



**Town of Aurora
General Committee
Meeting Revised Agenda**

Date: Tuesday, June 21, 2022
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Aurora Council and Committee meetings are live streamed on the [Town's YouTube Channel](#). For information on how to participate in this meeting please visit aurora.ca/participation.

	Pages
1. Call to Order	
Councillor Humfries in the Chair.	
Additional items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Community Presentations	
6. Delegations	
6.1. Phiona Durrant and Keisha Telfer, Aurora Black Community; Re: Aurora Black Community Year-to-Date Update	1
*6.2. Bruce Hall, Principal, The Planning Partnership; Re: Item 9.6 - PDS22-023 - Application for Zoning By-law Amendment, Site Plan and Heritage Permit, 2578461 Ontario Inc., 15356 Yonge Street	2
7. Consent Agenda	
8. Advisory Committee Meeting Minutes	
9. Consideration of Items Requiring Discussion (Regular Agenda)	
9.1. CMS22-036 - SARC Gymnasium Update - Final Design and Budget Update	5
(Presentation to be provided by Lisa Warth, Manager, Recreation, and	

Susan Lewin, Principal and Ryan Giuricich, Associate from CS&P Architects)

1. That Report No. CMS22-036 be received; and
2. That total capital budget authority for capital project No. 72410 – SARC Gymnasium of \$11,125,000 be approved, representing an increase of \$2,925,000 to be funded from \$1,692,100 in additional Parks & Recreation DCs and \$1,232,900 from the Growth & New reserve; and
3. That in accordance with the Town of Aurora’s Official Plan, 1% of the total estimated project cost contribution to the Public Art reserve fund be approved; and
4. That staff be authorized to proceed to tender and award for this project in accordance with procurement procedures; and
5. That the draft operating budget be approved and included in a future year.

9.2. PDS22-102 - Town of Aurora Official Plan Review - Draft Official Plan Amendment

22

(Presentation to be provided by David Riley and Paul Lowes, Principals, SGL Planning and Design Inc.)

1. That Report No. PDS22-102 be received; and
2. That the Draft Official Plan Amendment be formally released for public review and comment; and
3. That staff report back to a future General Committee meeting in the next term of Council early 2023 to present the revised Official Plan Amendment based on feedback received.

9.3. CMS22-029 - Aurora Town Square Governance - Town Staffing - Update 2

383

1. That Report No. CMS22-029 be received; and
2. That a Full Time Facility Crew Lead position commence at the start of 2023 be approved and be funded from the Aurora Town Square operating budget; and
3. That a Full Time Customer Service Representative position commence at the start of 2023 be approved and be funded from the Aurora Town Square and other operating budgets as outlined in this report; and
4. That allocation of Aurora Town Square operating funding be

approved to support the Technical Specialist role on an interim basis until the governance matters are finalized.

9.4. CMS22-030 - Diversity and Inclusion Mural - Design Approval 390

1. That Report No. CMS22-030 be received; and
2. That the Mural Design prepared by Moonlight Murals Collective be approved.

9.5. CS22-038 - Restricted Acts (Lame Duck) 397

1. That Report No. CS22-038 be received; and
2. That a by-law delegating authority to the CAO be brought forward to the July 12, 2022 Council meeting.

9.6. PDS22-023 - Application for Zoning By-law Amendment, Site Plan and Heritage Permit, 2578461 Ontario Inc., 15356 Yonge Street 405

PLAN 246 LOT 13 PT LOT 14 RP 65R31151 PARTS 1 TO 3, File Number: ZBA-2017-06 and SP-2017-05

1. That Report No. PDS22-023 be received; and
2. That Zoning By-law Amendment Application ZBA-2017-06 be approved to rezone the subject lands from "Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone, Environmental Protection 'EP(381)' Exception Zone, and Environmental Protection (EP) Zone" to "Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone and Environmental Protection 'EP' Zone"; and
3. That an implementing Zoning By-law Amendment be brought forward to a future Council Meeting for enactment; and
4. That Site Plan Application SP-2017-05 be approved to permit the development of a four-storey residential apartment with 35 units with two levels of underground parking; and
5. That Heritage Permit Application HPA-2022-05 be approved to permit the restoration of the Knowles-Readman House; and
6. That servicing be allocated to service the development with 35 units (60 persons equivalent); and
7. That in accordance with Section 45 (1.4) of the Planning Act, 1990 R.S.O., as amended, an exemption to the two-year moratorium on minor variance applications after adoption of a privately initiated zoning by-law amendment be granted to

permit the submission of a minor variance application(s), if required, for consideration by the Committee of Adjustment.

- 9.7. PDS22-042 - Review of the Aurora Register of Properties of Cultural Heritage Value or Interest** 501
1. That Report No. PDS22-042 be received; and
 2. That the "Town of Aurora Cultural Heritage Evaluation Checklist" to evaluate properties for cultural heritage interest be adopted; and
 3. That the 30 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be designated under Part IV of the *Ontario Heritage Act* in accordance with the Heritage Consultant's recommendations; and
 4. That the Town Clerk be authorized to publish and serve Council's Notice of Intention to Designate the 30 properties in accordance with the requirements of the Ontario Heritage Act; and
 5. That the designation by-laws for the 30 properties be brought before Council for adoption if no objections are received within the thirty (30) day period as per the *Ontario Heritage Act*; and
 6. That 57 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be delisted in accordance with the Heritage Consultant's recommendations.
- 9.8. PDS22-082 - Heritage Permit Application, File: HPA-2022-06, 20 Catherine Avenue** 636
1. That Report No. PDS22-082 be received; and
 2. That Heritage Permit Application HPA-2022-06 be approved to permit a two-storey rear addition to the existing dwelling at 20 Catherine Avenue.
- 9.9. PDS22-103 - Snow Disposal Facility - Request for Additional Budget** 647
1. That Report No. PDS22- be received; and
 2. That the total approved capital budget authority for Project No. 34006 be increased to \$1,761,900.00, representing an increase of \$452,900 to be funded by \$312,500 in Roads & Related development charges and \$140,400 from the Storm Water Reserve.

10. Notices of Motion

11. Regional Report

12. New Business

13. Public Service Announcements

14. Closed Session

There are no Closed Session items for this meeting.

15. Adjournment

Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

Council or Committee *

General Committee

Council or Committee Meeting Date * ?

2022-6-21



Subject *

YEAR TO DATE UPDATE AND THANK YOU

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

PHIONA DURRANT & KEISHA TELFER

Brief Summary of Issue or Purpose of Delegation *

GOOD MORNING STAFF, ABC WILL PRESENT THE COUNCIL WITH OUR YEAR-TO-DATE UPDATE PROGRESS AND THANKS

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

☐ Yes

☒ No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

☒ Agree

Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

Council or Committee *

General Committee

Council or Committee Meeting Date * ?

2022-6-21



Subject *

Item 9.6 - PDS22-023: Application for Zoning By-law Amendment, Site Plan and Heritage Permit (15356 Yonge Street)

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Bruce Hall, Principal, The Planning Partnership on behalf of the Applicant (2578461 Ontario Inc.)

Brief Summary of Issue or Purpose of Delegation *

To briefly address General Committee on the Proposed Development and Recommendation Report

Have you been in contact with a Town staff or Council member regarding your matter of interest?

*

☒ Yes

☐ No

Full name of the Town staff or Council member with whom you spoke

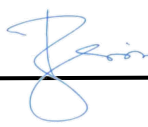
Marco Ramunno and Brashanth Manoharan

Date you spoke with Town staff or a Council member

2022-6-20



To: Brashanthe Manoharan, Planner, Town of Aurora
Clerk, Town of Aurora

From: Name: Bonnie Chan Bynoe 
Address: 56 Machell Avenue, Aurora
Email: [REDACTED]

Date: May 25, 2022
Re: Proposed Development at 15356 Yonge Street, Aurora

As a resident of the neighbourhood surrounding the proposed 4-storey development at 15356 Yonge Street, Aurora, we have a strong and continued interest in the nature of the development and can confirm our involvement with the Town and Applicant as follows:

- We appeared before Council at the Public Planning meeting in ~~November 2017~~ and again on January 18, 2022 to provide our views and opinions
- As the Applicant and their Planning Consultant committed to do, we have recently met with them in person in Aurora on April 25, 2022 to discuss the proposed development
- At the meeting, we were provided with an update on the proposed development and responses to the issues we raised at the January 18, 2022 meeting
- We were also provided with details of the Construction Management Plan, including certain commitments to protect our properties and lessen the impacts of construction, as well as proposed off-site landscape enhancements to provide screening
- We raised a number of other questions which the Applicant subsequently responded to directly by way of email and we are satisfied with those responses

As a result of this most recent engagement process with the Applicant, we confirm that:

1. We are satisfied with how the Applicant and their team have engaged and responded to our concerns in an openly communicative and collaborative way and have indicated that they will continue to do so.
2. We would like to see the Construction Management Plan implemented through the Site Plan Approval process to protect and minimize the effects of construction on the surrounding neighbourhood, our properties and our homes.
3. We agree with Applicant's proposal to provide additional off-site planting of evergreen trees on our properties (those of us in attendance which are directly abutting) in order to add visual screening, but prefer that the planting take place following construction of the building in order to optimally site the trees to maximize their benefit.
4. We ~~support or~~ are not opposed to Council's approval of the proposed development provided that the above conditions are subsequently satisfied and secured through the Site Plan Agreement entered into by the Applicant.

To: Brashanthe Manoharan, Planner, Town of Aurora
 Clerk, Town of Aurora

From: Name: Glen Payne & Kasra Bak
 Address: 63 Macdell Ave
 Email: [REDACTED]

Date: May 25, 2022

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100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

General Committee Report

No. CMS22-036

Subject: SARC gymnasium addition – final design and budget update

Prepared by: Lisa Warth, Manager, Recreation Services

Department: Community Services

Date: June 21, 2022

Recommendation

1. That Report No. CMS22-036 be received; and
2. That total capital budget authority for capital project No. 72410 – SARC Gymnasium of \$11,125,000 be approved, representing an increase of \$2,925,000 to be funded from \$1,692,100 in additional Parks & Recreation DCs and \$1,232,900 from the Growth & New reserve; and
3. That in accordance with the Town of Aurora's Official Plan, 1% of the total estimated project cost contribution to the Public Art reserve fund be approved; and
4. That staff be authorized to proceed to tender and award for this project in accordance with procurement procedures; and
5. That the draft operating budget be approved and included in a future year

Executive Summary

This report summarizes the work done on project # 72410 – SARC gymnasium addition since it was last before Council in February 2022. At that time, Council approved proceeding to detailed design for a single gymnasium, multipurpose space and renovated customer service and administrative space and to report back with an updated design and cost estimate prior to tender issuance. Council also directed staff to mitigate the cost of the project as much as possible.

- Further consultation with the project team and the consultants has refined the detailed design for this project.

- A value engineering exercise with the consultants resulted in savings of approximately \$250,000
- A review of the SARC Gymnasium's estimated operating budget requirements has identified an annual incremental need of \$99,000
- Next steps include preparation of tender documents and award of contract

Background

In February 2022, Council approved continuing with the next steps in the planning and design for this project. With their approval of a single gymnasium with multi purpose spaces and renovations to the customer service and administration areas, staff continued with the schematic design of the addition, proceeded with the required studies, and developed a proposed operating budget.

Analysis

Further consultation with the project team and the consultants has refined the detailed design for this project.

From Council's approval in February 2022 to proceed to detailed design, the project team and consultants have met regularly to discuss, analyze, and refine the design to ensure it meets Code requirements, functional needs and the desires of the user groups as determined through consultation.

The renovation includes a standard single (high school size) gymnasium at 8000 sq. ft., dry changerooms at 620 sq. ft., (for male and female), gymnasium storage at 280 sq. ft., an administration and customer service space renovation at 2100 sq. ft., a new multipurpose room at 730 sq. ft., and a renovation of the existing preschool/toddler room to include a dividing wall to provide flexibility and make it more of a multi purpose space.

Extensive consideration and design reviews were completed to abut the gymnasium addition to the existing pool corridor. The reviews concluded that if the gymnasium addition was abutted to the existing pool corridor it would result in considerable snow load demands on the existing single storey roof structure. As future snow loading was not factored into the original design, this additional loading would require significant reinforcement to the existing steel roof structure in the north lobby and pool corridor

and change rooms. This new reinforcement would require destructive removals of finishes and lengthy shutdowns of the impacted areas.

To avoid the shut down of the pool facility, considerable cost and schedule risks inherent in an invasive structural reinforcement plan, it was determined that the gym tall volume should be separated by lower height buffer spaces to eliminate new snow loads on the existing roof. The amount of buffer space required was calculated by the project engineers, and the design now reflects these setbacks. In addition, the setbacks also created a larger than anticipated viewing area that will be a welcome space for community user groups, public and staff.

A value engineering exercise with the consultants resulted in savings of approximately \$250,000.

Staff and the consultants from CS&P undertook a value engineering exercise to find savings within the project without jeopardizing the functionality of the space. The items considered during this exercise included:

- Changing wood doors to hollow metal
- Changing glazing on the façade to diffused glass
- Removal of clerestory and replacing with corrugated metal siding on parts of the building
- Changing tiled washrooms walls with painted block
- Move the transformer supporting solar panels as part of owner cost
- Build flat gym roof vs angled
- Removed bleacher seating

All these items combined result in a savings of approximately \$250,000 and have been reflected in the current capital budget ask. Had these savings not been identified, the new CBA would be \$250,000 higher than the current amount.

A review of the SARC Gymnasium's estimated operating budget requirements has identified an annual incremental need of \$99,000.

Staff have developed an annual operating budget that includes all anticipated revenues along with associated expenses for operating the new spaces. Table 1 presents a summary of the estimated net operating requirements.

Revenues include all new anticipated external rental and program revenues that will be realized from these new spaces.

External rental revenues include permit fees for sport user groups, tournaments, special events and individual rentals. New programs will include activities such as fitness classes, drop-in programs (volleyball, basketball, etc.), registered programs for all ages (playball, badminton, pickleball), summer camp, sport leagues, lessons and more.

Operating expenses include utilities including electric, water/sanitary, recycling/waste disposal services, maintenance, cleaning, HVAC, general repairs, supplies, contracted services, and staff costs.

Staffing costs are part time and are necessary for the operation of the space. The staff costs include facility staff as well as program staff required to run new programs and activities that will take place in the space.

Table 1
New Space Net Operating Requirements

	Facilities	Programs	Total
Operating Expenses	\$164,000	\$37,000	201,000
Revenues	(60,000)	(42,000)	(102,000)
Net Operating Cost	\$104,000	(\$5,000)	99,000

A full assessment can be made following the first year of operation and adjustments made to reflect actuals.

Next steps include preparation of tender documents and award of contract

Upon approval of this project, the consultants will prepare the tender documents to be issued in November 2022, with a contract award anticipated in March 2023 and substantial completion anticipated in March 2024.

Advisory Committee Review

This project was presented to the Accessibility Advisory Committee on February 8, 2022, and to the Community Advisory Committee on February 17, 2022.

Both committees were in favour of the project and indicated they were in support of seeing it move forward. The committees also noted that limited disruptions and shutdowns to other parts of the building during construction would be preferable.

Legal Considerations

Pursuant to the Town's Procurement By-law, Town staff is authorized to initiate and conduct any procurement process, and to award and execute any related agreement with respect to any procurement, if budget for such project has been approved by Council. If the proposed budget is approved by Council as required by this report, staff will be authorized to conduct the procurement process and award the project contract to a compliant bidder within the approved budget.

Financial Implications

Upon completion of the Class 'C' cost estimate for this project, its total costs are estimated to be \$11,125,000 after the application of the noted value engineering identified savings of \$250,000. This cost estimate includes consulting, construction, furniture fixtures & equipment, project management, unrecoverable HST and design & construction contingencies. A public art contribution is also included in this cost estimate as required under s.4.4 of the Town's Official Plan.

In consideration of this project's existing approved capital budget authority of \$8,200,000, it is proposed that this project's total capital budget authority be increased to \$11,125,000, representing a total increase of \$2,925,000. Further, it is proposed that this increased authority be funded by \$1,692,100 in additional Parks & Recreation DCs and \$1,232,900 from the Growth & New reserve. The updated detail capital page for this project can be found under Attachment #1.

Funding of \$1,232,900 is required from the Growth & New reserve to fund the Administrative and Customer Service space component of this project as space of this nature is ineligible for recovery through development charges as per the Development Charges Act. The current balance of this reserve is \$2,950,700 but is projected to fall into a deficit position by the end of 2031 based upon currently identified ten-year capital costs. This unplanned need may impact future planned capital projects; however, the needs of this reserve are to be reviewed as part of the Town's fiscal strategy driven reserve management review scheduled to take place over the next few years.

The current balance of the Parks & Recreation development charges reserve is \$1,974,000 but is projected to conclude the end of 2031 in a deficit position based upon

the currently identified funding needs over this period. The unplanned additional need of \$1,692,100 will need to be accommodated within the Town's future capital plan.

The Town has previously received total debt authority of \$8,200,000 in support of this project. Within this authority a construction line of credit totaling \$8,200,000 has been secured through Infrastructure Ontario. Under the terms of the line of credit, any outstanding balances must be paid off within 120 days of substantial project completion. As per the current debt strategy for this project, up to a maximum of \$8,200,000 of any remaining line of credit principal will be converted into a 20-year debenture to be repaid through Parks & Recreation development charges.

It is proposed that no further debt authority be requested for this project. Rather, should insufficient Parks & Recreation development charge funds be available at the time of substantial project completion, that any short-fall be internally financed through other available development charge reserve balances. The Town will need to ensure that sufficient Growth & New reserve funds are available to fund the full planned \$1,232,900 contribution in support of this project upon its substantial completion.

All incremental net operating costs for these newly constructed spaces will be included in the appropriate draft operating for Council's consideration.

Communications Considerations

The Town will continue to inform the community about updates on this project.

Climate Change Considerations

The recommendations from this report will increase greenhouse gas emissions by creating a space that will require heating, cooling and electricity usage.

However, there are strategies to offset these emissions such as the pursuit of highly efficient and low carbon building materials and operating systems

Link to Strategic Plan

This project supports Objective #4 – Encouraging an active and healthy lifestyle under the Goal of:

Supporting an exceptional quality of life for all

Alternative(s) to the Recommendation

1. Council may decide not to proceed with the project at this time, however this will have a detrimental impact to the community as space for activities will continue to be scarce and as result, participation will be limited.

Conclusions

This project continues to be of a high need in the community. It was first identified during the initial construction of the SARC in 2006 and the need has only become stronger since then. The Parks and Recreation Master Plan (January 2016), also recommended the construction of an additional gymnasium for community use. Current Town owned gymnasium space at the Aurora Family Leisure Complex is well used and school gymnasiums available for community use present challenges with limited access.

This addition will enable the Town and user groups to provide activities and events for all ages in the growing community and ensure that Aurora remains a vibrant and active community.

Attachments

Attachment #1 – Updated Project No. 72410 – SARC Gymnasium Detail Capital Project Sheet

Previous Reports

CMS22-006 – SARC Gymnasium Addition – Project Update

Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer

Town of Aurora

Capital Projects

Project	72410 SARC - 7500sqft. Gymnasium MPR Admin.		
Department	Community Services		
Version	Draft 1	Year	2023

Financial Information								
	Budget		10-Year Plan					
	Previously Approved Budget	Capital Budget Authority	Budget Change	Actuals to Dec 31/2021	2022 Forecast	2023	2024	2025-2032
Expenditures								
Estimated Expenditures								
CONTRACTS	11,125,000	11,125,000		35,274	150,000	8,939,726	2,000,000	
	11,125,000	11,125,000		35,274	150,000	8,939,726	2,000,000	
Expenditures Total	11,125,000	11,125,000		35,274	150,000	8,939,726	2,000,000	
Funding								
Development Charges Reserve Funds								
PARKS & RECREATION DC CONT'N	9,892,100				150,000	7,742,100	2,000,000	
	9,892,100				150,000	7,742,100	2,000,000	
Other Funding Sources								
GROWTH & NEW RES CONT'N	1,232,900					1,232,900		
DEBT FINANCING REVENUE				35,274		(35,274)		
	1,232,900			35,274		1,197,626		
Funding Total	11,125,000			35,274	150,000	8,939,726	2,000,000	

TARGET START DATE AND END DATE: Use format Q4 2017 - Q1 2018

Project conditionally approved February 19, 2019 pending further information. Target start date 2021 – Design and 2022/23 for construction.

Provide a brief overview of the project and include the key goals, objectives and performance measures.

In June 2018, staff presented a gymnasium addition at the Stronach Aurora Recreation Complex. The Parks Recreation Culture Services Advisory Committee recommended maximizing the space available. Council approved that recommendation and directed staff to report back during the 2019 budget deliberations. Budget estimate was provided in 2019 which maximized the space by providing a gymnasium size suitable for FIBA and FIVB standards along with additional meeting/program room space and office administration space. At the time, the estimate was \$9.4 million for one-story and \$17.5 million for two-story. With the possibility of additional land requirements and the consideration of a future aquatics facility, the decision for the SARC gymnasium was paused until further review was completed on those other aspects. As the decision on an additional aquatics facility nears completion, revisiting the SARC Gymnasium was requested by Council through a Notice of Motion. The request was for staff to bring back the option for a single, 6,000 sq. ft. gym, as initially discussed, and a second option for multiple gyms be presented at budget time.

As per Council's request, the budget sheet has been updated from the 2019 estimate to be in line with a smaller gym (similar to the AFLC size). This proposal maximizes the space by including program rooms and office administration. As the needs assessment for the various amenities and size of gym needs to be completed, the following summary outlines the cost estimate for the different court sizes and other amenities.

- 5500sqft Gym Only (comparable to AFLC size gym) = \$5million
- 5500sqft Gym MPR Admin (comparable to AFLC size gym) = \$6.8million
- 7500sqft Gym Only (comparable to High School size gym) = \$6.3million
- 7500sqft Gym MPR Admin (comparable to High School size gym) = \$8.2million

Town of Aurora

Capital Projects

Project	72410 SARC - 7500sqft. Gymnasium MPR Admin.		
Department	Community Services		
Version	Draft 1	Year	2023

- 11500sqft Gym Only (FIBA size court) = \$9.3million
- 11500sqft Gym MPR Admin (FIBA size court) = \$11.1million (Scope provided in 2019 budget)
- 11500sqft DOUBLE 2-TierGym MPR Admin (FIBA size court) = \$22.6million

Important to note, the 5500sqft options could be delivered without the need for additional land for parking. Anything larger will require additional land.

Provide the reasons the project should be approved and what will be the impact of the project to service levels.

The Park, Recreation Master Plan recommended the consideration of a gymnasium and multi-purpose program space at the SARC. Implementation of this recommendation depends on the Town of Aurora's chosen course of action for indoor aquatics and if not proceeding with a new multi-purpose community centre.

As a preliminary exercise in 2019, staff consulted with the Lake Simcoe Region Conservation Authority, sport user groups as well as internal staff. Sport user groups provided to staff the court dimensions and other considerations that would make this site suitable to host games such as program rooms, change rooms, bleachers and multiple courts. Internal staff highlighted the need for both program and office space to accommodate current and future demands.

If the direction is to proceed with the SARC gymnasium project, further assessment of the community needs and desire for sport tourism needs to be confirmed to verify scope. This assessment and design of the approved project could take place in 2021 with construction commencing in the following years.

Explain the benefits of the project which could include Citizen/Client, compliance, financial, internal, learning & growth or utility benefits.

Currently the Town of Aurora has one community gymnasium at the AFLC that is very well used and offers programs for all ages and abilities. Often participants are placed on a waitlist or rentals are turned away due to lack of availability. An additional gymnasium would provide space to accommodate Aurora's growing population and provide an additional program space at the SARC which currently is missing in a typical multi-use facility. The SARC is often host to tournaments and other community events (i.e. fairs, markets, etc.) and having the additional breakout space would be beneficial. If a competitive sized gymnasium was approved, this would provide for the local competitive court sports an opportunity to train and have games. The competitive teams are often challenged at finding suitable courts for their programs.

Please provide an explanation of what the outcomes would be if the project was not approved.

Recreation programs would not be able to expand to keep up with the population growth. Tournament and other events will continue to be limited to the existing spaces, often creating congestion in the lobby and hallways as teams prepare for their games. The competitive teams will continue to be challenged at finding suitable courts for their programs.

TOWN OF AURORA, COMMUNITY SERVICES

SARC gymnasium addition – Final Design and Budget Update

June 21, 2022





Final Design

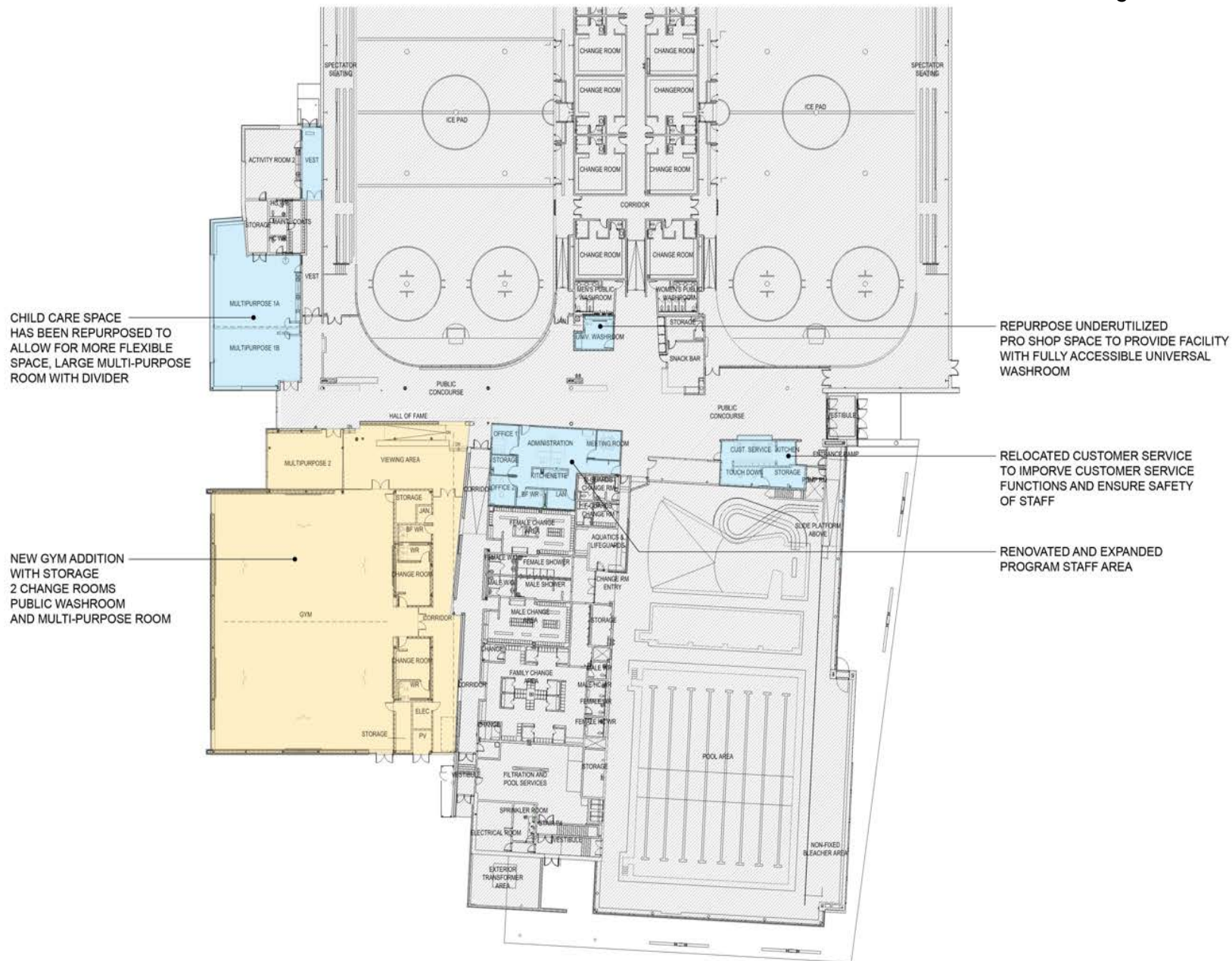
- The renovation will include:
 - a standard single (high school size) gymnasium – 8000 sq. ft.
 - dry changerooms – 620 sq. ft (male and female)
 - gymnasium storage – 280 sq. ft
 - administration and customer service renovation – 2100 sq. ft.
 - multipurpose room – 730 sq. ft.
 - renovation of existing preschool/toddler room including a divider wall



Final Design

Extensive consideration was given to the abutment of the addition onto the existing building. Snow load considerations and access to the pool during the construction period were examined and it was determined that the tall volume of the gymnasium needs to be separated by a lower height buffer.

The Sports Hall of Fame space and future growth has been considered in the design which allows for flexibility and ensures the Hall of Fame remains a featured part of the building.





A Value Engineering Exercise resulted in savings of approximately \$250,000

Items considered during this exercise included:

- Changing wood doors to hollow metal
- Changing glazing on the façade to diffused glass
- Removal clerestory and replacing with corrugated metal on parts of the building
- Changing tiled washroom walls with painted block
- Moving transformer supporting solar panels becomes part of owner cost
- Build flat gym roof instead of angled
- Removed bleacher seating



Preliminary operating budget exercise identified an annual incremental need of \$99,000

estimates for revenues including rentals and program revenues total
\$102,000

estimates for expenses including utilities, waste/recycling, maintenance,
cleaning, supplies, contracted services, equipment, staff costs, etc., total
\$201,000

Net annual operating budget (\$99,000)



The Class C cost estimate for this project is estimated to be \$11,125,000

This includes consulting, construction, furniture, fixtures & equipment, project management, unrecoverable HST, contingencies and a contribution to the public art reserve

This estimate represents an increase of \$2,950,000 from the existing approved capital budget authority of \$8,200,000

This increase can be funded by the Parks & Recreation DC's and the Growth and New reserve



Next Steps

Next Steps include the preparation of tender documents and contract award.

Construction is estimated to take place between March 2023-March 2024.



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Town of Aurora

General Committee Report

No. PDS22-102

Subject: Town of Aurora Official Plan Review
DRAFT Official Plan Amendment

Prepared by: Edward Terry, Senior Policy Planner MCIP, RPP

Department: Planning and Development Services

Date: June 21, 2022

Recommendation

1. That Report No. PDS22-102 be received;
2. That the Draft Official Plan Amendment be formally released for public review and comment; and
3. That Staff report back to a future General Committee meeting in the next term of Council early 2023 to present the revised Official Plan Amendment based on feedback received.

Executive Summary

The Town of Aurora's Official Plan Review (OPR) is a conformity exercise which follows the provincially legislated Municipal Comprehensive Review for York Region and a major undertaking. Public consultation continues to be a key component of a successful Official Plan Review process.

- The draft Official Plan Amendment builds on the good policy foundation of the existing OP and is only a refinement of the current Plan, it does not represent a complete rewrite of the existing policies.
- Following the presentation of the DRAFT Official Plan Amendment to Council in June 2022, the draft will be released to the public for review and comment. Stakeholders and members of the public will be invited to comment via the Town's public engagement website - engageaurora.ca.

Background

Aurora's Official Plan Review was first presented to Council in December 2019, through Report No. PDS19-098 seeking direction to hold a special public meeting prior to officially launching the review in accordance with the Planning Act.

On February 4, 2020, a Special Meeting of Council was held for the Official Plan Review. Council expressed the concern about the lack of consultation that had taken place leading up to the February 2020 public planning meeting. On December 8, 2020 a second public planning meeting was held to introduce the Town's consulting team and to provide an update on public engagement efforts.

At the February 23, 2021 Council meeting, Council approved a motion authorizing staff to initiate a review of the Aurora Promenade Secondary Plan in conjunction with the Official Plan update. The intent of the review would be to implement a new vision for the Yonge and Wellington corridors, with a focus on economic development and downtown revitalization.

On May 4, 2021, Council provided direction to publicly release the themed discussion papers for consultation. Feedback from that consultation process helped to inform the Policy Directions Report and the Promenade/MTSA discussion paper.

On January 11, 2022, Council provided further direction to publicly release the Policy Directions Report and Aurora Promenade/Major Transit Station Area (MTSA) Discussion Paper for public review and comment. The feedback from that consultation period has helped to inform the Draft Official Plan Amendment.

In addition to public feedback, several motions have been brought forward by Council in early 2022 that have all been incorporated into the Draft amendment:

- A Sunset Clause for Site Specific Zoning By-law Amendments
- New policy direction regarding second suites within and outside of the primary dwelling unit
- Enhanced policy direction regarding Climate Change Mitigation and Adaptation

Analysis

The draft Official Plan Amendment builds on the good policy foundation of the existing OP and is only a refinement of the current Plan, it does not represent a complete rewrite of the existing policies.

Below is a summary of the proposed changes to the Town's current Official Plan that have been incorporated into the DRAFT Official Plan Amendment:

Chapter 1 - Introduction

- No major changes to policy text;
- changed planning horizon to 2051; and
- added reference to public consultation forming the creation and update of the Plan.

Chapter 2 – Vision

- Vision updated to reflect input from the public.
- Updates to Fundamental Principles:
 - References to complete communities, climate change, affordable housing;
 - Recognition that Aurora's stable neighbourhoods are an asset to the Town;
 - Focus on co-locating community facilities; and
 - New principles focusing on parkland and connectivity.

Chapter 3 – Town Structure

- Reorganized to describe the key functional elements of the Town's Structure.
- Characterization of "Strategic Growth Areas".
- Focus on "gentle intensification" within Existing Residential Neighbourhoods.
- Terminology Changes:
 - Existing Residential Neighbourhoods;
 - Residential Designated Greenfield Area (DGA);
 - Employment Area;
 - Natural Heritage System; and
 - Oak Ridges Moraine Countryside Area.

Chapter 4 – Growth Management

- Updated growth projections.
- Updated intensification target (45%).
- Updated Designate Greenfield Area (DGA) density target (55 P+J/ha).
- “Direct” growth to Strategic Growth Areas.
 - Maximum heights for strategic growth areas
 - Regional Corridors: 5 storeys
 - Local Corridors: 4 storeys
- Minimum density for Major Transit Station Area (MTSA) (150 P+J/ha).

Chapter 5 – Design Excellence

- Town-wide applicability.
- Focus on placemaking.
- Focus on high-quality design for public and private realms.
- Public Realm:
 - Blocks/lots, streetscapes, pedestrian environment, views and focal points.
- Private Realm:
 - Built form, site and parking design, neighbourhood design.
- Direction for creating Public Art Master Plan and Cultural Master Plan.

Chapter 6 – Green Community

- Focus on climate change.
- Removed detail of Green Development and Design Standards to avoid amendments to the Plan.
- Reference to the Region’s Climate Change Action Plan.
- New policies on Urban Forestry Management (including direction to prepare Management Plan).
- New policies on excess soils (direction for Town to identify best practices).

Chapter 7 – Housing

- General Housing Policies
 - Focus on “missing middle” housing options;
 - Direction for preparation of a housing strategy to address family-sized units;
 - Updated affordable housing targets; and

- Clarification and simplification of policies on various housing types.
- Land Use Designations
 - Streamlined land use designations; and
 - Encouraging and permitting denser housing forms on the edges of Stable Neighborhoods.

Chapter 8 – Mixed Use

- New Chapter.
- Applies a Mixed-Use designation to the Aurora Promenade and MTSA.
- Sets out permitted uses and general design policies, including
 - At-grade commercial uses and active street frontage; and
 - Appropriate transitions in density and height adjacent to low-rise residential areas.

Chapter 9 – Aurora Promenade and MTSA Secondary Plan

- Placeholder Chapter for Updated Aurora Promenade and MTSA Secondary Plan.

Chapter 10 – Community Facilities

- General policies encouraging the co-location of community facilities and high-quality design.
- Re-named “Existing Major Institutional” designation to “Community Services and Facilities” designation.
- Broadened list of permitted uses.
- Policies linked to Parks and Recreation Master Plan.
- New “Community Hubs” policies.
- Simplification of policies for schools and places of worship.

Chapter 11 – Economy

- Changes to reflect updated Provincial and Regional policies on employment conversions.
- Consolidated and simplified land use designations (no differentiation between greenfield and non-greenfield areas).
- Applicable land use designations from Secondary Plans have been brought into this chapter.

Chapter 12 – Greenlands

- Removed Public and Private Parkland designations from this chapter.
- Includes list of features included within the Environmental Protection Area designation.
- Policy updates to reflect updated Provincial and Regional policies.
- Requirement for buffers to be determined through Environmental Impact Studies or hydrologic evaluations.
- Delineation of the Environmental Protection Area Designation to be updated based on environmental review ongoing.

Chapter 13 – Parks

- New Chapter on Parkland (using policies within former Greenlands chapter as base).
- Link to parks as placemaking destinations.
- Inclusion of more detailed parkland policies from Secondary Plans.
- Policies for alternative forms of open space (POPS, Strata Parks, and easements adjacent to private parkland to connect open spaces).

Chapter 14 – Cultural Heritage

- Updated to reflect new Provincial policies and regulations (including criteria for heritage resources).
- Requirement for Town to undertake a Cultural Heritage Landscape Study.
- Requirement to engage with Indigenous communities.

Chapter 15 – Transportation

- Focus on “complete streets”.
- Requirement for noise and vibration studies for development adjacent to arterial/collector roads and within 300 metres of a railway.
- New active transportation policies linked to Schedule K.
- Policies to identify GO Station as a transit hub (well connected to all parts of Town).

Chapter 16 – Infrastructure

- Few changes to policies.
- New policy to ensure monitoring of inflow and infiltration reduction measures within the wastewater system (and reporting to York Region).

Chapter 17 – Interpretation

- Few changes to policies.
- Clarification of where population and employment forecasts come from.
- Deletion of policy permitting conversion of employment lands only through a Regional MCR process.

Chapter 18 – Implementation

- New enabling policies for the implementation of a Community Planning Permit System.
- Simplification of list of required studies to be submitted through development applications.
- New policies regarding maximum timeframe for construction to occur after approval of site-specific Zoning or CPP By-law Amendments.
- New policy permitting the Town to deem old plans of subdivision as lapsed.
- Updated parkland dedication policies in line with Provincial requirements.

Chapter 19 – Glossary

- Many new or updated definitions.
- Updated definitions for many environmental features.
- New definitions:
 - Community Hub;
 - Complete Streets;
 - Cultural Heritage Landscape;
 - Market Based Housing;
 - Parkland; and
 - Short-term Residential Accommodation.

Next Steps for the OP Review and the Promenade Secondary Plan

Following the presentation of the DRAFT Official Plan Amendment to Council, the draft will be released to the public for review and comment. Stakeholders and members of the public will be invited to comment via the Town's public engagement website - engageaurora.ca.

Following this public engagement, and based on all feedback received, the project team will revise the DRAFT amendment before holding a statutory public meeting and then formally presenting them for Council's consideration in 2023.

Project Milestone	Proposed Date
Present Draft to GC	June 21, 2022
Public/Stakeholder Review of Draft OP	June – December 2022
Council Orientation	December 2022
Statutory Open House	January/February 2023
Statutory Public Meeting	January/February 2023
Council Adoption	March 2023
Regional Approval	June 2023

Advisory Committee Review

Not applicable

Legal Considerations

The Town held the requisite statutory special meeting of Council in February 2020 to discuss the revisions that may be required to the Official Plan. Further non statutory public meetings have been held at the request of Council. Council is required to have regard to any written submissions received as to what revisions may be required to the Official Plan. A statutory public meeting will be required to present the draft Official Plan amendments for public review and comment.

Financial Implications

To date Council has approved a total of \$434,000.00 in support of the Town's Official Plan Review, including the Aurora Promenade and MTSA consultation components. The final scope of this project will continue to be monitored as it progresses.

Upon its completion the updated Official Plan will become a key reference document that will continue to inform the Town's long-term capital planning.

Communications Considerations

The Town will engage the public broadly in the Official Plan Review. Staff, in partnership with the project's engagement consultants, will involve the public and work directly within them throughout the process to ensure that public concerns are consistently understood and considered.

The Town will work to ensure community concerns are reflected in recommendations and alternatives public feedback will be considered as part of the decision-making processes. The Town will also make sure to close the feedback loop with citizens to share feedback received, and action taken as a result of the feedback.

Notice was provided for this meeting emailing identified interested parties, posting an ad in the local paper, advertising on local mobile signs and via social media.

Climate Change Considerations

The recommendations from this report will increase the Town's ability to adapt to a changing climate by exploring new policy directions that promotes intensification of the Promenade and encourages the protection of the Natural Environment and reduces green house gases.

Link to Strategic Plan

The Municipal Comprehensive Review and review of the Official Plan supports the Strategic Plan goal of: Supporting an exceptional quality of life for all, via the objective of Strengthening the fabric of our community, specifically through the action item: Prepare and update the Town's Official Plan and Zoning By-law in accordance with the requirements of the Planning Act.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

The Provincially legislated MCR conformity exercise, together with the review of the Town's Official Plan, represents a major undertaking that has resulted in a multi-year work program scheduled to tentatively conclude in 2023 with the adoption of an updated Official Plan and Aurora Promenade Secondary Plan.

Staff are seeking Council direction to proceed with the public release of the Draft Official Plan Amendment that will be presented with revisions to a future Council meeting in the next term.

Attachments

Attachment 1 – DRAFT Official Plan Amendment

Previous Reports

General Committee Report No. PDS19-198, dated December 3, 2019
General Committee Report No. PDS20-014, dated February 11, 2020
Public Planning Report No. PDS20-077, dated December 8, 2020
Public Planning Report No. PDS21-034, dated May 11, 2021
General Committee Report No. PDS22-001, dated January 11, 2022

Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Marco Ramunno, MCIP, RPP, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



DRAFT | June 2022



TOWN OF AURORA OFFICIAL PLAN



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 20. Site Specific Policies
 21. Bayview Southeast Secondary Plan (OPA 20) – *To be Added*
 22. Bayview Northeast Area 2B Secondary Plan (OPA 30) – *To be Added*
-

- 23. Yonge Street South Secondary Plan (OPA 34) – *To be Added*
- 24. Northwest Aurora Secondary Plan (OPA 37) – *To be Added*
- 25. Aurora 2C Secondary Plan (OPA 73) – *To be Added*

1.0 INTRODUCTION

1.1 Purpose of this Plan

- a) The Official Plan is one of the Town of Aurora's primary tools to direct the actions of local government, shape development decisions and manage growth in the short and long-term. This Plan establishes the vision, corresponding principles and supporting policies to guide the Town's evolution and *development* to the year ~~2034~~ 2051, for all lands in the Town of Aurora.
- b) This Plan is written to direct change in accordance with Provincial and York Region policy, with a new emphasis on the *development* of a complete community, environmental responsibility, support for transit and the efficient use of *infrastructure*. This Plan is also written to guide the process of evaluating the suitability of land use and/or built form change through its policies and the subsequent planning approval process.
- c) When land use and/or built form change is proposed, this Plan is intended to provide clear direction to Council, both in general terms related to the long-term vision, as well as through specific policies through which to evaluate the appropriateness of change and the degree to which proposed changes are considered *compatible development* and are in the public interest.

1.2 How this Plan was Developed

- a) Council has a responsibility and desire to involve and consult residents, businesses, landowners and other stakeholders as it makes planning and development decisions. Undertaken in accordance with the Planning Act's ~~five-year~~ Official Plan Review requirement, the process to review and update this Plan was comprehensive and benefited from the participation of many local stakeholder groups, local business owners and residents.
- ~~b) The preparation of this Plan was led by a Council-appointed Steering Committee, chaired by Mayor Phyllis Morris and three other members of Council, Councillor Gallo, Councillor Gaertner and Councillor MacEachern, and supported by Planning Department Staff and The Planning Partnership. The Steering Committee ensured that openness and transparency were the cornerstones of the Official Plan Review process.~~
- c) This Plan has been prepared in recognition of ~~the array of~~ Provincial and Regional policy directives that have and will continue to influence local planning decisions in the Town of Aurora. This Plan is intended to conform to all applicable Provincial and Regional legislation and policy directives in a way that reflects local ~~circumstances~~ priorities and the direction of Council.

- d) This Plan is a direct extension of the stakeholder and public consultation process that was undertaken to define the Town's vision and identify underlying principles. As a result, the policies within this Plan reflect the collective aim and aspiration of the people of Aurora. This Plan is one tool through which the Town's unique character and quality of life can be preserved, maintained and enhanced while remaining competitive in the larger region.

1.3 How to Read this Plan

- a) This Official Plan represents the policy of the Council of the Town of Aurora with respect to land use and related development matters. It is intended that this Plan be read in its entirety as policies may apply to any given parcel of land.
- b) This Plan includes a series of Schedules. These Schedules are an operative component of this Plan and its policies.
- c) Terms that are italicized in the text are defined terms found in the Plan's Glossary. If a term is not defined, the standard meaning is implied.

2.0 THE VISION

The long-term vision guiding this Plan is to develop the Town of Aurora into a healthy, ~~strong~~ 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 protects the Town's natural environment and historic character.~~

A healthy, ~~strong~~ accessible and complete community is designed for residents of all backgrounds, abilities and all stages of life to lead fulfilled lives. This vision for Aurora includes providing and includes an array of jobs and investment opportunities, a full range of community services and amenities, opportunities for active and public transportation, and a broad mix of building and housing types, including affordable housing options. This vision It also includes providing access to a well-connected natural heritage system, places to meet and build social connections, and encourage supports active and healthy lifestyle choices, while ensuring accessibility to all residents.

To welcome the future residents of Aurora, growth will be managed in a way that preserves the Town's natural features and compliments its overall character. It is envisioned that Aurora will continue to value its historic charm while celebrating the current and future culture and diversity of the community.

2.1 Fundamental Principles

Principles are statements of intent that will guide the implementation of the policies of this Plan. They are considered crucial to the achievement of the long-term vision for Aurora. As such, this Plan is based on the following fundamental and interconnected principles, which center around the elements that will help Aurora develop into a complete community:

- a) **Promoting Responsible Growth Management** - ~~It is the intent of this Plan~~ To ensure that Aurora's growth is well planned and responsibly managed, consistent with Provincial and Regional growth management directives. Aurora must be planned to accommodate a *significant* amount of population and employment growth to the year ~~2034~~ 2051. Ultimately, the achievement of Aurora's long-term vision will be dependent on directing this projected population and employment growth to appropriate locations. This requires a deliberate, but balanced shift from an emphasis on lower density greenfield *development* to increased promotion of higher density forms of *development* and *intensification* in appropriate areas. Developing policies for directing and accommodating this growth is a key principle of this Plan.
- b) **Ensuring Design Excellence** - ~~It is the intent of this Plan~~ To ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, a vibrant public realm, appropriate transitions between ~~defined areas~~ differing scales of built form, integration between

old and new *development* and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design, compact built-form and Aurora's continued evolution as a memorable and beautiful place.

- c) **Building a Greener Community** - ~~It is the intent of this Plan~~ To ensure that Aurora's communities are designed to be sustainable and mitigate the impact of climate change by incorporating green building technologies and energy-efficient development approaches. With a growing collective awareness concerning environmental sustainability and its interrelationship with the way our communities develop and function, sustainability must be recognized as a key consideration in the way we plan, design and build our communities now and in the future.

The policies of this Plan recognize that sustainability must be applied to all aspects of the built and natural environment to ensure that objectives for economic vitality, social vibrancy and the preservation and enhancement of the natural environment are integrated into all aspects of planning and design.

- d) **Providing a Range and Mix of Housing** - ~~It is the intent of this Plan~~ To ensure that Aurora's *development* includes a broad range of housing types, sizes, densities, designs, tenures and prices to meet the needs of the Town's current and future residents. Providing a range and mix of housing options, including affordable housing, is one of the essential elements required to support a diverse population and a complete community.

Protecting Stable Neighbourhoods - ~~It is the intent of this Plan~~ The policies of this Plan ensure that Aurora's stable neighbourhoods are protected. Aurora's *existing* neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of ~~these~~ Aurora's stable *existing* neighbourhoods ~~is~~ are protected from the negative impacts of potential incompatible *development* and growth pressures. Aurora's *stable* neighbourhoods, both older and newer, are not only a defining element of the Town's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. Any infill that occurs must be compatible with the established community character.

