consistent with the trend of redevelopment that has occurred along Yonge Street while retaining existing natural features.

Town of Aurora Official Plan and OPA 34 Conformity

The proposed development conforms with the policies of the Town of Aurora OP and OPA 34 in that it:

- Proposes a permitted use within the Cluster Residential land use designation, which is consistent with surrounding built form and the low-rise, low-density character of the neighbourhood;
- Proposes residential densification that is context sensitive to surrounding environmental features, existing residential density, and which is located along Yonge Street;
- Provides more compact development within walking distance of existing public transit routes;
- The proposal's building design and massing will respect, protect and enhance the existing character of surrounding land uses thus integrating appropriately into the surrounding community;
- The proposal will assist the Town in achieving its residential intensification target while not disrupting the areas' natural environment. It will further assist with the on-going revitalization of this segment of the Town;
- Retains and protects existing natural features (woodlands); and,
- Proposes an OPA to bring the development in conformity with the Official Plan and OPA 34 by changing the subject lands' designation and adding a site-specific policy exception for density, lot area, lot coverage, and landscaping requirements.

Figure 12: Zone Designation Map
 14094-14122 Yonge St., Aurora, ON



ZONING LEGEND

RESIDENTIAL ZONES

- ER Estate Residential
- ER-ORM Oak Ridges Moraine Estate Residential
- R1 Detached First Density Residential
- R2 Detached Second Density Residential
- R3 Detached Third Density Residential
- R4 Detached Fourth Density Residential
- R5 Detached Fifth Density Residential
- R6 Semi-Detached and Duplex Dwelling Residential
- R7 Special Mixed Density Residential
- R8 Townhouse Dwelling Residential
- RA1 First Density Apartment Residential
- RA2 Second Density Apartment Residential

INSTITUTIONAL ZONES

- I Institutional

OPEN SPACE ZONES

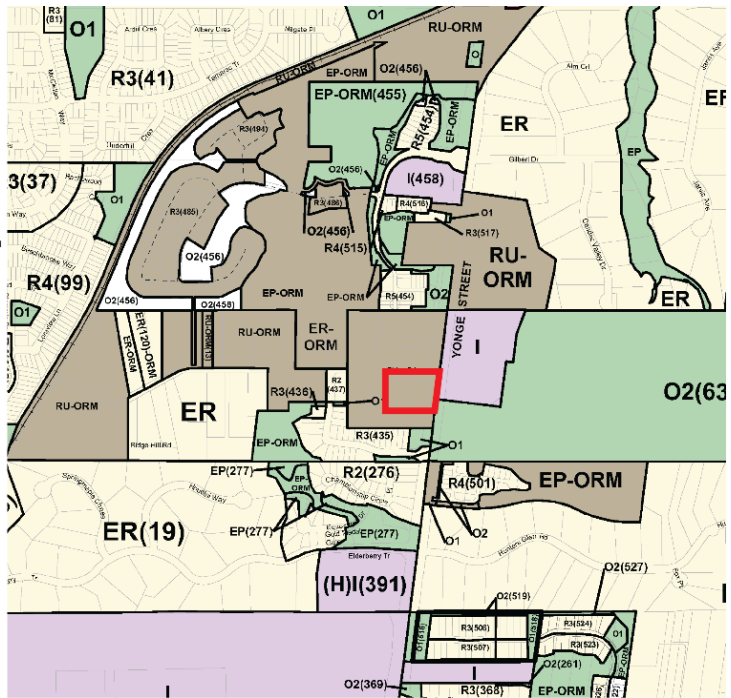
- EP Environmental Protection
- EP-ORM Oak Ridges Moraine Environmental Protection
- O1 Public Open Space
- O2 Private Open Space
- O-ORM Oak Ridges Moraine Open Space

RURAL ZONES

- RU Rural
- RU-ORM Oak Ridges Moraine Rural

ORM COUNTRYSIDE AREA

- C-ORM Oak Ridges Moraine Countryside Area
- ORM Countryside Area



6.6 Town of Aurora Zoning By-law 6000-17

The subject property is zoned as “Rural – Oak Ridges Moraine (RU-ORM)” under By-law 6000-17. Sections 12, 14, and 19 apply to the subject property.

Section 7 establishes policies that regulate Residential areas within the Town of Aurora. The permitted uses and required performance standards under Section 12 are as follows:

- *Agricultural uses;*
- *Dwelling, Detached;*
- *Dwelling, Second Suite;*
- *Greenhouses;*
- *Home Occupations;*
- *Place of Worship.*

The performance standards established under Section 12 of By-law 6000-17 include those established under Section 14 for lands zoned RU-ORM, where the standards described under Sections 14 and 19 prevail over those of Section 14, as per Section 12.3.

The proposed Zoning By-law Amendment shall rezone the subject lands to “Townhouse Dwelling Residential (R8)”, and “Environmental Protection (EP)”. The following standards shall apply:

Standard	RU	R8	Proposed Per Unit
Lot Area	10.0ha	180.0m ²	111.88m ²
Lot Frontage	180.0m	6.0m	6.0m
Setbacks			
Front	15.0m	7.5m	3.05m
Rear	22.0m	7.5m	5.4m
Int. Side	9.0m	0.0m	0.0m
Int. Side End Unit	-	1.5m	1.0m
Ext. Side	15.0m	6.0m	0.9m
Lot Coverage	20%	50%	57.44%
Height	10.0m	10.0m	12.0m
No. Parking Spaces	-		
Resident		114	152
Visitor		30	7

Table 2: By-law 6000-17 RU and R8 Zoning Standards

The proposed Zoning By-law Amendment shall rezone the subject property to “Townhouse Dwelling Residential (R8)” with site-specific exceptions for lot area, front, rear, interior side, and interior side yard setbacks, building height, and lot coverage.

The proposed Zoning By-law Amendment shall also rezone a portion of the subject property under the “Environmental Protection (EP)” zone. This portion of the subject

lands contain woodlands and are part of Aurora's greenlands. No built form is proposed on this portion of the lands and the rezoning to Environmental Protection shall ensure that the natural environment is protected.

The proposed development maintains and is generally consistent with the intent of the proposed "R8" Zone classification for the subject lands. The proposed Zoning By-law Amendment shall facilitate a new residential subdivision that is appropriate for the lands' location along the Town's prominent Yonge Street Regional Corridor.

Overall, the proposed development for the subject property will create a land use scenario that will not adversely impact the environment, surrounding mix of land uses (being the combination of low density residential, institutional and open space) or public health and will make use of the existing public space uses within this quadrant of the municipality. In conjunction with the Zoning By-law Amendment application, the proposed development respects the character of the surrounding community and is consistent with the regulations of the Town of Aurora Zoning By-law 6000-17.

7.0 Conclusion

Based on the above analysis, the proposed Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision applications are deemed appropriate for the subject property and the surrounding neighbourhood context. The proposed development provides for an appropriate land use in the Town of Aurora with walkable access to public transit. The proposed development enhances the existing community and respects the policy initiatives of the Planning Act of Ontario, Provincial Planning Statement, the Oak Ridges Moraine Conservation Plan, the York Region Official Plan, the Town of Aurora Official Plan, the Town of Aurora Official Plan Amendment Number 34, and the Town of Aurora Zoning By-law 6000-17.

The proposed development applications have been prepared in the context of the existing municipal and provincial planning policy framework, are based on good land use planning principles and should proceed through the planning process under the Planning Act.

Appendix A: Technical Studies

Traffic Impact Study, prepared by UrbanTrans Inc., dated August 15, 2025.

Arborist Report, prepared by Dillon Consulting, dated August 15, 2025.

Geotechnical Investigation, prepared by Geofound Engineering Ltd., dated July 24, 2025,

Hydrogeological Assessment, prepared by Geofound Engineering Ltd., dated July 24, 2025,

Stage 1 and 2 Archaeological Assessment, prepared by AS&G Archaeological Consulting, dated August 15, 2025.

Stage 1 Environmental Site Assessment, prepared by UrbanTrans Engineering Solutions Inc., dated September 1, 2025.

Servicing and Stormwater Management Report, prepared by SitePlanTech Inc., dated August 29, 2025.

Noise Impact Study, prepared by UrbanTrans Engineering Solutions Inc., dated September 21, 2025.

Natural Heritage Evaluation, prepared by Dillon Consulting, dated November 5, 2025.

A.1: Traffic Impact Study

UrbanTrans Engineering Solutions Inc. was retained to complete a Traffic Impact Study (TIS) in support of an OPA, ZBA, SUB and Site Plan applications.

The report concludes the proposed residential development will have minimal traffic impacts to the immediate roadways and nearby intersections. It is understood that the Town of Aurora is the Municipal authority to review and approve the Traffic Impact Study (TIS) for the proposed development. The Study is in accordance with the municipalities' Traffic Impact Study (TIS) Guidelines as well as the Terms of Reference comments received in a timely manner from the City Staff.

Base Year (2025) Traffic Operations

Yonge Street and Ridge Road (Unsignalized) - The intersection capacity analysis indicates that under the existing conditions, the unsignalized intersection is currently operating at acceptable levels of service based on overall intersection levels of service, v/c ratios, and delay with no critical movements identified.