Developing Vibrant New Neighbourhoods - ~~It is the intent of this Plan~~ This Plan also intends to create well-designed, attractive and sustainable urban residential neighbourhoods ~~within the greenfield areas~~ that are integrated with the *existing* community in a logical, *compatible*, efficient and cost- effective manner. ~~With the need to accommodate a significant number of new residents to the year 2031-2051, the development of new greenfield residential neighbourhoods in Aurora is essential.~~

- e) **Building a Successful Downtown** - ~~It is the intent of this Plan~~ To build

a successful, functioning and vibrant 'Aurora Promenade' as a vital component of the Town's economic health and identity. Successful downtowns function as civic and cultural amenities, tourist destinations, investment attractors and can contribute to the community's overall prosperity. Downtowns that are distinct and beautiful can be a tremendous source of civic pride and can shape the image of a community.

- f) **Providing Appropriate Meaningful Community Services and Facilities** - ~~It is the intent of this Plan To~~ ensure the provision of appropriate meaningful community services and facilities ~~and services~~. Community facilities serve as a community's foundation, providing essential support to its successful operation, ongoing *development* and vibrancy. The policies of this Plan seek to ensure Aurora's community services and facilities are developed to meet the needs of all residents, co-located and integrated with the community and ~~are~~ consistent with the Town's objectives for becoming a healthy, ~~strong~~ accessible and complete community.
- g) **Advancing the Economy** - ~~It is the intent of this Plan To~~ ensure the continued advancement of Aurora's economy. At a community level, economic development is a process that influences and shapes the growth of an economy and attempts to improve economic well-being through job creation, job retention, tax base enhancements and overall improvements to the quality of life of residents. This Plan seeks to promote economic *development* efforts to support a diversified economic base, ~~and well-defined commercial hierarchy~~ encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity.
- h) **Establishing a Linked Protecting the Greenlands System** - ~~It is the intent of this Plan To~~ protect and enhance the natural environment for current and future generations. Straddling the Oak Ridges Moraine and three large *watersheds*, Aurora's character is intrinsically linked to its diverse natural features and systems. This Plan seeks to protect the natural environment and promotes the creation of a comprehensive and linked Greenlands system.

It is an objective of the Town to ensure that all new development occurs in a manner that protects people and property and prevents social disruption from natural hazards such as flooding and erosion. The public cost or risk to the municipality and its residents resulting from natural hazards should be avoided and minimized.

- i) **Establishing a Diverse Parkland & Recreation Area System** - To provide for a diverse parkland system with numerous opportunities for outdoor recreation and placemaking, while encouraging community members to lead active and healthy lifestyles. The policies of this Plan promote a system of public and private parks, open spaces, trails and outdoor recreation facilities that are integrated and connected within Aurora's Greenlands System.

-
- j) **Conserving Cultural Heritage Resources** - ~~It is the intent of this Plan~~ To promote the conservation and enhancement of Aurora's cultural heritage resources. Cultural heritage resources, whether they are buildings, monuments, landscapes, ~~archeological~~ ~~archeological~~ sites, or districts, tell the story of a community's evolution and provide important visual reminders that can help to define a sense of place. This Plan seeks to ensure that Aurora's cultural heritage resources are conserved and enhanced to the long-term benefit of the community.
- k) **Connecting the Transportation Network** – To ensure the growth of a robust multi-modal transportation system that meets the needs of all residents and is consistent with the Town's objectives for managed growth and sustainable development. The Town will prioritize the development of a safe, comfortable and enjoyable multi-modal network for vehicles, active transportation and transit that balances the needs of each mode of travel, while providing for convenience and accessibility.
- l) **Providing Sustainable Infrastructure** - ~~It is the intent of this Plan~~ To ensure the provision of sustainable infrastructure. The Town's infrastructure system, including its ~~transportation and pedestrian networks, transit system,~~ sewer, water and stormwater systems and utilities, serves an essential role in a community's successful operation and ability to support development. The policies of this Plan seek to ensure Aurora's physical infrastructure is developed to meet the needs of all residents and are consistent with the Town's objectives for managed growth and sustainability.

3.0 TOWN STRUCTURE

The Town of Aurora is made up of important elements that form part of the Town's structure. This section of the Town's Official Plan establishes the overarching purpose and function of each of these elements of the Town's structure, setting the foundation for the land use designations found within this Plan. The elements of the Town's structure are delineated on **Schedule 'A'** of this Official Plan, which represent the ~~Schedule 'A' Community Structure~~, establishes a comprehensive framework for guiding growth in Aurora. Specifically, it delineates the principle components of the planned community structure and the key areas that will play a significant role in directing and managing Aurora's growth to the year 2034~~2051~~. These structural elements form the basis of the land use designations and the policies of this Plan. The boundaries of each element of the Town Structure will not change except through a Municipal Comprehensive Review.

Within the Town's municipal boundary, there are lands located both inside and outside of the Urban Boundary.

Lands Within the Urban Boundary:

The lands within the Urban Boundary, as shown on **Schedule 'A'**, are designated for urban land uses. Within the Urban Boundary, lands are either identified as being within the Built-up Area, or within the Designated Greenfield Area. The Built-up Area is delineated by the Built Boundary, which ~~The Built Boundary — this boundary line~~ identifies the primary areas of existing development, or built-up area, as of June 16, 2006. All new rows and apartments residential unit growth within this line the Built-up Area is regarded as intensification, while development outside of this line is considered greenfield development,; and,

Greenfield development refers to the development of lands designated for community uses (residential, commercial and institutional), within the Urban Boundary and outside of the Built-up Area.

Lands Outside the Urban Boundary:

The lands outside of the Urban Boundary, as shown on **Schedule 'A'**, are within the Town's countryside which falls within the Oak Ridges Moraine Conservation Plan boundary, where urban land uses are not permitted.

3.1 **Strategic Growth Areas**

The Town's Strategic Growth Areas are the focus for accommodating intensification and higher-density mixed uses in a more compact built form. In Aurora, Strategic growth areas include the Aurora Promenade and Major Transit Station Area, the Yonge Street Regional Corridor, and the Local Corridors of Bayview Avenue, Leslie Street and Wellington Street.

3.1.1 **The Aurora Promenade and Major Transit Station Area**

- a) The Aurora Promenade and Major Transit Station Area –consists of the portions of the Yonge Street and Wellington Street Corridors and the area surrounding the Aurora GO Rail Station. These areas are anticipated to accommodate the highest densities of intensification in Town with low and mid-rise buildings. The boundary of the Major Transit Station Area has been delineated in the York Region Official Plan and is illustrated on **Schedule ‘A’**. The Major Transit Station Area is planned to achieve a density of 150 residents and jobs per hectare at ultimate build out, all of which have been identified as strategic areas planned to accommodate new growth through intensification;

3.1.2 **Regional Corridor**

- a) The Regional Corridor in Aurora consists of properties fronting onto Yonge Street, outside of the Aurora Promenade. Intensification is directed to the Regional Corridor, generally at more limited densities as compared to the Aurora Promenade and Major Transit Station Area with low and mid-rise buildings.

3.1.3 **Local Corridors**

- a) The Local Corridors in Aurora consist of the portions of Wellington Street, Bayview Avenue and Leslie Street, outside of the Aurora Promenade and Major Transit Station Area. Generally, these areas are made up of residential properties and Existing Commercial Areas. –consists of existing commercial development areas that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-commercial uses during the 2031 planning horizon; Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas.

3.2 **Stable Existing Residential Neighbourhoods**

- a) Stable Existing Residential Neighbourhoods —consists of existing residential neighbourhoods within the Town’s Built-up Area that generally consist of lower densities than other residential areas in Town. Existing Residential Neighbourhoods are envisioned to remain low density in nature, while generally accommodating gentle intensification on the fringes of residential neighbourhoods, as well as through the provision of secondary residential dwelling units, while maintaining and enhancing the existing character of the neighbourhood. Many of the Town’s Major Institutional uses are included within the Town’s Existing Residential Neighbourhoods. through the policies of this Plan, will be largely protected from the impacts of new development. Infill development and other forms of intensification will be restricted within Stable Neighbourhoods;

Existing Major Institutional Areas—consists of existing institutional uses that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated

that these existing uses will be converted to other non-institutional uses during the 2031 planning horizon;

3.3 **Residential Designated Greenfield Residential Area**

- a) ~~The Residential Designated Greenfield Residential Areas— consists of primarily both developed and vacant lands outside of the Built Boundary that will be are planned to accommodate new residential and population serving employment growth during to the 2031/2051 planning horizon. Some of these lands are subject to existing, approved Secondary Plans;~~

3.4 **Greenfield Employment Area**

- a) ~~Greenfield Employment Areas —consist of primarily both vacant lands that will be planned to accommodate new employment lands employment growth during to the 2031/2051 planning horizon, as well as Existing Employment Areas —consisting of existing business parks and industrial areas, that are designated ‘Existing Employment — General Industrial’ and ‘Existing Employment — Light Industrial/Service and, through the policies of this Plan, are expected to hold out vacant lands but are not expected to accommodate significant job expansion through intensification. Some of these lands are subject to existing, approved Secondary Plans. Further, it is not anticipated that these lands will be converted to other uses during the 2031 planning horizon; and, . Further, it is not anticipated that these existing areas will be converted to other non-employment generating uses during the 2010 to 2031 planning horizon;~~

3.5 **Natural Heritage Greenlands System**

- a) ~~The Natural Heritage Greenlands System —areas consisting of environmental and open space areas that will be protected from the encroachment of urban development. The Natural Heritage Greenlands System includes an array of significant natural heritage features and parks and open space systems both within and outside the urban boundary. within three main land use designations including Private Parkland, Public Parkland and Environmental Protection Areas;~~

3.6 **Oak Ridges Moraine Countryside Area**

- a) ~~The Rural/Oak Ridges Moraine Countryside Area —consists of the existing rural/agricultural countryside area of the Town, outside of the Urban Boundary and within the Oak Ridges Moraine Conservation Plan Area. These lands are expected to remain as integral components of the existing rural/agricultural community, and it is not anticipated that these existing uses will be converted to other uses during the 2031 planning horizon. The Oak Ridges Moraine Boundary —this boundary line delineates the limits of the Oak Ridges Moraine, is a major Provincial landform containing significant ecological and hydrological features and functions. All planning and development decisions for lands within this~~

boundary must conform to the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.

4.0 PROMOTING RESPONSIBLE GROWTH MANAGEMENT

As the Town of Aurora continues to grow as a complete community with a vibrant downtown, access to surface and rapid transit, numerous trails, and a growing employment sector, it is vital to direct growth to appropriate locations in the Town that reinforce the Town's character. Denser forms of growth will be directed to *strategic growth areas* in the Town including the Promenade, the Aurora GO Station MTSA, and Local Corridors. The intensity of growth within the strategic growth areas will vary as set out in the Town Structure.

In accommodating the projected 2051 population and employment forecasts, the growth management policies seek to integrate land use, financial and infrastructure plans to achieve a compact development pattern that promotes the creation of complete communities, optimizes investments, supports sustainability while minimizing land consumption and servicing costs.

~~The proper phasing of growth is as important as growth itself. Urban sprawl, leap-frogging or scattered growth with inadequate services, inappropriate densities or land uses makes inefficient use of land and municipal resources. It is the intent of this Plan to ensure that Aurora's growth is well planned and responsibly managed.~~

4.1 Objectives

- a) Direct the Town's projected population and employment growth to appropriate locations to support the efficient use of land, resources and infrastructure to the year 2051;
- b) ~~Promote~~ Direct higher density forms of *development* and *intensification* in the form of mid-rise typologies in ~~appropriate~~ Strategic Growth Areas including the Aurora Promenade and Major Transit Station Area, and Regional Corridors and low-rise typologies along Local Corridors to meet the Town's intensification target of 45%; and,
- c) Development and Intensification will be compatible with the character of the Town and provide a transition of scale and density to existing neighbourhoods; and
- d) Ensure that *development* results in vibrant and complete communities.

Community Structure

- e) ~~Schedule 'A' — Community Structure, establishes a comprehensive framework for guiding growth in Aurora. Specifically, it delineates the principle components of the planned community structure and the key areas that will play a significant role in directing and managing Aurora's growth to the year 2031. These structural elements form the basis of the land use designations and the policies of this Plan;~~

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- i. ~~Greenlands System — areas consisting of environmental and open space areas that will be protected from the encroachment of urban development. The Greenlands System includes an array of significant natural heritage features and parks and open space systems within three main land use designations including Private Parkland, Public Parkland and Environmental Protection Areas;~~
 - ii. ~~Rural/Oak Ridges Moraine — consists of the existing rural/agricultural area of the Town. These lands are expected to remain as integral components of the existing rural/agricultural community, and it is not anticipated that these existing uses will be converted to other uses during the 2031 planning horizon;~~
 - iii. ~~Stable Neighbourhoods — consists of existing residential neighbourhoods that, through the policies of this Plan, will be largely protected from the impacts of new development. Infill development and other forms of intensification will be restricted within Stable Neighbourhoods;~~
 - iv. ~~Existing Commercial Areas — consists of existing commercial development areas that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-commercial uses during the 2031 planning horizon;~~
 - v. ~~Existing Employment Areas — consists of existing business parks and industrial areas that are designated 'Existing Employment—General Industrial' and 'Existing Employment—Light Industrial/Service' and, through the policies of this Plan, are expected to hold out vacant lands but are not expected to accommodate significant job expansion through intensification. Further, it is not anticipated that these existing areas will be converted to other non-employment generating uses during the 2010 to 2031 planning horizon;~~
 - vi. ~~Existing Major Institutional Areas — consists of existing institutional uses that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-institutional uses during the 2031 planning horizon;~~
 - vii. ~~The Aurora Promenade — consists of the Yonge Street and Wellington Street Corridors and the GO Rail Station, all of which have been identified as strategic areas planned to accommodate new growth through intensification;~~
 - viii. ~~Greenfield Residential Areas — consist of primarily vacant lands that will be planned to accommodate new residential growth during the 2031 planning horizon. Some of these lands are~~
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subject to ~~existing~~, approved Secondary Plans;

- ix. ~~Greenfield Employment Areas consist of primarily vacant lands that will be planned to accommodate new employment lands employment growth during the 2031 planning horizon. Some of these lands are subject to *existing*, approved Secondary Plans. Further, it is not anticipated that these lands will be converted to other uses during the 2031 planning horizon; and,~~
 - x. ~~Suburban and Estate Residential Areas are low density residential areas.~~
- f) Schedule 'A' ~~Community Structure, also identifies several boundary lines that will play *significant* roles in managing growth within Aurora to the year 2031. They include:~~
- i. ~~The *Built Boundary* — this boundary line identifies the primary areas of *existing development*, or *built-up area*, as of June 16, 2006. All new rows and apartments within this line is regarded as *intensification*, while *development* outside of this line is considered *greenfield development*; and,~~
 - ii. ~~Oak Ridges Moraine Boundary — this boundary line delineates the limits of the Oak Ridges Moraine, a major Provincial landform containing *significant* ecological and *hydrological features* and functions. All planning and development decisions for lands within this boundary must conform to the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.~~

4.2 Accommodating Growth Projections

- a) Over the next ~~20~~ 30 years, the Town of Aurora is expected to experience a *significant* amount of population and employment growth. By ~~2031~~ 2051, the Town's population is expected to grow to ~~70,200~~ 84,700 people, with the number of jobs projected to reach ~~34,200~~ 41,300. Table 1 illustrates the projected population and employment growth from 2016 to ~~2051~~ in 5-year increments. These growth forecasts serve as the basis for the Town's growth management strategy and corresponding policies in this Plan.

Table 1: Town of Aurora Population and Employment Forecasts

	2006	2011	2016	2021	2026	2031
<i>Population:</i>	49,700	57,300	63,700	68,100	69,600	70,200
<i>Employment:</i>	20,300	24,200	29,000	32,400	33,500	34,200

	<u>2031</u>	<u>2041</u>	<u>2051</u>
<i>Population:</i>	<u>72,700</u>	<u>78,400</u>	<u>84,700</u>
<i>Employment:</i>	<u>33,800</u>	<u>37,600</u>	<u>41,300</u>

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- b) Proper planning and management of future growth must seek to ensure that ongoing change results in positive physical, social, public health, economic and environmental benefits to the community. In this regard, this Plan will promote a more sustainable development pattern that focuses on *intensification* in Strategic ~~strategic~~ Growth Areas ~~areas~~, protection of *existing* stable neighbourhoods, the revitalization of the Aurora Promenade, the introduction of a Major Transit Station Area surrounding the Aurora GO Station, and the efficient use of the Town's remaining Designated Greenfield Area ~~greenfield~~ lands.
 - c) This Plan will also aim to address other needs and challenges facing the Town of Aurora, such as providing a greater range of housing opportunities, strengthening the local economy, support for planned transit facilities and preserving the Town's rich natural and cultural heritage.
 - d) It is the intent of this Plan that growth shall occur in an orderly and phased manner. Primary factors to consider in this regard include:
 - i. The integration of new *development* in accordance with the planned Town ~~community~~ ~~structure of the Town of Aurora~~ resulting in a more contiguous, connected and *compact urban form*;
 - ii. The provision of adequate municipal services (water, sewer, stormwater), as determined by the authority having jurisdiction, to accommodate the proposed growth in a cost efficient and fiscally responsible manner; ~~and the ability of new growth to facilitate the provision of municipal services where they are required~~;
 - iii. The provision of adequate transportation, transit and active transportation facilities, as determined by the authority having jurisdiction, and the availability of adequate capacity on the *existing* and planned road network;
 - iv. The provision and adequacy of social services, recreational facilities and other community services;
 - v. The provision of adequate utility services (gas, hydro, communications/telecommunications) to accommodate the proposed growth in a cost effective and efficient manner; and,
 - vi. If one or more of these factors cannot be addressed satisfactorily, the processing and/or approval of development *applications* may be held in abeyance or deferred, until an appropriate service level or facilities can be provided.
 - e) Based on the Town's ~~2009~~ 2021 population of approximately ~~58,920~~ 64,300 persons ~~which includes existing and planned population (based on designated and draft approved units)~~, there is a need to
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accommodate approximately ~~13,150~~ 20,400 ~~new~~ additional residents to the year ~~2051~~ 2031. This amount recognizes the persons per unit decline in the existing base population from 2006 to 2031 and other factors as outlined within the “Growing Aurora” background report, dated January 2011, and thus is not a straight subtraction of 58,920 from 70,200. This projected ~~new~~ population growth shall be accommodated by a combination of *intensification* and new *development* within the ~~identified~~ Designated Greenfield ~~Residential~~ Residential Areas. It is the intent of this Plan to allocate new population growth, as follows:

- i. Approximately ~~45~~ 34 percent of new residential growth, ~~being approximately 4,470 persons,~~ is to be accommodated through *intensification* within the *Built Boundary*. Residential *Intensification* growth will be directed to the following areas ~~accommodated within the defined Built Boundary as follows:~~
 - The *Aurora Promenade* as identified on **Schedule ‘A’** and **‘B’** with sub-designations set out in **Schedule ‘XXX’** and specifics on permitted heights and densities set out in **Section 9**; ~~shall accommodate approximately 4,120 new residents;~~
 - The *Aurora GO Major Transit Station Area* as identified on **‘Schedule XXX’**:
 - Shall accommodate a minimum density of 150 people and jobs per hectare;
 - Regional Corridors as identified on **Schedule ‘A’**:
 - shall have a maximum height of 5 storeys/ 17 metres
 - Local Corridors as identified on **Schedule ‘A’**:
 - shall have a maximum height 4 storeys / 14 metres; and,
 - Within the Stable Neighbourhoods, ~~new residential development, of approximately 350 persons, is to be accommodated through new Secondary Suite units and minor compatible infill;~~
- ii. Approximately ~~66~~ 55 percent of new residential growth, being approximately ~~8,680~~ 11,220 persons, is to be accommodated within the ~~identified~~ Residential Designated Greenfield Residential Area. All ~~new residential greenfield development, not approved prior to the adoption of this Plan, will be accommodated within Area 2C, west of Leslie Street, as identified on Schedule ‘B’.~~ This area will also be planned to accommodate approximately 250 ~~new population-related jobs.~~ *Development* within the

~~Designated Residential Greenfield Area of the Area 2C Secondary Plan~~ shall achieve a minimum average gross density of ~~50~~ 55 persons and jobs per hectare.

- f) Stable Neighbourhoods within Town are made up of generally low-density residential areas. Only gentle infill is anticipated within Stable Neighbourhoods which should be directed to the fringes of residential neighbourhood. Secondary residential dwelling units shall also be promoted and encouraged within Stable Neighbourhoods. Development will be compatible with and respect the existing character of stable Neighbourhoods in accordance with the policies in Chapter 7 of this Plan.
- g) Based on the Town's current employment base of ~~21,350~~ 29,900 in 2021 ~~2009~~, there is a need to accommodate approximately ~~42,850~~ 11,400 additional new jobs to the year 2051 ~~end 2031~~. This amount factors in growth and declines between 2006 and 2009 as outlined within the "Growing Aurora" background report. Aurora's projected new employment growth shall be accommodated by a combination of new Designated Greenfield Area development, and intensification of existing designated employment areas, and intensification in Strategic Growth Areas. ~~New Employment development within Designated Greenfield Areas must be planned to achieve a minimum gross density of 55 40 jobs per hectare.~~ It is the intent of this Plan to allocate new employment growth, as follows:
- i. ~~approximately 2,640 jobs are to be~~ Direct employment growth accommodated through the intensification of Existing Employment Areas, Strategic Growth Areas, as well as the and development of vacant designated lands. ~~Employment intensification will be accommodated as follows:~~
- The Existing Employment areas adjacent to Industrial Parkway will continue to function as an important employment areas. These areas ~~It~~ will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;
 - Intensification within Strategic Growth Areas including the Aurora Promenade and Aurora GO Major Transit Station Area will introduce additional new employment growth through achieving the minimum density requirements set out in this plan; and
 - The Existing Employment area located at the intersection of St. John's Sideroad and Bayview Avenue will continue to evolve as a retail and employment node. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;

5.0 ENSURING DESIGN EXCELLENCE

Excellence in community design is essential in creating ~~a vibrant~~ an accessible and attractive complete community for its residents, businesses and visitors. The policies of this section promote compatible development and the creation of vibrant spaces throughout the Town through high quality urban design and architecture in order to enhance the comfort, safety, accessibility and aesthetics of ~~the built and natural environments of Aurora's~~ public and private realms.

Unless specified otherwise, the following policies shall apply to all lands within this Plan.

5.1 Objectives

- a) ~~Encourage attractive and safe public spaces, as well as quality streetscapes, entryways to the community, vistas, and heritage areas.~~
- b) Encourage a high quality and consistent level of urban design for Aurora's public and private realms.
- c) Ensure community design practices are age-friendly and barrier-free.
- d) Encourage human scale design and compact built form that is massed, designed and oriented to create well-defined, comfortable and attractive public spaces and streetscapes.
- e) Enhance the character of existing areas within the Town through redevelopment and infill development that is context-sensitive and compatible, by providing built form transitions in building height, setbacks, orientation and built form.
- f) Encourage the implementation of placemaking features along main streets and within public spaces, entryways to the community, vistas and heritage areas that contribute to a distinct sense of place and encourage social interaction and community gatherings.
- g) Design for a high quality human environment while maintaining the functional quality and ~~enhance~~ enhancing the visual asset of Aurora's Greenlands system.

5.2 General Urban Design and Architectural Policies

- a) To achieve excellence in community design, all new development and redevelopment shall conform to the following General Urban Design and Architectural Policies, as well as the policies of **Section 4.3** and **Section 4.4**.
- b) Adopt Urban Design Guidelines shall ~~assist~~ be developed by the Town or through the private development process and used to ensure development, redevelopment and rehabilitation in Aurora to provides for

diversity, amenity, comfort, safety and compatibility with the existing community

- c) A number of area-specific Urban Design and Architectural Guidelines apply to sites, neighbourhoods and secondary plan areas in the Town. These various guidelines provide direction on public and private realm design components, as well as architectural and built-form guidance as applicable to each area. All applicable Urban Design Guidelines should be considered throughout the development process, in addition to the policies of this Plan.
- d) The Town shall adopt additional Urban Design Guidelines where detailed guidance is required for specific areas or development proposals to further guide implementation of the design policies of this Plan.
- e) All new development and redevelopment, rehabilitation, and subdivision layout shall be is encouraged to complement its surrounding context including natural landscapes and grades, water courses, existing vegetation, cultural heritage environments resources and existing or proposed built form adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.
- f) ~~Ensure that urban design,~~ New development, subdivision lay-out and landscaping shall aim to retain existing topography and vegetation by minimizing alterations to contours and by encouraging landscaping which utilizes native vegetation.
- g) ~~Urban design should relate to the way the environment is experienced:~~
 - i. ~~Environments through which people travel with cars at relatively high speeds allow for simple, large scale, clear visual statements. In these areas, extra care with the design and inclusion of active transportation and transit routes is required.~~
 - ii. ~~Environments in which people move and spend time on foot allow for smaller scale, detailed, interesting and diversified visual design statements.~~
- h) ~~Council shall support urban design which:~~
 - i. ~~Reconciles compatibility with diversity; and,~~
 - ii. ~~Avoids both monotony and harsh contrasts.~~
- i) ~~New development should provide both the appropriate private and social context for healthy human environments. These consist of:~~
 - i. ~~Safety, and audio and visual privacy in subdivision design, layout, amenity spaces as reflected in municipal building, landscaping and maintenance standards; and,~~

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- ii. ~~A supportive social fabric through a range of dwelling types, street orientation, and neighbourhood support services.~~
 - j) The Town shall encourage high quality site design and architecture for commercial, mixed use and community service uses in order to establish these places as community destinations with a strong sense of place.
 - k) Council has designated the planning area for site plan control under Section 41 of the Planning Act. This section allows Council to regulate conceptual design of buildings, the layout, massing, exterior and public access areas to ensure the comfort and safety of users. In most instances, single detached and semi-detached dwellings shall be exempted.
 - l) ~~To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:~~
 - m) Landscaping and underground wiring may be required to enhance public vistas in visually significant areas.
 - i. ~~Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.~~
 - n) In older sections of the community, Council may undertake *tree* planting, maintenance and renewal while in new areas developers shall undertake a street *tree* planting programme in accordance with municipal standards.
 - o) ~~All new development applications shall demonstrate that the development meets or exceeds the York Region Transit Oriented Development Guidelines.~~
 - p) Council will promote building and *site* design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including natural surveillance, natural access control, territorial reinforcement and space assessment. Council shall have regard for the principles of CPTED in their review of all development *applications*.
 - q) Council is committed to environmentally sensitive building design and construction. Council will require the use of green building technologies as per the policies of this Plan.

5.3 Public Realm Design

The public realm comprises of public roads, lanes, open spaces, parks, community services and facilities, natural heritage features and the public activity areas of

public and private development sites. Attractive, safe and well-coordinated public spaces and streetscapes help ensure a strong foundation for a walkable and connected Town, and act as the framework for the orientation of buildings, public or private facilities, open spaces as well as all other elements of the public or private realm. Elements of the public realm should be designed to the highest quality possible and located to provide interest, diversity and focal points within the community.

a) **Development Blocks and Lots**

- i. New development blocks and lots shall create or maintain a modified grid system of public roads and lanes that establishes a highly inter-connected and permeable network and facilitates greater connectivity, walkability and support for active transportation and transit.
- ii. The size and configuration of new development blocks will:
 - Be appropriate for their intended use;
 - Facilitate and promote pedestrian movement and active transportation modes; and
 - Provide a sufficient number and, where appropriate, a range of building lots to achieve cost effective and efficient development.

b) **Streetscapes**

- i. It is intended that all streetscapes will be designed to:
 - Respect the predominant character and function of the surrounding area;
 - Provide safe access for vehicles, pedestrians and bicycles;
 - Provide and/or maintain opportunities for vistas and view corridors;
 - Provide adequate space for pedestrian amenity areas, street furnishings and utilities and services;
- ii. Streetscapes and public spaces along commercial and mixed use streets shall be designed to prioritize the pedestrian. Opportunities shall be provided to accommodate high quality landscaping, street furnishings, patios, public art, lighting, signage or other distinct placemaking elements that are complimentary to and emphasize the existing character of the street.

- iii. Wherever possible and appropriate, the design of new streets and the reconstruction of existing streets should support a complete streets approach for all modes of movement in a balanced manner, with appropriately scaled sidewalks that can accommodate pedestrian amenities and wherever possible, dedicated bike lanes;
- iv. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., ~~when determining appropriate locations for larger utility equipment and/or utility clusters.~~

c) **Pedestrian Environment**

- i. To promote pedestrian comfort, safety and security in public places, including roads, parks and open spaces, schools, public transit routes and public activity areas of buildings, the following measures are necessary:
 - The design and siting of new buildings shall provide visibility and ease of access to adjacent roads, parks and open spaces;
 - Appropriate lighting and visibility shall be provided for all walkways, parking lots, garages and outdoor amenity areas;
 - Public-oriented spaces and activity areas shall be oriented toward public roads; and
 - A consistent level of landscape design shall be provided, incorporating such elements as appropriate paving, planting, fencing, lighting and signage.

d) **Views and Focal Points**

- i. The preservation, enhancement and creation of significant views and focal points within the Town shall be encouraged towards:
 - Natural heritage features, including woodlands, cultural heritage landscapes, water bodies;
 - Parks and open spaces;
 - Important public buildings and community facilities;
 - Heritage buildings; and
 - Other landmarks.

- ii. To recognize the importance of public community facilities and institutional buildings in the community and to enhance their status, these uses are encouraged to be sited at the following locations:
 - At the termination of a road or view corridor;
 - At road intersections; and
 - On sites that enjoy prominence due to topographic and natural heritage features.

5.4 **Private Realm Design**

The quality of the private realm, comprising of individually owned sites and buildings, helps to define the character of different areas of the Town and has a direct impact on the public realm. Buildings and sites within Aurora shall be of high quality design through varied, yet contextual and compatible, built form, architectural, site layout and landscape elements.

a) **Built Form**

- i. New development shall be compatible with its adjacent context and surrounding character with regard to building scale and site design, respecting the existing physical character of the area. The siting and massing of new buildings shall not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.
- ii. Non-residential uses and buildings shall be screened from abutting existing or planned residential uses, with an appropriate transition provided, ~~where residential uses they exist or are planned. and the non-residential use does not exist or requires an Official Plan Amendment.~~
- i. Within areas of high pedestrian activity, public open spaces and along commercial and mixed use streets, façade treatment should encourage:
 - Architectural variety and variation between building articulation;
 - Elements of interest such as displays;
 - Well-designed street furniture and landscaping;
 - Adequate fenestration to provide active street elevations;
 - A variety of textures and colours on walls and walkways;
 - Human scale *development* that ensures people at grade

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- ~~do not feel over-powered by the built~~ feel comfortable within their environment;
 - Open balconies on upper floors overlooking streets especially in mixed use areas and residential projects; and
 - Protection for pedestrians shall be protected from inclement weather and the sun with awnings, canopies, front porches or arcades at building entrances, the sidewalk edge of key pedestrian areas and along store fronts.
 - ii. Access from sidewalks and public open space areas to primary pedestrian entrances shall be clearly visible, convenient, direct and accessible with minimum changes in grade.
 - iii. New development, whether a renovation to an existing building, or a completely new building, will be reviewed by the Town taking into consideration matters relating to exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.
 - iv. The upper storeys of tall buildings may require stepbacks to achieve:
 - Human scale buildings;
 - Vistas to heritage sites;
 - Mitigation of potential shadow impacts;
 - Harmony with natural contours; and
 - Diversity of scales without harsh contrast and monotony.
 - v. In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels, such equipment shall be:
 - Placed in locations that eliminate their visibility; and/or,
 - Screened by raised parapets that complement the building design, material and colour; and/or,
 - Placed in specially designed enclosures that complement the building design, material and colour.
 - vi. Any visible mechanical equipment, including rooftop equipment, shall be appropriately screened by landscaping and/or enclosures that complement the building design and located in a manner that has a minimal physical and visual impact on the public realm.
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vii. Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined pedestrian realm. The following encroachments into the public realm and onto or over the public sidewalk may be permitted subject to approval of an appropriate permit by the Town and/or The Regional Municipality of York:

- Awnings;
- Outdoor cafes and seating for restaurants; and,
- Semi-permanent structures, including entry features, arcades and perpendicular signage attached to the building.

viii. The amount of any permitted encroachment, whether temporary or permanent, shall be established by the Town on a *site-by-site* basis.

b) **Site Design**

i. Site design and development should encourage:

- Sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
- A micro climate which prevents wind tunnels and shelters against cold northerly winds;
- Access to historic areas, parks, open spaces and community facilities by walking, cycling and transit; and
- Practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials.

ii. Where feasible, locate ~~Unightly~~ site elements such as loading, parking, refuse storage areas, transformers ~~shall be screened to ensure the amenity of adjacent areas~~ and other above ground utilities within the building, or on private property located away from, and/or screened from public view.

iii. Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.

c) **Neighbourhood Design**

iv. Within residential neighbourhoods, the following measures will be employed to reinforce the established road, lane and block pattern:

- Buildings shall be aligned parallel to a public road, in proximity to the property line;
- Buildings on corner sites will be sited and massed toward the intersection of the adjoining public roads;
- Siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;
- Siting and massing of buildings will contribute to and reinforce the comfort, safety, and amenity of the public roads;
- Buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for access and overlook into the open space;
- The massing, siting and scale of buildings located adjacent to, or along the edge of a park or open space will create an edge or definition appropriate to the type of open space they abut; and
- Buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.

d) **Parking Design**

- ix. In order to reinforce streets as primary public spaces, the locations of parking, driveways and service entrances and loading areas need to be carefully considered and coordinated with the locations for pedestrian entrances.
- x. Parking shall be located in a manner that has a minimal physical impact on sidewalks and accessible open spaces. Shared driveways and service courts at the side and rear of buildings are encouraged to provide for these functions.
- xi. Within mixed use areas and for higher density forms of housing, all new parking shall be located at the rear or side of buildings and is encouraged to be provided in structures, either above or below grade in order to reduce the impact of surface parking and to provide at grade amenity areas.
- xii. All new parking shall be located at the rear of buildings. Where parking is located adjacent to the street, it should be appropriately screened from view of the street. In areas that have already been developed, parking in front shall be encouraged to:
 - Be screened by landscaping;
 - Allow for visibility of store fronts from the street by limiting

the depth of front parking areas;

- Not create large gaps between developments;
- Allow for substantially uniform setbacks from the street;
- Minimize conflict with pedestrian circulation; and,
- Be coordinated with adjacent commercial developments.

xiii. Where surface parking must be provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks, and landscaping including, pavement treatments, low walls or decorative fencing, landscape, trees and lighting within the parking lots and along its edges.

xiv. Where a parking structure is above grade, it shall include a façade with active uses at grade and appropriate architectural articulation above the ground floor. Entrances to below grade or structured parking and service areas should occur within the building.

xv. New development shall incorporate parking management policies and standards that:

- Reduce minimum and maximum parking standards based on proximity to transit;
- Include shared parking requirements where appropriate;
- Include site designs which orient main building entrances towards the street and do not permit surface parking between the main entrance and the street;
- Allow for surface parking to be redeveloped to structured/underground parking; and
- Identify preferential locations for carpooling and car-sharing spaces.

e) **Drive-Thru Facilities**

i. Drive-through facilities are normally associated with restaurants, financial institutions, convenience stores, car washes and a limited range of retail uses. Proposed drive-through facilities shall be subject to the following:

- The application of urban design guidelines, which will address such issues as built form and streetscape, pedestrian circulation, vehicular traffic/access and

parking, landscaping, and signage, with particular attention given to sites which abut permitted residential uses;

- ~~Such planning applications as required in the normal course of development for the Aurora Promenade planning area, including site plan approval;~~
- As part of any required planning application, proposals for drive-through facilities shall address the location, design, and function of the drive-through facility to demonstrate that the proposed drive-through facility:
 - Conforms with the intent of the Official Plan;
 - Conforms with the function and form of the land-use designation where the drive- through facility is proposed to be located;
 - Maintains the continuity and character of the streetscape as exists at the time of the application in the land-use designation where the drive-through facility is proposed to be located;
 - Conforms with the extent of the pedestrian orientation set out in the policy framework for the land-use designation where the drive- through facility is proposed to be located; and
 - Addresses pedestrian movement into and through the property containing the drive-through facility, the nature of surrounding uses, and the proximity to heritage resources.

5.5 Accessibility Policies

Ensuring that Aurora's built environment is accessible to all residents and visitors, regardless of ability or age, is a key objective of this Plan.

- a) ~~All new development shall be developed with regard to the Province's Accessible Built Environment Standard, as it evolves~~ for the Aurora Accessibility Plan.
- b) The Town shall comply with the Province's Accessibility for Ontarians with Disabilities Act (AODA) and all associated regulations.
- c) Council shall work with other government agencies and the private sector to promote the achievement of accessibility objectives and

standards in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.

- d) All new development will be designed to facilitate accessible and integrated public transit for people with disabilities.
- e) Council shall encourage the inclusion of accessibility features into major renovation and/or redevelopment projects.

5.6 Public Art Policies

Public art is an important component of the public realm and contributes to an overall sense of place and community. Public art may be used to reflect Aurora's cultural heritage and foster an understanding of Aurora's cultural identity to residents and visitors.

In addition, public art may be used to improve and enhance the built environment. In turn, public art promotes tourism and contributes to the economic vitality of the Town.

Public Art creates cultural links through the promotion of opportunities for community development, community engagement and community partnerships.

- a) Council will promote the creation of public art that reflects the Town's cultural diversity and heritage by:
 - i. Encouraging public art initiatives on properties and within buildings under the jurisdiction of the Town;
 - ii. Encouraging the inclusion of public art in all *significant* public and private sector developments, including areas of high pedestrian traffic and mixed use developments; and,
 - iii. Promoting the concept of and actively soliciting gifts of cash grants and gifts in-kind to the Town to implement public art initiatives;
 - iv. Requiring that 1% of the capital budget for all major Regional and local municipal buildings be dedicated to public art.
- b) The Town will also encourage the implementation of temporary public art, murals and interactive displays, with the potential for these installations to become permanent at key locations within the community.
- ~~c) Council may consider the establishment of a Public Art and Cultural Advisory Committee to promote public art, manage the Town's public art reserve fund and develop a Town-wide public art strategy, including, but not limited to, a Public Art Master Plan and public art acquisition policies and/or guidelines.~~

- d) The Town shall work towards development of a Public Art Master Plan, which shall provide the framework needed to develop and maintain public art and contain standards for funding, selecting, acquiring, managing and conserving public art for community benefit.
- e) The Town shall work towards development of a Cultural Master Plan to create a cultural vision for Aurora and develop strategies to support culture and broader economic goals.

6.0 BUILDING A GREENER COMMUNITY

Building a greener community requires the implementation of appropriate measures to prepare for and mitigate the impacts of climate change and contribute to environmental sustainability. This section establishes policies that promote climate sensitive design, green building technologies, renewable and alternative energy options, waste management efforts and other sustainable design options for *development* with the aim of supporting the Town's objectives for a healthy, vibrant and sustainable community.

6.1 Objectives

- a) Prioritize the reduction of greenhouse gas emissions, improve air quality and increase resiliency to climate change by carefully managing the Town's built and natural environment through the development process.
- b) Develop policies and implement programs designed to reduce ~~pre-capita~~ greenhouse gas emissions by ~~two-thirds by 2031~~ 80% from 2018 levels by 2050.
- c) Demonstrate through application of the policies of this Plan, leadership in sustainable forms of development and ~~green technologies design utilizing through implementation of these policies,~~ the Green Development Standards and during the development process.
- d) Encourage development proposals that include energy efficient neighbourhood and/or building design and practices in all new development.
- e) ~~Establish made-in-Aurora green development and design standards~~ Apply the Town of Aurora Green Development Standard that apply to the review of all public and private sector development applications.
- f) Implement the energy and greenhouse gas reduction strategies of the Town's Community Energy Plan as applicable in community and building design and in the transportation network.
- g) Control and, where possible throughout the development approval process, eliminate water, soil, noise and air pollution to safeguard the natural and human environment
- h) ~~Reduce~~ Prioritize reducing the per-capita consumption of energy, water, land and other non-renewable resources through the implementation of preservation programs and throughout the development approval process.

- i) Reduce ~~per-capita~~ generation of stormwater run-off, sanitary sewage and solid and hazardous waste
- j) Develop policies and implement programs designed to reduce greenhouse gas emissions in industrial, commercial and institutional sectors.

6.2 **Green Development and Design Standards**

The Town of Aurora Green Development Standard is a tiered set of performance measures with supporting guidelines for new development. The Standard promotes sustainable site and building designs that address energy efficiency and greenhouse gas emissions, water quality and efficiency, ecological health, connected communities and building and waste objectives for new developments.

- a) ~~Council, through consultation with key stakeholders, shall develop Green Development and Design Standards to ensure that the vision and policies of this Plan are achieved through the development process.~~
- b) ~~The Green Development and Design Standards shall be integrated into the development review process and used to evaluate development applications. and prioritize development approvals.~~
- c) ~~All development shall meet the minimum standards established by the Green Development and Design Standard. upon coming into effect.~~
- d) ~~The Green Development and Design Standards shall be implemented through an Official Plan Amendment.~~
- e) ~~Development applications that have received required approvals prior to the adoption of this Plan or in advance of Council adoption of more specific Green Development and Design Standards are encouraged to demonstrate a commitment to achieving the Town's Building a Greener Community objectives, as per Section 5.1 of this Plan, and must conform with related standards established by the York Region Official Plan.~~
- f) ~~The Green Development and Design Standards shall be comprised of, but not limited to, the following elements and initiatives that contribute to sustainable community design and green development:~~
 - i. ~~minimum standards for energy efficiency in building design;~~
 - ii. ~~standards for community design, including but not limited to, compact forms of Development, transit-oriented Development~~

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- ~~and active transportation, in accordance with the vision and policies of this Plan;~~
 - iii. ~~design standards to maximize solar gains and facilitate future on-site solar energy technologies;~~
 - iv. ~~design measures to facilitate future on-site renewable energy and/or energy recovery systems;~~
 - v. ~~minimum standards for water conservation, including rainwater harvesting, in all buildings and landscaping;~~
 - vi. ~~green building material requirements to promote durability, resource reuse and renewable resource use;~~
 - vii. ~~design measures to facilitate the future installation of plug-ins/outlets for electric vehicles;~~
 - viii. ~~requirements for green and/or white roofs into building design;~~
 - ix. ~~requirements for Dark Sky compliant practices for exterior lighting;~~
 - x. ~~minimum standards for waste reduction and diversion in the construction process;~~
 - xi. ~~design standards for permeable surfaces, including permeable driveways and parking areas; and,~~
 - xii. ~~landscape design standards to promote water efficient, drought resistant landscaping and the elimination of pesticide/herbicide use, including the use of native plants and xeriscaping.~~
- g) The Green Development and Design Standards is a flexible document, designed to respond to emerging climate challenges and local priorities. The document and process shall be reviewed and revised periodically to respond to technological advancements, local building expectations, design innovations, emerging trends in sustainable development and current legislative and relevant regulatory changes. An Amendment to this Plan shall not be required to implement the results of the review unless the intent and/or objectives of this Plan are affected.

6.3 Green Development and Climate Sensitive Design

- a) Council shall address, mitigate and adapt to the effects of climate change by:

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- i. Working to understand the impacts of climate change on the health and well-being of residents; ~~and~~
 - ii. Requiring that ~~communities~~ new development is designed to be more resilient to and minimize and/or mitigate the effects of climate change;
 - iii. Promoting the reduction of energy consumption and the use of renewable and alternative energy systems through the development.
 - b) Council will promote and encourage the use of recognized and accredited third-party certification for all new *development*, including LEED and EnergyStar.
 - c) Council shall commit to targeting LEED Silver certification, or equivalent standard, for all new municipal buildings and projects.
 - d) Council shall encourage the following efficiency standards for new buildings:
 - i. 20% greater water efficiency than the Ontario Building Code;
 - ii. Grade related (3 storeys or less) residential buildings achieve performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada's EnerGuide for New Houses: Administrative and Technical Procedures;
 - iii. Mid and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40% greater efficiency than the Model National Energy Code for Buildings; and,
 - ~~iv.~~ Industrial buildings be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings.
 - e) Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.
 - f) ~~Council~~ Development applications shall have regard for York Region's sustainable development programs, which provide servicing allocation incentives to developments that meet specific sustainable development criteria. ~~This policy is not intended to supersede the Servicing Allocation Policy of the Town of Aurora and all of the criteria of said policy shall remain applicable. In the case of a conflict, the Servicing Allocation Policy of the Town of Aurora shall apply~~ Climate Change Action Plan, which provides actions for community resiliency, infrastructure, low
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carbon living and supporting an equitable approach to addressing climate change risks and opportunities, as well as the sustainable and resilient community standards set out within the York Region Official Plan

- g) Council will work with York Region and Conservation Authorities on advancing knowledge and research on climate change and the programs, tools and measures to support increased community resiliency.
- h) ~~Council shall require, where feasible the installation of rainwater harvesting and re-circulation/reuse systems on all new residential lots and buildings for outdoor irrigation and outdoor water use:~~
 - i. Rainwater harvesting for outdoor irrigation;
 - ii. Water re-circulation/reuse systems; and/or
 - iii. Low impact development techniques.
- i) Council shall encourage plans and building designs that maximize solar gains and that buildings be constructed in a manner that facilitates future solar installations (i.e. solar ready).
- j) ~~Council shall encourage the retrofitting of existing buildings to the standards noted in 5.2.j.~~
- k) Multi-unit residential and commercial developments are encouraged to provide opportunities for electric vehicle charging infrastructure.
- l) Council shall review the green building policies in this Plan as building standards and green building technologies, design approaches, and regulatory standards evolve.
- m) ~~Development applications shall conform with the sustainable building policies contained in the York Region Official Plan, including working to achieve the following energy efficiency and water conservation standards:~~
 - i. ~~Grade-related (3 storeys or less) residential buildings achieve a minimum performance level that is equal to an ENERGY STAR® standard;~~
 - ii. ~~Mid- and high-rise (4 storeys and greater) residential and non-residential buildings, with the exception of industrial buildings, shall be designed to achieve 25% greater energy efficiency than~~

~~the Model National Energy Code for Buildings;~~

- ~~iii. Designed to maximize solar gains and be constructed in a manner that facilitates future solar installations (ie solar ready);~~
 - ~~iv. To work with the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings.~~
 - ~~v. To work with the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings.~~
- n) Council shall encourage building designs that contribute to improved indoor air quality.

6.4 **Urban Forestry Management**

- a) Council shall develop an Urban Forest Management Plan in consultation with York Region and the Lake Simcoe Region Conservation Authority, which may include a Town-wide tree canopy target to ensure existing trees are protected and the canopy cover within the Town is enhanced.
- b) The planting of urban trees and vegetation is encouraged to help improve air quality, provide shade and reduce the urban heat island effect.
- c) During the review of development applications, Council will prioritize the protection of mature, healthy trees and the overall urban tree canopy.

6.5 **Alternative and Renewable Energy Policies**

- a) Council shall promote best practices and innovation in energy conservation and *renewable energy systems*.
- b) Council shall work with the Region, local utilities and other stakeholders to advance energy conservation, demand management and local generation efforts, as well as the development of *renewable energy systems*.
- c) Council, in coordination with the Province, York Region and other stakeholders, shall investigate suitable criteria for the construction and use of *renewable energy systems* in Aurora.
- d) Council will encourage the use of district energy systems in order to minimize net energy consumption.
- e) Council may permit on-site alternative energy systems for residential,

commercial, institutional and industrial buildings and work with the Region to develop associated design requirements.

- f) Council shall review the alternative and renewable energy policies in this Plan as energy standards and technologies for alternative energy systems and *renewable energy systems* evolve.
- g) ~~Council shall prepare a Town-wide Community Energy Plan to detail energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.~~
- h) Council shall implement the strategies within the Town-wide Community Energy Plan and consider the direction for homes, businesses and the Town's transportation network when planning for new development and redevelopment.