Site Generated Traffic Volumes

Based on the trip generation calculations, the proposed residential development is estimated to generate:

- 46 two-way trips during the weekday morning peak hour
- 11 inbound
- 35 outbound
- 53 two-way trips during the afternoon peak hour
- 34 inbound
- 19 outbound

Future (2026) Total Traffic Operations

Yonge Street and Ridge Road (Unsignalized) - The intersection capacity analysis indicates that under the future (2026) total conditions, the unsignalized intersections are expected to operate at acceptable levels of service based on overall intersection levels of service, v/c ratios and delay, with no critical movements identified.

Future (2031) Total Traffic Operations

Yonge Street and Ridge Road (Unsignalized) - The intersection capacity analysis indicates that under the future (2031) total conditions, the unsignalized intersections are expected to operate at acceptable levels of service based on overall intersection levels of service, v/c ratios and delay, with no critical movements identified.

Site Access

A full-movement vehicular entrance is proposed on Ridge Road for the 76 back-to-back stacked townhouses.

On-site Circulation

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Figure 10 to Figure 12 illustrate the turning movement templates for:

- Passenger vehicles
- Front-load waste collection vehicle
- Fire Emergency Vehicle

The analysis demonstrates that passenger and waste collection vehicles can maneuver within the designated route with no conflicts.

Signage and Pavement Marking Plan

In accordance with the Ontario Traffic Manual (OTM) Book 5, UrbanTrans recommends appropriate internal signage, illustrated in Figure 13.

Pedestrian/Cyclist Connectivity Evaluation

A new multi-use path (MUP) is being constructed along Yonge Street, stretching from Bloomington Road north to the GO Train Bridge on the east side of Yonge Street.

This dedicated pathway is designed for a wide range of recreational and active transportation uses, including:

- Cycling
- Walking
- Jogging
- Wheelchair access

The main goal of this project is to significantly improve safety and connectivity for non-motorized users along a section of Yonge Street that previously lacked proper pedestrian and cycling infrastructure.

There is a 1.8m sidewalk proposed on the south side of Ridge Road, between the proposed development and Yonge Street (east side), which connects to the new multi-use path along Yonge Street.

Vehicle Parking Requirement

According to the Town of Aurora Comprehensive Zoning By-law No.6000-17, as outlined in Table 10:

The proposed townhouse requires 144 parking spaces

The current site plan provides 152 parking spaces, resulting in a surplus of 8 spaces

Bicycle Parking Requirement

The proposed development will require 15 bicycle parking spaces. Based on the site plan provided, the proposed development includes a total of 15 bicycle spaces, thereby meeting the by-law requirements.

A.2: Arborist Report

Dillon Consulting Limited (Dillon) was retained to complete a standard Arborist Report for the proposed development.

This Arborist Report is to be read in conjunction with the Landscape Plan and together they represent the Vegetation Management Plan (VMP) for the project. This Arborist Report includes the following pieces for the VMP:

- Tree Preservation Protection and Replacement Plan;
- Tree Survey;
- Tree Inventory; and,
- Vegetation Preservation and Enhancement Strategy.

As per the report, a total of 118 trees were inventoried, of which 91 trees fall within the development footprint, or a dead or in poor condition and are recommended for removal. Additionally, 27 trees fall outside the development footprint (with their proposed TPZ encroachment of < 35%) and are recommended to be retained. Detailed recommendations for tree removals, maintenance and preservation have been provided in the Arborist Report and TIPP. 61 trees are proposed for removal as they are either within the development footprint, or are dead or in a poor condition and are recommended for removal to avoid future hazard.

Compensation of tree removals will be required and will be calculated on top of the Town's minimum planting standards. This will be discussed with the applicable agencies at detail design. According to the Town of Aurora's Tree Removal/Pruning and Compensation Policy (2015) section 7.1, the value of a tree in the Town of Aurora is estimated by calculating the supply and installation costs of the quantity of nursery stock of the same species such that their cumulative diameters is equal to the diameter of the tree being evaluated. Where trees cannot be compensated for within the Project Outline, cash-in-lieu payment to the Town is recommended.

A.3: Geotechnical Investigation

The objectives of the investigation were to:

- Provide subsurface information with regards to the types, thicknesses and variability of the subsoils underlying the area of the proposed buildings;

- Establish groundwater conditions;
- Provide information for the design and construction of foundations, excavation, earthworks, etc. for the proposed development.

Section 3 of the Investigation outlines discussion and recommendations. Due to the length and detail of said discussion, reference should be made to the submitted documentation.

A.4: Hydrogeological Assessment

The objectives of this investigation and assessment were to:

- Provide subsurface information with regards to the types, thicknesses and variability of the subsoils underlying the area of the proposed buildings;
- Establish groundwater conditions;
- Obtain samples of groundwater for testing to determine if water to be removed from site may be pumped into the Town of Aurora sewers;
- Provide an estimate of volumes of water to be encountered during construction and for permanent dewatering operations;
- Water balance assessment

The present hydrogeological assessment is conducted by GeoFound Engineering Inc., under the supervision of Damoon Kasemi, M.Sc., P.Eng. The present hydrogeological assessment of the subject site is conducted in general conformance with the following:

- Ontario Water Resources Act.
- Ontario Regulation 387/04.

Section 3 of the Investigation outlines discussion and recommendations. Due to the length and detail of said discussion, reference should be made to the submitted documentation.

A.5: Stage 1 and 2 Archaeological Assessment

AS&G Archaeological Consulting Inc. was contracted to conduct a Stage 1 and 2 Archaeological Assessment for the proposed development.

A Stage 1 Background Study of the project area was conducted to provide information about its geography, history, previous archaeological fieldwork, and current land condition in order to evaluate and document in detail the project area's archaeological potential and to recommend appropriate strategies for Stage 2 survey. The Stage 1 archaeological Background Study established that there is potential for the recovery of archaeologically significant materials within the project area.

A Stage 2 Archaeological Assessment was conducted to document all archaeological resources on the project area, to determine whether the project area contains archaeological resources requiring further assessment, and to recommend next steps. The characteristics of the project area dictated that the Stage 2 Assessment be performed by a test-pitting survey performed at standardized five metre intervals throughout the undisturbed areas within the project area limits. A small portion was subject to judgmental test pit survey to confirm disturbance.

The Stage 2 property assessment, which consisted of a systematic test pit survey performed at standardized five metre intervals, did not result in the identification of archaeological resources within the project area. **Therefore, the report recommends that no further archaeological assessment of the project area (Map 7 of the Assessment) is required.**

A.6: Phase 1 Environmental Site Assessment

Urbantrans Engineering Solutions Inc. This Phase One ESA completed by Urbantrans was conducted in general accordance with the requirements of the Ontario Regulation (O. Reg.) 153/04, as amended, Records of Site Condition – Part XV.1 of the Environmental Protection Act.

The report made the following conclusions:

“It is the professional opinion of Urbantrans Engineering Solutions Inc. that there are no significant Areas of Potential Environmental Concern on the Site. **A Phase Two Environmental Site Assessment is not recommended at this time.** It is possible that the Site contains Hazardous Materials and/or Designated Substances within the building materials (lead paint, asbestos, etc.). No immediate human health concerns were identified at the time of the site reconnaissance (i.e. building materials in good condition), however, a Hazardous Materials and Designated Substances Survey would be required under O.Reg 278/05 prior to any building renovations or demolitions activities. The Site is considered suitable for residential land use.”

A.7: Servicing and Stormwater Management Report

SITEPLANTECH was retained to prepare a Functional Servicing and Stormwater Management Report for the proposed development located at 14094-14122 Yonge Street.

The purpose of this report is to provide site specific information for the municipality's review with respect to the adequacy of the existing infrastructure to support the proposed development.

The report made the following conclusions:

8.0 CONCLUSIONS AND RECOMMENDATIONS

This report is to be read in conjunction with the application submission material for the project proposal known as 14092-14122 Yonge Street. We conclude and recommend the following:

STORMWATER MANAGEMENT

Peak runoff rates for the proposed development were designed to be less than or equal to the existing condition by implementing onsite SWM controls. Stormwater storage will be implemented in and underground concrete box culvert the storage of which will be controlled with an orifice plate. A total storage volume of 597.0m³ is required to meet quantity controls. Quality controls will be achieved through oil-grit separators each sized for their specific drainage areas upstream of the storage unit. An overall TSS removal efficiency greater than 82% will be achieved.

A reduction in phosphorous loading of 0.05 kg per year (compared to untreated runoff) will be achieved. Post- to pre-development phosphorus loading has been achieved therefore no monetary compensation is required.

It is proposed to achieve 25mm volume control through infiltration of stored water via open-bottom culverts.

SANITARY DRAINAGE

The sanitary discharge from the proposed development will be directed to the existing sanitary sewer through an easement to be provided through the southern development. This is consistent with the local master servicing plan.

WATER SUPPLY

The existing watermain has adequate capacity to supply the Max Day + Fire Flow rate of approximately 10,540 L/min (2,784 USGPM) at 150 Kpa (21.7 PSI) required for the proposed development at the proposed hydrant.