6.6 Waste Management Policies

- a) ~~Waste management policies for within the Town of Aurora shall be consistent with the policies of the York Regional Official Plan including: in order to meet or exceed the Region's reduction and diversion targets of construction and demolition waste from landfills.~~
 - ~~i. encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,~~
 - ~~ii. coordinate waste collection and diversion responsibilities with York Region;~~
- b) Council shall coordinate waste collection and diversion responsibilities with York Region.
- c) Council shall co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.
- d) Council shall encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.
- e) Council shall require the implementation of three stream waste facilities and collection in all new multi-unit residential buildings. In partnership with the Region, Council shall plan for additional specialized programs such as the collection of batteries and electronic waste, where opportunities exist.

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- f) ~~To~~ Council shall encourage existing multi-unit residential buildings to participate in, and provide convenient access to, three-stream waste ~~collection~~ diversion programs.
 - g) Council shall assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.
 - h) Council shall encourage industries to co-operate with the policies in this section, and to trade waste recovery products.
 - i) Areas indicated on **Schedule 'E'** **'F1'** as waste disposal sites may permit uses indicated on **Schedule 'A'** **'B'**, subject to written approval by the Minister of the Environment. Such approval requires:
 - i. Meeting the provisions of the Environmental Protection Act; and
 - ii. Studies of gas leachate, hydrogeology, structural stability, safety and integrity of proposed structures; these studies must be carried out by a qualified engineer and must show to the satisfaction of the municipality and the Ministry of the Environment that the proposed development is compatible and safe.
 - j) Before approving any development application within or within on lands in close proximity ~~the potential pollution radius~~ of a known waste disposal site, Council shall:
 - i. Consider the need for a waste disposal assessment to evaluate gases leachate and hydrogeology in the *site*;
 - ii. Consult with and seek approval from the Ministry of the Environment as to the appropriateness of the proposed *development*, its use(s) and densities; and
 - iii. Require control measures, recommended by the Ministry of the Environment, to be implemented prior to or at the time of construction; ~~and,~~
 - iv. ~~Ensure that urban design, subdivision lay out and landscaping shall aim to retain existing topography and vegetation by minimizing alterations to contours and by encouraging landscaping which utilizes native vegetation.~~
 - k) ~~Notwithstanding any other policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the corresponding policies of the Town.~~
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~~Solid And Hazardous Waste Processing~~

- l) Council shall cooperate with regional, provincial and citizens groups to reduce and achieve safe and effective disposal of solid and hazardous waste.

6.7 Soil Pollution and Erosion Mitigation Policies

- a) Council shall strive to prevent soil pollution through:
 - i. Prohibition of dumping or outside storage of *hazardous wastes*;
 - ii. High quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Ministry of Natural Resources, the relevant Conservation Authority and, where applicable, York Region Medical Officer of Health;
 - ~~iii. Introduction of improved technology in this field;~~
 - iv. Increasing public awareness of the effects and reduction in use of pesticides, insecticides, fertilizers, de-icing agents in private and public open spaces, such as along roadsides, on farms, golf courses and in gardens;
 - v. Regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's ~~Fill~~ Site Alteration By-law; and
 - vi. That where a site requires a fill permit by the Town, the landowner may be required to provide financial guarantees to ensure that groundwater or adjacent Regional or private well supplies will not be contaminated. Further, the landowner shall be required to retain an on-site environmental inspector to ensure that all fill materials are appropriate.
- b) Where contamination has occurred, Council shall, in consultation with the appropriate Ministries, Conservation Authorities and the York Region Medical Officer Health:
 - i. Determine the exact nature and extent of contamination;
 - ii. Request the use of municipally piped water in and adjacent to contaminated areas; and,

- iii. Prohibit any new development proposals with private wells.
- c) Council shall strive to prevent soil erosion through such measures as:
 - i. Requirement of a permit under the Aurora Topsoil Preservation By-Law before any vegetation or soil may be removed; and,
 - ii. Forest management policies as outlined in **Section 12.4.3**.

6.8 **Excess Fill and Soil Management**

- a) Council shall identify best practices to guide the management of excess fill and soil through the development and site alteration process in order to mitigate potential negative environmental and community impacts.
- b) Council shall support on-site and local reuse of excess soil through the development process to the maximum extent possible.
- c) Sites for excess soil storage and processing shall be permitted close to areas where development is concentrated and areas of potential soil reuse.
- d) Fill quality and placement on site shall not cause any negative environmental effects or impacts to the current or proposed use of the lands.

6.9 **Noise And Air Pollution Mitigation Policies**

- e) Proposed developments, redevelopment and subdivision approval adjacent to or near any sources of noxious noise, will require a Noise Attenuation Study. ~~A Noise Attenuation Study may be required at the time of application for development, redevelopment or subdivision approval.~~
- f) Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment and/or the Town of Aurora, shall be part of site plan agreements and subdivision plans. Noise abatement measures shall include:
 - i. Road or building lay-out which increases the distance between noise sources and residential or other proposed uses; and/or,
 - ii. Community design measures that help attenuate noise; and/or,
 - iii. Location and landscaping of open spaces; and/or,
 - iv. Sound attenuating walls, berms, double or triple glazed windows and/or central air conditioning.

- g) A noise and vibration study shall be required for all *development* where they are located within 300 metres of a rail right-of-way. The noise and vibration study shall ensure appropriate noise and vibration mitigation measures are enforced to ensure Provincial and/or Council regulations are possible and achieved.
- h) Any development application within 300 metres of a rail line shall provide evidence that the requirements of the appropriate rail company have been met.
- i) Council may establish higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses, than exist in Provincial regulations. These higher standards shall be appropriately mitigated, and enforced through the provisions of the Zoning By-law and/or through subdivision and/or through Site Plan Agreements.
- j) Council shall require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near sensitive uses such as schools, daycares and seniors' facilities.
- k) Sensitive uses such as schools, daycares and seniors' facilities shall not be located near significant known air emissions sources such as controlled access provincial 400-series highways.

7.0 PROVIDING A RANGE AND MIX OF HOUSING

An appropriate range and mix of housing types and densities are required to meet the needs of current and future residents. In addition to the more conventional housing types such as single detached dwellings and townhouses, the provision of an appropriate range of housing includes buildings geared to seniors, as well as emergency shelters, *affordable housing* and *special needs housing*. The concept of “the missing middle” refers to housing options that accommodate multiple units at a low-rise scale and built form that are compatible with lower density housing types such as single and semi-detached dwellings. These housing types are often “missing” from established neighbourhoods. The provision of a range of housing types, including “missing middle” housing types, tenures and forms enables people to live in the community as they progress through the stages of life, and helps to address affordability and access to housing. The policies of this section are intended to identify the range and mix of housing opportunities that will be accommodated in appropriate locations throughout the Town.

7.1 Objectives

- a) Encourage, and take measures to ensure, a broad range of housing sizes, densities, designs, tenures and prices are available, to meet the needs of current and future residents.
- b) Maintain, protect and enhance the quality of existing residential areas.
- c) Encourage innovation in new residential *development* to address the social, economic, design, environmental and growth management policies of this Plan

7.2 General Housing Policies

- a) Council recognizes that the number of residential *dwelling units* required to meet the long-term needs of the Town's population could vary over time due to market and demographic factors. Accordingly, this Plan shall not prescribe the mix of housing types to be developed in the Town, providing the other policies of this Plan are attained.
- b) Council shall endeavour to ensure an adequate supply of housing by:
 - i. Maintaining at all times the ability to accommodate residential growth for a minimum 40-year supply of 15 years land designated for residential development through residential intensification and, if necessary, lands which are designated and available for residential development redevelopment and in Designated Greenfield Areas; and,
 - ii. Maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a minimum 3-

~~year supply of registered and draft approved plans of subdivision, condominium plans and/or site plans, subject to the availability of sewage and water capacity and other necessary services/infrastructure.~~ residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- c) ~~That~~ The distribution of new housing units shall be consistent with the growth management provisions set out in **Section 3.4** of this Plan.
- d) The construction of new rental housing units with a full mix and range of unit sizes, including family-sized and smaller units, is encouraged and supported in appropriate locations.
- e) The reduction of rental housing by demolition and/or conversion to condominium or non-residential use is discouraged and shall not be permitted if such demolition or conversion would result in a rental vacancy rate of less than 3 percent in the Town.
- f) ~~That~~ Changes to this Plan or the Zoning By-law that would have the effect of reducing the density of a *site* in areas that have been approved for medium or high density *development*, shall be prohibited unless the need has been demonstrated through a municipal comprehensive review.
- g) In the review of development applications, the Town shall prioritize the provision of affordable housing and family-sized residential dwelling units within the Town's Strategic Growth Areas, and in particular within the Aurora Promenade and Major Transit Station Area Secondary Plan Area.

7.3 Affordable Housing

- a) ~~It is the requirement a goal~~ of this Plan that a minimum of 35 percent of all new residential *development* within the Aurora GO Station Major Transit Station Area and 25 percent of all new residential *development* in the rest of the Town meet the definition of *affordable housing*.
- b) The Town, in partnership with the Region and development community shall promote the following to achieve *affordable* housing that is affordable for low and moderate income households: ~~may be achieved by:~~
 - i. ~~promoting~~ higher density and compact housing forms, where housing is more affordable due to reduced per unit land costs;
 - ii. ground-related multi-unit housing of various forms to provide affordable family sized units where housing is more affordable due to both land costs and construction costs;
 - iii. A range of unit sizes in higher density housing forms and building smaller units where housing is more affordable due to lower *development* and/or *redevelopment* costs;

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- iv. Affordable housing units within subdivisions and large scale developments; and
 - v. ~~applying government grants and/or subsidies, including land dedication, that will reduce overall development costs; and,~~
 - vi. ~~encouraging~~ The *development of secondary residential dwelling units*, subject to **Section 3.2 7.4.3** of this Plan.
- c) ~~Council will encourage the development of housing that is affordable for low and moderate income households or individuals.~~ In order to facilitate and provide opportunities for affordable housing units, Council may consider:
- i. relief from municipal permits or development fees for projects that provide affordable housing;
 - ii. streamlining and prioritizing development approvals that meet the Town's objectives for *affordable housing*;
 - iii. maintaining an ongoing inventory of potential and appropriate municipal owned sites for the purposes of developing *affordable housing*;
 - iv. giving priority to the *development of affordable housing on when disposing of* municipally-owned surplus lands;
 - v. partnering with the Region and other levels of government to make surplus land available to affordable housing providers at little to no cost;
 - vi. working with and supporting community groups in their efforts to obtain funding allocations for community-based *affordable housing* initiatives.
 - vii. reducing parking requirements and/or parkland dedication requirements for projects that provide affordable housing; and
 - viii. applying and informing the development community of government grants and/or subsidies, including land dedication, that will reduce overall development costs.
- d) Working with the Region, the private sector and other stakeholders, Council may consider innovative financial arrangements and/or other tools or mechanisms to encourage and support the *development* and maintenance of non-profit and *affordable housing*, such as:
- i. ~~Height and/or density bonus, under Section 37 of the Planning Act;~~
 - ii. Community Improvement Plans; and,
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- iii. waiving or reducing the local component of development charges.
- e) Council will ~~partner work~~ with other government agencies and the private sector, to promote innovative housing forms and development techniques and incentives that will facilitate the provision of *affordable housing*, as a means of increasing housing diversity and supply in the Town.
- f) Council shall ensure the provisions of the Zoning By-law shall be sufficiently flexible to permit a range of innovative housing types and sizes.
- g) *Affordable housing* will be encouraged to locate in proximity to local community facilities, existing or potential public transit routes and active transportation routes, and within the Town's Strategic Growth Areas.
- h) New *affordable housing* units shall conform with the Town's accessibility policies, as per Section 4.3 ~~5.5~~.
- ~~i) Council will develop an affordable housing strategy that provides details of the implementation mechanisms necessary to achieve the targets in this plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within each housing type and level of affordability, and consideration of locations for affordable, and special needs housing.~~
- j) Council shall maintain an up-to-date report and current indicator of the Town's residential market and progress towards the achievement of affordable housing objectives and targets. Council shall keep track of an inventory of vacant residential designated lands, residential construction activity, and the average cost of housing by tenure and type.
- k) The Town shall strive to achieve the construction of a minimum of 1,000 purpose-built rental housing units, including family-sized units, within the planning horizon of this Plan, in line with the following targets:
 - i. A minimum of 500 units between 2021 and 2031;
 - ii. A minimum of 250 units between 2031 and 2041; and
 - iii. A minimum of 250 units between 2041 and 2051.
- ~~l) Notwithstanding Policy 6.3 a), a minimum 35% of new housing units in the Aurora Promenade Downtown and Upper Downtown designations shall be affordable, offering a range of affordability for low and moderate income households.~~

7.4 General Built Form, Residential Use and Density Policies

- 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.

7.4.1 Ground-Related Residential Uses

- a) Ground-related housing units include housing forms where the door leading directly to a dwelling unit is generally located at ground level. Ground-related housing units include single-detached dwellings, semi-detached dwellings and townhouses, as well as housing units within multi-unit buildings including but not limited to duplex dwellings, triplex dwellings, fourplex dwellings, back-to-back townhouses and stacked townhouses. Multi-unit buildings may include triplexes, fourplexes and other similar buildings that include multiple dwelling units, but that are not considered townhouses or apartment buildings.
- b) Where permitted, ~~single-detached dwellings, semi-detached dwellings and duplex ground-related dwellings~~ that are located adjacent to Highways, Arterial or Collector Roads will be required, wherever possible, to develop in a manner that will not require direct access to such highways or roads.
- c) The appropriate mix of units, *lot* sizes and specific density ~~within the range set out in Subsection a)~~ of ground-related dwellings for a property or *site*, shall be determined at the time of the submission and consideration of development *applications* in order to ensure compatibility and proper integration with surrounding land uses.
- d) Within the Stable Residential Area designation, careful consideration shall be given to ensure that the built form of *development* and, in particular, the frontage and size of any new *lots* to be created, shall maintain the character of the existing streetscape and is *compatible* with the surrounding neighbourhood.
- e) Where permitted, multi-unit buildings may be considered on a Local Road provided sufficient evidence indicates that the road is capable of handling additional dwellings and that the *development* is deemed acceptable to Council.
- f) All multi-unit building developments shall be *compatible* with the character of the surrounding community.

- g) All multi-unit building developments shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.

7.4.2 Apartment Buildings

- a) Apartment Buildings are buildings that contain four or more dwelling units where the door leading directly to a dwelling unit is accessed from a common internal or external hallway or stairway serving more than one dwelling unit.
- b) Apartment buildings shall not be considered on a Local Road. Apartment buildings may be considered on a Collector Road or an Arterial Road, provided sufficient evidence indicates that the road is capable of handling additional dwellings and that the *development* is deemed acceptable to Council.
- c) Where permitted, apartment buildings shall be located at highly accessible locations, ideally within 250 metres of an existing or planned public transit route. It is also desirable that apartment buildings be developed in proximity to community facilities and commercial facilities.
- d) All apartment building developments shall be *compatible* with the character of the surrounding community by providing appropriate setbacks and transitions of height and density adjacent to low rise neighbourhoods.
- e) All apartment building developments shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.

7.4.3 ~~Secondary Suites~~ Residential Dwelling Units

- a) ~~For the purposes of this Plan, a One secondary suite residential dwelling unit will be defined as a separate dwelling unit, which is contained is permitted within a single-detached, semi-detached or linked townhouse dwelling, and one additional secondary residential dwelling units is permitted within an accessory building on the same lot, provided that:~~
- i. ~~Not more than one secondary suite be permitted in association with each principal dwelling on the same lot unless otherwise permitted in the Zoning By-law;~~
 - ii. All the requirements of the Zoning By-law, including the provision of adequate parking, the Ontario Building Code and other relevant municipal and Provincial regulations are satisfied; and,

- iii. It has been determined that municipal services and community facilities meet the anticipated demand for *secondary suites* to the satisfaction of Council.
- b) The development of ground-related housing shall include design options that provide the ability for two secondary dwelling units per property.

7.4.4 Communal Housing

- a) Communal housing offers services which may include shared kitchen and dining facilities, sanitary facilities, laundry facilities and amenity facilities, to residents living in shared and/or private suites. For the purposes of the Zoning By-law or Community Planning Permit By-law, a communal housing suite is not defined as an independent *Dwelling Unit*, as the occupants rely on the provision of shared facilities and/or amenities.
- b) Communal housing forms may include *Retirement Homes*, Group Homes, Boarding Houses, Student Residences, Continuum of Care Developments, Seniors' Accommodations and similar forms of service-oriented, communal housing. Communal housing may also be considered as an *Institutional Use*. Hotels and motels are not forms of communal housing.
- c) All Communal housing developments shall ensure that adequate buffering, parking and amenity areas can be provided. In addition, the proposed *site* shall be within 250 metres of an existing public transit route. It is also desirable that Communal Housing be developed in proximity to community facilities and commercial facilities.
- d) All communal housing developments shall be *compatible* with the character of the surrounding community by providing appropriate setbacks and transitions of height and density adjacent to low rise neighbourhoods.
- e) All communal housing developments shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.
- f) ~~The implementing Zoning By-law may require a minimum distance separation between Communal Housing developments.~~

7.4.5 Live-Work Units

- a) Live-work units are a townhouse built form that includes the potential to integrate small-scale commercial or retail uses at-grade.
- b) Live-work units may be located ~~in the 'Greenfield Residential Area' designation identified on Schedule 'A' on Arterial or Collector Roads,~~ subject to the policies of the applicable land use designation and the

policies of this Secondary Plan.

- c) Live-work units shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.
- d) Live-work units shall provide private amenity areas and appropriate buffering with planting and/or fencing from adjacent residential dwellings.
- e) Adequate parking and drop-off/pick-up facilities shall be provided, and may include on-street parking, where appropriate
- f) Parking should not be located in the front yard of any building.

7.4.6 Housing for Seniors

- a) Council will support private and non-profit housing developments designed to provide a variety of housing options for seniors including small ownership dwellings, dwellings within higher density condominium dwellings multi-unit and apartment buildings and permit “aging in place” and “garden suites” by encouraging the development of a range of housing options in Town while recognizing the Town’s inability to establish occupancy restrictions.

7.4.7 Special Needs Housing

- a) *Special Needs Housing* includes Group Homes, Lodging Houses, Halfway Houses, Homes for Special Care and all other types of residences licensed or funded under a federal or provincial statute for the accommodation of persons living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition, require a group living arrangement for their well being.
- b) *Special Needs Housing* that is not a Halfway House and accommodates 8 or less occupants (not including staff) shall be permitted in all designations that permit residential uses, subject to the provisions of the Zoning By-law or Community Planning Permit By-law and the satisfaction of the following criteria:
 - i. ~~no *Special Needs Housing* of this scale shall be permitted within 100 metres of another property containing any other *Special Needs Housing*;~~
 - ii. The Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;
 - iii. Any changes to a building resulting from the conversion to *Special Needs Housing* shall be *compatible* with the physical form and character of the surrounding neighbourhood;

-
- iv. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the *Special Needs Housing*; and,
 - v. *Special Needs Housing* operators shall obtain a license in accordance with the requirements of the applicable authority.
- c) Halfway Houses, and forms of *Special Needs Housing* that accommodate more than 8 occupants (not including staff), shall be permitted in all designations that permit residential uses, subject to the provisions of the Zoning By-law or Community Planning Permit By-law and the satisfaction of the following criteria:
- i. ~~no *Special Needs Housing* of this scale shall be permitted within 400 metres of another property containing any other *Special Needs Housing*;~~
 - ii. The *site* is adjacent to and has direct access to an Arterial or Collector road;
 - iii. The *site* is located with convenient access to community services and facilities;
 - iv. The *lot* size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas;
 - v. The Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;
 - vi. Any changes to a building resulting from the conversion to *Special Needs Housing* shall be *compatible* with the physical form and character of the surrounding neighbourhood;
 - vii. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the *Special Needs Housing*;
 - viii. A minimum of 2 on-*site* parking spaces or 1 on-*site* parking space per staff member on duty, whichever is greater, shall be required for *Special Needs Housing Facility*; and,
 - ix. *Special Needs Housing Facility* operators shall obtain a license in accordance with the requirements of the applicable authority.
- d) ~~The implementing Zoning By-law may require a minimum distance separation between *Special Needs Housing* developments.~~

7.4.8 Home Occupations

- a) Home Occupations may be permitted in single detached and semi-detached residences in accordance with the following provisions:

- i. The use is carried out entirely within the *dwelling unit*;
- ii. The use is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization;
- iii. The property is the principal residence of the person carrying on the Home Occupation use;
- iv. No outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the Home Occupation use shall be permitted, except where permitted in accordance with the provisions of the Zoning By-law;
- v. The activities associated with the Home Occupation use, including traffic generated and hours of operation, do not *adversely affect* the surrounding area;
- vi. Adequate water supply and sewage disposal facilities are available and the requirements of the Ontario Building Code are satisfied;
- vii. Solid waste beyond the volume normally generated by a household as defined by regional and provincial data is not permitted;
- viii. Compliance with on-site parking requirements and other provisions regulating Home Occupations in the Zoning By-law or Community Planning Permit By-law; and,
- ix. A permit has been obtained from the Town to operate a Home Occupation, if applicable.

7.5 **Residential Land Use Designations**

7.5.1 **Stable Neighbourhoods Designation**

7.5.1.1 **Intent**

- a) It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods', as identified on **Schedule 'A' 'B'**, are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time to permit gentle forms of intensification to help support the provision of additional housing options in Town, including secondary residential dwelling units, a variety of housing types, and the provision of affordable housing. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

7.5.1.2 **Permitted Uses**

-
- a) The permitted uses within the Stable Neighbourhoods designation shall be:
- i. Existing Ground-Related Residential Uses-Buildings, including existing Multi-Unit Buildings;
 - ii. New single-detached and semi-detached dwellings;
 - iii. Existing New Multiple-Unit Buildings on the edges of Stable Neighbourhoods along Collector and Arterial Roads, including duplex, triplex, fourplex and townhouse dwellings;
 - iv. Secondary Suites Residential Dwelling Units;
 - v. Communal Housing;
 - vi. *Special Needs Housing;*
 - vii. Home Occupations;
 - viii. *Bed And Breakfast Establishments;*
 - ix. Elementary Schools;
 - x. Places Of Worship;
 - xi. Child Care Facilities;
 - xii. Local Convenience/Service Retail;
 - xiii. Office uses;
 - xiv. Parks And *Recreation* Facilities; and,
 - xv. Public Uses And Public And Private Utilities.

7.5.1.3 Development Policies

- a) New *development* and *site alteration* abutting *existing* residential *development* shall be sympathetic to the form and character of the *existing development* and shall be *compatible* with regard to building scale and urban design, having regard to the Infill Design Guidelines for Stable Neighbourhoods.
- b) Through the implementing Zoning By-law or Community Planning Permit By-law, the range and density of permitted uses may be refined or restricted on a particular *site* or location to ensure that new *development* or *site alteration* is appropriate and *compatible* with adjacent uses and buildings.
- c) Through the implementing Zoning By-law, Community Planning Permit By-law and/or through site plan control, specific measures including, but

not limited to, building setbacks, landscaping and fencing, may be required in order to ensure that new *development* is appropriate in the context of the adjacent uses and the surrounding neighbourhood.

- d) All *development* within the 'Stable Neighbourhoods' designation may be subject to Site Plan Control. Council may utilize all of the provisions of Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- e) No new apartment buildings shall be permitted within the 'Stable Neighbourhoods' designation. All *existing* apartment building *development* and development *applications* for apartment buildings approved prior to the adoption of this Plan shall be deemed to be in conformity with this Plan.
- f) All new *development* within the 'Stable Neighbourhoods' designation shall have a maximum height of 3 storeys, unless located on the edges of Stable Neighbourhoods along Collector and Arterial Roads, where a maximum height of 4 storeys is permitted or 9 metres, whichever is less.

The implementing Zoning By-law or Community Planning Permit By-law may provide more restrictive height limits based on the specific context of a neighbourhood or area within the Town.

- g) Where new denser housing forms, including multi-unit buildings, are proposed on the edges of Stable Neighbourhoods along Collector and Arterial Roads, such development shall provide a transition in heights and densities to lots in the interior of stable neighbourhoods, through appropriate measures such as setbacks, stepbacks, angular planes and visual buffers.
- h) ~~All new townhouses, multiple-unit buildings, communal housing and special needs housing may only be permitted within the 'Stable Neighbourhood' designation subject to achieving the following criteria to the satisfaction of Council:~~
 - i. ~~The *development* shall respect the *existing* character of the surrounding neighbourhood through *compatible* and complementary building siting, massing, height and scale; and,~~
 - ii. ~~The exterior design of the proposed building or buildings, including materials, colours, architectural detail, landscaping, and streetscape elements shall be *compatible* with the proposal's immediate neighbours.~~
- i) Home occupations may be permitted within the 'Stable Neighbourhoods' designation subject to the policies of Sections 6.13 and 8.1.4 of this Plan and provided that the use is of an accessory and subordinate nature and does not substantially alter the residential nature of the property.
- j) *Bed and Breakfast establishments* may be permitted within the 'Stable

Neighbourhoods' designation subject to achieving the following criteria to the satisfaction of Council:

- i. The use shall not have a negative impact on the privacy of neighbouring properties;
 - ii. Adequate parking facilities are available on the *lot* for the proposed use and parking should not be located in the front yard of any buildings; and,
 - iii. The building shall be *compatible* with the character of the surrounding community.
- k) Elementary Schools may be permitted within the 'Stable Neighbourhoods' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law.
- l) Places of Worship may be permitted within the 'Stable Neighbourhoods' designation provided that:
- i. The impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
 - ii. Traffic and parking studies which demonstrate that the use will not have an adverse impact on the *existing* or proposed traffic network to the satisfaction of Council.
- m) Child care facilities may be permitted within the 'Stable Neighbourhood' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
- n) Local convenience/service retail and office uses may be permitted ~~in close proximity to existing commercial areas~~ within the 'Stable Neighbourhoods' designation provided that:
- i. The impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
 - ii. Traffic and parking studies which demonstrate that the use will not have an adverse impact on the *existing* or proposed traffic network to the satisfaction of Council.

7.5.1.4 Design Policies

- a) All new *development* within the 'Stable Neighbourhoods' designation shall respect and reinforce the *existing* physical character and uses of the surrounding area, having regard to the Infill Design Guidelines for Stable Neighbourhoods, with particular attention to the following elements:
 - i. the pattern of *lots*, streets and blocks;
 - ii. the size and configuration of nearby *lots*;
 - iii. the building type of nearby residential properties;
 - iv. the heights and scale of nearby residential properties;
 - v. the setback of buildings from the street;
 - vi. the pattern of rear and side-yard setbacks; and,
 - vii. conservation and enhancement of *cultural heritage resources*.

7.5.2 Suburban and ~~Estate~~ Residential Designation Policies

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 ~~s~~Suburban and ~~estate~~ ~~r~~Residential areas shall be limited to single detached dwellings, an accessory secondary residential 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 ~~same~~ following policies shall apply to both

~~s~~Suburban and ~~estate~~ ~~r~~Residential densities with the exception that ~~the area~~:

i. ~~s~~Suburban ~~r~~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 and ~~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,
- 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 ~~d~~ c) (above), all Suburban and ~~Estate~~ 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 and the Rural Area policies of the York Region Official Plan where applicable.

e) Proposed Suburban and ~~Estate~~ Residential ~~Density~~ *development* shall only occur ~~by amendment to this~~ on lands already designated as Suburban Residential within this Plan; shall require a registered Plan of Subdivision under Section 49 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 ~~amendments~~ 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 the Regional Medical Officer of Health when evaluating development proposals.
- g) ~~Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine, as shown on Schedule 'A' shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act and the applicable policies of this Plan.~~

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.

7.5.3 **Estate Residential Designation**

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, secondary residential dwelling units and *compatible* home occupations.

7.5.3.3 **Development Policies**

- a) To ensure highest standards of *development* for these very low density residential uses, the following policies shall apply to the Estate Residential area:
 - i. ~~o~~Estate Residential density requires:
 - A minimum *lot* area of 0.8 net residential hectare (or 2 acres) per unit; or,
 - Clusters of at least 10 units may be permitted, provided a minimum 40% of the overall *lot* area is designated as common or public open space;
 - The ultimate density of *development* proposed on subsurface sewage disposal systems shall be determined through a hydrogeological study;
 - A minimum 75% of the lot area shall be preserve 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.
- 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) All Estate 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 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 49 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:
- viii. Mapping at a minimum scale of 1:1000 showing *existing* grades, vegetation cover, watercourses, soil characteristics and ground water levels;
 - ix. 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;
 - x. 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;
 - xi. Exact locations of buildings and driveways;
 - xii. 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;
 - xiii. Detailed proposed alterations to grades and vegetation cover; and,
 - xiv. 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 the Regional Medical Officer of Health 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 4 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.

7.5.4 **Low-Medium Urban Residential**

7.5.4.1 **Intent**

- a) The intent of the Low-Medium Urban Residential designation is to recognize Aurora's existing and planned residential neighbourhoods, outside of the Town's Stable Neighbourhoods designation, made up primarily of grade-related housing types.
- b) The Low-Medium Urban 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.

7.5.4.2 Permitted Uses

- a) Permitted uses in Low-Medium Urban Residential areas shall include single detached, semi-detached, duplex, triplex, fourplex and townhouse dwellings. Secondary residential dwelling units and compatible home occupations shall also be permitted.

7.5.4.3 Development Policies

- a) The overall density of development for lands designated Low-Medium Urban Residential shall not exceed 25 units per net residential hectare.
- b) The maximum density for any individual residential lot and/or block on lands designated Low-Medium Urban Residential shall be 60 units per net residential hectare.
- c) Building heights shall not exceed three storeys.

7.5.4.4 Design Policies

- a) All new development within the Low-Medium Urban Residential designation shall respect and reinforce the existing and planned physical character and uses of the surrounding area, with particular attention to the following elements:
 - i. The heights and scale of nearby residential properties;
 - ii. The setback of buildings from the street; and
 - iii. The pattern of rear and side-yard setbacks.

7.5.5 Medium-High Urban Residential**7.5.5.1 Intent**

- a) The intent of the Medium-High Urban Residential designation is to recognize Aurora's existing and planned residential neighbourhoods, outside of the Town's Stable Neighbourhoods designation, made up primarily of both multi-unit grade-related housing types and apartment buildings. Generally these lands are adjacent to parts of Bayview Avenue, St Johns Sideroad near Bayview, and Wellington Street East where commercial, recreational, community services and transit facilities are accessible. Lands designated as Medium-High Urban Residential are intended to provide a strong built form presence along these major roads, and ensure an appropriate transition to lower density residential areas.
- b) The Medium-High Urban 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.

7.5.5.2 Permitted Uses

- a) Permitted uses in Medium-High Urban Residential areas shall include all multi-unit housing types and apartment buildings. Secondary residential dwelling units and *compatible* home occupations shall also be permitted.

7.5.5.3 Development Policies

- a) The overall density of development for lands designated Medium-High Urban Residential shall generally not exceed 100 units per net residential hectare.
- b) Building heights shall generally not exceed four storeys.
- c) At certain locations along Wellington Street East as set out in the Bayview Northeast Area 2B Secondary Plan, building heights may increase provided such an increase is considered appropriate and does not exceed seven storeys.
- d) Appropriate vehicular circulation and parking arrangements shall be provided through individual development applications.

7.5.5.4 Design Policies

- a) All new *development* within the Medium-High Urban Residential designation shall respect and reinforce the existing and planned physical character and uses of the surrounding area, with particular attention to the following elements:
 - i. The heights and scale of nearby residential properties;
 - ii. The setback of buildings from the street; and
 - iii. The pattern of rear and side-yard setbacks.

8. VIBRANT MIXED USE PLACES

8.1 Intent

Lands designated “Mixed Use” are intended to create vibrant, pedestrian-oriented areas which can accommodate a variety of higher density residential uses, retail, community services and facilities and other commercial uses that are well-designed, transit supportive, and contribute to pedestrian activity and amenity.

The Aurora Promenade and Major Transit Station Area, encompassing Downtown Aurora is considered a mixed use area and subject to the policies of this section, but is separately designated on **Schedule ‘A’ and ‘B’** and with separate policies set out in **Section 9** and sub-designations set out on **Schedule ‘XXX’**. Additional policies and sub-designations within other applicable Secondary Plans may also apply. Where policies contained within this section conflict with the provisions of the Aurora Promenade and Major Transit Station Area or any other Secondary Plan, the policies of the Aurora Promenade and Major Transit Station Area or other secondary plan shall prevail.

8.2 Permitted Uses

- a) The following uses shall be permitted within the Mixed Use designation:
 - i. Mixed use residential buildings;
 - ii. Live/work units;
 - iii. Retail uses;
 - iv. Personal service uses;
 - v. Business and professional offices;
 - vi. Institutions, community services, civic and cultural uses;
 - vii. Hotels
 - viii. Sports, health, fitness and recreation facilities;
 - ix. Banks and financial institutions;
 - x. Restaurants;
 - xi. Special needs housing; and
 - xii. Buildings, structures and uses that are accessory to any permitted uses.
- b) The following retail and service commercial uses are specifically prohibited:
 - i. Any use that requires the outdoor display or storage of goods; and

- ii. All automobile related uses (sales, service, gas bars, car washes).
- c) Drive-through restaurants and other drive-through facilities shall be restricted and only be permitted through site specific development proposals and rezoning to ensure that the use is compatible with adjacent uses.

8.3

Policies

- a) The maximum height of any building within the Mixed-Use designation shall be 6 storeys, except as specified otherwise in secondary plans.
- b) A mixture of uses is encouraged within individual development sites and buildings.
- c) For properties fronting onto Yonge Street, north of Kennedy Street and south of Centre Street, residential uses are not permitted in a stand-alone condition and shall only be permitted above the first storey.
- d) Permitted uses are encouraged to develop in mixed use buildings, with active at grade uses that animate the streetscape such as retail, service commercial and/or office uses on the ground floor of multi-storey buildings. Residential apartments and/or offices are encouraged to be located on the upper levels of multi-storey buildings but may be permitted on a portion of the ground floor of mixed use buildings outside of the area described in policy 8.3 c), or as permitted in secondary plans.
- e) New development and redevelopment shall address the street and enhance pedestrian comfort by locating new buildings close to the street, activating the street frontage and enhancing the public realm in front of buildings.
- f) New development and redevelopment shall provide a transition in heights and densities adjacent to low rise neighbourhoods through such measures as increased setbacks, intervening low-rise built form and the use of a 45-degree angular plane from the property line of lower density designations.

9.0 **THE AURORA PROMENADE AND MTSA**

~~Downtown Aurora has been incorporated into a broader Secondary Plan area defined as~~ The Aurora Promenade and MTSA incorporates Downtown Aurora and the area around the GO Station, as identified on Schedules 'D1' through 'D3' of this Plan. The Aurora Promenade and MTSA Secondary Plan represents both the foundation of Aurora's rich and proud history, as well as the definition of its potential future. Centered on the historic heart at the intersection of the Town's two main streets, and encompassing the Aurora GO Station Major Transit Station Area, this the Secondary Plan area extends out to encompass a significant and unique part of this community that in many ways represents its very essence.

It is expected that The Aurora Promenade and MTSA area will build on its assets to evolve into a vibrant place to live, shop, work, and play. Development within The Aurora Promenade and MTSA will be required to enhance the key characteristics of the area and its surrounding residential neighbourhoods, while balancing appropriate intensification, growth and transit-oriented development. The Secondary Plan area is intended to be the Town's primary focus area for growth and intensified development, accommodating the highest densities within Aurora. This planned intensification and density is in addition to, and planned to be at a greater density than, development along the Yonge Street Regional Corridor and Wellington Street Local Corridor, which both straddle The Promenade.

~~It will be inviting to stroll or pause along its entire length, encouraging people to experience it on foot or bicycle. The Aurora Promenade and MTSA is the place the people of Aurora~~ Aurora's residents should will want to call their 'downtown', 'main street' or 'heart.' This is where the community meets, interacts, celebrates, shops and entertains. This is where guests are taken because it showcases the best that the Town has to offer and where visitors will want to come to experience sophisticated culture, in a small town setting.

Where any policies contained within this section conflict with other sections of the Official Plan, in respect to ~~the~~ The Aurora Promenade and MTSA area, those in this section shall prevail.

9.1 **Objectives**

- a) The following are the objectives that should guide all decision making, leading to the long-term success of The Aurora Promenade:
 - i. **Distinct Heritage and Culture** – ~~This Plan builds To build~~ To build on the distinct heritage and culture of ~~the~~ The Aurora Promenade. ~~It~~

~~defines the heritage resources and provides guidance on methods to conserve, protect and reinforce the neighbourhoods, streetscapes and significant buildings;~~

- ii. **Vibrant Places** – ~~This Plan creates~~ To create a highly mixed-use urban environment with the necessary *infrastructure* and critical mass to ensure the emergence of a distinctly vibrant, creative and exciting economic, cultural and social milieu - one that is supportive of arts, culture and diversity and that encourages pedestrian activity, economic *development* and a dynamic urban environment;
- iii. **Transit-Oriented Development** – To prioritize intensification and transit-oriented development within the Secondary Plan area as the Town's primary location for growth and density, reinforcing the importance of the Aurora GO Station as a Major Transit Station area. The Aurora GO Station provides an opportunity to further enhance The Promenade as a vibrant, mixed-use, pedestrian oriented community with a range and mix of housing options and densities and access to higher order transit.
- iv. **Beautiful Spaces** – ~~This Plan promotes~~ To promote an Aurora Promenade designed with beautiful civic spaces and parks, great streets and inspiring architecture intended to generate civic pride, create economic value and create a memorable impression for visitors;
- v. **Lifelong and Complete Community** - ~~A key pillar of this Plan is~~ To promote a truly mixed residential community that houses people of different ages, backgrounds, lifestyles and economic status within ~~the~~ The Aurora Promenade. A broad range of housing types, densities and tenures, including affordable rental and ownership housing, will be encouraged to promote socioeconomic equality and a better living environment for all;
- vi. **Livable and Stable Neighbourhoods** – ~~This Plan ensures~~ To ensure balanced growth and *development*, and the protection and stability of the established stable neighbourhoods within and adjacent to the The Aurora Promenade. ~~This Plan defines and affirms the character of the adjacent stable neighbourhoods and sets out a framework to ensure their protection;~~
- vii. **Balanced Modes of Movement** – ~~This Plan accommodates~~ To accommodate a broad range of choices for travel – all of which are convenient and safe. Yonge Street and Wellington Streets

will accommodate transit, cyclists, pedestrians, as well as cars through a complete streets approach;

- viii. **Great Design and Architecture** – ~~This Plan is focused on ensuring~~ To create a vibrant, inviting and appealing environment that will attract residents and new businesses, enhance the vitality of retail uses, encourage walking and resonate with visitors. To achieve this, new *development* must “fit” in and enhance the character, quality and appeal of The Aurora Promenade and MTSA; and
- ix. **Towards a Sustainable Town** - ~~This Plan promotes~~ To promote a sustainable development within The Aurora Promenade and MTSA that respects its historic culture and character and embraces diverse cultural *development* and renewal in harmony with sound environmental management and business development activity.

9.2 General Policies

- a) The policies of this Section ~~of this Plan~~ provide a framework for shaping the future role, function and character of The Aurora Promenade and are based on The Aurora Promenade - Concept Plan - Urban Design Strategy (a separate document). The policies of this Section ~~of this Plan~~ are to be read in concert with the other Sections of this Plan, The Aurora Promenade Concept Plan - Urban Design Strategy, and the following three Schedules:
 - i. Schedule ‘D1’ The Aurora Promenade Secondary Plan Area: Shows the boundaries of the precinct designations, ~~described in Section 5 of this document. as well as significant open spaces~~;
 - ii. Schedule ‘D2’ The Aurora Promenade Building Heights: Shows ~~proposed~~ minimum and maximum building heights as well as ~~potential links and service lanes and lands~~ subject to angular planes; and,
 - iii. Schedule ‘D3’ The Aurora Promenade Streetscapes: Classifies streetscapes and identifies key road/streetscape improvements, potential links and service lanes, ~~and as well as~~ the locations for the Primary and Secondary Entryways.
- b) The Aurora Promenade has *significant* potential to accommodate new *development*, both new jobs and new residential units, over the time horizon of this Plan – to the year ~~2034~~ 2051. The MTSA specifically shall

accommodate a minimum density of 150 people and jobs per gross hectare. Notwithstanding this potential, growth within The Aurora Promenade will be limited as follows:

- i. ~~New residential growth shall be capped at 4,120 new residents to the year 2031; and,~~
 - ii. ~~It is a policy of this Plan to ensure that existing employment levels are at a minimum maintained through the redevelopment process to the year 2031.~~
- c) ~~The Town shall monitor new development within The Aurora Promenade and MTSA to ensure that this policy remains valid in the long term. This policy may be adjusted from time to time, either through an Official Plan Review, or Official Plan Amendment process.~~
 - d) All development within The Aurora Promenade shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade - Concept Plan - Urban Design Strategy, and the other applicable policies of this Plan. (11.3.2.i, 11.4.2.g, 11.4.2.h, 11.5.2.g, 11.6.2.g, 11.7.1.g)

9.3 Downtown Designation

- a) The 'Downtown' is the core and symbolic centre of the Town of Aurora and is delineated on Schedule 'D1'. The purpose of the 'Downtown' designation is to guide *development*, while protecting and reinforcing a heritage 'main street' character and identity. Careful regulation of land uses and control over the scale and placement of infill structures is required to enhance the pedestrian experience, while still allowing for and promoting increased density in keeping with the character and scale of the Downtown. Retail, entertainment and cultural venues are encouraged, as well as the introduction of more residential uses. Development should focus on enhancement of the public realm, with a focus on creating an inviting pedestrian environment.

9.3.1 Land Use Policies

- a) Buildings and *sites* should accommodate an array of *compatible development*. A mixture of uses is encouraged not just within the designation in general, but also on individual development *sites*, and within individual buildings. High activity uses that animate the streetscape, like such as retail stores and restaurants, are encouraged at-grade, with ~~uses such as~~ offices and residential uses on ~~second~~ the floors and above.

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- b) ~~It is important to be flexible in permitting all of the land uses that are typical of a vibrant downtown, while, at the same time, being equally restrictive on those uses considered to be inappropriate in an evolving urban setting.~~ Permitted uses in the Downtown designation on lands identified as 'Downtown' on Schedule 'B1' include:
- i. *Dwelling units* located on the second storey, and/or above, of all building types;
 - ii. Commercial uses including financial institutions, offices, retail stores, restaurants, personal services and funeral parlours;
 - iii. Tourist accommodations (e.g., Hotels, Bed and Breakfasts);
 - iv. ~~Small-scale~~ *Institutional uses*;
 - v. Cultural, *recreational* and entertainment uses;
 - vi. ~~A variety of~~ Parks and Urban Squares; and,
 - vii. Public uses and public and private utilities.
- c) The following land uses are prohibited within the 'Downtown' designation:
- i. Stand-alone retail facilities and/or individual stand-alone retail stores;
 - ii. ~~Any retail store with a Gross Floor Area in excess of 2,400 square metres;~~
 - iii. Any retail store with a frontage abutting the public realm ~~width~~ that exceeds 15.0 metres;
 - iv. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,
 - v. Residential uses at-grade and/or below grade.
- d) Notwithstanding the prohibition of residential uses at-grade and/or below grade, a limited number of ancillary at-grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and ~~the~~ The Aurora Promenade Concept Plan – Urban Design Strategy are achieved.
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- e) The provision of community services, restaurants, cafes, stores and display windows at-grade provides visual interest, encourages active transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:
 - i. Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at- grade in order to promote pedestrian activity; and,
 - ii. At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all buildings should be between 3.5 and 4.5 metres in height to allow a range of typically permitted uses.
- f) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the Downtown Area designation.~~

9.3.2 Development Policies

- a) The following policies apply to height within the 'Downtown' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'D2'; and,
 - ii. ~~Where the maximum building height is 5 storeys or 18.5 metres, whichever is less, these lands are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.~~
 - i. Buildings taller than three storeys or 10.5 metres, are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan. (**Upper Downtown 11.4.2.ii**)
- b) ~~The maximum lot coverage by a building or buildings on a lot shall be 90 percent. The minimum lot coverage by a building or buildings on a lot shall be 50 percent.~~
- c) ~~The maximum lot coverage by a non-municipal surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.~~
- d) Parking lots/facilities shall only be permitted within the rear yard and/or below grade.
- e) When locating a building on a lot, the following policies shall apply:

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- i. On *lots* with less than 40.0 metres of frontage, the building envelope is located between 0.0 and 1.0 metres from the front and/or exterior side *lot* line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the ~~building envelope~~ Build-Within Zone as defined above;
 - i. On *lots* with 40.0 metres or greater frontage, the building envelope is located between 1.0 and 3.0 metres from the front and/or exterior side *lot* line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the ~~building envelope~~ Build-Within Zone as defined above;
 - ~~ii. Interior side yard setbacks shall not be permitted, except on *lots* with over 40.0 metres or greater frontage, where a minimum side setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - ~~iii. The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an appropriate interface with abutting development.~~
 - b) ~~In the design of *development* that includes a *cultural heritage resource*,~~ The Town shall encourage the *compatible* use of the *significant* cultural heritage buildings, while not *adversely affecting* the character of the building or surrounding area. *Significant cultural heritage resources*, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.
 - c) Within the 'Downtown' designation, specifically south of Wellington Street, the original, distinctive qualities and character of a historic building stock, such as bulkhead details, piers, windows, transoms, entrances, cornices and various façade accessories shall be preserved. The removal or alteration of any historical materials or distinctive features shall be avoided. In instances where removal is required due to damage or deterioration, the materials shall be replaced with the same material or with materials that are *compatible* and/or complementary to the original design.
 - d) All new *development* within the 'Downtown' designation, specifically south of Wellington Street, ~~are~~ is subject to consistency with Design Guidelines contained within The Aurora Promenade - Concept Plan - Urban Design Strategy, including the following design policies:
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- i. Treat distinctive stylistic features or examples of skilled craftsmanship with sensitivity;
 - ii. Repair or replace missing architectural features with an accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural design or the availability of different architectural elements for other buildings or structures; ~~and,~~
 - iii. Respect changes to a historic building or resource which may have taken place over the course of time and may have acquired significance in their own right. The valid contributions of all periods to a historic building or resource should be respected;
 - iv. Respect and enhance horizontal alignments of neighbouring buildings;
 - v. Have decorative details and façade articulation that respects or is consistent with horizontal architectural elements of neighbouring buildings with historic features;
 - vi. Have sign bands, storefront windows, canopies and awnings that respect building scale and complement *existing* signage examples on neighbouring buildings; and
 - vii. Where feasible, require *significant* vertical elements to maintain the traditional vertical pattern of building façade design for *development* and/or *redevelopment sites* that exceed 15.0 metre frontages.
- e) ~~All *development* within the 'Downtown' designation shall be *compatible* with *development* on adjacent properties.~~

11.4 ~~Upper Downtown Designation~~

- a) ~~The 'Upper Downtown' is contiguous with and integral to the historic 'Downtown'. The purpose of the 'Upper Downtown' designation is to guide *development*, while extending and reinforcing the heritage 'main street' character and identity associated with the 'Downtown' designation to the south of Wellington Street. Careful regulation of land uses and control over the scale and character of new structures is required in order to enhance the pedestrian experience. Retail, entertainment and cultural venues are encouraged, as well as the introduction of more residential uses.~~

11.4.1 ~~Land Use Policies~~

- a) ~~Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. High activity uses that animate the streetscape, like retail and restaurants, are encouraged at grade, with uses such as offices and residential uses on second floors and above.~~
- b) ~~It is important to be flexible in permitting all of the land uses that are typical of a vibrant downtown, while, at the same time, being equally restrictive on those uses considered to be inappropriate in an evolving urban setting. Permitted uses on lands identified as 'Upper Downtown' on Schedule 'B1' include:~~
 - i. ~~Dwelling units located on the second storey, and/or above, of all building types;~~
 - ii. ~~Commercial uses including financial institutions, offices, retail stores, restaurants, personal services and funeral parlours;~~
 - iii. ~~Tourist accommodations (e.g., Hotels, Tourist Information Centre);~~
 - iv. ~~Small-scale institutional uses;~~
 - v. ~~Cultural, recreational and entertainment uses;~~
 - vi. ~~A variety of parks and Urban Squares; and,~~
 - vii. ~~Public uses and public and private utilities.~~
- c) ~~The following land uses are prohibited within the 'Upper Downtown' designation:~~
 - i. ~~Stand-alone retail facilities and/or individual stand-alone retail stores;~~
 - ii. ~~Any retail store with a Gross Floor Area in excess of 2,400 square metres, unless located above grade;~~
 - iii. ~~Any retail store with a frontage width that exceeds 15.0 metres, unless located above grade;~~

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- iv. ~~Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,~~
 - v. ~~Residential uses at-grade and/or below grade.~~
 - d) ~~Notwithstanding the prohibition of residential uses at-grade and/or below grade, a limited number of ancillary at-grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan Urban Design Strategy are achieved.~~
 - e) ~~The provision of community services, restaurants, cafes, stores and display windows at-grade provides visual interest, encourages active transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:~~
 - i. ~~Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at-grade in order to promote pedestrian activity; and,~~
 - ii. ~~At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to all typically permitted uses.~~
 - f) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Upper Downtown' designation.~~

11.4.2 Development Policies

- a) ~~The following policies apply to height within the 'Upper Downtown' designation:~~
 - i. ~~The minimum and maximum building height shall be subject to the heights indicated on Schedule 'B2'; and,~~
 - ii. ~~Buildings taller than three storeys or 10.5 metres, are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.~~
 - iii. ~~The maximum height of new development may be increased by up to 1 storey, to a maximum of 6 storeys or 22 metres, whichever is less, through a Height Bonus, and subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve the Height Bonus, the following additional~~

requirements must be met:

- ~~the subject lands must have a minimum frontage of 40.0 metres;~~
 - ~~the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
 - ~~the development must provide a public benefit which may include, but is not limited to, heritage protection, public amenity space, public art, social housing, affordable artist space, and streetscape improvements; and,~~
 - ~~the development proposal must be consistent with The Aurora Promenade Concept Plan Urban Design Strategy.~~
- b) ~~The maximum Lot coverage by a building or buildings shall be 90 percent. The minimum Lot coverage by a building or buildings shall be 50 percent.~~
- c) ~~The maximum lot coverage by a non-municipal surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.~~
- d) ~~Parking lots/facilities shall only be permitted within the rear yard and/or below grade.~~
- e) ~~When locating a building on a lot, the following policies shall apply:~~
- i. ~~On lots with less than 40.0 metres of frontage, the Build Within Zone is located between 0.0 and 1.0 metres from the front and/or exterior side lot line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build Within Zone;~~
 - ii. ~~On lots with 40.0 metres or greater frontage, the Build Within Zone is located between 1.0 and 3.0 metres from the front and/or exterior side lot line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build Within Zone;~~
 - iii. ~~Interior side yard setbacks shall not be permitted, except on lots with over 40.0 metres or greater frontage, where a minimum side setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~

- iv. ~~The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an appropriate interface with abutting development.~~
- f) ~~In the design of development that includes a cultural heritage resource, the Town shall encourage the compatible use of the significant cultural heritage buildings, while not adversely affecting the character of the building or surrounding area. Significant cultural heritage resources, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.~~
- g) ~~All development within the 'Upper Downtown' designation shall be compatible with development on adjacent properties~~
- h) ~~All development within the 'Upper Downtown' designation shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan.~~

9.4 Downtown Shoulder Designation

- a) The 'Downtown Shoulder' designation as delineated on Schedule 'D1' is predominantly residential in character, although some of the homes have been converted to a mix of uses, including retail and offices. The purpose of the 'Downtown Shoulder' designation is to protect and reinforce the area's heritage 'residential' character and identity. There is potential for infill *development*, so long as it is sensitive to heritage resources and the built form character of the adjacent neighbourhoods. Careful regulation of land uses and control over the scale and placement of infill structures is required in order to enhance the pedestrian experience. Specialty shops, offices and restaurants are encouraged, as well as the introduction of more residential uses through infill and other forms of gentle intensification.

9.4.1 Land Use Policies

- a) A mixture of uses is encouraged ~~not just~~ within the 'Downtown Shoulder' in general, but as well as on individual development *sites*, and within individual buildings. Permitted uses in the on lands identified as 'Downtown Shoulder' designation on Schedule 'B1' include:
 - i. Single-detached and semi-detached dwellings;
 - ii. Multiple-unit buildings, townhouses and apartment buildings;

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- iii. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - iv. Communal housing;
 - v. Secondary *dwelling units*;
 - vi. Live-work units;
 - vii. Home occupations;
 - viii. Converted dwellings;
 - ix. Child care facilities;
 - x. ~~Commercial and government Offices uses~~;
 - xi. Small-scale retail and service commercial uses and restaurants;
 - xii. Small-scale *institutional uses*;
 - xiii. Places of worship;
 - xiv. Funeral parlours;
 - xv. Cultural uses;
 - xvi. Parking facilities at-grade and/or in structure;
 - xvii. A variety of parks and Urban Squares; and,
 - xviii. Public uses and public and private utilities.
- b) The following land uses are prohibited within the 'Downtown Shoulder' designation:
- i. Service commercial uses, retail stores and restaurants with a Gross Floor Area in excess of 2,400 square metres per premise; and,
 - ii. Automobile-oriented uses of any kind including, but not limited to sales, service, gas stations.
- c) Retail uses are encouraged at grade on lands with frontage along Yonge
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Street and Wellington Streets within the 'Downtown Shoulder' designation.

- d) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Downtown Shoulder' designation.~~

9.4.2 Development Policies

- a) The following policies apply to height within the 'Downtown Shoulder' designation:
- i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'D2'; and,
 - ii. Buildings taller than three storeys or ~~11.5~~10.5 metres are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.
- b) ~~The maximum lot coverage by a building or buildings on a lot shall be 80 percent. The minimum lot coverage by a building or buildings on a lot shall be 35 percent.~~
- c) The maximum lot coverage by a surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.
- d) The parking lot/facility shall only be permitted within the rear yard and/or below grade.
- e) For house form buildings, interior side yard parking shall be permitted. However, the width of the parking area must not exceed 25 percent of the lot frontage.
- f) When locating a building on a lot, the following policies shall apply:
- i. ~~The Build-Within-Zone building envelope~~ is located between 3.0 and 6.0 metres from the front and/or exterior side lot line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - ii. If a heritage building is present on the lot or on an adjacent lot, any additions or new structures must be set back 1.0 metre from the main front wall front of the heritage building;
 - iii. ~~The minimum interior side yard set back shall be 0.75 metres and~~

~~the maximum shall be 3.0 metres; and~~

~~iv. The minimum required rear yard setback for development within the Downtown Shoulder Area designation shall be 7.5 metres.~~

~~g) All development within the 'Downtown Shoulder' designation shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan. (Moved to General Policies)~~

9.5 Promenade General Designation

a) The 'Promenade General' designation, as delineated on Schedule 'D1', is comprised of predominantly automobile-oriented commercial retail plazas with some office uses. As such, it holds the greatest potential for future *redevelopment*. The purpose of the 'Promenade General' designation is to promote transformation into a vibrant, pedestrian oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms placed close to the street while providing appropriate transitions to adjacent neighborhoods and through the introduction of a finer grain street network that supports walkability. ~~While new development will be mostly residential in use,~~ Mixed use redevelopment is encouraged to accommodate residential and convenience retail as well as additional restaurants, entertainment and cultural venues ~~will continue to be provided to support the future and surrounding population of The Aurora Promenade.~~

9.5.1 Land Use Policies

- a) Buildings and *sites* within the 'Promenade General' designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development *sites*, and within individual buildings. High activity uses that animate the streetscape and encourage foot traffic, like retail uses, are encouraged at-grade, with uses such as offices and residential uses on second floors and above.
- b) The following uses/~~mixture of uses~~ are permitted:
- i. Multiple-unit buildings, townhouses and apartment buildings;

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- ii. Communal housing;
 - iii. Live-work units;
 - iv. Commercial uses including retail stores, restaurants and personal services;
 - v. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - vi. ~~Commercial and/or government~~ Offices, research and data processing facilities;
 - vii. Child care facilities;
 - viii. *Institutional uses*;
 - ix. Cultural, *recreational* and entertainment uses;
 - x. Conference centres;
 - xi. Parking facilities at-grade and/or in structure;
 - xii. A variety of parks and Urban Squares; and,
 - xiii. Public uses and public and private utilities.
- c) The following land uses are specifically prohibited within the 'Promenade General' designation:
- i. Single-detached and semi-detached *dwelling units*; and,
 - ii. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations.
- d) Retail and other active uses are encouraged shall generally be required at grade on lands with frontage along Yonge and Wellington Streets within the 'Promenade General' designation in order to encourage continuous active frontages along the street and promote walkability and transit use.
- e) Development within the 'Promenade General' designation shall provide for a balance of residential, commercial and employment uses to ensure a vibrant and lively community at all times during the day. On larger sites, development shall aim to provide for both employment and
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residential opportunities.

- f) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Promenade General' designation.~~

9.5.2 Development Policies

- a) The following policies apply to height within the 'Promenade General' designation:

- i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'D2'; and,
- ii. Buildings taller than four storeys or 15 metres, are subject to a front yard step-back at the fourth storey and the angular plane provisions of this Plan.
- iii. In accordance with the built form policies of this Plan, new development and redevelopment shall provide a transition in heights and densities adjacent to Stable Neighbourhood areas through increased setbacks, intervening low-rise build form and/or the use of a 45-degree angular plane.
- iv. ~~Within the 'Promenade General' designation, there are lands where the maximum height of new development may be increased by up to 1 storey, to a maximum of 6 storeys or 22 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:~~
 - ~~• the property in question must have a minimum frontage of 40.0 metres;~~
 - ~~• the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
 - ~~• the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space, and streetscape improvements; and,~~
 - ~~• the development proposal must be consistent with The Aurora Promenade Concept Plan Urban Design Strategy.~~

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- b) The minimum *lot* frontage for any new *development* of any type within the Promenade General Area designation shall be 18 metres.
 - ~~e) The maximum *lot* coverage by a building or buildings on a *lot* shall be 90 percent. The minimum *lot* coverage by a building or buildings on a *lot* shall be 50 percent.~~
 - d) The maximum *lot* coverage by a surface parking *lot* shall be 25 percent. There is no minimum *lot* coverage for surface parking *lots*.
 - e) The parking *lot*/facility shall only be permitted within the rear yard and/or below grade.
 - f) When locating a building on a *lot*, the following policies shall apply:
 - i. The Build-Within Zone is located between 2.0 and 4.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - ~~ii. Interior side yard setbacks shall not be permitted, with the exception that *lots* with 40 metres or greater of frontage, a minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - ~~iii. The minimum required rear yard setback for *development* within the Promenade General designation shall be 7.5 metres.~~
 - ~~g) All *development* within the 'Promenade General' designation shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan. **(Moved to General Policies)**~~
 - h) No development application should proceed within the "Special Design Areas" Promenade General designation as identified on Schedule 'B1' without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, ~~transportation, parking or heritage impacts.~~
 - i) No site-specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site-specific
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rezonings and subsequent site plan agreements.

- j) ~~Where developments are proposed in the absence of a Town-initiated Comprehensive Plan, Applicants in these areas should~~ shall be required to prepare a ~~segment of the Comprehensive Plan~~ that includes surrounding properties to demonstrate how the proposed *development* will complement and contribute to the orderly transformation of the area. Specifically, the Plan should:
- i. Be prepared in consultation with affected adjacent landowners, the public and the Town;
 - ii. Define a logical study area that is adequately comprehensive to the satisfaction of the Town;
 - iii. Demonstrate a street and block, open space and built form plan consistent with ~~these design guidelines~~ the Aurora Promenade - Concept Plan - Urban Design Strategy;
 - iv. Provide an implementation plan that considers the phasing of *development* and identifies the necessary interventions or investment to enable the transformation; and,
 - v. Be supported by other applicable studies that may be deemed necessary.

11.6A **Promenade General Site Specific Policy Area Designation**

~~a) The 'Promenade General Site Specific Policy Area' designation is delineated on Schedule 'B1', and is comprised of predominantly general industrial areas that are reasonably close to existing and/or planned transit infrastructure and community amenities. As such, it holds potential for future redevelopment or new development.~~

~~The purpose of the 'Promenade General Site Specific Policy Area' designation is to promote transformation into a vibrant, pedestrian-oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high-quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods. While new development or redevelopment will be mostly residential in use, convenience retail as well as restaurants, entertainment and cultural venues may be provided. It is also the purpose of the Aurora Promenade - Concept Plan - Urban Design Strategy to ensure that new~~

~~development or redevelopment will be appropriately designed and will not create adverse impacts on adjacent areas.~~

~~11.6A.1 Land Use Policies~~

- ~~a) The Land Use Policies for the buildings and sites within the 'Promenade General Site Specific Policy Area' designation shall be the same as in Section 11.6.1.~~

~~11.6A.2 Development Policies~~

- ~~a) The Development Policies for the buildings and sites within the 'Promenade General Site Specific Policy Area' designation shall be the same as in Section 11.6.2."~~

9.6 ~~Promenade Focus Area Designation~~ Aurora GO Station MTSA Designation

- ~~a) 'Promenade Focus Areas' share many characteristics with the 'Promenade General' designation but present exceptional opportunities afforded by their entryway locations, *existing* and/or planned transit *infrastructure*, and major community amenities/ services. The purpose of the 'Promenade Focus Area' designation is to promote *redevelopment* by providing enhanced development potential. It is also the purpose of The Aurora Promenade Concept Plan Urban Design Strategy to ensure that new *development* will be appropriately designed and will not create adverse impacts on adjacent areas or within 'Downtown'.~~

The 'Aurora GO Station MTSA' designation, as shown on Schedule 'D1', has been delineated by the Region as a Major Transit Station Area. Currently, the area is comprised of the Aurora GO Station property, surrounded by predominantly general industrial areas that hold strong potential for future redevelopment or new development. The intent of the MTSA is to serve as the Town's primary focus area for growth and intensification, accommodating the highest densities within Aurora. The Aurora GO Station MTSA designation is also intended to transform into a vibrant, pedestrian-oriented mixed-use area and transit-hub. The MTSA area is well situated to accommodate redevelopment based on its existing transit infrastructure and proximity to existing community amenities and services of the remainder of The Aurora Promenade area. The area is intended to play a key role in offering a range of compact housing forms and tenures. Change will occur through the gradual redevelopment of existing industrial uses and the introduction of higher densities and a mix of uses that will transform the MTSA area into a hub for pedestrian activity, services and amenities. Intensification and

redevelopment must ensure that it is appropriately designed and provides an appropriate transition to adjacent neighbourhoods.

9.6.1 Land Use Policies

- a) Buildings and *sites* within the ~~'Promenade Focus Area'~~ 'Aurora GO Station MTSA' designation are encouraged to accommodate an array of higher density mixed uses. This mixture of uses is encouraged ~~not just within the designation in general, but also~~ on individual development *sites*, and within individual buildings. High activity uses that animate the streetscape and encourage foot traffic, like retail uses, are encouraged at-grade, with uses such as offices and residential uses on ~~second~~ the floors and above.
- b) The following uses/~~mixture of uses~~ are permitted:
 - i. ~~Multiple unit buildings, townhouses and apartment buildings;~~
 - ii. ~~Communal housing;~~
 - iii. *Dwelling units* located on the second storey, and/or above, of all building types;
 - iv. Live-work units;
 - v. Commercial uses including financial institutions, offices, retail stores, restaurants and personal services;
 - vi. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - vii. ~~Commercial and/or government offices, research and data processing facilities;~~
 - viii. Child care facilities;
 - ix. *Institutional uses;*
 - x. Cultural, *recreational* and entertainment uses;
 - xi. Conference centres;
 - xii. Parking facilities at-grade and/or in structure;

- xiii. ~~A variety of Parks and Urban Squares; and,~~
 - xiv. Public uses and public and private utilities.
 - c) The following land uses are specifically prohibited within the ~~'Promenade Focus Area'~~ 'Aurora GO Station MTSA' designation:
 - 9.5.1.1.1 ~~Single detached and semi-detached dwelling units; and,~~ Residential uses at-grade and/or below grade.
 - i. New automotive-oriented uses of any kind including, but not limited to sales, service, gas stations.
 - d) As the MTSA develops, existing industrial uses will be encouraged to relocate in order to redevelop these lands for higher density mixed uses. Mitigation measures may need to be incorporated in new development while existing industries remain.
 - e) Development within the 'Aurora GO Station MTSA' designation shall provide for a balance of residential, commercial and employment uses to ensure a vibrant and lively community at all times during the day. Throughout the designation, development shall aim to provide for both employment and residential opportunities.
 - f) Within the Aurora GO Station MTSA designation, compact housing forms are encouraged, with dwellings that are intrinsically affordable for low and moderate income households. A minimum of 35% of new housing within the [designation](#) shall be affordable. (**York Region OP 4.4.23**)
 - ~~g) Retail uses are encouraged at grade on lands with frontage along Yonge and Wellington Streets within the 'Promenade Focus Area' designation.~~
 - ~~h) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Promenade Focus Area' 'Aurora GO Station MTSA' designation.~~

9.6.2 Development Policies

- a) The following policies apply to height within the ~~'Promenade Focus Area'~~ 'Aurora GO Station MTSA' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'D2'; and,
 - ii. Buildings taller than four storeys or 15 metres, are subject to a

front yard step-back at the fourth storey and the angular plane provisions of this Plan.

- iii. In accordance with the built form policies of this Plan, new development and redevelopment shall provide a transition in heights and densities adjacent to Stable Neighbourhood areas through increased setbacks, intervening low-rise build form and /or the use of a 45-degree angular plane.
- iv. ~~Within the 'Promenade Focus Area' designation, the maximum height of new development may be increased by up to 2 storeys, to a maximum of 7 storeys or 25.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:~~
 - ~~• the property in question must have a minimum frontage and depth of 40.0 metres;~~
 - ~~• the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
 - ~~• the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space, and streetscape improvements; and,~~
 - ~~• the development proposal must be consistent with The Aurora Promenade Concept Plan Urban Design Strategy.~~
- b) ~~The minimum lot frontage for any new development of any type within the 'Promenade Focus Area' designation shall be 18 metres.~~
- e) ~~The maximum lot coverage by a building or buildings on a lot shall be 90 percent. The minimum lot coverage by a building or buildings on a lot shall be 50 percent.~~
- d) The maximum lot coverage by a surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.
- e) The parking lot/facility shall only be permitted within the rear yard and/or below grade.

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- f) When locating a building on a *lot*, the following policies shall apply:
- i. The building envelope is located between 2.0 and 4.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior side wall of the proposed building shall be located within the building envelope, as defined above;
 - ii. ~~Interior side yard setbacks shall not be permitted, with the exception that lots with 40 metres or greater of frontage, a minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - iii. ~~The minimum required rear yard setback for development within the “Promenade Focus Area’ Aurora GO Station MTSA designation shall be 7.5 metres.~~
- g) ~~All development within the ‘Promenade Focus Area’ designation shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy, and the other applicable policies of this Plan.~~
- h) ~~No development’ application should proceed within the ‘Promenade Focus Area’ designation and/or their surrounding “Special Design Areas” as identified on Schedule ‘B1’ without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, such as transportation, parking or heritage impacts.~~
- i) ~~No site specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site specific rezonings and subsequent site plan agreements.~~
- j) ~~Where developments are proposed in the absence of a Town initiated Comprehensive Plan, applicants in these areas should be required to prepare a segment of the Comprehensive Plan that includes surrounding properties to demonstrate how the proposed development will complement and contribute to the orderly transformation of the area. Specifically, the Plan should:~~
- i. ~~Be prepared in consultation with affected adjacent landowners, the public and the Town;~~
 - ii. ~~Define a logical study area that is adequately comprehensive to~~

~~the satisfaction of the Town;~~

- ~~iii. Demonstrate a street and block, open space and built form plan consistent with these design guidelines;~~
- ~~iv. Provide an implementation plan that considers the phasing of *development* and identifies the necessary interventions or investment to enable the transformation; and,~~
- ~~v. Be supported by other applicable studies that may be deemed necessary.~~

9.7 Public and Private Realm Design

- a) Design of the public and private realm within the Secondary Plan Area shall be developed in accordance with the urban design and architectural policies of Section 5 of this Plan, except as modified by the following additional sub-sections and policies.

9.7.1 Policies for the Street Grid/Development Blocks

- a) A number of new street linkages are recommended in association with *redevelopment* of larger auto-oriented ~~automotive-oriented~~ commercial areas and sites, as shown on Schedule 'D3'. The linkages should serve to extend and complete the *existing* street grid.
- b) The older part of The Aurora Promenade is organized along a fine-grained and highly interconnected street and block patterns that is ideal for promoting a dissemination of traffic and for walking. As much as possible, this pattern should serve as a template for newly developing areas. Where new development blocks are created, or where *significant redevelopment* is proposed, development blocks should not exceed 100 metres by 200 metres in size. Smaller development blocks are preferred.
- c) Where possible, *existing* streets should be extended and linked to provide optional routes for movement. Although measures can be introduced to limit through-traffic into neighbourhoods where streets are extended or connected, pedestrian and cycling movement should continue freely.
- d) Development within and surrounding the MTSA shall prioritize multi-modal access and active transportation connections to the Aurora GO Station, as well as other transit routes (York Region OP 4.4.2.9.c, g)

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- e) ~~As much as possible the design of these new links and the reconstruction of existing streets should be subject to the following principles for creating 'complete' streets: **(Moved to Parent OP)**~~
 - i. ~~All modes of movement shall be supported in a balanced manner with appropriately scaled sidewalks that can accommodate pedestrian amenities and wherever possible dedicated bike lanes; **(Moved to Parent OP)**~~
 - f) ii. Alternative standards shall be considered for road design to further calm traffic and support a safe and inviting pedestrian environment, including flex streets, narrower travel lanes and smaller turning radii at intersections;
 - g) iii. Block lengths shall not be greater than 150 metres to maximize porosity for pedestrians. Where blocks are greater than 150 metres, a mid-block pedestrian connection should be provided;
 - iv. ~~Streetscapes inviting to pedestrians, transit users and cyclists are vital, including providing trees and landscaping, seating, pedestrian level lighting and well defined and frequent crosswalks; and, **(Moved to Parent OP)**~~
 - h) v. Road capacity increases are not an objective of this Plan within The Aurora Promenade. The roadway network is to serve *connectivity* and accessibility needs of all critical modes of transportation in support of the planned uses.

9.7.2 Policies for Streets Streetscapes

- a) The hierarchy of streets streetscapes is identified on Schedule 'D3' of this Plan. The design of streetscapes shall be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy, as well as The Aurora Promenade Streetscape Design and Implementation Plan.
- b) Main Streets - Main Street corresponds to the portion of Yonge Street within the 'Downtown' designation. This segment contains a dense mix of uses, including at-grade retail and buildings with minimal to no setback from the street. These characteristics result in a very traditional cross-section. Streetscape characteristics shall include:
 - i. Distinctly paved sidewalks and crosswalks;
 - ii. Unique lighting, banners, signage and furnishings to be *compatible* with the historic downtown;

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- iii. Continuous street *trees* where possible, otherwise planters in place of street *trees* for seasonal interest;
 - iv. On-street parking;
 - v. Mixed-uses with at-grade retail and office or residential uses above grade; and,
 - vi. Spill-out activity on the sidewalks such as sidewalk patios can be enabled by modest setbacks.
- c) Village Streets - Village Streets are the segments of streets that have a small-town, village-like atmosphere and character. Village Streets generally correspond to Yonge Street north and south of the 'Downtown' and Wellington Street east of Yonge Street. These areas are characterized by older house form buildings with a mix of residential, office and/ or retail businesses. The buildings are generously setback from the street, resulting in a more residential cross-section. Streetscape characteristics shall include:
- i. Broad sidewalks with distinctively paved crosswalks;
 - ii. Unique lighting and signage *compatible* with the heritage character of the area;
 - iii. Continuous street *trees*;
 - iv. Flower beds and other landscaping features often planted in a sodded boulevard; and,
 - v. On-street parking where possible.
- d) Boulevards - Boulevards correspond to Yonge and Wellington Streets outside of the 'Downtown'. These streets serve a town-wide function as important vehicular, cycling and pedestrian connections into The Aurora Promenade and MTSA. The wider right-of-way enables wider sidewalks and on certain segments, the eventual accommodation of rapid transit in dedicated lanes. Streetscape characteristics shall include:
- i. Broad, distinctively paved sidewalks and crosswalks;
 - ii. Widened sidewalks, where possible;
 - iii. *Tree-lined* centre boulevard or dedicated rapid transit lanes
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- where possible;
 - iv. Continuous street *trees*;
 - v. Flower beds and landscaping features often planted in a sodded boulevard;
 - vi. Unique lighting, signage and furnishings; and,
 - vii. Buildings with a mix of uses, placed consistently at or close to the street edge.
- e) Civic/Special Streets - Civic/Special Streetscapes ~~as~~ are identified in Schedule 'D3'. Special attention to the design and quality of the streetscape and street walls is required to identify and reinforce the civic importance of these streets. Streetscape characteristics shall include:
- i. Distinctive paving along sidewalks, at crosswalks and across the roadway or at strategic civic locations such as the Town Park on Wells Street;
 - ii. Where paving extends across the roadway, it should seamlessly integrate with adjacent public space treatments;
 - iii. Sidewalk bump-outs at intersections;
 - iv. Unique lighting, signage, banners and furnishings;
 - v. Continuous street *trees*, flower beds and landscaping features; and,
 - vi. On-street parking where possible.
- f) Focus Area Street - Focus Area Streets are identified on Schedule 'B3'. Streetscape characteristics include:
- i. 2 travel lanes;
 - ii. On-street parking;
 - iii. Continuous street *trees* with broad sidewalks;
 - iv. Buildings placed close to the street with consistent setbacks for mixed-uses; and,

- v. More generous setbacks with privacy measures such as grade shifts and landscaping for residential uses.
- g) Lanes - While relatively common in many historic towns throughout Ontario ~~and the eastern provinces~~, there is an absence of lanes within The Aurora Promenade and MTSA. Where possible a network of lanes shall be introduced behind properties fronting onto Yonge Street. Lanes can provide *significant* benefits for mixed-use areas, including:
 - i. Accommodating utilities, storage, loading and parking access away from the primary street;
 - ii. Minimizing curb cuts for driveways off the primary street, enabling continuous *tree* planting, on-street parking and safer pedestrian environments; and,
 - iii. Providing access for potential accessory units.

Streetscape characteristics of lanes shall include:

- i. Minimum 6.0 metre roadway;
- ii. Designated areas for snow storage;
- iii. Adequate lighting; and,
- iv. Traffic calming measures such as speed bumps.
- h) Parkside Streets - Parkside Streets are potential linkages framing *significant* parks. The objective is to enhance visual and physical connections to these open spaces and to ensure eyes on the space with fronting uses. For Memorial Peace Park, Machell Park and Fleury Park, these linkages can serve to provide an appealing address on the parks. In addition to residential uses, Parkside ~~links~~ Streets can also be appealing locations for restaurants, cafés and patios that provide views onto the open spaces. While Parkside ~~Links~~ Streets shall provide for continuous pedestrian connections, they can also allow for limited vehicular access. Streetscape characteristics shall include:
 - i. Distinctive paving along sidewalks, at crosswalks and, if possible, across the roadway to the edge of the open space;
 - ii. Continuous *recreational* trail on the park side of the street;
 - iii. Sidewalk bump-outs at intersections;

- iv. Continuous street *trees*;
 - v. On-street parking; and,
 - vi. Other landscaping treatments such as flower beds where possible.
- i) Residential Streets - Residential streetscapes primarily serve the residential neighbourhoods within the Aurora Promenade. These streets serve as important vehicular and pedestrian connections for local residents. Defining characteristics of these streets are the green amenity provided through the landscaped front yards resulting from building setbacks and the continuous street *trees*. Vehicles move at slower speeds and these streets generally experience lighter vehicular traffic. There are two types of residential streetscapes – Heritage and Local Streets, each with their own defining characteristics that will be retained. Streetscape characteristics of Heritage Streets shall include:
- i. Residential in character, typically with 2 travel lanes;
 - ii. Continuous street *trees* with landscaped front yards;
 - iii. Varying building setbacks from the street;
 - iv. On-street parking; and,
 - v. Primarily house forms with prominent porches and where garages exist, they are located to the side or rear.

Streetscape characteristics of Local Streets shall include:

- i. Residential in character with typically 2 travel lanes;
 - ii. Continuous street *trees* with landscaped front yards and consistent building setbacks from the street;
 - iii. On-street parking; and,
 - iv. Primarily house forms with front accessed garages.
- j) Mid Block Pedestrian Connections - Mid-block pedestrian connections offer the unique opportunity for a finer-grained pedestrian network than the typical block pattern. Portions of The Aurora Promenade provide pedestrian-scaled blocks, primarily in the 'Downtown', while others have

larger blocks where opportunities exist to improve connections. The Aurora Promenade Concept Plan - Urban Design Strategy identifies *existing* and potential mid-block connections. These mid-block connections should adhere to the same design quality and design standards as other public spaces. Design characteristics for mid-block connections include:

- i. Ensure mid-block connections are well-lit; and,
 - ii. Where possible, landscaping should be introduced that is consistent with CPTED principles of design.
- k) Schedule 'D3' identifies both *existing* and potential mid-block pedestrian links. It is an objective of Council to secure these pedestrian links for public use through acquisition, easements and/or other appropriate mechanisms.

9.7.3 Policies for Entryways

- a) Entryways highlight the entrances to The Aurora Promenade, and Aurora GO Station MTSA, and are important markers that distinguish the culture and heritage of the area. Primary and Secondary Entryways are identified on Schedule 'D3'. Entryways shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy, and ~~the following policies apply:~~ i ~~Entryways~~ shall be either architectural features, stand-alone marker/features, wayfinding signage, public art or landscape treatments that define the main entrances to the Downtown and/or MTSA; and **(York Region OP 4.4.2.9.e)**
- b) There shall be a hierarchy of Entryways, both Primary and Secondary.

Primary Entryways:

 - i. Shall be lit to enhance their legibility at night;
 - ii. Shall be large enough to be visible from a car at a distance of at least 100 metres; and,
 - iii. Shall enhance and not compete with surrounding *existing* historic and/or architectural features.

Secondary Entryways:

 - i. Shall not be lit;

- ii. Shall be smaller in scale than the Primary Entryways, but should be visible from a car at a distance of at least 18 metres; and,
- iii. Shall enhance and not compete with surrounding *existing* historic and/or architectural features.

9.7.4 Built Form Policies

9.7.4.1 It is crucial that all new *development* throughout The Aurora Promenade and MTSA be *compatible* with the character and context of the community. As such, new *development*, whether a renovation to an *existing* building, or a completely new building, will be reviewed by the Town taking into consideration matters relating to exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.

- b) Development and redevelopment shall be compatible with its surroundings and provide a transition in heights and densities adjacent to Stable Neighbourhoods and heritage properties, through increased setbacks, intervening low-rise built form and the use of ~~Where any development site within The Aurora Promenade abuts lands designated 'Stable Neighbourhood', or 'Environmental Protection Area' and/or lands within a Heritage Conservation District, a 45 degree angular plane originating from these lands shall be applied over the interior side and/or rear property line.~~ Further, when considering new building forms, *development* which results in extensive loss of sunlight to *adjacent land* uses shall be prohibited.
- c) Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through subtle variations in the façade treatment and building mass in order to improve the overall architectural richness, variety, and building articulation in the community.
- d) ~~New building design shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy. In addition, new building design shall:~~
 - i. ~~Be barrier free;~~
 - ii. New building design shall have a textured architectural quality that can be achieved by introducing variation in certain elements of the façade treatment. Continuous roads of monotonous and repetitive façades shall be avoided. As such, the siting, massing, and façade design of all new *development* shall be coordinated on a block-by-block basis and building

elevations shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block;

- f) ~~iii.~~ New buildings shall employ a setback at the upper storeys. Stepbacks shall be established as follows:
- i. Within the 'Downtown', ~~'Upper Downtown'~~ and 'Downtown Shoulder' designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 3.0 metres above the third storey. Stepbacks are not permitted below the top of the second storey; and,
 - ii. Within the 'Promenade General' and ~~'Aurora GO Station MTSA'~~ ~~'Promenade Focus Area'~~ designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 1.5 metres above the fourth storey. Stepbacks are not permitted below the top of the second storey;
 - ~~iii. Create a street space that is scaled to the pedestrian and is organized to present an appropriate façade to all adjacent public roads to provide interest and comfort at ground level for pedestrians. As such, primary pedestrian entrances shall provide direct and universal access to the public sidewalk and buildings shall be oriented to front on to the road, with a minimum setback, or build within zone; (Moved to Parent OP)~~
 - ~~iv. Include pedestrian weather and sun protection systems including awnings, canopies, colonnades, or front porches along the sidewalk edge of key pedestrian areas and adjacent to Urban Squares and at entrances to buildings;~~
 - ~~v. Have any visible mechanical equipment, including rooftop equipment, appropriately screened and located in a manner that has a minimal physical and visual impact on public sidewalks and accessible open spaces;~~
 - ~~vi. Where feasible, have all transformers and other above ground utilities located within the building, or on private property located away, and/or screened, from public view;~~
 - ~~vii. Energy efficient building design including passive solar energy gain, increased insulation, Energy Star appliances, alternative and/ or renewable energy systems, and conformity with LEED certification shall be encouraged in all new buildings, in~~

~~conformity with the policies of this Plan; and,~~

~~viii. Be encouraged to incorporate a 'green-roof' into the design of all new buildings.~~

- g) Corner development *sites* are good locations for landmark buildings as they have better visibility, light and view opportunities. As such, in addition to consistency with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy and other applicable policies of this Plan, corner *sites* will be addressed in the following manner:
- i. Define the intersection at which the building is located by architecturally articulating its presence at each corner;
 - ii. Include prominent visual and vertical architectural features such as a wrap-around porch, bay window, turret feature or a clock tower, and/or an additional storey, greater than abutting buildings on non-corner *sites*;
 - iii. Include primary, articulated façades towards both roads; and,
 - iv. Have the highest level of architectural detailing and a distinct architectural appearance.

9.8 ~~Height and Density Bonusing~~

- a) ~~Council may, at its discretion, use density and height incentives under the provisions of the Planning Act, to achieve facilities, services or matters which reflect the principles and objectives of this Plan, but cannot be achieved under any other provisions of the current Planning Act or Development Charges Act. Such objectives include contributions towards:~~
- i. ~~Socially assisted housing and supportive housing for persons with special needs which meet Aurora's housing goals and objectives. Such contributions to the municipality may be in the form of:~~
 - ~~• land for socially assisted housing on the development site or on another site which is satisfactory to Council;~~
 - ~~• a cash contribution towards the provision of socially assisted housing; or,~~

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- ~~• dwelling units for socially assisted housing within a development.~~
 - ii. ~~Housing with innovative technological, environmental or design components;~~
 - iii. ~~Non-profit community, cultural, social, recreational and institutional facilities which may be in the form of a donation of land, buildings, or space within buildings;~~
 - iv. ~~Preservation of heritage, community identity or natural environments, as outlined in this Plan. Such contributions may consist of natural or built heritage sites, structures, buildings, parts of buildings or space within buildings, conservation easements, artefacts or cash payments to achieve the principles and objectives of this Plan;~~
 - v. ~~Contribution of public open spaces beyond the requirement under the Planning Act. Such contributions may consist of land, structures, buildings, equipment or cash payments which will achieve the principles and objectives of this Plan, especially in built-up or potentially park-deficient areas;~~
 - vi. ~~Providing public access to ravines, valleys and the Aurora Trail Network. Such contributions may consist of land or an easement agreement which will provide a publicly accessible link to ravines, valley lands and the Aurora Trail Network;~~
 - vii. ~~Significant pedestrian or bicycling connections as outlined in Section 1.9 Open Space, or Section 1.11 Streets. Such contributions may consist of land, structures, facilities or cash payments to achieve the goal and objectives of these sections;~~
 - viii. ~~Achievement of off site public landscape, streetscape and urban design objectives as outlined in Section 1.7, 1.9 and 1.11 of this Plan. Such contributions may consist of special aesthetic improvements to public spaces including street furniture, landscaping, fountains or public art, adjacent to or within close proximity to the site;~~
 - ix. ~~Provision of special facilities to enhance the environment or conserve energy, or the elimination of environmentally harmful non-conforming uses;~~
 - x. ~~Special provisions to facilitate and improve transit use such as~~
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- shelters, pedestrian connections to stations, transfer and amenity areas;
 - xi. Land for other municipal purposes;
 - xii. Other local improvements as identified through a Community Improvement Plan, Secondary Plan, Streetscape Master Plan, Environment Strategy, Heritage Conservation District Plan, or other implementation plans or studies; and
 - xiii Regional community and health facilities, emergency medical services and police stations.”
- b) Before density or height bonuses are granted, Council may require:
- i. Noise, wind, sun, transportation, servicing, environmental and other impact studies of the proposed *development*;
 - ii. Archaeological and historical background studies of a particular *site*; and,
 - iii. Design modifications to preclude negative impacts.
- c) In determining the extent of the bonus, Council shall ensure that:
- i. The economic, social and environmental costs and benefits of the density increase balance those of the service, facility or matter gained by the community over the period of 10 years;
 - ii. The bonus reflects public priorities within the context of this Plan;
 - iii. The human scale, attractiveness, compatibility and health of the surrounding urban environment not be compromised; and,
 - iv. Transportation, municipal and social services can meet the needs from the increased density.
- d) The *site*, or neighbourhood where a bonus is permitted, shall benefit most from the facility or matter conveyed to the municipality in return for the bonus.
- e) Any agreement under this section shall be registered against the land to which it applies and enforced against the present or any subsequent owner.
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9.8 Policies for Public Open Space

- a) The design and development of parks and public open spaces within the Secondary Plan Area shall be developed in accordance with the parkland policies of Section 13 of this Plan, except as modified by the following additional policies.
- b) Downtowns typically require smaller park spaces, distributed strategically throughout the entire area to enhance adjacent *development*. It is the intention of the Town to promote public open space features as key aesthetic and functional components that complement the anticipated *redevelopment* activity.
- c) The open space system of The Aurora Promenade and MTSA should be focused on the interconnected system of roads, parks and Urban Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and shall be maintained in a healthy condition.
- ~~d) Environmental Protection Areas – A number of *significant* natural areas abut lands within The Aurora Promenade. These lands are designated Environmental Protection Area by this Plan and correspond to open space systems which encompass *significant* natural features. Key policies for new *development* adjacent to Environmental Protection Area designation include:~~
 - ~~i. *Significant* natural features shall be *conserved* and enhanced, and the physical and visual connections from The Aurora Promenade should be appropriately strengthened; and,~~
 - ~~ii. New *development* within The Aurora Promenade shall be respectful of adjacencies to *significant* natural features, ensuring that any negative impacts are appropriately mitigated.~~
- ~~e) Public Parks – Public parks typically serve the community's passive and active *recreational* interests and come in a variety of scales and configurations. Adjacent to The Aurora Promenade, the bulk of these spaces correspond to parkland along the East Holland River Valley, Fleury Park and Machell Park. This Plan aims to encourage retention, enhancement, and full utilization of the *existing* public parks, including enhancements to improve the visual and physical linkages with the parks and associated trails with, for example, wayfinding signage, improved streetscape links and crosswalks.~~
- f) Squares and Greens – Squares and greens are more formal public

spaces that may also include hard surfaces, gardens, pavilions, memorials, fountains and modest concession stands. Squares and greens are more multi-purpose than the public parks surrounding The Aurora Promenade, providing potential spaces for both active and passive activities including farmer's markets and community fairs. Within The Aurora Promenade and MTSA, the most prominent squares and greens are War Memorial Peace Park and the potential for a new green and a new square in association with new *development* in proximity to the Aurora GO Train Station. Policies applicable to these areas are:

- i. The War Memorial Peace Park should be enhanced by improving the visual and physical linkages to the park by potentially introducing a new street that abuts the park with buildings that frame it, rather than turn their backs to it. War Memorial Peace Park should serve as an important, large scale, passive green space for The Aurora Promenade, although it can also accommodate occasional events;
 - ii. A potential linear green should be created along the east side of Berczy Street buffering the rail from the residential neighbourhoods to the west, which can be created through the relocation of parking in new facilities; and,
 - iii. A potential new square associated with new *development* around the Aurora GO Train Station and Industrial Parkway South should be created.
- g) Urban Squares – An Urban Square is generally a paved open space associated with a civic or commercial function. They vary in shape and size depending on their purpose but are generally smaller and more intimate in scale than parks. The new Aurora Town Square provides for a vibrant outdoor square with a variety of multi-purpose programming spaces that bring life and energy to the Downtown core. Urban Squares generally serve high pedestrian traffic areas and/or where major events need to be planned or accommodated that generate large crowds. Year-round Urban Squares function best when they are framed by highly animated uses such as shops, restaurants and cafés.
- i. All development *applications* within the 'Downtown Shoulder', ~~and~~ 'Promenade General' and 'Aurora GO Station MTSA' designations, on ~~sites~~ greater than 0.2 ~~of a~~ hectares in size shall include a location for an Urban Square. Land set aside for an Urban Square, developed in conformity with the policies of this Plan, shall constitute all or part of the parkland dedication requirements of the Planning Act. Urban Squares are intended

as formal pedestrian spaces, in support of the adjacent higher density, mixed-use *development*. Lands shall be set aside for an Urban Square as follows:

- For all non-residential *development*, the land requirement for an Urban Square shall constitute a minimum of 2 percent of the net developable *site* area;
- For all primarily residential *development* (where more than 80 percent of the gross floor area is residential), the land requirement for an Urban Square shall constitute a minimum of 3 percent of the net developable *site* area; and,
- For *development* that includes a mix of land uses, where the secondary use comprises at least 25 percent of the gross floor area, the land requirement for an Urban Square shall constitute a minimum of 2 percent of the net developable *site* area.

iii. The following development criteria shall apply to the *development* of an Urban Square:

- An Urban Square shall have a minimum frontage on the abutting sidewalk of 5 metres, and a depth of at least 5 metres;
- Large *sites* may include a single, large scale Urban Square and/or a series of smaller Urban Square;
- Urban Squares shall be designed to reinforce a high quality formalized relationship with its adjacent building use and the streetscape;
- Hard and soft landscape elements and features within the Urban Square shall be designed to define and articulate activity areas, circulation, entry points, seating and gathering areas. Urban Squares shall provide shade, trash receptacles and bicycle racks; and,
- Urban Squares shall be built and maintained by the landowner, and an easement with the Town shall ensure that the space is open and accessible to the public at all times, or as identified in the easement agreement.

9.9 Policies for Signage and Lighting (*Moved Up*)

- a) Signage is a critical component of building design and can demean the quality of the street if not designed to be complementary to the character of The Aurora Promenade and MTSA. In addition, lighting is an essential consideration to ensure safe pedestrian places. Signage shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy and the following policies shall apply:
- i. Internally lit signage and/or internally lit canopies are not allowed;
 - ii. Mobile box signage is not allowed;
 - iii. Third party signage is not allowed;
 - iv. Signage will address the amount and type of illumination, size, materials, typography and design;
 - v. Signage shall be an integral part of the architecture of a building;
 - vi. Signs should be designed to complement the building and enhance the visual appeal of the street;
 - vii. Signs shall be designed in consideration of nearby residential uses, in terms of size, materials, and location;
 - viii. The ratio of sign band to building mass shall be restricted through a site plan agreement such that the signage does not dominate the façade;
 - ix. Exterior lighting shall be designed to promote pedestrian comfort, safety and provide a high quality ambiance. In addition, accent lighting is required to emphasize built form and landscape elements. Pedestrian scale lighting shall be provided adjacent to streets, walkways, squares, pedestrian routes and in parks, squares and courtyards; and,
 - x. Pedestrian realm signage and lighting should be coordinated. Pole mounted pedestrian light fixtures with a light source at 3.5 to 4.5 metres high and a spacing of 3.5 to 15 metres is recommended.

9.9.1 ~~Parkland Dedication~~

~~9.9.1.1 Parkland dedication requirements shall be applied as follows in all designations within the Aurora Promenade:~~

~~9.9.1.1.1 — The alternative parkland dedication requirement provided in the Planning Act of 1.0 hectare per 300 dwelling units shall not be applied; and,~~

~~9.9.1.1.2 — The typical Planning Act requirement of 5 percent of the land area for residential and 2 percent of the land area for all non-residential uses shall be applied. The parkland dedication requirement for mixed use developments shall be calculated on the percentage of Gross Floor Area of each use.~~

9.9.2 — Cash-in-lieu of Parkland

~~9.9.2.1 Within the 'Downtown Shoulder' and 'Promenade General' designations, the Town may accept cash-in-lieu in place of the parkland dedication required under the Planning Act, and in locations where an Urban Square is provided. Cash-in-lieu may also be accepted for the land area difference between the size of the Urban Square and the park land requirement. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public park space and/or for the enhancement of existing public parks within the boundaries of The Aurora Promenade, as identified on Schedule 'B1' to this Plan.~~

9.10 Policies for Parking

- a) Parking design and development within the Secondary Plan Area shall be in accordance with the parking design policies of Section 5.4 of this Plan, except as modified by the following additional policies.
- b) New public parking structures and the provision of on-street parking are both important components of a comprehensive Town parking strategy for The Aurora Promenade and MTSA. ~~The Town needs to become actively involved in the redevelopment process to identify their opportunities to influence and direct redevelopment.~~ As such the Town shall:
 - i. Provide public parking *lots*, both surface *lots* and/or structured parking facilities, within The Aurora Promenade and MTSA to augment the supply of parking; and
 - ii. Promote new on-street parking throughout The Aurora Promenade and MTSA. and
 - iii. ~~Parking requirements which are more specific than those identified in the Plan may be provided through a comprehensive~~

~~zoning by-law review or application for zoning by-law amendment, without requiring an amendment this plan. An example of such a standard is new parking standards for child care centres and private schools.~~

9.10.1 Parking Requirements

~~9.10.1.1 The following parking requirement standards shall apply within the 'Downtown' and 'Upper Downtown' designations:~~

~~9.10.1.1.1 New non-residential uses or new residential units developed within any existing building are exempt from any additional parking requirements subject to the following:~~

- ~~a) The lands are located within the 'Downtown' designation and are north of Mosley Street and east of Temperance Street.~~
- ~~b) New non-residential uses developed within existing buildings that do not meet the criteria of Subsection 11.12.1a)ia shall be subject to policy 11.12.1a)ii.~~
- ~~c) New residential units developed within existing buildings that do not meet the criteria of Subsection 11.12.1a)ia shall be subject to policy 11.12.1a)iii.~~

~~9.10.1.1.2 New non-residential development shall be required to provide a minimum of 1.0 and a maximum of 2.0 parking spaces per 100 square metres of Gross Floor Area; and,~~

~~9.10.1.1.3 New residential development shall require a minimum of 1.0 and a maximum of 1.25 parking spaces per unit, inclusive of visitor parking.~~

~~b) The following parking requirement standards shall apply within the 'Downtown Shoulder' designation:~~

- ~~i. New non-residential development shall provide parking on the basis of a minimum of 2.0 spaces and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area; and,~~
- ~~ii. New residential development shall provide parking on the basis of a minimum of 1.0 and maximum of 1.25 spaces per unit, inclusive of visitor parking.~~

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- e) ~~The following parking requirement standards shall apply within the 'Promenade General' and 'Promenade Focus Area' designation:~~
 - i. ~~All permitted retail uses, with the exception of hotels, shall provide a minimum of 3.5 and a maximum of 4.5 spaces per 100 square metres of Gross Floor Area;~~
 - ii. ~~Hotels shall provide a minimum of 1.25 and a maximum of 1.5 spaces per room;~~
 - iii. ~~All permitted office and *institutional uses* shall provide a minimum of 2.5 and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area;~~
 - iv. ~~Any new apartment based residential *development* shall provide parking on the basis of a minimum of 1.0 and maximum of 2.0 spaces per unit, inclusive of visitor parking; and~~
 - v. ~~Any new freehold residential use shall provide a minimum of 1.5 and a maximum of 2.0 spaces per unit.~~
 - d) ~~For developments within the 'Upper Downtown', 'Downtown Shoulder', 'Promenade General' and 'Promenade Focus Area' designations, the following additional policies apply:~~
 - i. ~~Where new *development* is proposed within 150 metres of an *existing* public parking facility, the Town may reduce the minimum parking requirement in recognition of the enhanced public parking supply. The Town shall establish the amount of the reduction on a case-by-case basis, following an analysis of the size and utilization rate of the public parking facility, and the development context of the surrounding community. Regardless, the maximum parking requirement reduction permitted under this policy shall be up to 25 percent;~~
 - e) Notwithstanding the parking requirements identified in this Plan, land use specific and/or alternative parking requirements may be provided in the implementing zoning by-law.
 - f) These Parking requirements set out in the zoning by-law may be further reduced within the MTSA or following the introduction of high-order transit facilities along Yonge Street and/or Wellington Street, or in association with the provision of affordable housing.
 - g) Council, at any time, may require or carry out a Comprehensive Parking
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Management Strategy that reviews the development potential within the Promenade Area, or sub-area within the Promenade Area, for its impacts on the parking patterns both on- site and within the vicinity of the Promenade Area. The Parking Management Strategy will analyze current parking patterns and recommend management strategies to address anticipated future parking impacts.