SITE GRADING

The proposed grading is compatible with existing elevations at the property limit and will not adversely affect adjacent properties.

EROSION AND SEDIMENT CONTROL

ESC measures were designed as per the “Erosion and Sediment Control Guideline for Urban Construction” document (December 2019). Provided that these measures are well maintained during construction, these will be adequate to keep sediments from entering the municipal infrastructure during construction.

A.8: Noise Impact Study

Urbantrans Engineering Solutions Inc. completed a Noise Impact Study in support of the proposed development.

The Noise Impact Study assessed three key considerations: the effect of nearby transportation and stationary noise sources on the development; the potential for the development to impact itself; and the impact of the development on the surrounding environment.

The findings confirm that the development is feasible from a noise perspective, provided certain mitigation measures are implemented. Specifically, residential units should be constructed with windows rated at STC 30 or higher to maintain acceptable indoor sound levels. For rooftop patio areas, a four-foot-high acoustical barrier or fence with minimal gaps is recommended to reduce outdoor noise exposure.

To further support noise compatibility, a Type D warning clause is recommended for all purchase, sale, or lease agreements. This clause advises future residents that the units are equipped with central air conditioning, allowing windows and exterior doors to remain closed in order to meet municipal and provincial noise standards.

With these measures, the study concludes that the proposed townhouse development is compatible with its surrounding noise environment.

The study made the following conclusions:

The Noise Impact Study for the proposed townhouse development at 14094–14122 Yonge Street in Aurora identified Yonge Street as the primary transportation noise source of concern. No stationary noise sources were found to exceed Ministry of the Environment, Conservation and Parks (MECP) guidelines. The Aurora GO/CN railway, located more than 650 metres west of the site, was not considered a significant noise contributor, as it lies well beyond the 300-metre guideline threshold.

Modeling results showed that predicted noise levels at the proposed development exceed MECP criteria for both ground-level outdoor living areas and at the façades of dwelling units. As such, mitigation measures are required to ensure the project meets municipal and provincial noise standards. Recommended controls include the use of windows with a minimum Sound Transmission Class (STC) rating of 30 throughout the development. For rooftop patios, the installation of a four-foot-high

acoustical fence or barrier with minimal gaps is also advised to effectively reduce outdoor noise exposure.

In addition to physical measures, the study recommends that a Type D warning clause be incorporated into all purchase, sale, or lease agreements. This clause advises residents that units are equipped with central air conditioning, allowing windows and exterior doors to remain closed as needed to maintain indoor sound levels within MECP and municipal limits.

With the recommended measures in place, the study concludes that the proposed residential development is feasible and can proceed in compliance with environmental noise requirements.

A.9: Natural Heritage Evaluation

Dillon Consulting Limited (Dillon) was retained to complete a Natural Heritage Evaluation (NHE) for the proposed development. The Study Area includes the property and a 120-metre buffer, currently occupied by single detached homes and a woodland on the western portion.

The report made the following key conclusions:

The area is largely characterized by low-density residential development, with the woodland providing ecological functions such as wildlife habitat, erosion control, and improvements to soil, water, and air quality. To protect this feature, a variable 5-metre buffer planted with native species is proposed.

Potential ecological impacts from the proposed development are expected to be minor and may include vegetation removal, altered surface water flows, sedimentation, and some loss of habitat. These effects can be avoided or minimized through the mitigation, restoration, and management measures outlined in the report.

Appendix A: Architectural Plans

All drawings and plans prepared by:

FRANK ROTUNDO ARCHITECT, OAA

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Richmond Hill, ON L4E 3T6
(416) 358-1103
frankrotundo@rogers.com