9.10.2 Cash-in-lieu of Parking

- 9.10.2.1 Where a *development* is unable to provide all of the required on- site parking spaces, the Town may accept cash-in-lieu of the parking spaces that are not provided. The minimum parking requirement shall be used to calculate any parking space deficiency. The cost of each parking space shall be established by the Town, and may be waived for any specific *development*, at the discretion of the Town. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public parking and/or the building of public parking within the boundaries of The Aurora Promenade, as identified on Schedule 'D1' to this Plan.

9.10.3 Design Policies for Parking Lots/Facilities

- ~~9.10.3.1 In order to reinforce streets as primary public spaces, the locations of parking, driveways and service entrances and loading areas need to be carefully considered and coordinated with the locations for pedestrian entrances. As such, parking facilities, service access points, loading areas and any visible garbage containers and/or mechanical equipment are to be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan—Urban Design Strategy, and:~~

~~9.10.3.1.1 Located in a manner that has a minimal physical impact on sidewalks and accessible open spaces. Shared driveways, service courts at the side and rear of buildings are encouraged to provide for these functions;~~

- 9.10.3.1 ~~ii.~~ Parking shall be prohibited in the front yard of any buildings within The Aurora Promenade and MTSA. Surface parking and/or servicing facilities may be permitted within the rear yard or, in the case of house form buildings within certain designations, within the interior side yard.

~~9.10.3.1.2 Appropriately screened from view from the street; surface parking lots shall respect the building envelopes as defined in Section 11 of this Plan. Where surface parking must be provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks, and significant landscaping including, pavement treatments, low walls or decorative fencing;~~

landscape, ~~trees~~ and lighting throughout parking lots and along its edges;

- 9.10.3.2 ~~Encouraged to be provided in structures, either above, or where possible, below grade. Where a parking structure is above grade, it shall include a façade with active uses at grade and appropriate architectural articulation. Entrances to below grade or structured parking and service areas should occur within the building.;~~ and,
- 9.10.3.3 ~~Parking should be~~ accessed off side streets or through shared driveways and, preferably, shared rear lanes.

9.10.4 — Drive-Thru Facilities

9.10.4.1 ~~Drive through facilities are normally associated with restaurants, financial institutions, convenience stores, automobile service stations, and a limited range of retail uses. Proposed drive through facilities in the The Aurora Promenade and MTSA Secondary Plan area shall be subject to the following: (*Policies moved to Section 5: Design Excellence*)~~

9.10.4.1.1 ~~The application of urban design guidelines, which will address such issues as built form and streetscape, pedestrian circulation, vehicular traffic/access and parking, landscaping, and signage, with particular attention given to sites which abut permitted residential uses;~~

9.10.4.1.2 ~~Such planning applications as required in the normal course of development for the Aurora Promenade planning area, including site plan approval;~~

9.10.4.1.3 ~~As part of any required planning application, proposals for drive through facilities shall address the location, design, and function of the drive through facility to demonstrate that the proposed drive through facility:~~

9.10.4.1.3.1 ~~Conforms with the intent of the Official Plan;~~

9.10.4.1.3.2 ~~Conforms with the function and form of the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located;~~

9.10.4.1.3.3 ~~Maintains the continuity and character of the streetscape as exists at the time of the application in the land-use designation in the Aurora Promenade planning area where the drive through facility is proposed to be located;~~

~~9.10.4.1.3.4 Conforms with the extent of the pedestrian orientation set out in the policy framework for the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located; and~~

~~9.10.4.1.3.5 Addresses pedestrian movement into and through the property containing the drive-through facility, the nature of surrounding uses, and the proximity to heritage resources.~~

9.11 Policies for Encroachments

~~a) Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined pedestrian realm. The following encroachments into the public realm and onto or over the public sidewalk may be permitted subject to approval of an appropriate permit by the Town and/or The Regional Municipality of York:~~

~~i. Awnings;~~

~~ii. Outdoor cafes and seating for restaurants; and,~~

~~iii. Semi-permanent structures, including entry features, arcades and perpendicular signage attached to the building.~~

~~b) The amount of any permitted encroachment, whether temporary or permanent, shall be established by the Town on a site-by-site basis.~~

9.11 Polices for Implementation

a) **The Aurora Promenade Concept Plan - Urban Design Strategy** - All *development* shall be consistent with The Aurora Promenade Concept Plan - Urban Design Strategy.

~~b) **Site Plan Approval** All *development* and/or *redevelopment* that creates new buildings, or new Gross Floor Area in excess of 15 percent of *existing* Gross Floor Area within The Aurora Promenade shall be subject to the Site Plan Control provisions of this Plan. Where Site Plan Control is required, no building permit may be issued by the Town without first reviewing the development *application* in the context of all the principles and regulations identified within this Plan.~~

~~The Town shall utilize the Site Plan Approval process to the maximum extent permissible by the Planning Act. Specifically, the Town may consider matters related to exterior design, including, and without limitation to the character, scale, materials, colour, appearance and~~

~~design features of buildings for all development and/or redevelopment in The Aurora Promenade.~~

- c) While the performance standards in the preceding policies pertaining to massing and angular plane provisions are intended to be fixed standards, there may be some site specific lot configurations and key corner and terminus sites that necessitate a variance to these standards. Such variances may be facilitated through rezoning or minor variance and shall not require an Official Plan Amendment, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan – Urban Design Strategy are achieved. This policy does not apply to *development* proposals seeking additional building height over and above the permissions set out within this Plan.

With the exception of building height limits, no other number in the Aurora Promenade section of this Plan is intended to be so rigid as to require an official plan amendment whenever a development fails to comply strictly with it. Rather, the development may be approved through a rezoning or minor variance where it has been demonstrated that the objectives, goals and intent of this Plan have been respected.

- d) **Community Improvement Plan** – All development shall be consistent with The Aurora Promenade Community Improvement Plan. All lands within The Aurora Promenade are to be identified as within a Community Improvement Project Area. The Town shall consider the preparation of a Community Improvement Plan or a series of Community Improvement Plans, in order to identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties. In addition, the Town may use incentives established through a Community Improvement Plan to influence the location and timing of development throughout the Aurora Promenade. The qualification criteria for any proposed incentive program shall include the requirement that all non-residential properties within The Aurora Promenade be included within an Aurora Promenade Business Improvement Area.
- e) The Aurora Promenade Business Improvement Area – All lands within The Aurora Promenade, shall, over time, be considered for inclusion within the boundaries of a Business Improvement Area. ~~Until such time that a BIA is established, the Town shall consider an officer and/or committee specifically assigned to guide and oversee improvements in The Aurora Promenade and to monitor the implementation of The Aurora Promenade Concept Plan – Urban Design Strategy.~~
- f) Heritage Conservation District – The Town shall consider the designation

of all properties within the Downtown Area and Downtown Shoulder Area designations as a Heritage Conservation District under the Ontario Heritage Act. Part of the designation process shall include the preparation of detailed urban design and architectural control policies that will further protect the heritage character of the area and will promote new *development* and/or *redevelopment* that is *compatible* with the identified heritage objectives of this Plan.

10.0 PROVIDING ~~APPROPRIATE~~ MEANINGFUL COMMUNITY SERVICES AND FACILITIES

Community services and facilities serve as a community's foundation, providing essential support to its successful operation, ongoing *development* and vibrancy. Community facilities are an essential component to the achievement of a complete community. The policies of this Plan seek to ensure Aurora's community services and facilities are developed to meet the needs of all residents and are consistent with the Town's objectives for becoming a healthy, ~~strong~~ accessible and complete community.

10.1 Objectives

- a) Ensure that the Town plans for and supports a full range of community services and facilities to meet the needs of its current and future residents.
- b) Ensure that community services and facilities are well located in relation to their service area, encouraging access by ~~walking and cycling~~ active transportation and transit.
- c) Ensure that community services and facilities are *compatible* with adjacent uses and their surrounding area.
- d) Encourage the co-location of community facilities within community hubs which incorporate multiple community service uses together in one place, providing for a mix of uses and activities for a range of different people and purposes.
- e) Establish a strong sense of place by designing community facilities as community focal points through high quality architectural design, integration with the public realm, incorporation of placemaking elements and connections to parks, open spaces and active transportation.

10.2 ~~Existing Major Institutional~~ Community Services and Facilities Designation

10.2.1 Intent

- a) It is the intent of the 'Community Services and Facilities' designation to permit a broad range of community service uses ~~shall include~~ including social, cultural, educational, public *recreational*, governmental, health, counseling, welfare, emergency services and utility services.
- b) Lands designated '~~Existing Major Institutional~~' 'Community Services and Facilities' on **Schedule 'A' 'B'** include existing major community service uses and facilities such as municipal ~~community~~ services and offices, public and private schools, community and recreation centres, ~~places of worship~~ and ~~homes for the aged~~ adult care facilities. Neighbourhood based community service and facility uses, such as child care centres and places of worship,

may not all be identified on Schedule 'A' 'B' as they are permitted within all Residential land use designations.

- c) It is the intent of this the 'Community Services and Facilities' designation to protect the function of ~~those~~ existing uses and to facilitate the development of ~~other institutional uses~~ additional facilities to support the local community and strengthen the role of the Town as a regional service provider.
- d) ~~It is the intention of Council to ensure that lands designated 'Existing Major Institutional' are developed on the basis of a Town approved Comprehensive Development Plan. In addition, all development within the 'Existing Major Institutional' designation shall conform with the 'Design Policies for Employment Lands', and any other applicable policies of this Plan.~~
- e) ~~The minimum *density target* for 'Institutional' designations within the *designated greenfield area* is an average minimum density of 50 jobs per hectare in the developable area". It is recognized that the achievement of this *density target* will be contingent upon the availability of appropriate municipal *infrastructure*, the overall success of the Town in attracting new major institutions, and the type of major institutional opportunity that is eventually provided.~~

10.2.2 Permitted Uses

- a) Permitted uses ~~on lands identified as 'Existing Major Institutional' on Schedule 'A' include~~ within the 'Community Services and Facilities' designation include:
 - i. ~~Facilities related to federal, provincial or municipal government service delivery and administration;~~
 - ii. Government buildings, offices and facilities;
 - iii. Emergency services including police stations, fire stations and ambulance stations;
 - iv. Recreational facilities and community centres;
 - v. Libraries;
 - vi. Health services;
 - vii. Museums;
 - viii. Cultural facilities;
 - ix. Places of worship;
 - x. Public and private educational facilities schools;
 - xi. Child care centres;

- xii. Adult care facilities, such as nursing homes, long-term care facilities, *retirement homes*, continuum of care developments and independent living units for seniors, developed in conjunction with the on-site provision of retirement related services, facilities and amenities;
 - xiii. Housing for students and/or staff of any *institutional use*; and
 - ~~xiv. Parks and recreation facilities; and,~~
 - xv. Public uses and public and private utilities.
- b) Neighbourhood based community services, including but not limited to elementary schools, libraries, child care centres, community centres, places of worship and supportive housing or adult care facilities ~~support agencies for seniors or people with disabilities~~, shall be permitted ~~allowed~~ in all Residential designations without ~~requiring~~ the need for an Amendment to this Plan. ~~Criteria for the establishment of any of these uses within the Stable Neighbourhood designation are provided in Section 8.0 of this Plan.~~
- c) Retail and service commercial uses that are ~~ancillary or~~ accessory to, and specifically serve, the primary institutional use, may also be permitted, subject to a review of their suitability by Council ~~and a limitation on their scale in the context of the required Comprehensive Development Plan.~~

10.2.3

Development Policies

- a) All new development shall be subject to Site Plan Control.
- b) The provision of recreation facilities within the Town shall be planned in accordance with the Town's Parks and Recreation Master Plan.
- ~~c) Development of a site, including enlargements or replacements of existing facilities, with an existing executed Site Plan Agreement shall be subject to Site Plan Control.~~
- ~~d) Enlargements of existing facilities of a site without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the existing Gross Floor Area, shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.~~
- e) ~~New development within the 'Existing Major Institutional' designation may be required to proceed through the preparation of a Comprehensive Development Plan. Where required by Council, the Comprehensive Development Plan may include the following components:~~
 - ~~i. A detailed road, block and land use plan that identifies the conceptual layout of the area;~~

- ii. ~~A comprehensive streetscape, open space and trails plan that identifies the function, design and treatment of all the road types/trails and the location of all public sidewalks. This component of the Comprehensive Development Plan will also include a detailed layout and description of the proposed parks, trails, parkettes and storm water management facilities, including preliminary design schemes for each;~~
 - iii. ~~Urban design and architectural control guidelines~~
 - iv. ~~An Environmental Impact Study; and,~~
 - v. ~~Any other study considered appropriate by Council to ensure that the requirements for a complete application have been met.~~
- f) ~~Council may place a holding provision on any or all of the lands pending the completion of the Comprehensive Development Plan.~~
- g) Neighbourhood based community services and facilities shall generally locate on Municipal Collector Roads, in proximity to intersections with other Municipal Collector Roads and/or Regional Roads. They are also encouraged to locate near public parks and/or adjacent to Convenience Commercial Centres where these exist.
- h) Community services and facilities which serve the whole Town or are Regionally focused ~~are typically designated Major Institutional and~~ should be located within the Aurora Promenade or Regional Corridor, where appropriate. The Larger scale community services and facilities shall have frontage on a Regional Road, or on a Municipal Collector Road, in proximity to a Regional Road in close proximity to transit.
- i) Council shall co-operate with other levels of government in the provision of an equitable, efficient and effective community services and facilities network.
- j) Council shall encourage public community facility sites and community hub locations to incorporate interactive and/or temporary placemaking elements that enhance the public realm experience such as public art, lighting, seating, special landscape treatments, district banners and signage, food vendors and market spaces, performance and event spaces and seasonal tourism activities.
- k) ~~Within the Greenfield Residential Area and Greenfield Employment area designations, s~~Suitable sites for Municipal community facilities shall be identified through the Secondary Plan and/or Block Planning Process and shall be identified in consultation between the landowners group, relevant agencies and committees and the Town of Aurora.

10.2.4 Design

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- a) ~~To ensure that new community facilities do not create a visual, environmental, or traffic nuisance for their surroundings, development agreements may require:~~ In order to promote design excellence that enhances the character of the Town, ensures compatibility with surrounding land uses and emphasizes community facilities as focal points, development shall provide:
- i. Buffers such as landscaped strips with *trees*, shrubs and grass and/or decorative screens, walls or fences, as specified by municipal standards;
 - ii. High standards in the conceptual design of buildings, their siting, massing, exterior and public access areas and compatibility in height, density, scale, facade treatment, and landscaping with the surrounding area;
 - iii. Appropriate, adequate and safe parking, loading and lighting, to ensure vehicular and pedestrian safety;
 - iv. Provisions for safe and convenient vehicular, pedestrian, bicycle and, where appropriate, transit access. Traffic studies to ensure optimal solutions may be required where scale or context of the development warrants; and
 - v. ~~Evidence of adequate water, sewer and other utility provisions;~~
 - vi. Buildings designed to be functionally compatible, providing an appropriate scale and transition that blends visually with adjacent uses and the natural environment.
- b) Vehicular access shall be located and designed to discourage vehicular traffic or parking generated by community facilities from intruding into local residential neighbourhoods.
- c) In the design of community facilities and adjacent public spaces, distinctive placemaking features such as special landscape treatments, signage, banners, seating areas, outdoor games, play structures, public art, water features and interactive displays should be implemented wherever possible that contribute to the image of Aurora and the identity of its communities.
- d) Through the development process, Council shall ensure that human service community facilities are designed to be accessible.

10.3

Community Hubs

- a) The co-location of community services in community hubs shall be prioritized in order to facilitate multiple community uses within one building or site, with the intent to provide improved access to a range of services, integrate services and promote cost effectiveness.

- b) Community hubs and the co-location of community services shall be located in high-traffic and accessible areas with strong active transportation and transit linkages.
- c) The re-purposing of public spaces and former community facilities, including schools and places of worship, should be considered in the development of community hubs.
- d) Community hubs may be supported by a mix of complementary uses, such as small-scale retail and service commercial uses, provided the institutional uses continue to make up the significant majority of the gross floor area within each community hub.

10.4 Elementary and Secondary Schools

- a) Existing schools are considered a crucial component of a complete community, and, as such shall be maintained and operated as schools in the long-term, wherever possible.
- b) ~~New elementary and secondary schools may be permitted within all residential designations and shall be subject to Site Plan Control. New Elementary Schools within the Stable Neighbourhood designation shall be subject to the development criteria established in Section 8 of this Plan.~~
- c) ~~New elementary schools within the Greenfield Residential Area designation shall:~~
 - i. ~~Locate central to their service area, on a Municipal Collector Road and near, but not on a Regional Roads;~~
 - ii. ~~Minimize road cross-overs for children;~~
 - iii. ~~Avoid adverse effects on adjacent residents;~~
 - iv. ~~Relate to the Greenlands System and neighbourhood services;~~
 - v. ~~Have adequate parking for staff and loading spaces for buses; vi. have well drained sites suitable for development;~~
 - vi. ~~Be free from environmental or safety hazards such as ponds, railroads or noxious fumes; and,~~
 - vii. ~~Be efficiently used, and urban in nature. Multi-storey buildings and campus configurations with other schools shall be considered.~~
- d) ~~New Secondary Schools may be permitted within the Greenfield Residential Area designation and shall be subject to Site Plan Control. New Secondary Schools shall:~~

-
- i. ~~Locate central to their service area, on a Municipal Collector Road or a Regional Arterial Road;~~
 - ii. ~~Relate to transit and the Greenlands System, neighbourhood or community services;~~
 - iii. ~~Provide adequate loading spaces for buses and parking;~~
 - iv. ~~Avoid adverse effects on adjacent neighbourhoods;~~
 - v. ~~Have well drained sites which are suitable for development;~~
 - vi. ~~Be free from safety and environmental hazards such as, noxious gases, ponds, or railway lines; and,~~
 - vii. ~~School sites shall be efficiently used, and urban in nature. Multi-storey buildings and campus configurations with other schools shall be considered.~~
- e) School facilities shall be high quality landmark buildings and shall be compatible with the character of the surrounding community.
- f) New elementary schools shall locate central to their service area, on a Collector Road and near, but not on Regional Roads, to be accessible by residents in more than one neighbourhood.
- g) New secondary schools shall locate central to their service area, on a Collector Road or a Regional Arterial Road;
- h) New elementary and secondary schools shall be designed to:
- i. Minimize road cross-overs for children;
 - ii. Provide for safe and convenient pedestrian access routes between schools and the surrounding residential areas;
 - iii. ~~Avoid adverse effects on adjacent residents;~~
 - iv. Provide buffering with planting and/or fencing from adjacent residential dwellings;
 - v. Relate to the Greenlands System and neighbourhood services;
 - vi. Have adequate parking for ~~staff~~ both vehicles and bicycles and loading spaces for buses;
 - vii. Provide efficient transit, school bus and private automobile drop-off functions to allow the unrestricted flow of through traffic;
 - viii. Provide attractive vistas for collector or local streets;
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- ix. Have relatively level, well drained sites suitable for development;
 - x. ~~Be free from environmental or safety hazards such as ponds, railroads or noxious fumes; and~~
 - xi. Be efficiently used, and urban in nature with consideration given to multi-storey buildings and campus configurations ~~with other schools shall be considered.~~
- i) Elementary and secondary schools shall, where feasible, be located adjacent to areas of the Greenlands System, in areas that optimize pedestrian access ~~and generally shall not be located on roads or on highways with four (4) or more lanes of traffic.~~
 - j) Parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic and will enhance the aesthetic character of the neighbourhood. Parking and loading areas that are visible from a public road shall be appropriately landscaped to enhance the aesthetic appeal and to screen those facilities from public view while not creating overly screened unsafe environments.
 - k) ~~Future school locations may be approximate. No Amendment to this Plan shall be required if the number or location of such sites change on the basis of the final subdivision layout and population forecasts.~~
 - l) The implementing Zoning By-law and/or Site Plan Agreement shall ensure that adequate parking facilities are available on the lot for the proposed use and parking, where possible, shall not be located in the front yard of any buildings.
 - m) Existing school sites represent important community focal points throughout the Town. This Plan recognizes that some of the existing Secondary and/or Elementary school sites may be deemed surplus by their respective School Boards, and may, therefore, offer opportunities for redevelopment.
 - n) Joint use sites and multiple buildings will be encouraged wherever possible. The Town will work with the School Board to achieve appropriate and efficient site designs, and to maximize services and safety.
 - o) Any redevelopment of an existing school site shall be supported by a comprehensive development plan that encompasses the entire landholding and that shall address the following:
 - i. The potential for ongoing public use of existing buildings, or their replacement with appropriate community facilities, and/or other institutional use;
 - ii. The need for, and protection of public parkland;
 - iii. Replacement of the site's employment function;
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- iv. Urban and architectural design guidelines;
 - v. The protection and preservation of cultural heritage resources;
 - vi. Traffic impact assessment; and,
 - vii. An assessment of the impact of the proposed use on the adjacent community.
- p) Should surplus school site lands become available, Council shall consider the acquisition of the lands in order to meet the needs of the Community.

10.5 Post-Secondary Institutions

- a) Council will encourage the development of a Post-Secondary Institution within the Town of Aurora.
- b) Lands developed for a comprehensive Post-Secondary Institution Campus ~~shall be designated Major Institutional in this Plan and shall be subject to the preparation of a Campus Master Plan, which should include:~~
~~A Campus Master Plan shall include:~~
 - i. A detailed road, block and land use plan that identifies the conceptual layout of the area;
 - ii. A comprehensive streetscape, open space and trails plan that identifies the function, design and treatment of all the road types/trails and the location of all public sidewalks. This component of the Campus Master Plan will also include a detailed layout and description of the proposed parks, trails, parkettes and stormwater management facilities, including preliminary design schemes for each;
 - iii. Urban design and architectural control guidelines;
 - iv. Any required Environmental Impact Study; and,
 - v. Any other study considered appropriate by Council to ensure that the requirements for a complete *application* have been met, and that the facility is designed and developed comprehensively.

10.6 Places of Worship

- a) ~~New places of worship may be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.~~
- b) ~~New places of worship within the Stable Neighbourhood Area Designation shall conform with the policies in Section 8 of this Plan.~~

- c) Places of worship shall provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings. Parking should not be permitted in the front yard of any building.
- d) Places of worship shall be high quality landmark buildings and shall be *compatible* with the character of the surrounding community.

10.7 Child Care Facilities

- a) Child care facilities may be permitted within any residential designations and ~~shall be subject to Site Plan Control.~~
- b) ~~New child care facilities with the Stable Neighbourhood Area Designation shall conform with the policies in Section 8 of this Plan.~~
- c) Child care facilities shall be limited in size, must include an outdoor play area that includes natural or built shade structures, must be well buffered from adjacent residential uses and shall be compatible with the character of the surrounding community.
- d) Adequate parking and drop-off/pick-up facilities shall be provided and parking should not be located in the front yard of any building.

11.0 ADVANCING THE ECONOMY

At a community level, economic development is a process that influences and shapes the growth of an economy and attempts to improve economic well-being through job creation, job retention, tax base enhancements and overall improvements to the quality of life of residents. Employment lands and activities are a vital component of the City's economic growth and resilience. This Plan seeks to promote economic development efforts to support a diversified economic base and well-defined commercial hierarchy, encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity.

11.1 Economic Development Objectives

- a) Promote sustainable economic growth, local employment opportunities and diversification of the employment base.
- b) Promote the continued evolution of full and viable range of commercial centres, at the regional, community and convenience level and service commercial areas to help meet the material, social and employment needs of the people in Aurora.
- c) Promote opportunities for residents and employees to live, work and shop in Aurora.
- d) Ensure that employment lands are protected to accommodate projected employment growth.
- e) Recognize the important relationship between planning, economic development, and environmental preservation in sustainable *development* and healthy communities.
- f) Ensure that employment lands are used to their fullest and highest potential.
- g) Encourage private/public partnerships as a vehicle for achieving economic goals.
- h) Utilize the Town's Economic Development Strategy as an important tool to implement key policy goals and objectives.

11.2 Economic Development Policies

- a) Council shall support and promote long-term economic growth and diversification. Opportunities may include:
 - i. Providing and protecting lands for a variety of economic and employment functions;
 - ii. Supporting the retention of *existing* businesses and their local

expansion opportunities.

- iii. Fostering community economic development through partnerships, strategies and economic programs;
 - iv. Attracting and retaining private business investment by ensuring that Aurora continues to evolve as a complete community;
 - v. Attracting prestige small and large scale office *development*, maximizing the potential for the local labour force to live and work in Aurora;
 - vi. Attracting and supporting the development of the advanced manufacturing, green industry, interactive media sectors, medical research and development and high-tech industries;
 - vii. Attracting appropriate post-secondary educational facilities;
 - viii. Encouraging tourism through the protection and promotion of cultural and natural heritage resources and the Aurora Promenade;
 - ix. Building, enhancing and maintaining high quality municipal services and *infrastructure*;
 - x. Providing efficient and convenient transportation options for people and goods;
 - xi. Ensuring high quality, efficient and coordinated utilities, services and technological *infrastructure*;
 - xii. Identifying and implementing opportunities to streamline and expedite development approvals through the pre- consultation process and assigning of dedicated staff to specific projects;
 - xiii. Encouraging Community Energy Plans as a tool to leverage economic development; and,
 - xiv. Monitoring and identifying opportunities for employment land intensification.
- b) Council shall undertake an annual review of the Town's Economic Development Strategy to confirm objectives are being met and to respond to new opportunities as they arise.

11.3 Employment Areas

- a) Employment opportunities are a key component of a *complete community*. Lands identified as 'Employment Areas' within this Plan are intended to accommodate a full range of employment opportunities including industrial and office uses to meet the long- term needs of the

Town of Aurora. It is also important to note that the Aurora Promenade and Major Transit Station Area will continue to play a key role in the provision of an array of employment opportunities in a mixed-use context.

- b) The following designations address the Town's more specific 'Employment Areas' categories, as identified on **Schedule 'A' 'B'**:
 - i. General Industrial;
 - ii. Light Industrial/Service Designation; and,
 - iii. Business Park ~~uses within OPA 30 and OPA 73.~~
- c) Existing *Employment Areas* shall be protected and planned for similar uses to ensure new jobs can be accommodated within the Town as it continues to grow.
- d) The *Employment Area* designations meet the definition of *Employment area* in the Growth Plan for the Greater Golden Horseshoe and are subject to the growth management and conversion policies of this Plan, as well as applicable Provincial legislation and policy statements.

11.3.1 Objectives

The following objectives and policies establish the framework for development decisions in the 'Employment Areas.'

- a) To encourage *development* of employment generating land uses in consideration of service *infrastructure* allocation.
- b) To identify locations to accommodate an adequate supply of serviced land for employment-related uses, and to establish policies to guide employment-related *development*.
- c) To protect and preserve *Employment Areas* for current and future uses, and to prohibit the *development* of non-employment generating land uses within *Employment Areas*, such as limiting the amount and size of ancillary uses to a maximum of 20% of total employment in the employment land area.
- d) To minimize and mitigate conflicts with adjacent or nearby *sensitive land uses*.
- e) To achieve the highest design standards possible for employment-related *development*.
- f) New development in Employment Areas shall achieve an average minimum density of 40 jobs per hectare in the developable area.

11.4 General Employment Area Policies

a) Conversion Policies

i. *Applications* to convert lands designated *Employment Area* to a residential use, retail use or any other non-employment use that is not permitted by this Plan within any *Employment Area* designation or that is not ancillary or accessory to a permitted *Employment Area* use shall be assessed on the basis of a *Regional Municipal Comprehensive Review*. ~~In addition to the Regional Comprehensive Review, the Town shall ensure that:~~

- ~~there is a demonstrated need for the conversion, including a detailed review of any significant shortfall in the inventory of land designated for the proposed land use;~~
- ~~the lands are not required over the long term for the employment purposes for which they are designated and that the municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan;~~
- ~~the conversion will not jeopardize the ability of the Town to achieve the Town wide activity rate of 1 job for every 2 residents;~~
- ~~the conversion will not adversely affect the overall viability of the area designated *Employment Area*;~~
- ~~there is existing or planned infrastructure to accommodate the proposed conversion;~~
- ~~cross-jurisdictional issues have been considered;~~
- ~~the proposed use is compatible with adjacent land uses; and,~~
- ~~there is no past on-site contamination that would negatively impact the proposed use or future users of the site.~~

ii. Notwithstanding 10.4 a) i), until the next *Municipal Comprehensive Review*, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided:

- There is a need for the conversion;
- The proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets set out in A Place to Grow: Growth plan for the Greater Golden Horseshoe, nor its policies;
- There are existing or planned infrastructure and public service facilities to accommodate the proposed uses;

- The conversion maintains a significant number of jobs on those lands through the establishment of development criteria; and
- The conversion does not include any part of an employment area identified as a provincially significant employment zone unless the part of the employment area is located within a major transit station area as delineated in accordance with A Place to Grow: Growth plan for the Greater Golden Horseshoe.

b) Brownfield *Site* Re-Use

- i. Where there is evidence or perception that a *site* may be contaminated due to the previous use of the property, Council shall require that a Soils Study in accordance with provincial guidelines for the decommissioning and clean up of *Brownfield sites* be submitted along with an *application for development*.
- ii. *Development* of any *Brownfield site* shall not be permitted until the *site* is decommissioned or cleaned up to the level required for proper use and to the satisfaction of Council and any other applicable approval authority.
- iii. Council may consider the preparation of a Community Improvement Plan to assist in the cost of *site* remediation, in accordance with the relevant policies of the Planning Act.

c) Urban Design

- i. In the review of *development applications*, Council shall ensure conformity with the Urban Design Policies of this Plan, and shall ensure that the following general *site development* criteria are implemented:
 - Buildings shall be street-front oriented and provide direct street access for pedestrians where possible;
 - Parking and loading areas shall be sited to the side or rear of the *lot* and where they are located in the front, they will include appropriate landscaping to mitigate their visual impact;
 - High quality landscape treatment shall be provided throughout the Employment Area;
 - Building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space linkages;
 - Refuse collection areas shall be fully enclosed. These areas and loading areas shall be unobtrusive and screened and shall

generally be located at the side or the rear of the building;

- Rooftop equipment shall be unobtrusive, sound attenuated and screened from view in accordance with Sections X 4.2.f and X 5.7 of this Plan;
 - Where open storage is permitted, it shall be unobtrusive and screened, and shall generally be located at the rear of the building;
 - Common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible; and
 - Buildings shall be the properly siteding with and high quality design of buildings and landscaping at prominent or highly visible locations.
- ii. ~~Council will promote building and site design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including natural surveillance, natural access control, territorial reinforcement and space assessment. Council shall have regard for the principles of CPTED in their review of all development applications.~~
- iii. ~~Council is committed to environmentally sensitive building design and construction. Council will require the use of green building technologies as per the policies of this Plan.~~

11.5 ~~Greenfield Employment Area Designation~~

11.5.1 ~~Intent~~

- a) ~~The Greenfield *Employment Area* designation shall apply on lands where new greenfield employment-generating *development* is planned to take place. It is the intention of this Plan that areas designated *Greenfield Employment Area* will be used primarily for prestige employment uses, offices, research and development and/or manufacturing facilities. The *Greenfield Employment Area* designation is also intended to provide growth areas for future employment-generating *development*.~~
- b) ~~For lands designated *Greenfield Employment Area*, that are subject to an *existing*, approved Secondary Plan, the policies of this Plan and the relevant approved Secondary Plan shall apply. Where policies of this Plan conflict with the approved Secondary Plan, the policies of the approved Secondary Plan shall prevail~~
- c) ~~The following *existing*, approved Secondary Plans are recognized by this Plan, and are identified on Schedule 'B':~~
- i. ~~OPA 30.~~

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- d) ~~Where lands are designated Greenfield *Employment area* on Schedule 'A' and where no Secondary Plan has been approved, it shall be a requirement of this Plan that no new *development* shall be permitted until such time as a Secondary Plan has been approved.~~
- e) ~~Where a Secondary Plans is required, it shall include:~~
- i. ~~minimum density requirements and targets established by the Region and the Province;~~
 - ii. ~~the establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;~~
 - iii. ~~policies that *sequence development* in an orderly way, coordinated with the provision of human services, transit and other *infrastructure*;~~
 - iv. ~~policies to ensure excellence in urban design and sustainable construction methods;~~
 - v. ~~requirements to reduce and/or mitigate urban heat island effects, by considering the use of green and white roofs, shade *trees* and light coloured surface materials;~~
 - vi. ~~policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for landscaping;~~
 - vii. ~~policies to ensure natural and *recreational* connections and enhancements to and within local and Regional Greenlands Systems;~~
 - viii. ~~other policies to require innovative approaches to urban stormwater management, including low impact *development*, green roofs, water capture and reuse and alternatives to conventional retention ponds;~~
 - ix. ~~a mobility plan that addresses criteria established by the York Region Official Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities; and,~~
 - x. ~~flexible and adaptable lands through the provision of a diverse mix of lot sizes, street patterns and siting criteria that allow for redevelopment and intensification.~~
- f) ~~The following general requirements should be met:~~
- i. ~~business Park areas shall be highly visible and accessible;~~
 - ii. ~~offices shall be developed in low to mid-rise buildings;~~
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- iii. ~~accessory uses shall be generally limited to 20% of the total floor area of the principle use. All accessory uses shall be clearly subordinate to and directly related to the functioning of the permitted use;~~
- iv. ~~activities and operations associated with industrial uses shall be primarily within enclosed buildings;~~
- v. ~~all new development shall be subject to Site Plan Control;~~
- vi. ~~permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact adjacent land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and, potentially, limited accessory outdoor storage; and,~~
- vii. ~~all new development within the Greenfield Employment area designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.~~

11.6 ~~Existing Employment~~ – General Industrial Designation

11.6.1 Intent

- a) The General Industrial designation ~~shall apply~~ applies to the *existing*, older industrial areas in the Town including areas along the Industrial Parkway North and South. The '~~Existing Employment~~ – General Industrial' designation is intended to ensure the long-term protection and continued evolution of *existing*, older industrial areas.

11.6.2 Permitted Uses

- a) Permitted uses on lands identified as General Industrial on **Schedule 'A'** **'B'** include:
 - i. Manufacturing, assembly, fabrication, processing, warehousing, storage of goods and materials, transportation, transit and railway related uses, automotive repair facilities and public garages, utilities and wholesaling, printing establishments, and limited accessory office and retail uses which shall not detract from the character of the industrial area;
 - ii. Business and professional offices and *accessory uses* shall also be permitted, with the exception of medical offices;
 - iii. Industrial uses which require outdoor storage and processing shall be permitted provided the outdoor storage and display areas are not visible from roadways, park or residential areas. ~~All outdoor storage of goods, materials and equipment will be permitted in accordance with zoning provisions relating to storage, location, buffering, screening and landscaping~~

requirements;

- iv. *Accessory uses*, which are subordinate to and directly related to the functioning of a permitted use may be permitted, provided it occupies less than 20% of the total floor area. Limited accessory retail sales may be permitted in accordance with zoning provisions; and,
- v. Limited institutional and *recreational* uses may be permitted. Adult entertainment uses may be permitted in accordance with Section 10.6.3.i of this Official Plan, zoning and Town licensing bylaws.

11.6.3 Development Policies

- a) Council shall ensure that appropriate *sites* are provided for a range of general industrial uses and their accessory and support functions and encourage the *intensification* and *redevelopment* of *existing sites* where appropriate.
- b) All new *development* shall be subject to Site Plan Control.
- c) *Development* of a *site*, including enlargements or replacements of *existing* facilities, with an *existing* executed Site Plan Agreement shall be subject to Site Plan Control.
- d) Enlargements of *existing* facilities of a *site* without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the *existing* Gross Floor Area, shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.
- e) Permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact *adjacent land* uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and limited accessory outdoor storage. These uses may be situated in proximity to commercial and residential uses or other designations provided that suitable buffering measures are undertaken to minimize any undue, adverse impacts.
- f) All new *development* within the ‘~~Existing Employment~~ – General Industrial’ designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.
- ~~g) *Accessory uses* should be clearly subordinate to and directly related to the functioning of a permitted use. Some limited accessory retail and accessory automobile sales may be considered in association with uses with restrictions on the location and size of such uses implemented in the zoning by-law.~~

~~Generally no more than 20% of the total floor area shall be used for~~

~~accessory retail uses.~~

- h) The ~~redevelopment~~ of contaminated lands within the 'Existing Employment— General Industrial' area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.
- i) New adult entertainment uses shall be subject to rezoning with adequate separation from residential areas, institutional and *recreational* facilities. Such new uses must be located a minimum of 800 metres from another adult entertainment use. The Town should further provide for adult entertainment uses through its licensing by-laws to ensure adequate separation and minimal impacts to adjacent uses.

11.7 ~~Existing Employment— Light Industrial/Service~~ **Business Park** Designation

11.7.1 Intent

- a) The ~~'Existing Employment— Light Industrial/Service'~~ '**Business Park**' designation is intended to accommodate a broad range of high quality employment opportunities as well as a variety of supporting service commercial uses and retail uses. of a quasi-industrial nature within The Town's existing Business Park designation employment areas, including areas includes those lands along the Industrial Parkway North and South and in the Aurora East Employment Areas. In addition, new development within the Light Industrial/Service designation shall conform with the General Employment area policies, and all other applicable policies of this Plan.

It is intent of the Business Park designation to ensure that employment lands are used to their fullest and highest potential and As well as To ensure that employment lands are protected to accommodate projected employment growth.

The Business Park designation is also intended to maximize the advantages of the exposure to Highway 404 and promote business and professional offices in higher density and taller buildings abutting the Highway 404 frontage. The interior locations will accommodate lower order prestige industrial uses, with larger building footprints and larger parking lots and loading facilities.

11.7.2 Permitted Uses

- a) The Business Park designation permits an integrated mix of employment activities and businesses that occur within highly visible buildings and on sites, that are designed and landscaped to present a high quality, prestige image. Permitted uses on lands identified as '~~Existing Employment— Light Industrial/Service~~ on **Schedule 'A' 'B'**' include:
 - i. Business and professional office/research uses of all types;

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- ii. Industrial and manufacturing uses;
 - iii. Warehouse facilities, limited distribution centers and enclosed storage including self-storage units;
 - iv. Industrial supply and service and contractor sales;
 - v. Micro-industries that support non-noxious uses such as beverage brewing, wine-making and commercial baking;
 - vi. Automotive and *recreational* vehicle related uses including: service and rental, parts sales, gas bars, car washes, service stations and auto body repair;
 - vii. Service commercial uses;
 - viii. Commercial *recreational* facilities;
 - ix. Hotel and conference uses;
 - x. Public and/or private educational facilities;
 - xi. Ancillary/accessory retail functions directly related to the industrial, manufacturing and/or office uses;
 - xii. Parks and *recreation* uses;
 - xiii. Public uses and public and private utilities;
 - ~~xiv.~~ Child care facilities; ~~and~~,
 - xv. Wholesale facilities; and
 - xvi. Accessory uses clearly subordinate to and directly related to the functioning of a permitted use.
- b) Lands designated Business Park east of Leslie Street may be approved to also permit the following uses, subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan:
- i. Private and commercial schools;
 - ii. Community facilities;
 - iii. Banks or other financial institutions;
 - iv. Places of worship;
 - v. Sports, health and fitness recreational uses;
 - vi. Banquet halls; and
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- vii. Entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other compatible and complementary use.
- c) Industrial uses and other employment activities including such business activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation provided they occur within buildings and on sites that have a high quality, prestige design standard. Accessory office uses will be permitted provided they are on the same lot and related to the main industrial use. Ancillary retail uses are permitted within this designation, provided that such retail uses are clearly accessory to the main permitted use and that the area from which the retail sale occurs is clearly separate from the area where the industrial use is carried out. Uses likely to cause air pollution, odour, or excessive noise shall be prohibited.
- d) The following uses shall be prohibited in the Business Park designation:
 - i. Outdoor storage;
 - ii. Auto commercial uses;
 - iii. Automobile service stations;
 - iv. Car washes;
 - v. Automobile repair uses;
 - vi. Autobody paint and repair; and
 - vii. Retail uses involving accessory outdoor storage and/or display of merchandise.

11.7.3 Development Policies

- a) Council shall ensure that appropriate *sites* are provided for a range of light industrial uses and their accessory and support functions and encourage the *intensification* and *redevelopment* of *existing sites* where appropriate.
- b) ~~All new development shall be subject to Site Plan Control.~~
- c) *Development* of a *site*, including enlargements or replacements of *existing* facilities, with an *existing* executed Site Plan Agreement shall be subject to Site Plan Control.
- d) Enlargements of *existing* facilities of a *site* without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the *existing* Gross Floor Area, shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.

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- e) Permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact *adjacent land* uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and limited accessory outdoor storage. These uses may be situated in proximity to commercial and residential uses or other designations provided that suitable buffering measures are undertaken to minimize any *negative impacts*.
 - f) ~~All new development within the 'Existing Employment – Light Industrial/Service' designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.~~
 - g) ~~Accessory uses should be clearly subordinate to and directly related to the functioning of a permitted use. Some limited Accessory retail and accessory automobile sales permitted by Policy 10.7.2 xi. shall be may be considered in association with permitted uses with subject to restrictions on the location and size of such uses implemented in the zoning by-law and provided Generally, no more than 20% of the total floor area shall be is used for accessory retail uses.~~
 - h) The *redevelopment* of contaminated lands within the ~~'Existing Employment – Light Industrial/Service'~~ Business Park area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.
 - i) To ensure a high quality of development, the Town shall have regard for the following planning considerations, and the Urban Design guidelines to be developed in accordance with Section X 3.1.2 and Section X 3.9 of this Plan:
 - i. Site planning of buildings, parking areas, access driveways, loading areas, landscaped areas and walkways, in a manner that enhances the campus-like setting of the Business Park;
 - ii. Building and site design aimed to achieve a harmonious relationship with the surrounding natural environment and topography;
 - iii. On-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and possible future transit routes;
 - iv. The establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;
 - v. Lot grading and drainage; and
 - vi. Design and location of signs and external lighting.
 - j) Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research
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and development facilities. The visual attractiveness and consistent image of such areas are of prime importance.

- k) Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law. Other industrial uses and employment activities are also permitted within the Business Park designation subject to the more specific policies in Section X 3.5.2.

11.8 **Business Parks Uses**

11.8.2 **Permitted Uses**

The Business Park designation permits an integrated mix of employment activities and businesses that occur within highly visible buildings and on sites, that are designed, and landscaped to present a high quality, prestige image.

- a) Permitted uses include:
- i. Business and professional offices;
 - ii. Hotels and conference facilities;
 - iii. Limited retail and service commercial uses;
 - iv. Research, development, training facilities and laboratory uses;
 - v. Scientific, technological or communications establishments;
 - vi. Institutional uses including government services compatible with and complementary to the planned function and policies of the designation;
 - vii. Daycare centres;
 - viii. Conference centres;
 - ix. Manufacturing facilities;
 - x. Accessory uses, which are subordinate to and directly related to the functioning of a permitted use, and less than 20% of the gross floor area;
 - xi. Prestige industrial uses, including enclosed warehouses, and limited distribution services; and
 - xii. Industrial and other employment uses.
- b) Lands designated Business Park may be approved to also permit the following uses, subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan:

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- i. ~~Private and commercial schools;~~
 - ii. ~~Community facilities;~~
 - iii. ~~Banks or other financial institutions;~~
 - iv. ~~Places of worship;~~
 - v. ~~Sports, health and fitness recreational uses;~~
 - vi. ~~Banquet halls; and~~
 - vii. ~~Entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other compatible and complementary use.~~
- c) ~~Limited retail sales and service commercial uses may be permitted as part of a hotel, a motel or an office building subject to satisfying the following criteria:~~
- i. ~~The retail sales or service commercial use shall be designed as an integral part of and located internal to the hotel, motel or office building;~~
 - ii. ~~Primary access shall be provided from the interior lobby of the building~~
 - iii. ~~Retail sales in an office building shall be limited to convenience goods necessary to serve the occupants;~~
 - iv. ~~Retail sales in a hotel or motel shall be those normally and customarily provided to cater to the exclusive needs of hotel or motel patrons; and~~
 - v. ~~Personal services shall be limited to those generally servicing businesses and employees within the business park designation such as barbershops, beauty salons and dry cleaning pick-up establishments.~~
- d) ~~Industrial uses and other employment activities including such business activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation provided they occur within buildings and on sites that have a high quality, prestige design standard. Accessory office uses will be permitted provided they are on the same lot and related to the main industrial use. Ancillary retail uses are permitted within this designation, provided that such retail uses are clearly accessory to the main permitted use and that the area from which the retail sale occurs is clearly separate from the area where the industrial use is carried out. Uses likely to cause air pollution, odour, or excessive noise shall be prohibited.~~
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- e) ~~The following uses shall be prohibited in the Business Park designation:~~
 - i. ~~Commercial "self-storage" warehouses;~~
 - ii. ~~Outdoor storage;~~
 - iii. ~~Auto-commercial uses;~~
 - iv. ~~Automobile service stations;~~
 - v. ~~Car washes;~~
 - vi. ~~Automobile repair uses;~~
 - vii. ~~Autobody paint and repair; and~~
 - viii. ~~Retail uses involving accessory outdoor storage and/or display of merchandise.~~
 - f) ~~Permitted uses shall not emit noticeable or noxious noise, dust, or air emissions which negatively impact adjacent land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and, potentially, and limited outdoor storage provided that it is appropriately screened from any roads or properties within other land use designations;~~
 - g) ~~Development of lands in the Highway 404 Business Park designation which fall within the Oak Ridges Moraine Planning Area are recognized by this Secondary Plan as occurring within a significant and sensitive area. Planning and development considered in this area shall comply with the Oak Ridges Moraine Legislation and the Oak Ridges Moraine Conservation Plan~~

11.8.3 Development Policies

- a) ~~To ensure a high quality of development, the Town shall have regard for the following planning considerations, and the Urban Design guidelines to be developed in accordance with Section X 3.1.2 and Section X 3.9 of this Plan:~~
 - i. ~~Site planning of buildings, parking areas, access driveways, loading areas, landscaped areas and walkways, in a manner that enhances the campus-like setting of the Business Park;~~
 - ii. ~~Building and site design aimed to achieve a harmonious relationship with the surrounding natural environment and topography;~~
 - iii. ~~On-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and possible future transit routes.;~~
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- iv. ~~The establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;~~
 - v. ~~Lot grading and drainage; and~~
 - vi. ~~Design and location of signs and external lighting.~~
 - b) ~~It is intended that restaurants be developed within hotel, motel or office buildings. Where free standing restaurants are proposed, Council shall consider those applications based on the following:~~
 - i. ~~The proposal will not result in an undesirable concentration of such uses;~~
 - ii. ~~The proposal will not create problems regarding traffic congestion, site access or on-site traffic circulation; and~~
 - iii. ~~The proposed building and site design of the restaurant is consistent with the character and quality of development in the Business Park.~~
 - g) ~~Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research and development facilities. The visual attractiveness and consistent image of such areas are of prime importance. Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law. Other industrial uses and employment activities are also permitted within the Business Park designation subject to the more specific policies in Section X 3.5.2.~~
 - h) ~~Business Park lands shall be planned, designed and built in an integrated campus-like setting to create a striking built presence on Highway 404 and Wellington Street East. Building and landscape design shall facilitate the establishment of distinctive, landmark buildings.~~
 - i) ~~All permitted uses shall be carried out entirely within wholly enclosed buildings.~~
 - j) ~~The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged.~~
 - k) ~~Parking requirements shall be accommodated within parking structures, wherever possible. Outdoor, at grade parking lots shall be adequately landscaped to ensure the high quality and prestigious character of development within this Designation is maintained or enhanced.~~
 - l) ~~Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view.~~
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- m) ~~Where any development abuts lands designated Environmental Protection Area, landscaping/building treatments shall be required to ensure that the use is appropriately screened and any undue adverse impacts are appropriately mitigated. In these locations, a landscaped buffer strip shall be included.~~
- n) ~~Where possible and feasible, buildings and/or innovative grading/landscaping rather than retaining walls, shall be utilized to accommodate site slope conditions.~~

11.9 Existing Employment – Brownfield Industrial

11.9.1 Intent

- a) ~~The ‘Existing Employment – Brownfield Industrial’ designation shall apply to a portion of the land known municipally as 45 Tyler Street (Plan 9, Lot 26 and Part of Lots 24, 25 and 27, RS65R11961 of Part 1). The ‘Existing Employment – Brownfield Industrial’ designation is intended to allow for the appropriate redevelopment of a portion of these lands for residential uses, in accordance with “The Aurora Promenade Concept Plan – Urban Design Strategy” without having the Employment Area Conversion Policies of this Plan applying to them.~~

11.9.2 Permitted Uses

- a) ~~In accordance with Section 10.6.2.~~

11.9.3 Development Policies

- a) ~~In accordance with Section 10.6.3.~~

11.9.4 Special Policies

- a) ~~The Lands designated ‘Existing Employment – Brownfield Industrial’ on Schedule ‘A’ may be redeveloped by way of an application for an Official Plan Amendment without the Employment Area Conversion Policies of Subsection 10.4a applying to them.~~
- b) ~~These Lands are identified as a “Special Design Area” in “The Aurora Promenade Concept Plan – Urban Design Strategy” and the redevelopment of these Lands for non-employment uses shall be in accordance with Section 4.2.5 of these Guidelines.~~

11.10 Commercial Areas

11.10.1 General Policies for Commercial Areas

- a) Locate commercial centres at strategic intersections appropriate to the function of the centre and where there is adequate transportation *infrastructure* to service the centre.

- b) Locate commercial developments along Local Corridors to serve the shopping and service needs of residents, businesses and employees.
- c) ~~Take advantage of unique geographic, social and development conjunctures to meet the goals and objectives of this Plan through site specific policies.~~
- d) *Existing* motor vehicle service commercial uses including gas bars and service stations, car washes and establishments for repairs shall be permitted to continue in all commercially designated areas. New uses shall be directed to Service Commercial Areas.
- e) Where any commercial use is permitted adjacent to residential uses or as part of a mixed-use *development*, consideration shall be given to the nature of the commercial use to ensure minimal impacts. Appropriate uses and provisions shall be provided in the implementing zoning by-law in such instances to ensure compatibility and minimize impacts.
- f) Encourage intensification and revitalization of existing commercial areas in appropriate locations.
- g) ~~Retail facilities in excess of 30,000 gross leasable square metres will require a Regional Impact Analysis that addresses criteria established by the York Region Official Plan."~~
- h) Ensure that Commercial Centres provide evidence of adequate sanitary and storm sewer, water and transportation capacity ~~and comply with all relevant policies of this Plan.~~
- i) Council may require proponents of commercial *development* to undertake supporting studies such as transportation, market, social, environmental or design studies.

11.10.2 Objectives

- a) Ensure the economic and functional viability and appropriate design of commercial centres in accordance with Section 3.0.
- b) Enhance the accessibility, diversity, uniqueness and the sense of vitality, safety and community of commercial centres.
- c) Ensure that expansions to Commercial designations do not create an undue, adverse impact on the vitality, viability and planned function of the Aurora Promenade.
- d) Ensure that the location and design of a regional commercial facility strengthens Aurora's economy and sense of community.
- e) Ensure that all commercial developments:
 - i. Are designed to function as effective pedestrian-oriented centres

through the coordinated design of pedestrian, transit, cycling and vehicular access and parking components;

- ii. Meet the highest standards of conceptual building design, siting, massing and public access and off street loading;
- iii. Do not encroach or negatively impact adjacent neighbourhoods and are adequately separated from residential areas;
- iv. Are subject to site plan approval; and,
- v. are developed in accordance with the Urban Design policies of this Plan.

11.11 Major Retail Centre Designation

11.11.1 Intent

- a) The intent of the Major Retail Centre designation is concentrate *significant* groupings of regional-serving retail and service commercial uses, including large format retail uses, along the north side of Wellington Street East, between Highway 404 and Leslie Street as shown on **Schedule 'C' 'B'**.

11.11.2 Permitted Uses

- a) Permitted Uses within the Major Retail Centre designation shall include:
 - i. A department store as an anchor along with a full range of complementary retail and service commercial uses;
 - ii. *Recreational* uses;
 - iii. Cultural and entertainment uses;
 - iv. Office uses;
 - v. *Institutional* uses; and,
 - vi. Hospitality service uses.
- b) Commercial uses are anticipated to include a mix of large- floorplate, mid-size and smaller operators.

11.11.3 Development Policies

- a) The Major Retail Centre designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) There shall be a minimum of two (2) primary (large-floorplate) retail operators having a minimum commercial floor area of 9,300 sq. m. and

7,000 sq. m. respectively; and,

- i. The maximum aggregate commercial floor area for the Major Retail Centre component shall be approximately 50,200 sq. m.
- ~~e) Development of regional-serving retail commercial uses shall occur on a phased basis. Appropriate phasing details shall be established on a site-specific basis through implementing zoning provisions.~~
- d) The primary uses shall be regional-serving in nature. The number and size of smaller retail uses (under 370 square metres) shall be controlled through the implementing site specific zoning by-law.
- ~~e) It is not the intent of this Plan that the uses replicate or impair the planned functions of other *existing* commercial areas within the Town. In this regard certain uses such as liquor stores and beer stores are not permitted uses at this time in order to encourage these uses continue to provide anchor functions within the Yonge Street retail area. A beer store or liquor store may be established without an amendment to this Plan, if it is additional to any beer store or liquor store that exists in the Yonge Street retail area or if such use no longer exists in the Yonge Street retail area. Any proposal to permit a beer store or a liquor store may be considered through an application to the Committee of Adjustment.~~
- f) The *development* of the subject lands shall be consistent with the Wellington Street East Corridor (Area 2B) Urban Design Guidelines prepared by Brook McIlroy Inc. dated November 2002 and more specifically with the Aurora Gateway Business Park Urban Design Guidelines prepared by Turner Fleischer Architects Inc. dated May 2, 2005. The *development* of the lands shall be subject to a site plan agreement that shall be reviewed in accordance with the Urban Design Guidelines to ensure pre-eminent *site*, building and landscape design. The master plan included within the Urban Design Guidelines is conceptual and may be revised during the site plan process provided such revisions are in accordance with the objectives of the Guidelines.
- g) The *development* of the *site* as implemented through a site plan agreement shall promote efficient on-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and future transit routes, having specific regard for the business park/office component.
- h) Development should be designed to support redevelopment and/or retrofitting.

11.12 Community Commercial Centre Designation

11.12.1 Intent

- a) Commercial Centres shown on **Schedule 'C' 'B'** are intended to provide for a full range of retail and service commercial uses to serve the wider

residential community.

11.12.2 Permitted Uses

- a) Permitted use in the Community Commercial Centre designation shall include full range of retail and service commercial uses including:
 - iv. Food stores;
 - v. Convenience stores
 - vi. Retail stores;
 - vii. Personal service shops;
 - viii. Drug stores and pharmacies;
 - ix. Offices;
 - x. Hotels;
 - xi. Places of entertainment;
 - xii. Studios;
 - xiii. Recreational and health establishments;
 - xiv. Restaurants
 - xv. Personal services
 - xvi. Places of religious assembly;
 - xi. Public or institutional uses;
 - xii. Specialty stores and,
 - xiii. Service stations.
- c) Residential uses above or to the rear of commercial uses shall be permitted in accordance with Section X ~~10.12.3~~ of this Plan.
- d) Uses prohibited in a Community Commercial Centre designation generally include automobile service stations, car washes, automobile repair uses, and large scale retail warehouses catering to a regional market. However, in the northeast and southeast corners of the Wellington-Leslie intersection automobile service stations and accessory car washes are permitted, subject to the following:
 - i. Development shall be of a very high quality and shall have

regard for Section X 3-9 Urban Design;

- ii. Building and site design of service stations shall be designed to acknowledge the broader context of the Community Commercial and Business Park designations;
- iii. A limited amount of retail goods and services and fast-food restaurant uses are permitted provided such uses are located within and accessory to the kiosk associated with the automobile service station.

11.12.3 **Development Policies**

- a) The Community Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the Community Commercial Centre designation and the Aurora Promenade policies in Chapter X 44 of this Plan, the Aurora Promenade policies in Chapter X 44 shall prevail.
- c) Community Commercial Centres shall provide for a full range of retail and service commercial uses, containing large single users or clusters of smaller users or a combination of both for up to 150,000 square ~~metres~~ feet.
- d) The Community Commercial centres should include a food store component as part of the centre.
- e) The location of community commercial centres shall be at major transportation and transit routes. They shall be focused at nodes and centres which provide a broad range of goods and services and include specialized areas ~~such as the Historic Core, and sub-regional centres such as Bayview and Wellington.~~
- f) Community Commercial Centres should be easily accessible to the population in the community to be served and provide convenient pedestrian, cycling and transit access.
- g) The Community Commercial Centres should be ~~at central locations accessible by~~ located along arterial roads or at or near major intersections.
- h) Community Commercial Centres should consist of a grouping of retail and service commercial functions occupying a single site or consist of the integration of a number of smaller sites which share common features including access, landscaping, parking and signage.
- i) To strengthen the economic viability of Community Commercial Centres:
 - i. Where a major expansion to an existing community commercial

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- centre or the creation of a new centre is proposed, a market feasibility and impact study shall be required to ensure that there are no negative significant impacts to the planned function of other commercial centres; and,
- ii. Planning, transportation, design or other impact studies shall be required where the scale or context of the development warrants supporting studies.
- j) In considering the development and redevelopment of Community Commercial Centres, Council shall:
- i. encourage infill and intensification including the potential for mixed use with residential above the first storey of retail or to the rear, as well as the consolidation of existing centres;
 - ii. encourage the co-ordination of pedestrian and vehicular access, parking, setbacks, landscaping, lighting and signage with redevelopment of centres;
 - iii. ensure high urban design, building and maintenance standards;
 - iv. ensure high standards of construction and maintenance of public components such as sidewalks, roadways, landscaped median strips, public street furniture and signage; and,
 - v. Consider reduced parking requirements for residential units above or at the rear of commercial uses and/or a cash-in-lieu contribution for parking where conditions such as alternative parking and transit service warrant.
- k) Development Agreements for sites within Community Commercial Centres shall establish comprehensive design schemes that implement:
- i. A height limitation of 5 storeys, including bonusing;
 - ii. Co-ordinated design of the development within the context of the centre including:
 - Setbacks from the street
 - Facade treatment;
 - Signage;
 - Street furniture;
 - Lighting;
 - Landscaping; and,
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- Off-street parking and loading, and
 - Pedestrian, cycling, transit and vehicular access.
- iii. Minimum display window space along front facades;
 - iv. Burying overhead wiring, where feasible;
 - v. Continuous and convenient pedestrian access throughout the centre, including protection from inclement weather with canopies or arcades at entrances and along storefront facades;
 - vi. Special importance of high urban design standards at arterial intersections from which automotive service stations shall be excluded;
 - vii. Residential and office uses above or at the rear of the first floor which are compatibly designed and subject to site specific zoning;
 - viii. Outside storage or display of goods shall not be permitted;
 - ix. Screening from roads and from residential uses, of unsightly site elements such as loading, parking, refuse storage areas, transformers and roof mechanical equipment or gaps in development; and
 - x. Provision of a landscaped buffer such as grass strips, trees or shrubs and or decorative screens, walls or fences, along arterial and collector road frontages and between adjacent residential uses.
- I) Mixed use developments which permit a substantial residential component shall be implemented through specific zoning by-laws and site plan agreements. Such by-laws and agreements shall prevent conflict between the different uses within and adjacent to the site by requiring:
- i. Compliance with maximum heights and densities of the designated use;
 - ii. Appropriate location of the uses within buildings;
 - iii. Appropriate location of mixed use projects within the community, to ensure that such projects enhance the amenity, visual and functional aspects of the area they serve;
 - iv. Safe pedestrian, cycling, vehicular and public transit access and parking;
 - v. screening of noise, visual, odour or other nuisances in
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accordance with Sections ~~X 4.2.f.xi~~ and ~~X 5.7~~ of this Plan;

- vi. Appropriate setbacks;
 - vii. Interior and exterior amenity spaces;
 - viii. Adequate transportation, water, sewer and other utility capacity;
 - ix. Adequate park, community and neighbourhood facilities; and,
 - x. Compliance with Housing policies of this Plan.
- m) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, ~~and the applicable policies of Official Plan Amendment No. 48.~~
- n) Drive-through commercial uses, such as restaurants and financial institutions, are allowed provided they are designed as an integral part of the overall development and are situated close to the street in a manner which assists in screening and buffering surface parking and contributing to an enhanced urban design.

11.13 Service Commercial Centre Designation

11.13.1 Intent

- a) The intent of the 'Service Commercial Centre' designation is to serve as a corridor designation recognizing *existing* service commercial uses along the Town's major corridors. Service Commercial Centres shall be defined as *existing* service commercial corridors and those areas which service the employment areas. Such areas shall also be designed to serve the traveling public.
- b) Several of the *existing* service commercial uses have been developed in a linear fashion with very little consideration for integration of uses, access and common features. Many of the areas provide a transition into residential neighbourhoods and as such any *redevelopment* shall be carefully considered with respect to compatibility and impact.

11.13.2 Permitted Uses

- a) Permitted uses on lands identified as 'Service Commercial Centre' as shown on **Schedule 'C' 'B'** shall include:
 - i. Service commercial uses;
 - ii. Hotels;
 - iii. Restaurants, including drive-thrus;

- iv. Automotive sales, repair shops and service stations;
- v. Offices;
- vi. Garden supply centres;
- vii. Public and *institutional uses*;
- viii. *Recreational uses*; and,
- ix. Commercial schools.

11.13.3 Policies

- a) The 'Service Commercial Centre' designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the 'Service Commercial Centre' designation and the Aurora Promenade policies in Chapter 11 of this Official Plan, the Aurora Promenade policies in Chapter 11 shall prevail.
- c) Service Commercial Centres shall be located along arterial roads.
- d) Any *redevelopment* of the Service Commercial Centre shall be carefully considered with respect to design and compatibility with surrounding residential areas.
- e) *Redevelopment* of the Service Commercial Centre shall ensure adequate separation and buffering to adjacent residential areas.
- f) Restrictions shall be placed on outdoor storage with the *redevelopment* of the Service Commercial Centre.
- g) Council will require site plan approval for service commercial areas which shall:
 - i. Display a high standard of design of buildings, their massing, siting, exterior access and public areas;
 - ii. Display a high standard of design and incorporate an appropriate separation from residential areas;
 - iii. Have strictly controlled the number of vehicular access points onto Regional and Municipal collector streets;
 - iv. Have uniform setbacks to the street;
 - v. Demonstrate coordinated design of signage, street furniture, lighting and landscaping;
 - vi. Provide appropriate lighting adjacent to residential areas;

- vii. Provide convenient, attractive and safe pedestrian and transit access;
- viii. Provide display areas where such centres orient to pedestrian routes;
- ix. Provide appropriate locations for loading facilities to ensure minimal impact to surrounding residential uses; and,
- x. Strictly control the nature and extent of outdoor storage, and, where permitted, require appropriate screening from all streets and residential uses.

11.14 Convenience Commercial Centre Designation

11.14.1 Intent

- a) The intent of the Convenience Commercial Centre designation is to recognize *existing* convenience and neighbourhood plazas which cater to the day-to-day shopping needs of the surrounding area.

11.14.2 Permitted Uses

- a) Permitted uses in the Convenience Commercial Centres shall include retail and service commercial uses including:
 - i. Convenience stores;
 - ii. Drug stores and retail stores;
 - iii. Food stores;
 - iv. Variety stores;
 - v. Financial institutions;
 - vi. Restaurants;
 - vii. Personal service shops;
 - viii. Places of entertainment;
 - ix. Offices and,
 - x. Child care centres.

11.14.3 Policies

- a) ~~The Convenience Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.~~
- b) The planned size and function of such centres should be designed to

serve the trade area of the surrounding residential neighbourhood.

- c) Convenience Commercial Centres shall generally be defined as small commercial plazas located in or near residential neighbourhoods, ranging in size from 450 to ~~1,900~~ 2,000 square metres.
- d) To ensure that Convenience Commercial Centres are appropriately located and blend harmoniously into surrounding neighbourhoods, they shall:
 - i. Locate:
 - Within walking distance of the neighbourhood they serve,
 - At a corner location,
 - At or near collector or arterial intersections, or at gateways to neighbourhoods,
 - Near other proposed or *existing* neighbourhood services;
 - ii. Be designed as centres or nodes with coordinated design and safe, pedestrian, cycling and vehicle access and parking;
 - iii. Link, where possible, to the Aurora Trail Network;
 - iv. Serve a radius within reasonable walking distance of approximately 1 kilometre and avoid overlapping the service areas of other Convenience Commercial Centres; and,
 - v. Not exceed ~~2,000~~ 1,800 square metres of floor area. This is to ~~minimize any adverse impact on the adjacent neighbourhood and~~ to protect the economic viability of community and major retail centres. *Existing* centres of more than 2,000 ~~1,800~~ square metres of floor area shall be permitted.
- e) Convenience Commercial Centres shall be incorporated in secondary plans and plans of subdivision and shall be subject to site plan agreements. Such agreements shall ensure:
 - i. Screening of loading, parking and waste containers from adjacent residential uses, as specified by municipal regulations;
 - ii. Conceptual design of buildings, layout, massing, public vehicular, pedestrian and cycling access which consider the safety of employees, residents and customers; and,
 - iii. High standards of maintenance of buildings, landscaping, parking and access areas.

- f) In determining the maximum height of buildings to be permitted in Convenience Commercial Centres Council shall have regard for:
 - i. The height of adjoining buildings either *existing* or proposed;
 - ii. The degree to which the *site* lends itself to physical separation from adjoining buildings or properties; and,
 - iii. Secondary plans which may further determine the building height of Convenience Commercial Centres based on overall analysis of the *site* and its surroundings.
- g) Council shall encourage residential units over Convenience Commercial Centres, while complying with the provisions listed in policy XXX 3.14.3.f (above) of this Plan.
- h) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the applicable policies of this Plan.

12.0 ~~ESTABLISHING A LINKED~~ PROTECTING THE GREENLANDS SYSTEM

Straddling the Oak Ridges Moraine and three large *watersheds*, the Town of Aurora is rich in natural features, including extensive *wetlands* and *woodlands*. These areas are the habitat of a wide variety of plant and animal species and play an important role in the local and regional ecology and native biodiversity.

This Plan establishes a linked Greenlands System that includes policies and mapping that protects and complements *key natural heritage features* and *key hydrologic features*.

12.1 Objectives

- a) Promote a systemic approach to environmental protection, based on the interdependence of the natural environment.
- b) Promote an interconnected Greenlands System through the linkage and integration of Environmental Protection Areas, *Lake Simcoe Watershed*, Public Parkland and the Oak Ridges Moraine, with an aim to strengthen the natural environment and enrich human enjoyment of it.
- c) To protect and enhance natural areas containing significant natural features and functions.

12.2 The Greenlands System

- a) Council recognizes the important contribution that natural systems and their related ecological and *hydrological functions*, ~~in conjunction with and the public open space system~~, make to the creation of a vibrant, livable Town.
- b) ~~As per Schedules 'A' and 'E', Aurora's Greenlands System is comprised of the Environmental Protection Area designation as shown on~~ Schedule 'B'.
 - i. ~~Public Parkland designation;~~
 - ii. ~~Private Parkland designation;~~
 - iii. ~~Environmental Protection Area designation.~~
- c) Environmental Protection Areas include the following features:
 - i. Environmentally Significant Areas (ESAs) designated by the Lake Simcoe Region Conservation Authority (LSRCA) for flora, habitat or wildlife reasons.
 - ii. Areas of Natural and Scientific Interest (ANSIs) (life science) designated by the Ontario Ministry of Natural Resources

(OMNR);

- iii. All components of evaluated wetlands, plus any contiguous forest or wetland habitat;
 - iv. Areas supporting regionally, Provincially or nationally significant plant and animal species in York Region as designated by the OMNR;
 - v. Woodlands greater than 4 hectares (10 acres) in size;
 - vi. Significant vegetation communities including mature forests (greater than 100 years of age);
 - vii. Significant wildlife habitat including known deer wintering areas, fisheries habitat and waterfowl staging areas;
 - viii. Natural features that are part of the headwaters of the Holland River; and
 - ix. Landforms that are especially representative of the Oak Ridges Moraine or Schomberg Ponding in their form and/or composition (e.g., kettle depressions).
- d) This Plan also implements the Lake Simcoe Protection Plan within that portion of the Town which lies within the Lake Simcoe *Watershed* as well as the policies of the Oak Ridges Moraine Conservation Plan and Oak Ridges Moraine Conservation Act.

12.3 Environmental Protection Designation

12.3.1 Intent

This designation and associated policies are designed to identify, protect and enhance the ~~environmental~~ natural features and functions that will form a strong and permanent Greenlands System. It is intended that these areas remain in their natural state, with alterations to these areas permitted only for sensitively designed recreational facilities, appropriately located stormwater management facilities and environmental enhancement.

12.3.2 Permitted Uses

- a) The permitted uses on lands designated Environmental Protection shall be:
- i. Forest, *fish* and wildlife management;
 - ii. Stewardship, conservation, restoration and remediation undertakings;
 - iii. Flood or erosion control projects, but only if the projects have

- been demonstrated to be necessary and in the public interest after all other alternatives have been considered;
- iv. Infrastructure and roads, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval or planning approval and there is no reasonable alternative;
 - v. Low intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:
 - Non-motorized trail use;
 - Natural heritage education and appreciation; and,
 - Passive park use on public and institutional land.
 - vi. Stormwater water pond outlets, retrofits of existing stormwater management works, and low impact development works. Stormwater water management works may be permitted in the buffers to natural heritage features at the discretion of the Town; (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but not new stormwater management works;
 - vii. *An existing dwelling and accessory uses, buildings and structures thereto; and,*
 - viii. *Existing non-conforming uses, buildings and structures.*

12.3.3 Policies

- a) *Key natural heritage features and key hydrologic features* including their associated minimum buffer areas, are designated as Environmental Protection on **Schedule 'E' 'F'**. The boundaries and extent of the Environmental Protection Area designation shown on **Schedule 'E' 'F'** are approximate. Minor adjustments or refinements to these boundaries may occur through an Environmental Impact Study Statement or Natural Heritage Evaluation that demonstrates the appropriateness of the adjustment to the satisfaction of Council, in consultation with relevant agencies. Such minor adjustments or refinements will not require an amendment to this Plan.
- b) In determining if a change in a boundary of a key natural heritage feature or key hydrologic feature is minor, consideration shall be given as to whether the change will have a net adverse effect on the key natural heritage feature or key hydrologic feature and its functions.
- c) Where Council, ~~or any~~ in consultation with other relevant agencies, ~~y~~ considers a change to the Environmental Protection boundary to not be

~~exceed their its definition of~~ minor, such adjustment or refinement shall require an amendment to this Plan. Such an amendment shall be supported by an Environmental Impact ~~Study Statement~~ or Natural Heritage Evaluation that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with relevant agencies.

- d) Where the boundary to the Environmental Protection designation is adjusted in accordance with Policy 12.5.2 a) or b), the abutting land use designation or designations shall apply, ~~provided the land use change will not result in development or site alteration that will have adverse effects on any key natural heritage features or key hydrologic features and their functions.~~
- e) *Development or site alteration* is not permitted within the Environmental Protection designation, except in relation to the permitted uses and policies specified in this section. Notwithstanding the policies above, *development or site alteration* shall not be permitted within *wetlands and habitat of endangered species, threatened species, and species of special concern*, except in accordance with provincial and federal requirements.
- f) *Development and/or site alteration* shall not be permitted on lands adjacent (generally 120 metres) to the natural heritage features, significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and fish habitat as ~~and areas~~ identified in ~~policies 2.1.3, 2.1.4 and 2.1.5 of the Provincial Policy Statement unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.~~
- g) The removal or destruction of a *key natural heritage feature or key hydrologic feature* by unauthorized *development or site alteration* is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Area designation. Restoration, to the satisfaction of Council in consultation with the appropriate Conservation Authority, will be required for these lands.
- h) Notwithstanding, the policies above, one new single detached dwelling and *accessory uses*, buildings and structures thereto may be permitted on an *existing* vacant *lot* of record, subject to obtaining any necessary planning approvals and an Environmental Impact ~~Study Statement~~ that demonstrates to the satisfaction of Council, in consultation with relevant agencies, that the proposed dwelling will not result in an *adverse effects* on any *key natural heritage features or key hydrologic features* or their functions. A new single detached dwelling shall not be permitted within *wetlands, the habitat of endangered, threatened or special concern species or environmentally significant areas*, except in accordance with provincial and federal requirements.

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- i) *Infrastructure* and road design and construction shall be sensitive to the features and functions within the Environmental Protection Area designation and include content sensitive design and innovative technologies to minimize impacts and enhance the Greenlands System.
 - j) Where lands within the Environmental Protection designation are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, Town Council is not obligated to purchase and/or obtain lands identified as part of the Environmental Protection Area designation.
 - k) ~~Where lands designated Environmental Protection are considered for permitted recreation activities, appropriate buffers from such elements as streams, wetlands or forests shall be maintained.~~ Where such key natural heritage or *key hydrologic features* ~~hydrologically sensitive features~~ are located on the Oak Ridges Moraine, appropriate minimum *vegetation protection zones* shall be established in accordance with the Table of Minimum Areas of Influence and Minimum *Vegetation Protection Zones* as set out in the Oak Ridges Moraine Conservation Plan, and the relevant policies of this Plan.
 - l) That outside of the Oak Ridges Moraine, in the *Lake Simcoe watershed*, no new mineral aggregate operations, wayside pits, quarries, ancillary or accessory uses are permitted in *key natural heritage features* or *key hydrologic features* or related *vegetation protection zones*, except as provided in the Lake Simcoe Protection Plan
 - m) Where *Environmental Protection Areas* and their associated *buffers* are dedicated to the Town, these lands shall be subtracted from the gross development area for purposes of calculating park land dedication.
 - n) Where possible, the boundaries of *Environmental Protection Areas* shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.
 - o) When the policies in this section are in conflict with any other policy of the Official Plan, the more restrictive policy shall apply.
 - p) Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.
 - q) Council shall make efforts, where possible, to bring Environmental Protection designated areas into public ownership. Where lands are retained in private ownership, they shall not be construed as being open or available to the public unless specific easements or other legal arrangements have been granted to provide public access.
 - r) Council shall encourage the protection and conservation of the unique aesthetic and environmental assets such as the Holland River Valley including the watercourse and its fisheries resource potential, the valley
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and the valley slopes.

12.4 Other Environmental Features

While the Environmental Protection designation and policies will contribute to the protection of an extensive Greenlands System, it is recognized that certain lands outside of the Environmental Protection designation may contain environmental features worthy of protection. It is also recognized that certain lands outside of the Environmental Protection designation are intended for *development*, and policies are required to ensure that such *development* provides the necessary separation and buffers or *vegetation protection zone* from *key natural heritage features* and *key hydrologic features*.

Unless specified otherwise, the following policies apply to all lands within the Town of Aurora.

12.4.1 Policies

- a) *Development* or *site alteration* on lands outside of the Environmental Protection designation containing *key natural features* or *key hydrologic features* identified through subsequent study, will be subject to the Environmental Protection designation permitted uses and policies.
- b) The minimum *vegetation protection zone* for all *key natural heritage features*, *key hydrologic features* and woodlots shall be established by an Environmental Impact Study Statement, subject to the approval of Council, in consultation with any relevant agency.
- c) An *application* for *development* or *site alteration* within 120 metres of the Environmental Protection designation, or a *key natural heritage feature* or *key hydrologic feature* identified on **Schedule 'E' 'F'**, shall be accompanied by an Environmental Impact Study Statement meeting the following requirements:
 - i. Demonstrate that the *development* or *site alteration* applied for will have no *adverse effects* on the *key natural heritage feature*, *key hydrologic feature*, Lake Simcoe and its associated *vegetation protection zone*, or on the related *ecological functions*;
 - ii. Identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the *key natural heritage feature* or *key hydrologic feature* and its *connectivity* with other *key natural heritage features* or *key hydrologic features* as well as *connectivity* and linkages to *natural heritage systems* identified in Provincial Plans or by municipalities, the appropriate Conservation Authority, Ministry of Natural Resources or other jurisdictions having authority;
 - iii. Demonstrate how *connectivity* within and between *key natural heritage features* and *key hydrologic features* will be maintained

- and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;
- iv. Determine a sufficient minimum *vegetation protection zone* is sufficient to protect the *ecological functions* of the feature and the area being evaluated, in particular where this feature or area is adjacent to a coldwater stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor;
 - v. Determine a sufficient minimum *vegetation protection zone* is sufficient to protect areas adjacent to *existing* features including areas that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in *woodlands*; and
 - vi. To protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required *vegetation protection zone*. ~~and~~
- d) An application for development shall also be required to develop an Edge Management Strategy. Further, the developer may be required to register on title any notices/maintenance requirements that result from the required Edge Management Strategy during development approval process.
 - e) Where an *application for development or site alteration* is of a minor nature, Council in consultation with any relevant agency, may waive the requirement to conduct an Environmental Impact Study Statement or scope ~~down~~ the study requirements.
 - f) Where, through an *application for development or site alteration*, a buffer or *vegetation protection zone* is required to be established as a result of the *application* of the policies in this Plan, the buffer or *vegetation protection zone* shall be composed of native, non- cultivar, non-invasive species, and maintained as natural *self- sustaining vegetation*.
 - g) In the review of *development or site alteration applications* on *adjacent lands* to tributaries of Lake Simcoe, Council shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to their natural state. In this regard, an *application for development or site alteration* shall, where applicable:
 - i. Increase or improve *fish habitat* in streams, lakes and *wetlands*, and any adjacent *riparian areas*;
 - ii. Include landscaping and habitat restoration that increase the ability of native plants and animals to use *valley lands* or *riparian*

areas as wildlife habitat and movement corridors;

- iii. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and *wetlands*; and,
- iv. Establish or increase the extent and width of a *vegetation protection zone* adjacent to Lake Simcoe to a minimum of 30 metres where feasible.
- h) *Development and site alteration* is not permitted within *fish habitat* except in accordance with federal and provincial requirements and approvals.
- i) Where *development and site alteration* is proposed within an area regulated by the a Conservation Authority, the owner or proponent is required to obtain all necessary approvals and/or permits from the Conservation Authority.
- j) Any development proposal on land which contains *trees* may be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the *trees* on the *site* and shall make recommendations on *tree* preservation with the objective of maximizing the number of *trees* that can be *conserved on site*.
- k) In the case of development *applications* that result in a net loss of *trees*, the developer shall compensate this loss on the development *site* or in another suitable location as determined by Council. In determining appropriate compensation, consideration should be given to the significance and value of the ecological function the *trees* provided, in accordance with the International Society of Arboriculture Vegetation Evaluation criteria or other nationally recognized standard.
- l) Council will recognize *significant groundwater recharge areas as a vital component of the natural system and uses that negatively impact the quality and quantity of water will be prohibited.*
 - ~~i. as a *significant groundwater recharge* area by any public body for the purposes of implementing the Provincial Policy Statement (PPS);~~
 - ~~ii. as a *significant groundwater recharge* area in the assessment report required under the Clean Water Act, 2006; or~~
 - ~~iii. by the appropriate Conservation Authority in partnership with the Ministry of the Environment and Ministry of Natural Resources as an *ecologically significant groundwater recharge* area in accordance with the guidelines developed under policies of the Lake Simcoe Protection Plan.~~

~~Furthermore, Council will incorporate *significant groundwater recharge*~~

~~areas into the Official Plan together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas in accordance with guidance from the Ministry of Environment, Ministry of Natural Resources, and appropriate Conservation Authority.~~

- m) An *application* to establish or expand a permitted *recreational use* shall be accompanied by a Water Use Plan that demonstrates:
 - i. Water use for maintenance or snow-making or both are kept to a minimum;
 - ii. Grassed, watered and manicured areas will utilize grass mixtures that require minimal watering and upkeep, where possible;
 - iii. Crossings of intermittent and *permanent streams* are kept to a minimum;
 - iv. Water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;
 - v. Water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
 - vi. Other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; ~~and~~
 - vii. Stormwater treatment facilities are used to capture and treat runoff from areas with *impervious surfaces*; and
 - viii. to Golf courses shall be required to implement innovative approaches to urban storm water management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse.; and,
- n) Significant alteration of the shore of a freshwater estuary or a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purposes provided in the Lake Simcoe Protection Plan.
- o) Council will review and amend this official plan to ensure consistency with the recommendations of the *subwatershed* evaluations to be completed in accordance with the Lake Simcoe Protection Plan.
- p) That prior to *development* or *site alteration* approval, non-evaluated

wetlands that may be impacted shall be assessed for their significance.

- q) ~~To encourage local municipalities, public agencies and private landowners to protect wetlands, to create new wetlands and to restore existing wetlands where appropriate.~~
- r) Where a policy in this Official Plan permits *development* or *site alteration* in relation to existing uses, within the *Lake Simcoe Watershed*, the following policies apply:
 - i. All existing uses lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;
 - ii. The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan comes into effect, or where an *application* for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;
 - iii. The *development* permitted in ii., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration that the use does not expand into a *key natural heritage feature*, a *key hydrologic feature* and any *minimum vegetation protection zone* associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;
 - iv. The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:
 - There is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and *vegetation protection zone* to the maximum extent possible, and,
 - The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
 - v. Expansion, maintenance or replacement of existing *infrastructure* is permitted.
- s) Buffers are to be determined through an Environmental Impact Study and / or hydrologic evaluation and may include 15 metres from warm

watercourse or non-provincially significant wetlands, and 30 metres from Provincially Significant Wetlands or cold watercourses.

- t) *Ecological Buffers* shall be left in a natural state and, where possible and appropriate, augmented with native species.
- u) ~~In accordance with the Lake Simcoe Protection Plan, once completed, Council shall incorporate the recommendations of the *subwatershed* evaluations.~~
- v) ~~Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.~~

12.4.2 Hazard Lands

Natural Hazard areas (such as floodplains, areas subject to erosion, unstable soils and *wetlands*) that have been delineated by the appropriate Conservation Authority are included within the regulations limits identified under Ontario Regulation 179/06 and 166/06. These areas are generally included in the Environmental Protection Designation on **Schedule 'E' 'F'**.

a) Flooding and Erosion Hazards - River and Stream Systems

Lands prone to erosion, slope instability and riverine flooding are generally included in the Environmental Protection Designation in **Schedule 'E' 'F'**. The LSRCA uses the Hurricane Hazel storm as the regulatory flood standard for riverine systems in the *Lake Simcoe watershed*. The one-zone concept for floodplain management is applied across the *Lake Simcoe watershed*. The precise location of hazardous areas will be established, to the satisfaction of Council and the appropriate Conservation Authority when considering development *applications*.

- i. *Development* shall be directed away from hazardous lands adjacent to rivers and streams.
- ii. New *development* and *site alteration* will generally be prohibited in areas that are subject to flooding.
- iii. New *development* and/or *site alternation* shall comply with ~~policies 3.1.2 and 3.1.4 of the Provincial Policy Statement (2005),~~ and any other applicable policies of the Provincial Policy Statement ~~(2005)~~.
- iv. For *existing lots* of record, *development* may be permitted subject to the following:
 - That the building *site* be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event;

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- That the building *site* have safe access to lands located above the regulatory flood elevation; and
 - That *development* occur in accordance with the *Watershed Development Policies* of the appropriate Conservation Authority, as amended from time to time.
- v. Erosion areas may be determined by technical evaluation and study through the planning and the development *applications*, the cost of which will be borne by the developer.
- vi. The determination of the erosion hazard limit will be based on the combined influence of the:
- Toe erosion allowance;
 - Stable slope allowance;
 - Erosion access allowance; and
 - Flooding hazard limit or meanderbelt allowance and will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources.
- vii. A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Licensed Professional Engineer may be required for any *development* proposed within the floodplain.
- viii. Within the Humber and Rouge *Watersheds*, *development* shall be in accordance with the Toronto Region Conservation Authority (TRCA) Regulation 166/06, the TRCA's Valley and Stream Corridor Management Program and other TRCA policy and procedural requirements, to the satisfaction of TRCA.
- ix. To prohibit new *lot* creation in hazardous lands and hazardous sites.
- b) Hazardous Sites
- i. *Development* shall be generally directed away from hazardous *sites* such as areas of unstable slopes and unstable soils.
- ii. A geotechnical/soils report shall be required prior to any *development* within or adjacent to hazardous *sites*. This report shall be prepared to the satisfaction of Council and Conservation Authority.
- iii. A 6-metre erosion access allowance shall be provided beyond the delineated hazard area.
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- iv. Incompatible development and site alteration shall be directed away from hazardous lands that are impacted by flooding and erosion hazards.

12.4.3 Forest Management Policies

- a) Maintain, protect, refurbish and where necessary reforest significant forest areas as outlined in **Schedule ~~'E'~~ 'F'** of this Plan.
- b) Recognize that Forest Areas provide:
 - i. Natural habitats for wildlife (flora and fauna);
 - ii. Erosion control;
 - iii. Sustenance of the aquifer;
 - iv. Climate control; and,
 - v. Aesthetic and *recreational* resources.
- c) Ensure the ongoing capacity of forest areas to sustain forest wildlife. To this end, Council may require buffers of up to 10 metres from the dripline of forest resource areas.
- d) Limit human interference to good management practices in forest areas which are to remain urban wilderness parks. Signs shall advise visitors appropriately.
- e) Promote reforestation and tree planting in all private and public forest areas.
- f) Co-operate with the Region of York in the preparation and enforcement of a Tree By-Law under the Trees Act, aimed at regulating the cutting of trees.
- g) Encourage forested areas to be left in their entirety in subdivision and site plan designs and to be supported by the proposed Tree By-Law.
- h) Council shall develop and implement a *woodland* strategy in co-operation with the Ministry of Natural Resources and the Conservation authorities. Such a strategy will:
 - i. Identify specific goals and objectives for managing forest resource areas;
 - ii. Inventory resources;
 - iii. Identify resources to be protected and appropriate methods of protection;

- iv. Develop an implementation strategy; and
- v. be in accordance with the relevant watershed plan.

12.4.4 **Endangered, and Threatened and Special Concern Species and Their Habitats**

Habitats of endangered, and threatened and special concern species contain species that have been listed by the Province as occurring in significantly low population numbers, restricted geographic areas, or are threatened by human activities that their continued presence in Ontario is a matter of conservation concern. These habitat areas are generally included in the Environmental Protection Designation on **Schedule 'E' 'F'**.

- a) ~~Development and site alteration is not permitted within the habitat of endangered and or threatened species, as identified on the Species at Risk in Ontario List.~~
- b) ~~Development and site alteration is not permitted within the habitat of endangered and , threatened, or special concern species as identified on the Species at Risk in Ontario List and Provincially rare species on the Oak Ridges Moraine.~~
- c) ~~Council shall encourage private land stewardship which protects and enhances the habitat of endangered and threatened, endangered and special concern species.~~
- d) Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

13.0 ESTABLISHING A DIVERSE PARKLAND SYSTEM

A strong, interconnected diverse Greenland system of parkland provides numerous environmental benefits, opportunities for outdoor recreation and placemaking and contributes to overall health and a high quality of life for residents and visitors, while encouraging community members to lead active and healthy lifestyles. The policies of this Plan promote a system of public and private parks, open spaces, trails and outdoor recreation facilities that are integrated and connected within Aurora's Greenlands System.

13.1 Objectives

- a) ~~It is a fundamental principle of this Plan that the Town~~ Promote an active, healthy lifestyle for its residents through the provision of a highly integrated diverse system of environmentally protected lands, parks, trails and outdoor recreation facilities that are well distributed, strategically located and well maintained. ~~and diverse plays an important role in encouraging community members to have active and healthy lifestyles.~~
- b) Create a continuous Public parkland system, which allows for a full range of year round active and passive outdoor and cultural activities for all current and future residents of Aurora
- c) Enhance the ~~Greenlands~~ Aurora's parkland system and connect it to the Greenlands System through a comprehensive network of trails that provide for a continuous greenway in accordance with the Trail Network policies of **Section 15.6, Schedule 'K'** and the Town's Trails Master Plan
- d) ~~These areas will be maintained~~ Maintain parkland as open space with facilities that meet the recreation needs of residents, tourists and visitors, in accordance with the Town's Parks and Recreation Master Plan
- e) Establish parks as placemaking destinations that enhance the public realm experience for a variety of users by providing gathering spaces, opportunities for temporary uses and events, public art, outdoor games, play structures, interactive exhibits, pop-up patios, and food vendors, among other uses.

13.2 Public Parkland Designation

13.2.1 Intent

- a) Lands designated 'Public Parkland' are identified on **Schedule 'A' 'B'** and include Town parks and other publicly owned lands.
- b) The Town of Aurora includes a complex system of existing public parks, open spaces and trails. ~~The public road network is also considered a~~

~~key component of the overall trails network. In the future~~ It is anticipated that this system will be continuously expanded and improved.

- c) Public Parkland may be located within any land use designation. It is the intent of Council that *existing* and new Community and Neighbourhood Parks shall be designated 'Public Parkland'. These areas will be maintained as open space with facilities that meet the recreation needs of residents, tourists and visitors, in accordance with the Town's Parks and Recreation Master Plan.
- d) It is Council's intention to plan and develop a system of pedestrian and bicycle routes and *recreation* trails that will link residential areas, parks and other *recreational* facilities in accordance with the trail network policies of Section X. ~~Where these facilities are located off-road, they shall be identified as linear park space.~~
- e) Public parks and recreation areas shall provide facilities that are suitable and appropriate for the needs of the surrounding neighbourhood.

13.2.2 Public Parkland Components

a) Community Parks

- i. Parkland identified with a Community Park (CP) symbol on **Schedule 'A' 'B'** ~~will generally have an area specific to the environmental, heritage or recreation demand served by the facility. Community Parks~~ are intended to serve the entire community and visitors to the Town.
- ii. Facilities in a Community Park may include major playgrounds, major athletic fields, ~~multiple~~ tennis and multi-purpose courts, skateboard parks, indoor and outdoor ice facilities, seating areas, walkways, community centres and indoor and/or outdoor swimming facilities, leash-free dog zones, water play facilities, picnic areas, trails and walkways, boardwalks, observation areas, interpretive/educational centres, pavilions, museums, horticultural facilities, amphitheatres and visitor service centres.
- iii. Community Parks will have a high level of landscaping, including major entrance features and structured *development* that is limited to that necessary to serve the particular on-site facilities. This may include parking, washrooms, concessions, picnic areas and equipment storage buildings. With the exception of maintenance and upgrades, *development* of a Community Park shall require preparation of a detailed Site Community Park Master Plan including storm water management, *lot* grading, landscaping and lighting. This may include a public pre-consultation process in order to ensure that compatibility with surrounding land uses is considered. The Community Park

Master Plan shall identify the park's role and conceptual design components, including a priority list for improvements over time.

- iv. Community Parks shall range in size from 4 hectares to 8 hectares.
- v. Community Parks may be combined with school sites;

b) **Neighbourhood Parks**

- i) Neighbourhood Parks are identified on **Schedule 'A' 'B'** with a Neighbourhood Park (NP) symbol. They are intended to form the central focus of a neighbourhood and serve the recreation and open space needs of the immediate surrounding residential area. (12.3.4.e in part) Generally, they are located to be a neighbourhood focal point, centrally located and/or are integrated, where possible, with an adjacent natural heritage feature or area.
- ii) Neighbourhood Parks will provide opportunities for active and passive recreation for residents generally within a 400-metre radius.
- iii) Facilities in a Neighbourhood Park may ~~also~~ include playgrounds, athletic fields, tennis and multi-purpose courts, outdoor skating rinks, minor level skateboard parks, seating areas, trails and walkways, water play features, interpretive areas, hard surface areas and leash-free dog zones. This may include parking, washrooms, concessions, picnic areas and equipment storage buildings.
- iv) In all cases, Neighbourhood Parks will have a high level of landscaping and buildings shall be limited to those necessary to serve the particular on-site facilities. With the exception of maintenance and upgrades, development of a Neighbourhood Park shall require preparation of a detailed Site Master Plan including storm water management, lot grading, landscaping and lighting.
- v) Neighbourhood Parks shall range in size from 1.6 hectares to 4 hectares.

c) **Urban Wildlife Park**

- i. An Urban Wildlife Park is identified on **Schedule 'A' 'B'**, with a Wildlife Park Symbol (WP), having a specific focus on ecological management and conservation. (12.3.4.g in part) The Wildlife Park is a significant natural base which is provided in the general vicinity of the East Aurora Wetland Complex and other environmental protection areas within the Greenlands System.
- ii. The Urban Wildlife Park shall provide interpretative information for park users as well as boardwalks and viewing platforms.

- iii. The Town shall continue to engage with its partners (e.g. Ducks Unlimited, the Ministry of Natural Resources, the Conservation Authority and York Region) to maximize the ecological benefits associated with the area.
- iv. There are two primary objectives for the Urban Wildlife Park, these are to provide:
 - As a main priority, a natural environment capable of sustaining populations of existing native wetland/grassland/woodland plant and animal species that are attracted to the diverse landscapes in the adjacent area; and
 - Facilities which allow for passive, natural, resource-based educational and recreational opportunities that are in harmony with the requirements of the local environment.

d) **Parkettes**

- i. Parkettes represent the Town's smallest parks and are intended to provide neighbourhood green space, visual amenity and minor open space areas and/or linkages within the Town in strategic locations throughout the community. They are not identified on **Schedule 'A' 'B'**.
- ii. Parkettes shall be dispersed throughout the community. They are expected to provide key connecting links, provide for chance meetings and enhance the overall open space system.
- iii. ~~Parkettes shall be designed~~ must be of a high quality of design and developed to recognize their unique function and their surrounding context.
- iv. The inclusion of seating, planting areas, public art and other visual amenities are encouraged
- v. Parkettes may be held in public or private ownership. If held in private ownership, and considered part of the parkland dedication requirement, then an easement for public access is required. All Parkettes shall be designed and maintained by the owner, to the satisfaction of Council.
- vi. Parkettes deemed acceptable by the Town shall be accepted toward the parkland dedication requirement.
- vii. Parkettes shall be a minimum of 0.35 hectares in size.

13.2.3 Permitted Uses

- a) Permitted uses on lands identified as 'Public Parkland' on **Schedule 'A' 'B'** include:
- i. Passive and active *recreation* uses;
 - ii. Parks;
 - iii. Trails;
 - iv. Nature and wildlife conservation uses;
 - v. Golf courses;
 - vi. Cemeteries;
 - vii. Commercial and/or office uses accessory to uses i. to iii. above; that specifically serve the primary park use; and
 - viii. Public uses and public and private *infrastructure*;

13.2.4 Policies

- a) Council shall retain, where appropriate, Town-owned lands in public ownership and use these lands for public *recreation* purposes. ~~It is expected that privately owned lands will also continue to contribute to the visual open space of the Town.~~
- b) It is Council's objective to achieve public parkland on a Town-wide basis in accordance with the following servicing ratios, having regard to the Town's Parks and *Recreation* Master Plan:
- i. Community Parks at ~~2.5~~ 1.0 to 1.5 hectares per ~~thousand~~ 1,000 thousand residents;
 - ii. Neighbourhood Parks and Parkettes at ~~5~~ 1.0 to 1.5 hectares per ~~thousand~~ 1,000 residents; and,
 - iii. ~~Linear Parks/Trails at 1.0 hectares per thousand residents.~~
- c) Council shall continue to acquire parkland through the parkland dedication policies of the Planning Act, and by other means at their disposal, including purchase. Council may accept cash-in-lieu of parkland and may use the funds generated to augment the supply of parkland across the Town.
- d) In order to further expand the Town's publicly-accessible parkland system, Council shall encourage the development of conveniently located and highly-accessible Privately Owned Publicly-Accessible Spaces (POPS).
- e) Changes to the size and configuration of the lands identified as 'Public

Parkland' on **Schedule 'A' 'B'** may require an Official Plan Amendment.