Figure 13: Front Elevation

14094-14122 Yonge St., Aurora, ON

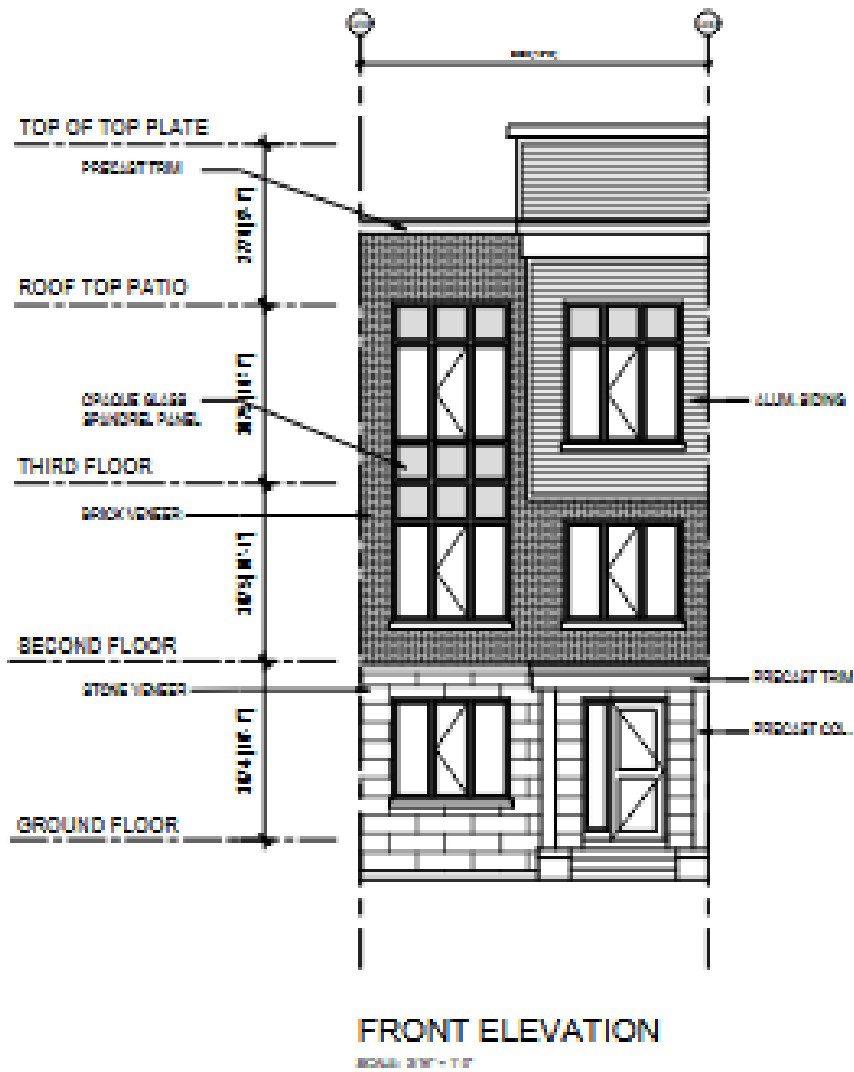


Figure 14: Rear Elevation
 14094-14122 Yonge St., Aurora, ON