- f) The actual locations, sizes, functions and configurations of all components of the parks system that as yet, do not exist, will be confirmed and finalized through subsequent development approvals.
- g) All components of the parks system that meet the minimum size requirements of this Plan shall be accepted by Council as contributing to the parkland dedication requirements of the Planning Act. No component of the parks system shall be accepted as parkland dedication if it incorporates components of an 'Environmental Protection Area' or public utility that encumbers its use for landscaping or building in any way.
- h) Where parkland is dedicated as a result of Planning Act approvals, the boundaries of the parkland will be defined by fencing installed to Council's satisfaction at the developer's expense. Access gates shall be prohibited.
- i) Council may restrict or prohibit *cemeteries* and active outdoor *recreation* activities such as golf courses which could harm the natural environment in Environmental Protection Areas and on the Oak Ridges Moraine. Such uses shall only be permitted with the consent of the Ministry of Natural Resources, the Ministry of the Environment, the appropriate Conservation Authority and, where applicable, the York Region Medical Officer of Health. All appropriate environmental management policies contained in this Plan shall apply to the Public Parkland designation.
- j) Where Public Parkland and recreation uses cannot be appropriately accommodated within the Town's Built-Up Area or Designated Greenfield Areas, the Town will consider situating permitted active parks and outdoor recreational uses within the Oak Ridges Moraine.
- k) The Town will encourage the incorporation of tactical urbanism interventions that enhance the public realm and provide new experiences, which may include but are not limited to the implementation of temporary seating areas, pop-up patios, public art, plantings, community gardens, murals. Temporary uses will also be encouraged within parks such as vendors, temporary markets, food retail and trucks, performance and exhibit spaces and other year-round or seasonal tourism activities.
- l) Development within public parks shall be designed to minimize impact on the natural environment. In addition, the following shall apply:
 - i. Woodland in parks and mature trees shall be protected, maintained, or enhanced where possible; and
 - ii. The placing and removal of fill, and site grading shall be minimized, except for necessary site grading associated with the development of parks, trail systems and erosion/erosion control facilities as approved by the Council.

13.2.5 Design Policies for Public Parkland

Parks are key functional and aesthetic components of a neighbourhood and should be designed to provide a fair distribution of amenity spaces for a range of users, in a linked network.

- a) All parks shall be accessible for all ages and abilities and designed with universal design principles.
- b) ~~Neighbourhood Parks may~~ are encouraged to include elements such as play structures, informal playgrounds, seating, hard surface areas, public art, shaded areas under ~~tree~~ canopies or open air structures, lighting, distinctive ~~tree~~, shrub and ground cover planting.
- c) Community and Neighbourhood Parks should have road frontage for visibility to the park. At a minimum, parks should front on at least two public roads.
- d) All components of ~~the lands designated~~ 'Public Parkland' shall be designed using the principles of CPTED (Crime Prevention Through Environmental Design). ~~All 'Public Parkland' Parks~~ shall be well lit, limited visibility areas should be minimized and opportunities to maximize visibility into 'Public Parkland' from surrounding neighbourhoods and streets should be encouraged.
- e) Elements of the Greenlands System and natural heritage features should be incorporated into the design of parks wherever possible.
- f) Pedestrian access to parks should be clearly defined with landscape or architectural elements to ensure an appealing park presence.
- g) Park design shall buffer adjoining residents.
- h) Where fencing is required, consideration shall be given to fencing that is complementary to the park design and the surrounding neighbourhood.
- i) Street ~~trees~~ should be planted along the edge of parks, while not screening the view into parks.
- j) Seating and shade areas should be designed in concert with trails and walkways and play areas.
- k) The design ~~of parks~~ should provide a focal area or feature that gives character and provides for a range of passive and informal uses.
- l) Pathways ~~within Parkettes~~ should connect to pedestrian sidewalks and trails.
- m) View corridors terminating at ~~Parkettes~~ parks should be highlighted

through landscape treatment and/or built form elements.

- n) Plant material and development materials should contribute to the distinctive character of ~~Parkettes~~ parks.
- o) Council may, at its discretion consider, a public strata park located on top of a privately owned building or structure which may include parking or utilities below the parkland. The appropriateness of a strata park will be assessed through the development process based on its individual merits.
- p) Community mailboxes and information boards should be considered in Parkettes.
- q) Where buildings and structures are permitted, they shall be designed so that the size, scale, construction materials and signage are *compatible* with adjacent uses and that rooftop equipment, waste management and loading areas are screened from view from abutting roads and adjacent residential uses.

13.3 Private Parkland Designation

13.3.1 Intent

- a) The Private Parkland designation is intended to augment the Town's *existing* open space system by providing important physical and/or visual linkages.
- b) Lands designated Private Parkland are intended to serve private outdoor recreation needs and are intended to remain in private ownership.
- c) It is expected that privately owned lands will continue to contribute to the visual open space of the Town.

13.3.2 Permitted Uses

- a) Permitted uses on lands identified as 'Private Parkland' on **Schedule 'A'** **'B'** include:
 - i. Passive and active *recreation* uses;
 - ii. Golf courses;
 - iii. Conservation uses;
 - iv. *Cemeteries*;
 - v. Commercial and/or office uses accessory to uses i. to iii. above; and,

- vi. Public uses and public and private *infrastructure*.

13.3.3 Policies

- a) Owners shall be responsible for controlling access, activities and maintenance of private open spaces, including *cemeteries*.
- b) Owners are encouraged to care for and enhance lands within the Private Parkland designation for the benefit of the environment and future generations.
- c) All relevant Environmental Protection Area and Oak Ridges Moraine policies of this Plan shall apply.
- d) Structures accessory to the ~~open space~~ Private Parkland use, as defined in the Zoning By-Law, shall require Site Plan ~~Agreements~~ approval. The design of such structures or developments shall be sensitive to their environment. The environmental impact shall be evaluated and approved by the applicable agencies, where such lands lie in Environmental Protection Areas as required by this Plan.
- e) Where ~~private open space~~ Private Parkland is publicly accessible, attracts large numbers of people or may cause nuisance, signs, buffers, fences or landscaping shall protect the privacy of adjacent private uses.
- f) In order to facilitate the continuation of Aurora's Trail Network, Council may endeavor to achieve easements or rights of way indicated along the boundaries or through areas of Private Parkland.
- g) When ~~private open space~~ Private Parkland is proposed to be developed for another use, Council may require:
 - i. An evaluation of the environmental impact;
 - ii. Evidence that the proposed use is *compatible* with the surrounding uses;
 - iii. An Official Plan, Secondary Plan and/or Zoning By-Law amendment; and,
 - iv. A Plan of Subdivision and development agreement, including the approval of the applicable agencies.
- h) Where the appropriate Conservation Authority, the Ministry of the Environment and the Ministry of Natural Resources have approved minor infill and *development*, limited extension of uses permitted on the property shall be allowed without requiring an Official Plan Amendment.
- i) Council may restrict or prohibit *cemeteries* and active outdoor *recreation*

activities such as golf courses which could harm the natural environment in Environmental Protection Areas and on the Oak Ridges Moraine. Such uses shall only be permitted with the consent of the applicable agencies. All appropriate environmental management policies contained in this Plan shall apply to the Private Parkland designation.

- j) The provision of private parks or recreation areas which are not intended to be available to the general public shall not constitute park dedication within the meaning of the Planning Act.

14.0 CONSERVING CULTURAL HERITAGE RESOURCES

Preserving heritage enhances the diversity, beauty and richness of the natural and built environments. Rapid social and economic change tend to cause human stress. The presence of heritage helps sustain a sense of perspective and identity and fosters a sense of community. The cultural heritage protection policies of this section are guided by the relevant sections of the Planning Act and the Provincial Policy Statement.

14.1 Objectives

- a) Conserve and enhance recognized cultural heritage resources of the Town for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- c) Promote public awareness of Aurora's cultural heritage and involve the public in heritage resource decisions affecting the municipality.

14.2 General Cultural Heritage Policies

- a) Heritage planning is the joint responsibility of the Provincial Government, the Region and the Town. An Advisory Committee, known as the Aurora Heritage Advisory Committee has been established to provide advice to the Town Council on all matters pertaining to the designation and preservation of heritage conservation districts in accordance with the Ontario Heritage Act.
- b) The Town may use the power and tools provided by the enabling legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in implementing and enforcing the policies of this section. These may include but not be limited to the following:
 - i. The power to stop demolition and/or alteration of designated heritage properties and resources provided under the Ontario Heritage Act and as set out in Section 13.3 of this policy;
 - ii. The power to require a Heritage Impact Assessment and Restoration/Conservation Plan for *development* proposals and other land use planning proposals that may potentially affect a designated or *significant* heritage resource or Heritage Conservation District;

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- iii. Using zoning by-law provisions to protect heritage resources by regulating such matters as use, massing, form, design, location and setbacks;
 - iv. Using the site plan control by-law to ensure that new *development* is *compatible* with heritage resources;
 - v. Using parkland dedication requirements to *conserve significant* heritage resources
 - vi. Identifying, documenting and designating *cultural heritage resources* as appropriate in the secondary and block plans and including measures to protect and enhance any *significant* heritage resources identified as part of the approval conditions; and,
 - vii. Using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and Façade Improvement Program pursuant to the Planning Act, based on financial assessment of available grants and loans pursuant to the Ontario Heritage Act, and heritage property tax reduction/rebate program pursuant to the Municipal Act, and the municipal budget.
 - viii. Prepare a Term of Reference for both Cultural Heritage Evaluation Report and Heritage Impact Assessment in accordance with Provincial policies.
- c) The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced *lot* sizes, reduced setbacks and alternative parking requirements.
 - d) The Town shall implement strategies for the preservation of heritage resources and cultural heritage landscapes including but not limited to ~~acquire~~ heritage easements, community improvement plans, financial incentives, holding provisions within the Zoning By-law, and enter into development agreements, as appropriate, for the preservation of heritage resources and cultural heritage landscapes.
 - e) Landowner cost share agreements should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to the sense of place and *recreational* and cultural amenities that will be enjoyed by area residents.
 - f) Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.
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- g) The Town may participate, as feasible, in the *development* of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.
 - h) Council shall consider, in accordance with the Expropriations Act, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.
 - i) Council shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.
 - j) Council shall cooperate with neighbouring municipalities, other levels of government, conservation authorities, local boards, non- profit organizations, corporations and individuals in the conservation of heritage resources in the municipality.
 - k) The relevant public agencies shall be advised of the *existing* and potential heritage and *archaeological resources*, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.
 - l) Council shall engage with Indigenous communities regarding the identification, conservation, wise use and management of cultural heritage resources and archaeological resources.
 - m) The Council of Aurora, as well as Regional and Provincial authorities shall, where adjacent to significant cultural heritage resources possible, carry out public capital and maintenance works and development activities only involving or adjacent to designated where it has been evaluated and demonstrated that the *heritage attributes of the protected heritage property will be conserved* and other heritage resources and Heritage Conservation Districts in accordance with the policies of this Plan.
 - n) Lost historical *sites* and resources shall be commemorated with the appropriate form of interpretation and may be a requirement of Site Plan approval.
 - o) Council shall maintain its signage and plaquing program for *cultural heritage resources* in the Town.
 - p) Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit *application* system and the heritage permit under the Ontario Heritage Act.
 - q) Sufficient funding and resources shall be committed to implement a communication and education program to foster awareness, appreciation and enjoyment of cultural heritage conservation.
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- r) The Town may develop implementation strategies to participate in certain cultural heritage initiatives offered by other levels of government, including the Federal government's Historic Places Initiative.
- s) Alterations made to a designated heritage property shall comply with the *Ontario Heritage Act* and the Town of Aurora Accessibility Technical Standards except where such alterations are deemed to alter the essential nature or substantially affect the viability of the enterprise, as allowed for under the Ontario Human Rights Code, or affect the defining heritage attributes.
- t) The Heritage Resource Area as identified on **Schedule 'D' 'E'** is considered to be of primary significance to the Town's heritage. Appropriate planning tools shall be applied to the review and approval of any proposed development within the area including site plan control. Redefining or amending the Heritage Resource Area's boundary shall require Council approval.
- u) The Town shall implement the heritage objectives of the Town's Cultural Master Plan in protecting art, cultural and heritage resources.

14.3

Policies for Built Cultural Heritage Resources

- a) The Town will maintain a Register of *Cultural Heritage Resources* that are considered significant and have been identified by one or more of the following means:
 - i. Designated under the Ontario Heritage Act;
 - ii. Protected by an easement entered into under the Ontario Heritage Act;
 - iii. Designated by the National Historic Sites and Monuments Board as a National Historic Site;
 - iv. Identified by the Province of Ontario;
 - v. Endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.
- b) The Register shall contain documentation, including legal description, owner information, statement of cultural heritage value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be systematically reviewed and updated regularly and be accessible to the public.
- c) All significant heritage resources registered shall be designated as being

of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

- d) ~~Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee.~~ The identification and evaluation of cultural heritage resources must be based on meeting one of the following core values:
- i. The property has design value because it is: ~~esthetic, design or physical value;~~
 - is a rare, unique, representative or early example of a style, type, expression material or construction method;
 - displays a high degree of craftsmanship or artistic merit, or;
 - demonstrates a high degree of technical or scientific achievement;
 - ii. The property has historical value or associative value because it: ÷ and/or,
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;
 - Demonstrates or reflects that work or ideas of an architect, artist, builder, design or theorist who is significant to a community;
 - iii. The property has contextual value because it:-
 - Is important in defining, maintaining or supporting the character of an area;
 - Is physically, functionally, visually or historically linked to its surroundings, or;
 - Is a landmark in accordance with O.Reg. 9/06, s.1(2).
- e) Priority will be given to designating all Group 1 heritage resources in the Register and heritage *cemeteries* under the Ontario Heritage Act.
- f) The Town will give immediate consideration to the designation of any

heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

- g) Council may adopt a Demolition Control By-Law to prevent the demolition, destruction or inappropriate alteration of residential heritage buildings.
- h) Designated and significant *cultural heritage resources* in the Town are shown in the Properties of Cultural Heritage Value or Interest Map.
- i) Heritage resources will be protected and *conserved* in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.
- j) Protection, maintenance and stabilization of *existing* cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- k) Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit *application* to be submitted for the approval of the Town.
- l) Council may require that a heritage impact assessment be prepared by a qualified professional to the satisfaction of the Town, for any proposed alteration, construction, or any *development* proposal, including Secondary Plans, involving or *adjacent* to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not *adversely affected*. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such *applications*:
 - i. The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
 - ii. The current condition and use of the building or structure and its potential for future adaptive re-use;
 - iii. The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
 - iv. Demonstrations of the *community's* interest and investment (e.g.

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- past grants);
- v. Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
 - vi. Planning and other land use considerations.
- m) A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such *applications*.
 - n) All options for on-site retention and integration of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
 - i. On-site retention in the original use and integration with the surrounding or new *development*;
 - ii. On site retention in an adaptive re-use;
 - iii. Relocation to another *site* within the same *development*; and,
 - iv. Relocation to a sympathetic *site* within the Town.
 - o) In the event that demolition, salvage, dismantling or relocation of a *built heritage resource* or cultural heritage landscape is found to be necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.
 - p) In the event that demolition, salvage, dismantling or relocation of a *built heritage resource* or cultural heritage landscape is found to be necessary as determined by Council, salvageable heritage material shall be preserved, acquired or donated to the Town in accordance with the Town's Architectural Salvage Program Guide.
 - q) The above-noted archival documentation must be prepared by a qualified person and include at least the following as appropriate, or additional matters as specified by the Town:
 - i. Architectural measured drawings;
 - ii. Land use history; and
 - iii. Photographs, maps and other available material about the cultural heritage resource in its surrounding context.
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- r) Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.
- s) Every endeavor shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the Ontario Heritage Act, the Heritage Property Tax Relief Program under the Municipal Act and municipal sources.
- t) The Town may modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- u) Guidelines for Securing Vacant and Neglected Heritage Buildings shall be developed by the Town to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.
- v) Council may delegate to staff the power to approve certain classes of alterations of designated properties to facilitate timely processing of such *applications*.
- w) There shall be no alteration or demolition of designated Part IV properties except in accordance to the Ontario Heritage Act, unless Council has approved the alteration or demolition.

14.4 Policies for Cultural Heritage Landscapes

- a) The Town shall undertake a Cultural Heritage Landscape Study to identify and maintain an inventory of *cultural heritage landscapes* as part of the Town's Cultural Heritage Register to ensure that they are accorded with the same attention and protection as the other types of *cultural heritage resources*.
- b) Significant *cultural heritage landscapes* shall be designated under the Ontario Heritage Act and added to the Heritage Register, or established as Areas of Cultural Heritage Character as appropriate.
- c) The Town may use parkland dedication provisions to secure a *cultural heritage landscape*.
- d) Owing to the spatial characteristics of some *cultural heritage landscapes* that may span across several geographical and political jurisdictions, the Town shall cooperate with neighbouring municipalities, other levels of government, conservation authorities and the private sector in managing and conserving these resources.

14.5 Policies for Heritage Conservation Districts

- e) Existing Designated Heritage Conservation Districts are shown on **Schedule 'D' 'E'**. Within these Districts, all *applications* and all permits shall be reviewed in accordance with the approved District Plan and in

accordance with Section 13.5m of this Plan. In addition, new District Plans shall be shown on **Schedule ~~D~~ 'E'**; such additions to **Schedule ~~D~~ 'E'** will not require an amendment to the Official Plan.

- f) Lands within the Heritage Resource Area may be considered for a Heritage Conservation District Plan.
- g) Prior to designating an area as a Heritage Conservation District under Part V of the Ontario Heritage Act, the Town shall undertake a study to:
 - i. Assess the feasibility of establishing a Heritage Conservation District;
 - ii. Examine the character, appearance and cultural heritage significance of the Study area including natural heritage features, vistas, contextual elements, buildings, structures and other property features to determine if the area should be preserved as a heritage conservation district;
 - iii. Recommend the geographic boundaries of the area to be designated and the objectives of the designation;
 - iv. Recommend the content of the Heritage Conservation District Plan;
 - v. Recommend changes required to be made to the Town's Official Plan, and any by-laws including zoning by-laws; and,
 - vi. Share information with residents, landowners and the public at large, as to the intent and scope of the study.
- h) To control *development* prior to the designation of a Heritage Conservation District, the Town may enact an Interim control By-law. During the study period, which can last up to one year, alteration works on the properties within the proposed Heritage Conservation District study area including erection, demolition or removal may be prohibited.
- i) Properties already designated under Part IV of the Ontario Heritage Act may be included as part of the Heritage Conservation District to ensure comprehensiveness of the District.
- j) Properties in a Heritage Conservation District may also be designated under Part IV of the Ontario Heritage Act to ensure consistent and effective protection.
- k) A Heritage Conservation District Plan shall be prepared for each designated district and include:
 - i. A statement of the objectives of the Heritage Conservation District;

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- ii. A statement explaining the cultural heritage value or interest of the Heritage Conservation District;
 - iii. Description of the heritage attributes of the Heritage Conservation District and of the properties in the district;
 - iv. Policy statements, guidelines and procedures for achieving the stated objectives and for managing change and growth in the Heritage Conservation District; and,
 - v. A description of the types of minor alterations that may be allowed without the need for obtaining a permit from the Town.
- l) Minimum standards for the maintenance of the heritage attributes of property situated in a Heritage Conservation District must be established and enforced.
 - m) Any private and public works proposed within or adjacent to a designated District shall respect and complement the identified heritage character of the District as described in the Plan.
 - n) When a Heritage Conservation District is in effect, public works within the District shall not be contrary to the objectives set out in the District Plan. Further, no by-law shall be passed that is contrary to the objectives as set out in the District Plan. In these respects, the District Plan shall prevail.
 - o) A Permit is required for all alteration works for properties located in the designated Heritage Conservation District. The exceptions are interior works and minor changes that are specified in the Plan.
 - p) A Heritage Impact Assessment may be required as part of a heritage permit *application* and shall provide information as specified by the Town.
 - q) In reviewing all *applications* and all permits, the Town shall be guided by the applicable Heritage Conservation District Plan and the following guiding principles:
 - i. Heritage buildings, cultural landscapes and archaeological *sites* including their environs should be protected from any *adverse effects* of the proposed alterations, works or *development*;
 - ii. Original building fabric and architectural features should be retained and repaired;
 - iii. New additions and features should generally be lower than the *existing* building and be placed to the rear of the building or set-back substantially from the principal façade; and,
 - iv. New construction and/or infilling should fit harmoniously with the
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immediate physical context and streetscape and be consistent with the *existing* heritage architecture by among other things: being generally of the same height, width, mass, bulk and disposition; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

- r) Council may delegate to Town staff the power to grant permits for certain classes of alterations to be made to properties in a designated Heritage Conservation District.
- s) *Development* proposed adjacent to a designated Heritage Conservation District shall be scrutinized to ensure that it is *compatible* in character, scale and use. A Heritage Impact Assessment may be required for such proposals.

14.6 Policies for Archaeological Resources

- t) The Town shall cooperate with the Provincial Government to designate Archaeological Sites in accordance with the Ontario Heritage Act.
- u) The Town shall adhere to the provisions of the Cemeteries Act as it pertains to *archaeological resources*.
- v) The Town shall, in consultation with the Provincial Government, keep confidential the existence and location of archaeological *sites* to protect against vandalism, disturbance and the inappropriate removal of resources.
- w) All *archaeological resources* found within the Town of Aurora shall be reported to the Province.
- x) An Archaeological Management Master Plan may be prepared to evaluate known *archaeological resources*, identify and map known archaeological *sites*, and *areas of archaeological potential* and establish policies and measures to protect them.

~~Every endeavor shall be made to leave archaeological *sites* undisturbed.~~

- y) All *development* or *site alteration* proposed on an archaeological *site* or a *site* identified as having archaeological potential, shall be required to prepare a Stage 1 Archeological Assessment. A Stage 1 Archeological Assessment shall be required as part of the approval condition of a secondary or block plan. The assessment shall be provided by the development proponent and prepared by a licensed archaeologist. Further, where warranted by a Stage 1 Archeological Assessment, Draft Plan of Subdivision/Condominium and/or *applications* for Site Plan Approval shall be accompanied by a Stage 2 Archeological Assessment or higher stage Archeological Assessment if required, provided by the development proponent and prepared by a licensed archeologist.

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- z) All archaeological assessment reports shall be ~~approved~~ reviewed by the Province. A copy of the assessment report shall also be provided to the Town for comment to ensure that the scope is adequate and consistent with the conservation objectives of the municipality. Access to these archaeological assessment reports submitted to the Town shall be restricted in order to protect *site* locations in accordance with the Ontario Heritage Act.
 - aa) *Archaeological resources* identified in the archaeological assessment shall be documented, protected, salvaged, *conserved*, and integrated into new *development* as appropriate.
 - bb) If *archaeological resources* are identified Indigenous communities shall be consulted in the identification, conservation, wise use and management of the *archaeological resources*.
 - cc) If human remains are identified the Town shall adhere to the provisions of the *Funeral, Burial and Cremation Services Act, 2002 (S.O. 2002, c.33)*, the *Ontario Heritage Act*.
 - ~~dd) If warranted, the Town shall make regulation for the removal of *archaeological resources* from an archaeological site in accordance with the Ontario Heritage Act, and the requirements of the Province and the municipality.~~
 - ee) Proper archaeological methods and techniques shall be used in the survey and excavation of archaeological *sites* and in the treatment, disposition, maintenance and storage of *archaeological resources*.
 - ff) Council shall prepare a contingency plan ~~shall be prepared~~ for emergency situation to protect *archaeological resources* on accidental discoveries or under imminent threats.

14.7

Policies for Town-owned Cultural Heritage Resources

- gg) The Town will designate all Town-owned *cultural heritage resources* of merit under the *Ontario Heritage Act* and prepare strategies for their care, management, and stewardship.
 - hh) The Town will protect and maintain all Town-owned heritage resources to a good standard to set a model for high standard heritage conservation.
 - ii) Town-owned heritage resources shall be integrated into the community and put to adaptive reuse, where feasible.
 - jj) In the event that the ownership status is changed, the Town shall enter into an easement agreement with the new owner or lessee to ensure the continuous care of these resources, and, where appropriate, maintenance of public access.
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- kk) When the potential re-use or a change in function of a Town- owned heritage resource is being contemplated, the potential adverse impacts to the heritage attributes and significance shall be carefully considered and mitigated.
- ll) The Town of Aurora Accessibility Standards will be applied to public heritage facilities and will be assessed on a case-by-case basis to determine the most effective and least disruptive means of retrofit, where required, to improve accessibility for persons with disabilities.

14.8 Policies for Heritage Cemeteries

- mm) All *cemeteries* of cultural heritage significance shall be designated under the Ontario Heritage Act including vegetation and landscapes of historic, aesthetic and contextual values to ensure effective protection and preservation.
- nn) The heritage integrity of cemeteries shall be ~~giving~~ careful consideration at all times. Impacts and encroachment shall be assessed and mitigated and the relocation of human remains shall be avoided.
- oo) Archaeological and Heritage Impact Assessments, prepared by qualified heritage conservation professionals, shall be required for land use planning activities and development proposals on lands adjacent to heritage *cemeteries*.
- pp) Standards and design guidelines for heritage cemeteries conservation shall be developed, including the design of appropriate fencing and commemorative signage.

15.0 CONNECTING THE TRANSPORTATION NETWORK PROVIDING SUSTAINABLE INFRASTRUCTURE

The Town's transportation ~~infrastructure~~ system, including its transportation, transit and active transportation ~~pedestrian networks, transit system, sewer, water and stormwater systems and utilities, serve an~~ have an essential role in supporting the growth of a complete community ~~a community's successful operation and ability to support development~~. The policies of this Plan seek to ensure Aurora's the growth of a robust, multi-modal transportation system ~~physical infrastructure is developed to that meets~~ the needs of all residents and ~~are is~~ consistent with the Town's objectives for managed growth and sustainable development.

15.1 Objectives

- a) Promote Active Transportation and the use of alternate transportation modes such as transit, walking and bicycling to reduce the dependence on the private motor vehicle.
- b) Support the York Region Transit system ~~a basic, dependable, accessible and integrated transit system~~, as an essential, environmentally significant public service through appropriate land use and urban design ~~and transit management~~ policies.
- c) Ensure the *development* and maintenance of a safe, comfortable and enjoyable environment for pedestrians and cyclists, along roads and trails.
- d) Ensure safe and convenient mobility for persons with special needs.
- e) Promote Transit Oriented Development (TOD) and implementation of Travel Demand Management (TDM) measures in order to reduce the single-occupant vehicle usage and to encourage other modes of transportation such as walking, cycling, and public transit to and from the Town of Aurora.
- f) Promote and facilitate a complete streets design approach to new and existing streets that balance the needs of multiple modes of travel, as well as individuals of varying ages and abilities.

15.2 General Transportation Policies

- a) New facilities or major improvements to the *existing* transportation system will only occur where such improvements are consistent with the *existing* character and amenities of the community and comply with the Region's Transportation Master Plan Update and consider York Region's Designing Great Street guidelines (November 2009).
- b) Major capacity improvements to the *existing* road system will only occur

when the need exists and all reasonable traffic control options have been implemented.

- c) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on *existing* and future residential *development*.
- d) Notwithstanding any other provisions of this Plan, transportation uses on lands located within the Oak Ridges Moraine Area shall be subject to the policies of the Oak Ridges Moraine Conservation Plan and this Plan.
- e) The Town shall ~~To plan and implement, including land takings necessary for,~~ continuous collector streets in both east-west and north-south directions in each concession block, in all new ~~urban developments, including new~~ community areas.
- f) The Towns shall support transportation infrastructure designs that facilitate the creation of healthy, walkable complete communities by promoting the use of active transportation, transit, and carpooling.
- g) *Travel Demand Management (TDM)* measures shall be identified and developed as part of any *major development* or *redevelopment* in order to reduce the single-occupant vehicle usage and to promote other modes of transportation such as walking, cycling, and public transit.

15.3

Policies for Roads

- a) The transportation network, for purposes of right-of-way protection, is shown on Schedules 'I' and 'J'. The transportation network is intended to provide for the efficient and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Schedules 'I' and 'J', together with the following policies, forms the basis for the provision of roads, trails, right-of-way widths and access controls. ~~Provincial Highways and Regional Roads are subject to Provincial and Regional requirements and permits in addition to the other policies of this Plan.~~
- b) ~~All road improvements and new road projects shall be undertaken, in accordance with the provisions of the Municipal Engineers Association's Municipal Class Environmental Assessment (Municipal Class EA).~~
- c) All road improvements and new road projects shall incorporate universal design policies for designing accessible and safe streets.
- d) All road improvements and new roads projects shall consider integrating complete streets design approaches and York Region's Designing Great Street guidelines.
- e) All proposed *development* located adjacent to, and in the vicinity of a Provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will

also be subject to the approval of the Ministry of Transportation. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.

- f) The functional road classification and associated guidelines of this Plan pertain to Highway 404, Arterial Roads, Collector Roads, Local Roads and Lanes. Highways and the Arterial and Collector Road network are as shown on Schedule 'I'. This Plan reflects the Town's proposed road improvements for the next 20 years. Roads are intended to function in accordance with the following policies:
 - i. Highway 404 is a controlled access freeway with little access to *adjacent land*. Its function is to carry traffic at higher speeds and provide for longer trips in and outside the community of Aurora. Highway 404 is controlled and managed by the Province of Ontario. The design and location of access will be strictly controlled so that any service to *adjacent land* does not detract from the primary function of moving traffic. It is anticipated that improvements to Highway 404 will be implemented over time, including a potential interchange at St. John's Sideroad.
 - ii. Regional Roads accommodate a wide range of transportation modes including walking, cycling, transit, automobile use and goods movement. Regional Roads are controlled and managed by the Region of York, and relevant policies are found in the York Region Official Plan. Where streets travel through existing communities, streetscapes shall be designed to encourage walking, cycling and transit use. Vehicular access to properties adjacent to Regional Roads can be permitted although the number, design and location of access points will be controlled so that the service to adjacent land does not detract from the primary function of moving the various modes of transportation.
 - iii. Regional Roads will generally limit private land access to *existing lots*, and commercial and industrial uses, with new residential access permitted only where traffic movement, volume, speed and safety are not compromised, no alternative local or collector road access is available and the entrance criteria of the Region are met.
 - iv. Regional Roads will generally have a basic right-of-way width of between 20.0 and 45.0 metres, as identified on Schedule 'J' and as articulated in the York Regional Official Plan. Additional width for turn lanes and transit stations will be required subject to future Transportation and Class Environmental Assessment studies.
 - v. Sidewalks, with shade *trees* are required, where possible, on both sides of all Regional Roads. Bicycle lanes are to be considered on Arterial Roads where they are generally identified as bicycle routes on Schedule 'K' and in accordance with the

Region's Pedestrian and Cycling Master Plan.

- vi. Yonge Street, between Vandorf Sideroad and just south of St. John's Sideroad, as shown Schedule 'I' is a municipal arterial road, and shall be subject to the detailed policies of ~~the~~ **Section 44.0 9** of this Plan, as they relate to the Aurora Promenade.
- vii. Municipal Collector Roads are identified on Schedule 'I'. They are intended to carry traffic between Regional Roads and the Municipal Local Roads. Through traffic will be discouraged from using these roadways. Limited access to properties abutting these roadways will be permitted. Municipal Collector Roads will generally have a right-of- way width of between 20.0 and 24.0 metres.

Sidewalks, with shade ~~trees~~ where possible, are required on both sides of all Municipal Collector Roads in accordance with the Town's policies for sidewalk installation. Bicycle routes are to be considered on Collector Roads where they are generally identified on Schedule 'I'.

- viii. Municipal Local Roads, which are not formally identified on Schedule 'I', are designed to accommodate only low volumes of traffic at low speeds and generally only serve local area trips. Local Roads will generally have a minimum right-of-way width of between 18.0 and 22.0 metres, however this may be further reduced in accordance with policy 14.2.1 g) ~~circumstances where adequate snow storage capacity can be provided within the right-of-way and/or alternative development standards have been approved by the Town.~~

Sidewalks are not required for cul-de-sacs with 30 units or less, unless the paths or walkways are within the cul-de- sac. Sidewalks on both sides of the street shall be required where adjacent to high pedestrian generators like schools, *institutional uses* or commercial uses. All public walkways will be required to connect to the sidewalk. The municipality may require further enhancements to this policy in consideration of principles for a pedestrian- friendly and walkable community.

- g) Notwithstanding the provisions of Section d) above, alternative road development standards may be permitted where such standards complement the policies of this Plan, and are acceptable to Council. Further, such standards may only be employed provided it can be demonstrated that adequate on-street parking and snow storage can be provided without impeding normal traffic flows. These measures shall be implemented through the subdivision approval process.
- h) In the design of all roads except Provincial Highways, particular regard will be given to adequate space and safety provisions for the movement of pedestrians and cyclists, with a clear system of through routes and for

safe transfers on and off of transit vehicles.

- i) The coordinated installation of *utilities*, sidewalks, trails, bicycle routes, lighting and *tree* planting will be part of the planning, design, and *development* of all roads.
- j) Specific lane requirements and road cross sections shall be determined at the detailed design stage and will, in addition to traffic demand, be based upon planning considerations such as preservation of mature *trees* and the overall effect upon the streetscape. Pedestrian and cyclist needs will be given equal consideration as that of vehicular operational efficiency.
- k) *Development* and *redevelopment* proposals that require an Amendment to this Plan or the Zoning By-law may be required to carry out and implement a Traffic Impact Study. Developments adjacent to Highway 404 are subject to the safety requirements and permit control of the Province.
- l) *Development and redevelopment proposals within 300 metres of a railway line shall be required to submit a noise and vibration study to the satisfaction of the Town.*
- m) *Development and redevelopment proposals adjacent to arterial roads or collector roads may be required to carry out a noise and vibration study to the satisfaction of the Town.*
- n) Road Widenings and Intersection Improvements and Alignments:
 - i. In the policies identifying road function, this Plan has identified road allowance width parameters. These are the basic widths required to provide for traffic surfaces, boulevards, sidewalks, multi-use trails, utility locations and ditches. The identified road allowance widths are based on the *existing* situation, expected future *development* and the intended road function. ~~For the purposes of the Planning Act, Each road identified described or shown on Schedule 'J' shall be subject to road widenings and lands may be required to be dedicated land to Town for the road's planned ultimate right-of-way during development, considered a "highway to be widened" and the identified road allowance width plus the widths specified in this Plan shall determine the extent of the required widening;~~
 - ii. The Region and/or the Town may require, at intersections, road widenings for daylighting triangles in order to provide sufficient sight distances, turning lanes and locations for traffic control measures;
 - iii. The Region and/or the Town may require turning lanes at any other locations along roads to provide safe and appropriate access to major generators or attractors of traffic. Dimensions of

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- such widenings shall be in accordance with the applicable standards of the Region and/or the Town;
- iv. Where a road allowance is identified as including, or comprising part of a bicycle route or trail system, the Region and/or Town may require additional road widenings for a cycling lane or trail. The minimum width for such a dedicated widening shall be 1.5 metres per side;
 - v. The Region and/or the Town may, under certain topographic conditions, require a greater road allowance width in order to address appropriate design or traffic safety measures. Where such circumstances are encountered, a further 10 metres may be added to the road allowance widths that are established through the policies of this Plan;
 - vi. In addition, where topographic conditions make it impractical or prohibitive to expand a road allowance to an equal extent on both sides then the Town may acquire a greater portion, or the entire extent, of the required widening on only one side of the *existing* allowance.
 - vii. Where a dedication of land is being required as a condition of a *development* approval, the land owner shall only be required to dedicate a widening equivalent to 50 percent of the total required width to bring the road width up to the width specified for the applicable road classification; and,
 - viii. Implementation of any ~~arterial~~ signalized intersection improvements on Regional Arterial Roads is subject to approval by the Region and should adhere to the Region's Traffic Signal Warrant Policy.
- o) Where a road allowance is less than the prescribed width, and additional widenings are required in accordance with the transportation policies of this Plan, or to achieve an appropriate geometric alignment, the Town may require that such widenings or realignments be obtained through the development approval process through dedication in accordance with the Planning Act.
 - p) In areas where the majority of the *existing* land uses along a road, or a significant portion of a road, is developed at the time that this Plan is adopted, then the standards for the right-of-way of the road, as specified by this Plan, shall act only as a guide. Further evaluations may be undertaken to determine a practical right-of-way width that can serve both vehicular and non-vehicular traffic requirements along the road while minimizing the negative impacts on *existing development*.
 - q) Notwithstanding any other policy of this Plan, in the case of the construction or reconstruction of Yonge Street or Wellington Street where they are located, respectively, within the Aurora Promenade,
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particular regard shall be had to the preservation or enhancement of the character of the historic commercial “mainstreet” sections. For these roads, no right-of-way widenings beyond the *existing* right-of-way shall be considered, and further, the preparation of a detailed Streetscape Plan shall be required and implemented by the Town. Such plans shall include opportunities for enhanced pedestrian sidewalk zones, street *tree* planting and provision for on-street parking in accordance with the relevant policies of this Plan.

15.4 Design Policies for Roads

- a) The Region and/or the Town shall consider the following as general design policies for roads and the road network:
 - i. Provide a grid of ~~Regional Arterial Roads, and Municipal Collector Roads and Municipal Local Roads and associated public open spaces~~ that organizes *development*, is pedestrian and bicycle friendly, is highly connected and supports transit;
 - ii. Provide for multiple mid-block connections to the Arterial Roads that contribute to the interconnects of the Town’s transportation network.
 - iii. ~~ensure that the road and road pattern~~ Establishes a fine grain grid pattern of local roads and small ~~development blocks that enhance walkability that achieve an orderly pattern of development and visual diversity;~~
 - iv. Design all roads to accommodate provide access for pedestrians and bicycles and as well as vehicles and ensure pedestrian linkages to , opportunities for vistas, view corridors and pedestrian amenity areas and space for utilities and services;
 - v. Design all streetscape elements including plantings, *trees*, sidewalks, utility poles, paving patterns, bicycle racks, seating, natural or built shade structures, signage and waste/recycling receptacles to be consistent and complementary to the character of the community;
 - vi. Design street lighting with regard for vehicular, cyclist and pedestrian requirements so that the size, height, and style of lighting reflect the hierarchy of the road and complement the character of the community;
 - vii. Locate all *utilities* underground where feasible. Where components of utilities must be located above ground, they should be located within the public right-of-way or on private property, such as a rear lane or in locations where there is no conflict with the street *tree* planting line; and,
 - viii. Utility providers will be encouraged to consider innovative

methods of containing utility services on or within streetscape features including, but not limited to, entryways, lamp posts and transit shelters when determining appropriate locations for larger equipment and cluster *sites*.

15.5 Policies for Commercial Traffic

- a) ~~It is the policy of Council, in recognition of~~ recognizes the importance of an efficient goods movement system to the health of the Town's economy, ~~to~~ and shall give appropriate weight to the consideration of the need to move goods, products and other materials in the resolution of transportation issues.
- b) ~~The following policies will ensure protection of residential neighbourhoods with regard to commercial traffic:~~
- c) Through-movement of large commercial vehicles will generally be restricted on Municipal Local and Municipal Collector Roads within residential neighbourhoods and roads identified as historic mainstreets wherever possible; and,
- d) Activities generating substantial commercial traffic will be located near or adjacent to Highways 404 and/or Regional Roads.
- e) Traffic calming design features shall be implemented to mitigate potential issues arising from higher commercial vehicle traffic on residential streets.
- f) The Town shall maintain and protect efficient goods movement corridors as identified in the Region of York's Transportation Plan.

15.6 Sustainable ~~Active~~ Transportation Policies

Sustainable modes of travel such as active transportation and transit have a vital role in supporting the creation of a healthy, safe, complete community. The reduction in automobile dependence, and promotion of physical activity can reduce motor vehicle injuries, lower emissions, and support a healthy lifestyle for residents.

15.6.1 Active Transportation and Aurora Trail Network Objectives

- a) ~~The Town of Aurora includes an evolving transportation system that moves people and goods via roads, public transit, trails, pedestrian linkages and bicycle routes. In recognition of the health and environmental benefits associated with active transportation, it is a~~ priority of this Plan to facilitate an active and integrated *multi-modal* transportation system that is safe, efficient, economical, convenient and comfortable while respecting the heritage features and character of the community. The Town's Active Transportation Network is shown on Schedule 'K'. In addition to the general objectives for providing sustainable *infrastructure*, the objectives of the Town with respect to

Active Transportation are:

- i. ~~To promote *multi-modal* access throughout the community; and~~
- ii. To encourage an active, healthy lifestyle for the citizens of Aurora;
- iii. To create a *multi-modal* transportation system that has regard for the environmental, social and aesthetic character and amenities of the community;
- iv. To develop a *multi-modal* transportation system that is
Compatible with existing and future land use patterns;
- v. To provide a *multi-modal* transportation system which encourages convenient movement within the community as well as providing linkages to external *transportation systems outside within the Town, the Region and throughout the Province;*
- vi. To provide a highly interconnected, efficient and safe system of routes for pedestrians and cyclists that accommodates functional as well as *recreational* facilities and that includes features such as wide sidewalks, benches, waste receptacles, bicycle racks, crosswalks, lighting and shade;
- vii. To achieve a pattern and density; ~~and,~~
- viii. To improve accessibility to transit ~~and transportation~~ facilities for special user groups;
- ix. To work with the Region to coordinate *infrastructure* within Regional rights-of-way for operating and capital components, including street lighting, sidewalks and cycling facilities; ~~and,~~
- x. To provide sidewalks and street lighting on both sides of all streets with transit services; and
- xi. To promote and facilitate active transportation programs such as “bike-to-work”, walking to school programs, and active recreational community events.

15.6.2 **Aurora Trail Network Policies**

- a) The Aurora Trail Network shall serve non-motorized movement such as walking, jogging, cycling, cross county skiing or snowshoeing as outlined in the Town of Aurora Trails Master Plan. It will link the Greenlands System, including the *existing* and proposed off-road trails, with destinations such as schools, *recreation* centres, service commercial facilities, *employment areas*, shopping areas, and the Aurora Promenade. The trail network shall be conducive to an urban form and

structure which is friendly to non-motorized users, and the environment. Schedule 'K' of this Plan shows the Aurora Trail Network conceptually as recommended in the Town of Aurora Trails Master Plan.

- b) Implementation of the proposed Auroral Trail Network will occur, in accordance with the Trails Master Plan, mainly when *development, redevelopment* and public works projects take place. Secondary Plans, Plans of Subdivision and Site Plans may modify, supplement or extend the Aurora Trail Network Concept shown on Schedule 'K' of this Plan, without requiring an Amendment to this Plan, as long as the changes reflect the policies of this section and the Trails Master Plan.
- c) Trail lands shall be provided at a ratio of 1 hectare per 1000 residents.
- d) Council shall consult with and obtain approval from the appropriate Conservation Authority where trails are proposed within flood prone and/or regulated areas or where they cross *areas of natural and scientific interest (ESA and ANSI's.)* or are in proximity to *wetlands*.
- e) The Aurora Trail Network shall, where possible, link with the Regional/Provincial trail networks and the systems of adjacent municipalities, both in the north-south and east-west direction.
- f) The Aurora Trail Network shall also serve to support the interrelationships of the ecosystems in Environmental Protection Areas as per the relevant policies of this Plan. Allowance for the needs of wildlife shall be incorporated wherever possible.
- g) Council will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System.
- h) The location and creation of ~~Recreational uses or~~ trails shall not interfere with the primary ecological function of ~~valley systems~~ Environmental Protection Areas. Where possible, trails shall be placed on level shoulders of the valley, in buffers to natural features and / or in already disturbed areas to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- i) Council shall place priority on developing the Aurora Trail Network and Greenlands System along the Holland River and in the Oak Ridges Moraine area.
- j) To acquire trail lands which complement and link the Greenland System, Council may obtain easements:
 - i. Under the Ontario Hydro Power Commission right of way where this coincides with the proposed linear open space system;
 - ii. To link the trail system to plateaus which allow exceptional vistas;

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- iii. To ensure access and egress at key focal points and destinations in the *community*; and,
 - iv. To eliminate missing links in the network.
 - k) Council will encourage community involvement and support in implementing, maintaining and improving the trail network.
 - l) Council will take measures to increase public awareness of the Linear Open Space System/Aurora Trail Network.
 - ~~m) Should the Trails Master Plan be amended and approved by Council, the policies of this Plan shall be updated without the necessity of an Official Plan Amendment.~~
 - n) The Town shall prepare an Active Transportation Master Plan that identifies opportunities to expand sidewalks, cycling facilities, transit facilities, and active transportation programs for all ages and abilities.
 - o) In facilitating a robust multi-modal transportation system, the Town will support the realization of new Active Transportation Routes consistent with Schedule K and new active transportation connections to the Aurora GO Station Major Transit Station.
 - p) Layout, design, construction and operation of trails shall be consistent with the Trails Master Plan and where possible:
 - i. Aim to provide an east-west and north-south non- motorized circulation grid:
 - As an alternative to the arterial road system;
 - Linking and integrating the components of the Greenlands system;
 - Utilizing:
 - Natural features such as valleys, ridges and woodlots,
 - Parks and other public and semi-public open spaces,
 - Easements, and
 - Roads;
 - ii. Make reasonable efforts to keep these trails vital, safe, comfortable and in operational condition;
 - iii. Minimize conflicts with other modes of transportation through signage, appropriate grades, surfacing width and delineation of rights-of-way, and well-designed transitions where trails merge
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- with roads;
 - iv. Allow for provision of support facilities such as bicycle stands, public phones, and rest spaces;
 - v. Provide signs to enable users to find their way and to ensure appropriate and enjoyable use of the facilities;
 - vi. Use permeable surfacing where possible;
 - vii. Encourage naturalization and refurbishing of native vegetation;
 - viii. Use native vegetation to screen conflicting uses or structures;
 - ix. Investigate and provide grade separated crossings, over water courses where feasible and necessary to the scale of the watercourse, subject to approval from the appropriate jurisdiction;
 - x. Investigate and explore providing grade separated crossings at key intersections of trails with railways and Arterial Roads; where trails cross roads at grade between intersections, signs and where appropriate pedestrian activated signals shall assist safe crossing and orientation;
 - xi. At grade crossing of trails at Regional Roads should only be made at controlled intersections to the satisfaction of York Region;
 - xii. Aim to comply with the Town's standards of design, construction and ~~maintenance and that Regional Road crossings shall be controlled to the satisfaction of the York Region; and,~~
 - xiii. Provide a vegetative buffer to all watercourses to the satisfaction of the Conservation Authority.
- q) Sections of the trail network which follow along public roads shall, where resources permit:
- i. Feature special signage to help orient trail users and alert vehicular traffic;
 - ii. Be separated and/or screened from vehicular traffic;
 - iii. Be sufficiently wide to accommodate different types of non-motorized movement;
 - iv. Receive priority in *tree* planting, landscaping and street furniture such as lighting, benches, waste bins, public phones and other features to enhance the safety and amenity of the trail; and
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- v. Comply with the Town's regulations for sidewalks.
- r) Council shall support increased opportunities for cycling along Regional Roads, including Wellington and Yonge Streets, while having regard for the Active Transportation policies of this Plan.
- s) When railway, public works, hydro electric or other public and semi-public agencies undertake improvements to their facilities or properties, they shall be urged to comply with the policies this section of the Plan. Efforts shall be made to legalize *existing* trespass crossings. Any proposed rail crossing or portion of the trail system which abuts the railway right-of-way, shall comply with National Transportation Agency regulations, Transport Canada and Canadian National Railway safety and security standards; where trails cross or follow electric transmission lines, requirements of Ontario Hydro One shall be met.