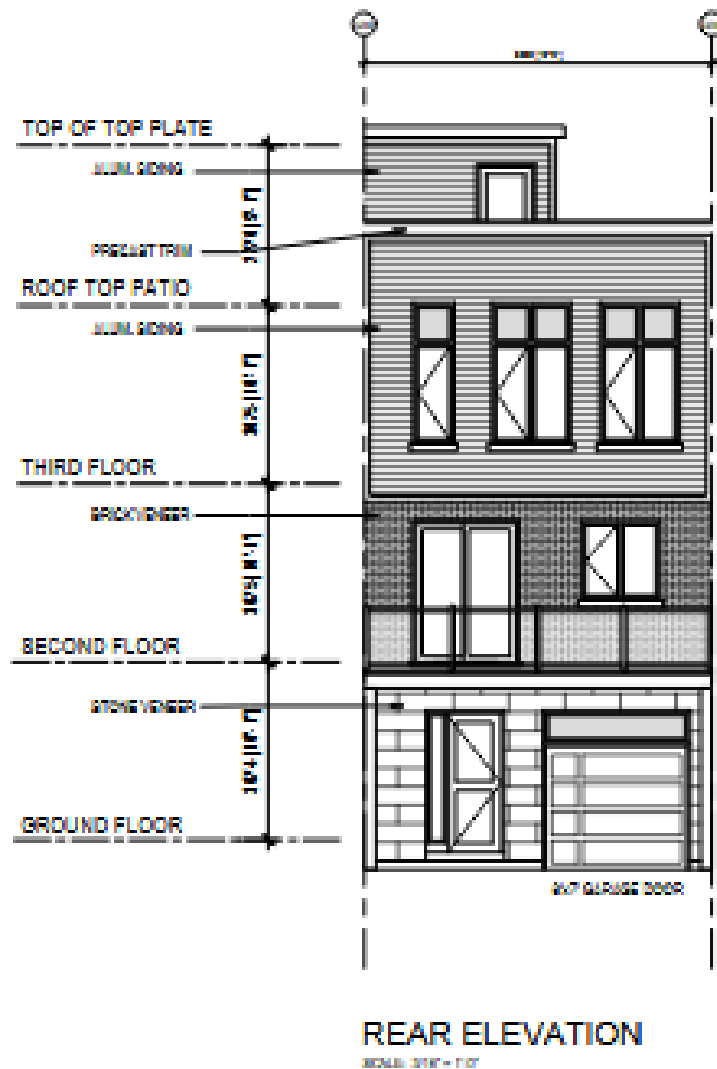


Figure 15: Typical Cross Section Typical

14094-14122 Yonge St., Aurora, ON

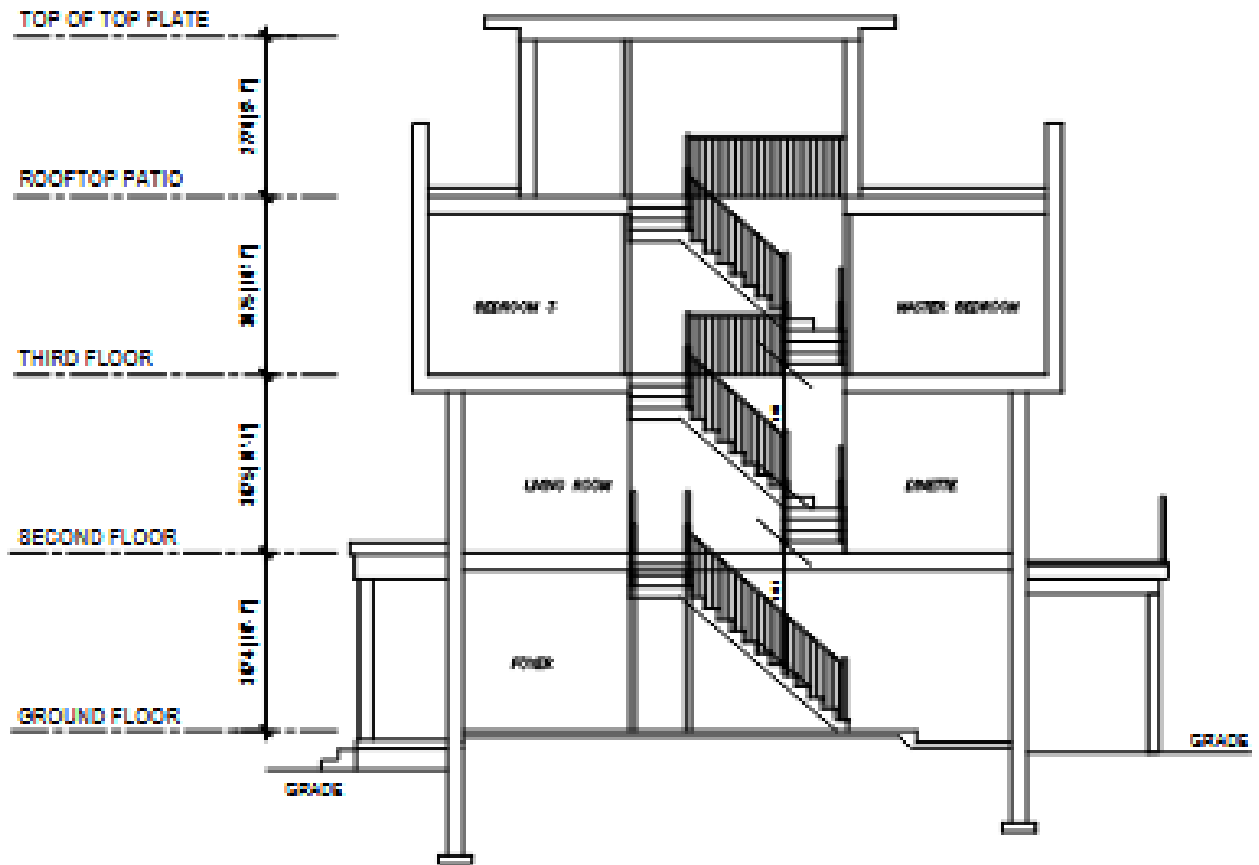
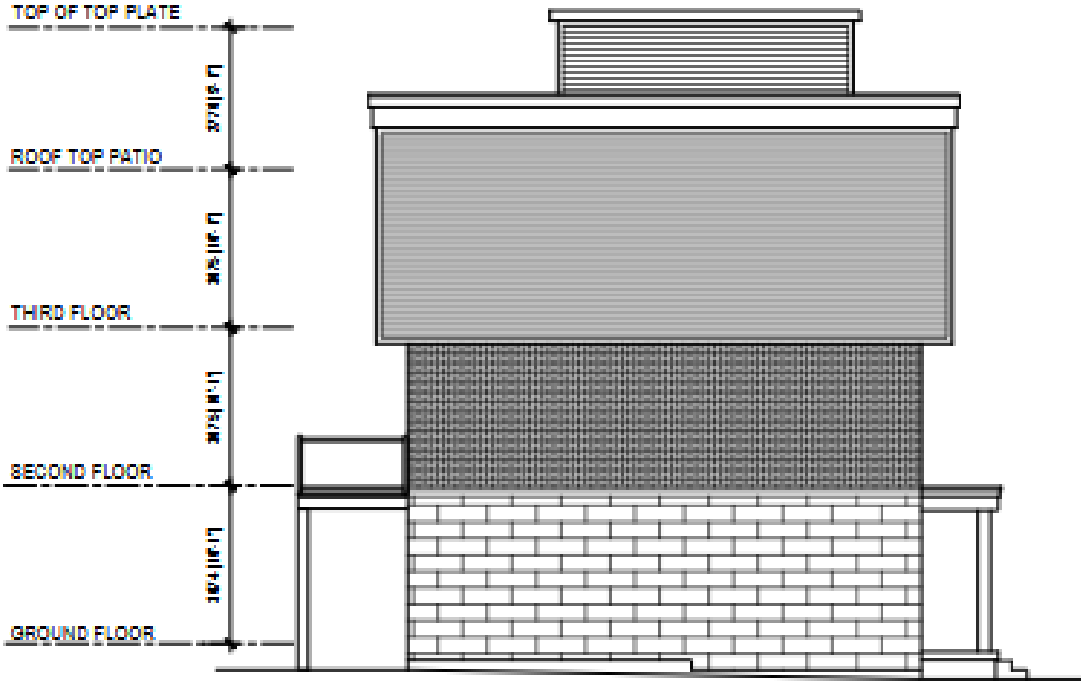


Figure 16: Typical Left-Side Elevation

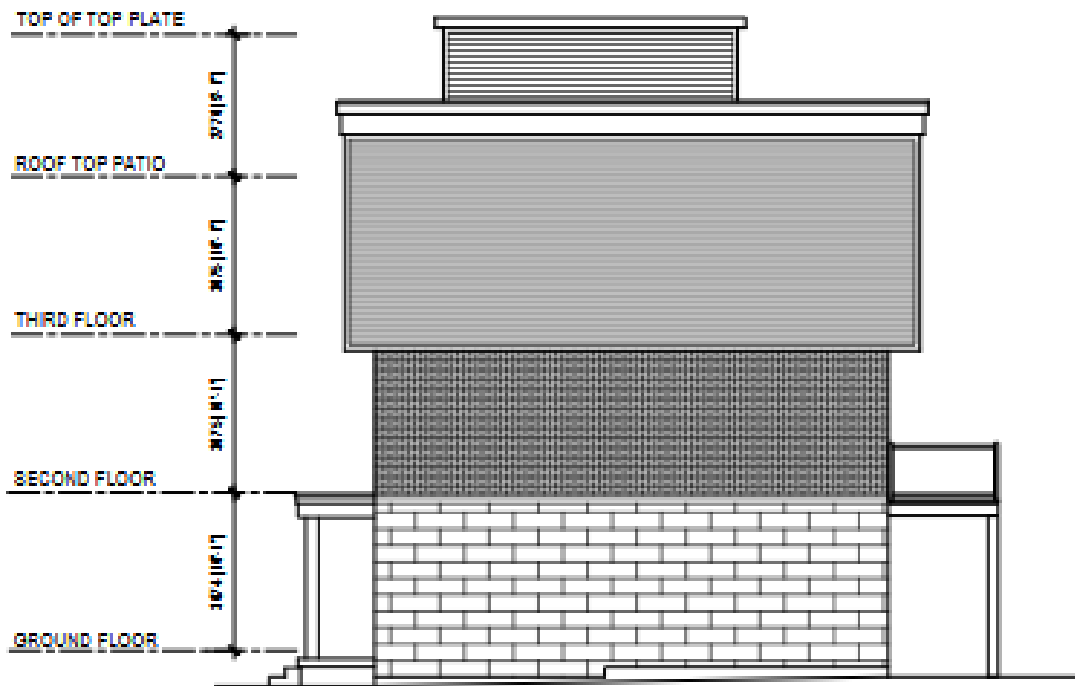
14094-14122 Yonge St., Aurora, ON



LEFT SIDE ELEVATION
TYPICAL INTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

Figure 17: Typical Right-Side Elevation

14094-14122 Yonge St., Aurora, ON



RIGHT SIDE ELEVATION
TYPICAL INTERIOR ELEVATION

SCALE: 3/8" = 1'-0"

Figure 18: Right Side Elevation

14094-14122 Yonge St., Aurora, ON



RIGHT SIDE ELEVATION
TYPICAL EXTERIOR ELEVATION

Figure 19: Block Elevations

14094-14122 Yonge St., Aurora, ON