15.6.3 Policies for Public Transit

- a) It is the intent of this Plan to promote the use of public transit as an alternative to the use of private motor vehicles. As such, public transit is considered to be a priority in the interest of reducing traffic, reducing greenhouse gas emissions, promoting Active Transportation and the avoidance of road expansions through established neighbourhoods.
- b) The public transit system shall be an integral part of the transportation network.
- c) The Aurora GO Station *Major Transit Station* shall be recognized a transit hub within the Town with a focus of providing new transit connection.
- d) The Town shall explore and implement a Smart Commute program, High Occupancy Vehicle Lanes, Transit Priority Lanes, a Commuter Parking Management Strategy, and other strategies set out in the Region's Transportation Mater Plan.
- e) In the planning and design of public transit routes, stations, bus stops and transfer points, the following criteria will be applied:
 - i. Stations, stops and bus routes will be located so as to allow safe pedestrian access to as many residences, employment locations, secondary and post-secondary schools, major shopping centres and public facilities in the urban area that are beyond the maximum walking distance as possible;
 - ii. In areas to be developed or redeveloped, land use development will be designed to incorporate land use, densities and road patterns that facilitate use of public transit and permit convenient access to ~~major~~ transit routes;
 - iii. In the planning and operation of public transit services, facilities

for comfortable and convenient pick-up will be provided, including off-line bus bays, where possible. Transit stops will be located within 500 metres of 90% of residents, and within 200 metres of 50% of residents in the Urban Area to minimize walking distance, as well as to implement the service standards set out by York Region Transit; and,

- iv. Where new developments ~~are~~ is located adjacent to *existing* or planned transit routes, ~~they~~ it shall be required to dedicate land for transit routes and transit stops and may be requested to provide bus shelters and sidewalk connections to transit facilities.
- f) Development of new roads with transit route designations shall have street lighting and sidewalks on both sides.

15.6.4 Design Policies for Public Transit

- g) Transit routes should be located primarily on Regional Roads and Municipal Collector Roads and provide connections to the Aurora GO Station Major Transit Station;
- h) Transit stops should be located as close to intersections as possible, and their location coordinated with pedestrian walkway connections, trail heads and building entrances in conformity with York Region Stop Placement Standards.
- i) Transit shelters should be designed with transparent sides for maximum visibility to and from the interior, so that transit users can see approaching buses and to maximize pedestrian safety.
- j) Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience.
- k) Curbside transit stop loading areas should be a clear, hard surface area 1.5 to 2.0 metres wide in front of a shelter and should be provided to permit safe exit by passengers, including wheelchair users. In all cases, shelters should be set back 0.5 metres from curbs and sidewalks to protect them from damage by snowplows.
- l) Surface texture changes should be provided at transit stops to assist the visually challenged in locating the stop and/or shelter location.
- m) Where four-sided transit shelters are not possible, overhead canopies should be provided to protect transit users from sun, rain and snow.
- n) Transit stops shall be designed to offer amenities such as seating areas, lighting and climate protection where it is possible and appropriate.
- o) To support the achievement of higher transit usage by supporting improvements in service, convenient access and good urban design in

accordance with the criteria established in Regional Official Plan Policy 7.2.25.

- p) To support the achievement of an overall transit modal split of 30% during peak periods in the Urban Area and 50% in the Yonge Street Corridor by 2031.

16 PROVIDING SUSTAINABLE INFRASTRUCTURE

The Town's *infrastructure* system, including its ~~transportation and pedestrian networks, transit system,~~ sewer, water and stormwater systems and utilities, serve an essential role in a community's successful operation and ability to support *development*. The policies of this Plan seek to ensure Aurora's physical *infrastructure* is developed to meet the needs of all residents and are consistent with the Town's objectives for managed growth and sustainable *development*.

16.1 Objectives

- a) ~~Ensure stormwater management facilities are technically appropriate and are integrated as key amenity spaces within the Town's overall Greenlands System.~~
- b) Ensure stormwater management facilities are designed, built and/or retrofitted to meet the requirements of the Lake Simcoe Protection Plan.
- c) Strive towards elimination of excess water and energy consumption, and waste production.
- d) Support high environmental standards in water and sewage processing.
- e) Support opportunities for increased energy generation, supply and conservation, including *alternative energy systems* and *renewable energy systems*.
- f) Phase *development* to ensure cost-effective and efficient use of *infrastructure* and utilities.

16.2 Sanitary Sewage and Water Supply Services

The policies of this section are intended to ensure that new growth and *development* takes place on full municipal sewer and water services in an orderly and cost efficient manner. In extending sewer and/or water servicing *infrastructure*, it is the intent of this Plan to provide the opportunity, wherever possible, for *existing* unserviced *development* to be connected to the municipal systems.

16.3 General Policies

- a) The Town supports the improvement and extension of municipal sanitary sewage and water supply services, in accordance with the provisions of this Plan and other relevant municipal, Regional and Provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of approved capital budget program.
- b) The cost of providing full municipal services to facilitate the *development* of lands within the ~~Greenfield Residential~~ Designated Greenfield Area

~~and Greenfield Employment designations, as shown on Schedule 'A,'~~ shall not impose a financial burden on *existing* taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with appropriate Development Charges and, if necessary, cost-sharing with future benefiting ~~land~~ parties, by agreement with the Town.

- c) All new *development* shall be serviced with municipal sanitary sewage and water supply services.
- d) In areas within the Town where municipal sewage and/or water services are not available, *existing* uses, buildings and structures may be serviced by private sewage disposals and/or private well water supply. Further, where municipal services are not available within the Town, the *development* of a single detached dwelling on an *existing* vacant *lot* of record may be permitted, subject to any planning approvals and other policies of this Plan and the Lake Simcoe Protection Plan.
- e) *Development* shall be designed and constructed in accordance with a Functional Servicing Plan or Plans dealing with sewage and water systems. A Functional Servicing Plan shall be prepared in accordance with criteria established by the Town and shall be submitted ~~prior to, or~~ concurrently with development *applications*. ~~These~~ The Functional Servicing Plan(s) shall be prepared to provide for the continuous, orderly extension of services in a cost effective manner, to the satisfaction of the Town.
- f) Capacity allocation in the Sewage Treatment and Water Treatment Plants and the size of trunk sewers shall be calculated on the basis of the factors assigned by the Town in consultation with York Region.
- g) It is expected that landowners within the ~~areas designated Greenfield Residential~~ Designated Greenfield Area or ~~Greenfield Employment as identified on Schedule 'A'~~ will co-operate with each other in order to facilitate the *development* of lands on the basis of full urban services and, to that end, permit access to services installed within their land by way of easements or in such other way as shall be satisfactory to the Town of Aurora.
- h) Notwithstanding d) and g), a new on-site sewage system or ~~a new on-site sewage system~~ or subsurface sewage works shall not be permitted within 100 metres of any *permanent stream* or water body except in the following circumstances:
 - i. A proposal for an on-site sewage system or subsurface sewage works that would serve an *agricultural use*, an agricultural-related use or a public open space;
 - ii. A proposal for an on-site sewage system or subsurface sewage works that would replace or expand the capacity of an *existing* on-site sewage system or subsurface sewage works that will serve a use that would have been permitted by the applicable

zoning by-law, as of the effective date of the Plan; or

- iii. A proposal for an on-site sewage system or subsurface sewage works that relates to a *development* proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning by-law, as of the effective date of the Plan.
- i) Notwithstanding any other provisions of the Plan to the contrary, the provision of sanitary sewer and water service uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of the *Oak Ridges Moraine Conservation Plan* and this Plan.
- j) Council shall ensure that the provision of appropriate water and wastewater *infrastructure* and servicing capacity is co-ordinated with *development applications* to ensure services are available prior to occupancy.
- k) The Town shall monitor and report to the Region of York on inflow and infiltration reduction measures within the wastewater system.
- l) The number of infrastructure crossings of the East Holland River will be minimized and the detailed location of such crossings will have regard for the Environmental Management Plan and any updates to it, and be designed to the satisfaction of the Town in consultation with the Lake Simcoe Region Conservation Authority.

16.4 Sewage and Water Allocation Policies

- a) The Town shall only approve *development* that can be allocated municipal sewage and water capacity or servicing allocation, in conformity with Town and Region policies, procedures and by-laws. The assignment of servicing allocation to *development* is at the sole discretion of Town Council and, furthermore, depending on the amount of servicing allocation and *infrastructure* available, not all development proposals may be able to proceed and/or be approved.
- b) No dwelling or *dwelling unit* or other forms of *development* requiring servicing allocation, shall be constructed unless such land has been assigned sewage and water allocation, by Town Council.
- c) It is the policy of this Plan, that all proposed *development* assigned allocation obtain the necessary planning approvals in a timely manner, and in accordance with the requirements of the Planning Act. In assigning allocation, Council may impose certain timelines and/or deadlines with respect to the submission of planning *applications* or other related matters.
- d) The Town shall further assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision or condominium at the time of draft plan approval by the Town. If a draft plan of subdivision or condominium is not registered within three years from the date of draft

plan approval, or the draft plan has not proceeded to the satisfaction of the Town within the term of draft plan approval, the Town, at the time of considering extension of the draft plan approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part. Prior to revoking allocation, the Town shall afford the developer an opportunity to address the Town on the matter. Servicing allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.

- e) The Town shall further assign municipal sewage and water servicing allocation for *development* requiring site plan approval according to the following procedures:
 - i. Confirmation by the applicant, in consultation with Town and York Region Staff, that servicing capacity is available to serve the proposed *development*;
 - ii. If allocation is available, the applicant shall submit a completed site plan *application*. Servicing allocation shall be preliminarily assigned for a one-year period ~~from the date of the receipt of~~ following the approval of the *application* to allow the applicant to execute a Site Plan agreement with the Town;
 - iii. If an agreement is not executed within the one-year time frame, a report will be brought to the Town to either extend or revoke preliminary assignment of servicing allocation. The Town, at that time, may revoke the municipal servicing allocation in whole or in part; and/or,
 - iv. If an agreement is executed within the one-year time frame, the agreement shall stipulate that a building permit shall be obtained within six months, or other time period as determined by the Town, of said execution date, otherwise the agreement is deemed to be null and void, unless further extension is given by the Town.
- f) York Region shall be notified of any assignment of sewage and water allocation at the draft plan of subdivision or condominium approval or site plan approval stage.

16.5 Wellhead Protection Areas

It is the intent of this section of the Plan to ensure that '*Wellhead Protection Areas*' are comprehensively planned to protect the quality and quantity of the water supply. '*Wellhead Protection Areas*' are schematically delineated in Schedule 'L'. However, the areas identified as '*Wellhead Protection Areas*', and their associated policies, may be refined over time as the Town's and the Region's understanding of the groundwater flow regime evolves.

16.5.1 General Policies for Wellhead Protection Areas

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- a) *Wellhead Protection Areas*, as identified on Schedule 'L', are based on *time of travel* zones as follows:
 - i. A 100-metre pathogen zone around each wellhead;
 - ii. 0 to 2 year *time of travel*;
 - iii. 2 to 5 year *time of travel*;
 - iv. 5 to 10 year *time of travel*; and,
 - v. 10 to 25 year *time of travel*.
 - b) In *Wellhead Protection Areas* outside of the Oak Ridges Moraine, a *Risk Assessment* and a *Risk Management Plan*, as defined by the York Region Official Plan, shall be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:
 - i. Petroleum-based fuels and or solvents;
 - ii. Pesticides, herbicides, fungicides or fertilizers;
 - iii. Construction equipment;
 - iv. Inorganic chemicals;
 - v. Road salt and contaminants as identified by the Province;
 - vi. The generation and storage of *hazardous waste* or *liquid industrial waste*, and waste disposal *sites* and facilities;
 - vii. Organic soil conditioning *sites* and the storage and *application* of agricultural and non-agricultural source organic materials; and,
 - viii. Snow storage and disposal facilities.
 - c) Where *existing* land uses in *Wellhead Protection Areas* and areas with high potential for groundwater contamination, involve the storage, manufacture or use of materials detailed in Section 44.4.1 b) above, a *Risk Assessment* and a *Risk Management Plan* may be required.
 - d) The storage or use of *pathogen threats* by new land uses, including the siting and *development* of *stormwater management ponds* and *rapid infiltration basins* or columns, except for the storage of manure for personal or family use, is prohibited within the 100-metre pathogen zone around each municipal well shown on Schedule 'L' and may be restricted within the 100-metre to 2- year *time of travel*.
 - e) Expansion of *existing* incompatible land uses within the 100-metre pathogen zone is prohibited and expansion of *existing* incompatible land uses within the 100-metre to 5-year *time of travel* zone will be
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discouraged, unless a *Risk Assessment* and *Risk Management Plan* has been undertaken to the satisfaction of the Region. *Redevelopment* of these uses to more *compatible* uses is encouraged, subject to an appropriate *Risk Assessment* and a *Risk Management Plan*.

- f) Notwithstanding any other provisions of this Plan to the contrary, *Wellhead Protection Areas* located within the Oak Ridges Moraine Area shall be subject to the relevant policies of the *Oak Ridges Moraine Conservation Plan* and Official Plan Amendment No. 48.

16.6 Stormwater Management

It is the intent of this section of the Plan to manage *development* impacts from storm water on Lake Simcoe and other streams within the *watershed* in order to maintain and enhance water quality, protect *fish* and *wildlife habitat* and prevent erosion.

16.6.1 General Policies for Stormwater Management Facilities

- a) Stormwater management facilities shall be permitted on lands in any land use designation. Where any of these facilities are to be located within the Environmental Protection Designation, an Environmental Impact Statement shall be prepared to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction.
- b) Stormwater management facilities will be key features within the community contributing to the appearance and ambience, while achieving functional objectives related to flow moderation and water quality. The Town will seek to reduce stormwater run-off volumes and pollutant loadings in Aurora by:
 - i. Encouraging implementation of a hierarchy of source, *lot*-level, conveyance and end-of-pipe controls;
 - ii. Encouraging the implementation of innovative stormwater management measures;
 - iii. Allowing for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, *lot* grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;
 - iv. Supporting implementation of programs, to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants;
 - v. Supporting implementation of source control programs, which are targeted to *existing* areas that lack adequate

stormwater controls;

- vi. Requiring the planting of native species and flood tolerant water's edge plants, including a mixture of herbaceous and woody vegetation to stabilize banks of ponds. The perimeter of the permanent pool ~~shall~~ should be planted with emergent, strand and submergent species to improve the aesthetics and enhance the performance of the facility; and,
 - vii. Requiring ponds to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes and land form grading designed to replicate natural land forms in the area. Inlet and outlet structures ~~will~~ should be concealed using a combination of planting, grading and natural stone.
- c) Ponds will not be fenced, but rather will be designed with trails, overlooks and interpretive signage so that they are an integral part of the parks system.
- d) Where there is a need to discourage public access to areas around the perimeter of the ponds, living fences and barrier plantings will be utilized in place of fencing. Barrier plantings will be installed along the crest of steep slopes, adjacent to deep- water areas and around inlet and outlet structures.
- e) *An application for development* within 30 metres of any Environmental Protection designation, may be required to submit to the Town for approval a Storm Water Management Plan that:
- i. Evaluates storm water management on a "*watershed*" based approach and that is consistent with local sub-*watershed* evaluations and water budgets where available;
 - ii. Incorporates an integrated treatment train approach to minimize storm water management flows and reliance on end-of-pipe controls through measures including source controls, *lot*-level controls and conveyance techniques, such as grass swales, where appropriate
 - iii. Identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
 - iv. Evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and evaluates how such changes will be minimized;
 - v. Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how phosphorus loading will be minimized;

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- vi. Offers specific direction on how end of pipe storm water management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified in the Ministry of the Environment's Storm Water Management Planning and Design Manual, as amended;
 - vii. Identifies criteria and circumstances upon which interim storm water facilities may be considered or precluded;
 - viii. Notwithstanding the policies above, where an *application* for *development* is of a minor nature, the Town in consultation with any relevant agency, may waive the requirement to conduct a Stormwater Management Plan or scope down the study requirements. and
 - ix. Includes low impact ~~*development stormwater management*~~ measures in keeping with the Toronto and Region Conservation Authority's stormwater management planning and design practices ~~Low Impact Development Stormwater Management Planning and Design Guide.~~
- f) New *development* must satisfy the Town and demonstrate consistency with the relevant Conservation Authority's Stormwater Management Criteria for quality (flood flow) control, water quality control, erosion control and water balance, *groundwater recharge* and water balance, for the protection of *hydrologically sensitive features*. Conservation Authority stormwater management criteria are based on current research, *watershed* planning and hydrology studies, therefore the criteria are subject to change based on the approval and adoption of updated studies.
 - g) New *development* must satisfy the Town's Design Criterial Manual for Engineering Plans.
 - h) ~~To satisfy the Town and demonstrate consistency with Conservation Authority stormwater management criteria,~~ innovative stormwater management approaches must be implemented and designed in accordance with the ~~Ministry of Environment~~ Province's Stormwater Management Practices Planning and Design Manual and with reference to TRCA's Low Impact Development Stormwater Management Practices Planning and Design Guide (2010), as may be updated from time to time.
 - i) For all *development*, a treatment train approach to stormwater must be considered consisting of source controls (for example green roofs, permeable paving, improved urban tree canopy), ~~for~~ conveyance controls (for example bioswales and permeable pipes) and end of pipe treatment (for example *wetlands* and ponds).
 - j) All stormwater management plans within the *Lake Simcoe Watershed* shall be consistent with the requirements of the Lake Simcoe Protection Plan.
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- k) Every owner and operator of a new stormwater management facility in the *Lake Simcoe watershed* shall be required to inspect and maintain the works on a periodic basis.
- l) Notwithstanding any other provisions of the Plan to the contrary, the provision of storm sewer services on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of ~~of the~~ *Oak Ridges Moraine Conservation Plan* and this Plan.

16.7 Utilities

16.7.1 General Policies for Utilities

- a) It is the intent of this Plan to promote the provision of adequate *utilities* required for the residents of the Town in an economically and environmentally responsible manner.
- b) Utility corridors may include oil, natural gas transmission pipelines and telecommunication trunk facilities. These facilities present both safety and design related development constraints. Public works and private *development* or *redevelopment* proposals within 200 metres of utility corridors shall only be undertaken in consultation with the gas and telecommunication companies having jurisdiction for them.
- c) Council shall encourage consolidation of utility corridors for hydro, gas, oil and cabling services along highways and industrial areas. *Development* adjacent to such corridors will require special setbacks and/or easements.
- d) Any use of a utility corridor for *recreation* trail purposes shall be subject to the approval of the ~~Utility~~ *Company* having jurisdiction.
- ~~e) Where public and/or private utility infrastructure is permitted and deemed necessary by the Town, the said infrastructure shall require detail design approval and, where applicable, the completion of an Environmental Impact Statement.~~
- f) Notwithstanding any other provisions of this Plan to the contrary, public *utilities* uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of ~~of the~~ *Oak Ridges Moraine Conservation Plan* and this Plan.
- g) Council will ensure that adequate utility networks are, or will be, established to serve the anticipated development through discussions with public and/or private utility providers.
- h) Council will encourage all *utilities* to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption.

16.7.2 Transmission Line Policies

- a) Council shall encourage a program of burying lower voltage electric wiring underground:
 - i. With priority to heritage areas and the historic town centre;
 - ii. In all new *development*;
 - iii. In areas where major public works programs make this conversion economically feasible; and
 - iv. By requesting funding from non-municipal sources.
- b) Council shall ensure that utility corridors not detract from Environmental Protection areas through:
 - i. Environmental assessments;
 - ii. Vertical or horizontal circumvention; and
 - iii. Other alternatives.

16.7.3 Electric Power

- a) Council shall ensure that Hydro One and PowerStream provides the community with an adequate and efficient supply of electric power for all uses in Aurora by:
 - i. Not requiring an amendment to this Plan for facilities which comply with the goals and objective of this Plan; and
 - ii. Consulting with Hydro One regarding *site*, subdivision, secondary planning and rezoning proposals.
- b) Council shall promote small-scale opportunities for increased power generation, supply and conservation, including *alternative energy systems* and *renewable energy systems*.

17.0 INTERPRETING AND IMPLEMENTING THIS PLAN

17.1 Interpretation of Boundaries

- a) It is intended that the boundaries identified on the Schedules of this Plan be considered as approximate. The boundaries may be considered exact only where corresponding to *existing* roads, railways, rivers or streams or other similar geographical demarcations. It is also intended that the location of proposed roads, trails and pathways as indicated on the Schedules to this Plan be considered as conceptual and not exact.
- b) ~~Amendments to this Plan will not be required, to permit~~ Minor adjustments to identified land use boundaries or to the conceptual locations of roads, trails and pathways will not require an amendment to this Plan provided that the general intent of this Plan is maintained.
- c) It is recognized that the boundaries of the Environmental Protection designation may be imprecise and subject to change. Council shall determine the more exact extent of the environmental areas on a *site-by-site* basis when considering *development* proposals, upon receipt of an Environmental Impact Study. Environmental Impact Studies shall be approved by Council, in consultation with the Conservation Authority and any other agency having jurisdiction.
- d) The Schedules of this Plan are not intended to identify the precise locations of parks and trails and therefore minor adjustments to these Schedules will not require an Amendment to this Plan. As parks and trails are developed in the future, they can be added to the Schedules without the need for an Amendment to this Plan.
- e) Notwithstanding any other policies of this Plan, the boundary of the Oak Ridges Moraine shall not be further defined.

17.2 Interpretation of Figures and Quantities

- a) ~~Population and employment forecasts to the year 20342051 for lower-tier municipalities in York Region are established by York Region, in accordance with Schedule 3 of the Growth Plan for the Greater Golden Horseshoe. The forecasts represent minimum standards to be met. Council approved and serve as the basis for planning all new development in the Town. As a result, these forecasts shall be considered absolute and may only be amended through an Official Plan Amendment, subject to Council approval and in accordance with such direction from York Region and/or the Province of Ontario.~~
- b) All other figures and quantities within this Plan are approximate and not absolute. This provides for the necessary flexibility in the administration and interpretation of this document. An Amendment to this Plan will not be required for any reasonable variance from any of the proposed

~~figures, with the exception of Council adopted population and employment growth figures, as deemed appropriate by Council.~~

17.3 Official Plan Review Process

- a) The assumptions, principles, vision, objectives and policies of this Plan shall be reviewed at least once every ~~five~~ten years at a meeting of Council, which shall be advertised in accordance with the *Planning Act*, as amended.
- b) The ~~five~~ten-year review shall consist of an assessment of:
 - i. The continuing relevance of the vision that forms the basis of all policies found in this Plan;
 - ii. The degree to which the objectives of this Plan have been met;
 - iii. The effectiveness of the policies in the Plan in solving problems; and,
 - iv. The change that has occurred in areas of transition.

17.4 Amendments to this Plan

- a) It is a policy of this Plan that it should only be Amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed.
- b) When considering an Amendment to this Plan, Council shall understand the following issues:
 - i. The need for the proposed change as determined through an analysis of the *existing* and/or planned supply of similar uses in the market area versus the identified demand for the proposed use in the market area;
 - ii. The impact of the proposed change in terms of the social, economic, environmental and visual costs and benefits for the community;
 - iii. The extent to which the proposed change will affect policies, objectives and principles of this Plan:
 - Planning principles and objectives shall not be changed outside of the context of a full review of this Plan; and,
 - Planning policies may be changed as long as the principles and objectives are met, and the intent of this Plan is maintained.

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- iv. Suitability of the proposed change, with respect to:
 - Physical characteristics of the area, especially where Environmental Protection Areas are involved;
 - Adequacy of transportation, *utilities* and other community services, including water supply and sewage facilities; and,
 - Technical reports or recommendations from the Province of Ontario, York Region, Lake Simcoe Region Conservation Authority, and any other appropriate authority in response to the proposed change.
 - v. Compatibility of proposed use with the surrounding area;
 - vi. Effect on population and employment projections and finances of the municipality;
 - vii. Conformity with the York Region Official Plan;
 - viii. Conformity with Provincial legislation and policies; and,
 - ix. Consistency with the Provincial Policy Statement.
- c) ~~Proposed amendments to this Plan involving a conversion of lands designated “Existing Employment Area” or “Greenfield Employment Area” can only occur upon completion of a Regional Municipal Comprehensive Review.~~
- d) Council may eliminate notice to the public and a public meeting for a minor Official Plan or Zoning By-law Amendment which does the following:
- i. Changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
 - ii. Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies, or schedules;
 - iii. Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or schedules;
 - iv. Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or schedules; and,
 - v. Translates measurements to different units of measure or changes references to legislation or changes to legislation where the legislation has changed.
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- e) In all other instances, notification to the residents of the Town of public meetings held by Council shall be given in accordance with the requirements of the *Planning Act*.

18.0 ~~INTERPRETING AND IMPLEMENTING THIS PLAN~~

18.1 **Complete Applications**

Introduction

~~Subsections 22(5); 34(10.2); 51(18) and 53(3) of the~~ The Planning Act, R.S.O. 1990, permits a council or approval authority to require that a person, public body or applicant who apply, submit or make requests or *applications* for consents, amendments to the Official Plan, amendments to the Zoning By-law, and approval of Plans of Subdivision, provide any “other information or materials” that Council or the approval authority considers it may need, but only if the Official Plan contains provisions relating to such requirements.

This “other information or materials” together with the prescribed information listed in the Ontario Regulations of the Planning Act will comprise the notion of a complete application. The following outlines the provisions for the requirements of a complete application.

Policies

a) Complete Application Provisions

In accordance with the provisions of the Planning Act, 1990, the following materials may be required to be submitted in addition to the prescribed information (Planning Act, 1990) in order to constitute a “Complete Application” under the requirements of the Planning Act.

The following materials and provisions identified in text or table, may be required from applicants who apply, submit or make requests or applications for amendments to the Official Plan, amendments to the Zoning By-law, Amendments to a Community Planning Permit By-law, Community Planning Permit applications, and approvals of Plans of Subdivision/Condominium and Consents and approvals of Site Plan. This is intended to ensure that all the relevant and required information pertaining to a planning application is available at the time of submission, therefore enabling Council and its delegated approval authorities to make informed decisions within the prescribed period of time and enabling the public and other stakeholders access to all of the relevant planning information at the earliest possible time. In all instances, the number and scope of studies to be required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered straight forward or minor in nature, limited additional information may be required. However, all of the following materials will be required unless otherwise identified through a pre-consultation meeting with Staff.

b) Reports and Studies

Council and its delegated approval authorities will require reports and studies

as part of a comprehensive planning application package referred to as a "Complete Application." The reports and studies are intended to provide additional information pertaining to a subject site and the areas adjacent to it, in order to assist in the evaluation of the application by Council and its delegated approval authorities. ~~Applicants will be required to consult with municipal Staff prior to submission of an application for the purpose of identifying what additional materials are required and if any of the required studies can be scoped and/or deferred to later in the planning approvals process.~~

The following broad categories of reports and studies are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process, if the circumstances necessitate the need for such information as part of the decision making process.

i) Planning Reports/Studies

Reports and studies related to local, regional and provincial planning matters shall ensure that a proposed development and/or change in land use is consistent with Provincial Policy and provides an integrated approach to land use planning.

Specifically, the reports shall demonstrate how a proposed development or change in land use is consistent with Provincial Policy, as well as the policies of this plan and/or any relevant Secondary Plan and Guideline that has been adopted by Council. The reports shall also address the appropriateness of the application, including its compatibility with the surrounding area/land uses, as well as site servicing, recreational needs, urban design, environmental features and landform conservation.

ii) Environmental Reports/Studies

Reports and studies related to the natural environment shall identify and assess the environmental and natural features related to the subject site and areas adjacent to it, including surface and subsurface features. The reports shall identify any adverse impacts to the natural environment resulting from a proposed development and/or change in land use and how the impacts will be mitigated. Furthermore, the reports shall also identify the buffer areas to be located between the natural features and proposed development and/or change in land use. If required, the reports shall also contain the details of a Monitoring Program to be used for a specified time period which would monitor the condition of a specified feature.

Reports/studies that fall into this category include, but are not limited to: Environmental Impact Studies, Natural Heritage Evaluations, Geotechnical and Hydrogeological Reports/Investigations, Soil Reports, Tree Surveys, Tree Preservation Reports/Plans and Vegetation Preservation and Enhancement Plans.

iii) Servicing Reports/Studies

Reports and studies related to servicing and infrastructure shall demonstrate that a proposed development and/or change in land use can be supported by adequate municipal water, sanitary sewer and stormwater management services. The required reports shall demonstrate that the existing servicing infrastructure is sufficient to accommodate the proposed development and/or change in land use or that the lands can be reasonably serviced by the extension of existing infrastructure. Where new infrastructure is required or the expansion of the existing infrastructure is necessary, the reports shall demonstrate that the improved infrastructure will be adequate to accommodate the proposed development and/or change in land use, as well as any anticipated users of the infrastructure.

iv) Traffic Reports/Studies

Reports and studies related to traffic and transportation shall demonstrate that any changes to the transportation network as a result of a proposed development and/or change in land use can be accommodated by the transportation network. The reports shall also demonstrate that any adverse impacts on the surrounding land uses can be mitigated. Where new transportation infrastructure is required, or the expansion of the existing transportation infrastructure is necessary in order to accommodate a proposed development and/or change in lands use, the reports shall demonstrate that the improved transportation infrastructure will be adequate to accommodate all modes of transportation in an efficient manner with minimal adverse impacts on surrounding uses. Furthermore, these reports may also be required to demonstrate that a subject site contains an adequate number of parking spaces in order to support the parking demands for a proposed development and/or change in land use.

v) Reports/Studies to address Nuisance and Hazard Matters

Reports and studies related to nuisance and hazard matters shall demonstrate that inhabitants or users of a proposed development and/or change in land use are adequately buffered from nuisances related to noise, vibration, light pollution, odour and dust. The reports shall also demonstrate that a reduced potential exists for public cost or risk to future inhabitants resulting from natural and human made hazards. The required reports shall identify all of the potential nuisance issues and natural or human made hazards which may impact the proposed development and/or change in land use or adjacent lands, identify buffer areas and identify any other measures to be taken in order to mitigate the impacts associated with the nuisance issues and natural/human made hazards resulting from the proposed development and/or change in land use.

vi) Reports/Studies to address Cultural and Design Matters

Reports and studies related to cultural and design matters shall demonstrate that a proposed development and/or change in land use will

have a positive impact on the Town's public realm.

The required reports shall demonstrate how a proposed development and/or change in land use will have a positive impact on neighbouring built heritage, is sensitive to archaeological issues and is designed in a manner that enhances the local built form and does not impact on adjacent cultural heritage resources or community character and/or natural environment. Reports/studies that fall into this category include, but are not limited to: Heritage Evaluations, Archaeological Assessments, Design Guidelines and Shadow and Massing Studies.

vii) **Economic Analysis/Studies**

Reports, studies and analysis related to the economy may be required to demonstrate the impact that a proposed development and/or change in land use will have on the local economy. Specifically, an applicant may be required to demonstrate that there is a market demand for a proposed development and/or change in land use and may also be required to demonstrate that their proposal will not be detrimental to the local economy. However, these policies shall not be used under any circumstance for the purposes of regulating competition.

c) **Required Materials**

~~Subsections 22(5); 34(10.2); 51(18) and; 53(3)) of t~~The Planning Act, R.S.O. 1990, permits a council or approval authority to require that a person, public body or applicant who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law or Community Planning Permit By-law, and approval of Plans of Subdivision, applications for Community Planning Permits and applications for site plan approval, provide any "other information or materials" that Council or the approval authority considers it may need.

To be considered a complete application under the Planning Act, the following may be required with the submission of a completed application form and the receipt of all applicable fees:

REQUIRED REPORTS	OFFICIAL PLAN AMENDMENT	ZONING BY-LAW AMENDMENT	PLAN OF SUBDIVISION, CONDOMINIUMS AND CONSENTS
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- Planning Justification/Land Use Planning Report
- Neighbourhood Plan
- Context Plan
- Priority Lot Plan
- Streetscape Plan

- Functional Servicing Report and/or Master Plan
- Stormwater Management Report and/or Master Plan
- Service Infrastructure Master Plan
- Grading/Drainage Plan
- Slope Stability Study
- Flood Impact Study
- Snow Storage Study/Plan
- Phasing Plan
- Transportation Study and/or Master Plan (including linkages to trails or park system)
- Traffic Impact Study
- Parking Study/Analysis
- Natural Heritage Evaluation
- Environmental Impact Study
- Phase 1 & 2 Environmental Site Assessment
- Environmental Assessment Study
- Geotechnical Study
- Hydrogeological Study
- Tree Preservation Protection and Replacement Plan, Landscape Analysis Plans, Tree Survey, Tree Inventory and Vegetation Preservation and Enhancement Strategy
- Landform Conservation Study
- Urban Design Reports, Plans and Guidelines
- Market Analysis and Financial Impact Study
- Archaeological Assessment
- Archaeological Conservation Plan (if archaeological resources are identified)

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- Floodplain Mapping/Analysis
 - Heritage Evaluation/Heritage Impact Statement
 - Noise and Vibration Impact Assessment
 - Soils Report
 - Shadow and/or Massing Study
 - Lighting Study/Plan
 - Block Plan
 - Construction Impact Mitigation Study
 - Aggregate Potential Assessment/Compatibility Study
 - Entrance Analysis
 - Accessibility Audit
 - Community Health Promotion Audit
 - Transmission Line Impact Study
 - Power Generation Impact Study
 - A preconsultation letter from the relevant Conservation Authority when within or adjacent to a regulated area
 - Other Required Information as Identified at the Pre-Consultation Meeting

It is acknowledged that not every report would be required for all applications. It is the intent of the Planning & Development Services Department that applicants pre-consult with the Town prior to making a submission for an Official Plan Amendment, Zoning By-law Amendment, Community Planning Permit By-law Amendment, Plan of Subdivision/Condominium and Site Plan and Community Planning Permit. This would allow for the determination of which reports are required and if any of the required reports could be scoped and/or submitted later in the planning approvals process. In addition, the above checklist is not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process, if the circumstances necessitate the need for such information as part of the decision making process.

d) Pre-consultation Meeting

Introduction

~~Subsections 22(3.1), 34(10.01), 41(3.1) and 51(16.1) of the Planning Act,~~

R.S.O. 1990, permits Council through the passing of a by-law, to require applicants to consult with the municipality before submitting or making requests or applications for amendments to the Official Plan and, Zoning By-law and Community Planning Permit By-law, or applications for a Community Planning Permit, Draft Plan of Subdivision, Site Plan approval or the submission of plans and drawings for approval.

Policies

- i) Under the provisions of the Planning Act, Council shall require those applicants submitting or making requests or applications for amendments to the Official Plan ~~and/or, Community Planning Permit By-law and/or Zoning By-law,~~ or making applications for Plans of Subdivision/Condominiums, Community Planning Permits or Site Plans to consult with the municipality prior to submission of such applications for approval. ~~The Pre-consultation Meeting is intended to allow the applicant to discuss with municipal staff matters pertaining to the subject site. Through these discussions, municipal staff will have the opportunity to outline the information and materials which will be required to be submitted concurrently with the application.~~ Specifically, Staff will identify on **Schedule “A”** (Required Materials), any materials, plans, studies, reports and/or analysis required to be submitted as part of an application.

For applications that may be considered straight forward or minor in nature, limited additional information may be required. The Pre-consultation Meeting will also afford Staff the opportunity to identify if any of the required studies identified in this amendment or any Secondary Plan can be scoped or submitted later in the planning approvals process. This mandatory Pre-consultation Meeting shall be required by Council through the passing of a by-law.

18.2 Special Study Area Plans or Secondary Plans

- a) Council may prepare Special Study Area or Secondary Plans where more detailed planning or policy direction is needed to ensure orderly *development* or growth of sub-areas or neighbourhoods;
- b) Council may require a Special Study/Secondary Plan before allowing *development* on rural land or before any major *redevelopment*.
- c) Where Special Studies/Secondary Plans do not conform to the Official Plan but are deemed to be more current and valid, the Official Plan will be amended to encompass the Secondary Plan.
- d) Special Study or Secondary Plans shall include all matters to be addressed for Secondary Plans within strategic growth areas as outlined in the York Region Official Plan, as follows:
 - i. Minimum density requirements and targets established by the Region and Town;

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- ii. A range of residential, commercial and employment land uses, including retail uses, office, mixed-use, human services and other amenities;
 - iii. The establishment or continuation and implementation of a fine-grained street grid that incorporates sidewalks and cycling facilities;
 - iv. Public connections between sites and shared access;
 - v. An urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services;
 - vi. Staging and phasing policies and/or plans that sequence development in an orderly way, coordinated with water, wastewater, and transportation capacity, residential/non-residential development thresholds, the provision of human services, community facilities, and other infrastructure;
 - vii. Excellence in urban design;
 - viii. Best practices and guidelines for transit-supportive development;
 - ix. Encourage the inclusion of public benefits (including affordable housing and public art) in all significant private sector developments and require the dedication of 1% of the capital budget of all major Town buildings to public benefits;
 - x. Ensure natural and recreational connections and enhancements to and within the Natural Heritage System;
 - xi. Requirements for community facilities, new school sites, to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings, shared facilities, proximity to transit, and measures to support active transportation;
 - xii. The establishment of consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
 - xiii. Limiting vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties
 - xiv. Provisions for human services; and
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- xv. Provisions for stormwater management;
- e) Council shall invite the participation of the community and those groups directly affected, in preparing and discussing the Plan.
- f) **Schedules ‘B’ ‘C’ and ‘H’** indicates ~~proposed-existing~~ Secondary Planning and Special Study Areas.
 - i. The Secondary Plans identified on Schedule “B” “**C**” are ~~intended to be stand-alone policy documents~~ incorporated as Chapters within this Plan. In the event that there is a policy conflict between the Secondary Plans and the policies of this Plan, the Secondary Plans shall take precedence.
 - g) ~~Secondary plans will include an affordable housing strategy that details implementation mechanisms necessary to achieve the affordable housing targets found in this Plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within each housing type and level of affordability; and, consideration of locations for affordable and social housing developments.~~

18.3 Implementing Zoning By-law

- a) Council shall amend the Comprehensive Zoning By-Law to conform with and give effect to the provisions of this Plan.
- b) Before approving any requests to amend any subsequent Amendments to the Zoning By-Law, Council shall ensure that the proposed change will:
 - i. Conform with the intention of this Plan;
 - ii. Promote *compatible development*;
 - iii. Not *adversely affect adjacent land* uses through noise, vibration, fumes, smoke, dust, odour, lighting or traffic;
 - iv. Incorporate ~~Require~~ design considerations, such as set backs, buffer planting, screening and fencing as part of site plan agreements to ensure compatibility with the surrounding area;
 - v. Have adequate municipal services, including water, sanitary and storm sewers, solid waste disposal, schools and roads without causing undue financial hardship for the municipality;
 - vi. Not increase traffic beyond the capacity of local streets within residential areas; and
 - vii. Provide safe and adequate off-street parking, loading, access and egress; ~~and,~~

- viii. ~~Be publicized in accordance with the requirements of the Planning Act.~~
- c) Council reserves the right through the implementing Zoning By-law to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

18.4 **Community Planning Permit System**

- a) The Town may identify one or more areas, including the entire Town, as a community planning permit area.
- b) The following areas are described as priorities for proposed community planning permit areas and will be designated as such by a community planning permit by-law if so passed by Town Council:
 - i. The Promenade and Major Transit Station Area Secondary Plan Area
- c) Within an area for which a development permit by-law has been enacted, the Town's Zoning By-law shall not apply, nor shall site plan control.
- d) If a Community Planning Permit By-Law is enacted, the use and development of land must comply with the permitted uses, standards and criteria set out in the Community Planning Permit By-law as demonstrated by the issuance of a Community Planning Permit unless the proposed use or development is expressly exempted from a permit as indicated in the Community Planning Permit By-law.
- e) Where existing site plan agreements are already registered on a property, those agreements may be amended as long as such amendments comply with the applicable provisions of the Community Planning Permit By-law.
- f) A Community Planning Permit By-law will:
 - i. Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan;
 - ii. Set out and define permitted and discretionary uses;
 - iii. Set out development standards with specified minimum and maximum standards;
 - iv. Set out any internal review for permit decisions;
 - v. Describe notification procedures for decisions;
 - vi. Set out criteria for determining whether a proposed use or development is permitted;

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- vii. Describe the process for amending development permits, development permit agreements and pre-existing site plan agreements;
 - viii. Outline any conditions of approval that may be imposed;
 - ix. Set out the scope of delegated authority, including any limitations; and
 - x. Include a statement exempting placement of a portable classroom on a school site existing on January 1, 2007 from the requirement for a permit.
- g) Town initiated amendments or an application to amend the Community Planning Permit By-law must be considered in the context of the planned vision for lands within the area subject to the By-law. An application to amend the Community Planning Permit By-law must be supported by a comprehensive planning rationale addressing this, and must include:
- i. Area studies and information as identified in Policy 18.4 h), supporting the proposed amendment; and
 - ii. Details of public and community engagement involving the Town and the community impacted by the proposed amendment
- Town initiated amendments or an application to amend the Community Planning Permit By-law will be considered by Council only after the completion of the comprehensive planning rationale has been submitted and the public and community engagement has been completed.
- h) In addition to the prescribed requirements of the Planning Act, the plans and reports identified in Section 18.1 c) of this Plan will also be required to evaluate an amendment to the Community Permit By-law, unless it is determined, through a pre-consultation with the Town, that certain studies, plans, drawings and reports are not applicable.
- i) Applications for an amendment to the Community Planning Permit By-law will comply with the complete application submission requirements for a Community Planning Permit identified in Schedule 1 of Ontario Regulation 173/16, including the information required in Policy 18.4 g).
- j) Where a Community Planning Permit By-law has been enacted, Council may delegate its decision making authority respecting Community Planning Permit applications and its authority to execute, amend and release Community Planning Permit agreements to a Committee or body appointed by Council or an employee of the Town of Aurora as outlined in the Community Planning Permit By-law.
- k) The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Town to address some or all of the conditions of approval imposed on a Community
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Planning Permit.

- l) The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the permit, including the completion, maintenance and on-going monitoring of the development.
- m) The Community Planning Permit By-law may include details for the provision of community benefits, or cash contribution in lieu thereof, proportionate to and in exchange for the height being sought.
- n) The Community Planning Permit By-law may also include any condition or requirement that may be imposed pursuant to the Planning Act, R.S.O. 1990, including but not limited to the following:
 - i. development shall be undertaken in accordance with a Community Planning Permit, including submitted plans, reports and drawings;
 - ii. identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed;
 - iii. transfer of land for road widenings including daylighting triangles to the extent established in the Town and York Region Official Plans;
 - iv. construction access plan to articulate how building materials will be placed on the site and how construction access will be provided to the subject property during construction;
 - v. lighting facilities shall be required to minimize the impacts on night skies and environmental features and a lighting impact analysis may be required to ensure the proposal is dark sky compliant;
 - vi. easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other utilities;
 - vii. facilities for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
 - viii. payment of cash-in-lieu, equal to 5% of the land, except where it has already been taken at the time of lot creation;
 - ix. Environmental Impact Statement preparation, submission and mitigation measures;
 - x. site alteration plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;

- xi. provision of sustainable/ low impact design features;
 - xii. monitoring of the use of lands as is necessary for the protection of public health and safety or the protection of the natural environment;
 - xiii. specified agreement of exchange for increased height and or density;
 - xiv. in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed;
 - xv. approvals and permits from other regulatory bodies;
 - xvi. execution, maintenance and monitoring of any feature or works associated with a condition or a report;
 - xvii. enter into an agreement with the Town and / or any regulating bodies, to be registered on title, to confirm development will proceed in accordance with the Community Planning Permit, including the requirement of financial securities;
 - xviii. sun/ shadow/ shade study;
 - xix. contaminant and spill management plan;
 - xx. erosion and sediment control plan; and
 - xxi. conformity with and compliance to all regulated authorities for matters associated with property standards, outstanding fees, enforcement and other by-laws.
- o) Council reserves the right through the implementing Community Planning Permit By-law to further refine the list of permitted uses for each designation to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

18.5 Interim Control By-Law

- a) Council may impose an Interim Control By-Law in a defined area or areas currently under or proposed for land use planning studies or reviews in order to temporarily protect such areas from premature or unsuitable *development*.
- b) Council may impose an Interim Control By-law to be in effect for a specified length of time not exceeding one year. Notwithstanding that, Council may amend such a by-law to extend its effective period for up to one additional year.

18.6 Temporary Use By-law

- a) The Town may, in a Zoning By-law passed under Section 39 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose as set out therein, and notwithstanding that such purpose may be otherwise prohibited by the Zoning By-law.
- b) Prior to enacting a Temporary Use By-law, the Town shall be satisfied that the proposed temporary use:
 - i. Is in conformity with the general intent of the policies of this Plan and maintains the long term viability of the lands for the uses permitted in this Plan;
 - ii. is compatible with the adjacent land uses, or incorporates site mitigation measures to ensure compatibility;
 - iii. is suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services such as water and sewage disposal;
 - iv. does not adversely impact the natural environment or Greenlands System;
 - v. does not adversely impact traffic, transportation or parking facilities in the area; and
 - vi. is temporary in nature, appropriate only for a limited time span, which shall not exceed a period of three years from the passing of the By-law unless approved by by-law extension that is subject to the policies of this Plan and can be terminated when the authorizing by-law expires.
- c) No new buildings or expansions to buildings, except for temporary or moveable structures, shall be permitted on lands subject to a Temporary use By-law.

18.7 Holding Zone

- a) Where this Plan designates undeveloped land for urban *development*, such land may be zoned in an "H" Zone, where all relevant goals, objectives and policies of the Plan have not been met, including:
 - i. Agreement on the provisions of school, open space and other support facilities;
 - ii. Demonstrated need for additional *sites* for the proposed use;
 - iii. Recommendations of a completed Environmental Impact Study, Special Study Area or Secondary Plan; and,

- iv. Compliance with the growth management policies of this Plan.
- b) ~~No provision of this Plan shall require Council to zone any lands for the designated use to permit immediate development.~~ When Council receives an *application* for a suitable *development* project according to the designation and policies of this Plan, the "(H)" Holding zone may be removed by amending the Zoning by-law, without amending this Plan.
- c) Until the "H" zone is lifted, the uses permitted on such lands will be limited to those ~~for which the land is zoned exist at the time of the adoption of this Plan on the land~~ or to public uses.

18.8 Site-Specific Zoning and Community Planning Permit By-law Amendments

- a) Site-specific Zoning By-law or Community Planning Permit By-law amendments approved by Council will only be valid for a specific amount of time before a building permit must be obtained. This timeframe is to be determined on a case-by-case basis at the discretion of Director of Planning and Development Services prior to approval. Similar to the Town's Servicing allocation policy, in most cases a 3-year timeframe from the date of approval will be considered appropriate.
- b) If a building permit has not been issued under the Building Code for any building or structure so authorized within a specified time frame from enactment of the Zoning By-law Amendment or Community Planning Permit Amendment that is appropriate for the development, then the By-law will automatically repeal and if so repealed, the zoning of the property will revert to the original zoning, or in the case of a Community Planning Permit By-law, the original provisions of the By-law prior to the amendment.

18.9 Non-Conforming Uses

- a) Council may consider extending or enlarging legal non-conforming land uses under Section 34 (10) of the Planning Act. Before granting such an extension or enlargement, Council shall examine if it is feasible or desirable to:
 - i. Acquire the lands and hold, sell, lease or redevelop the property in accordance with Section 34 (8) of the Planning Act, and the provisions of this Plan; and,
 - ii. Relocate the legal non-conforming use to an appropriately designated and zoned location.
- b) Where acquisition and/or relocation are not feasible, Council shall apply the following conditions to permitting an extension or enlargement of a legal non-conforming land use:
 - i. Criteria for rezoning outlined in this Plan, or for Committee of

Adjustment decisions, outlined in this Plan and Section 44 of the Planning Act;

- ii. Site Plan Agreements which ensure *compatible development* with the adjacent area, through such measures as conceptual design of buildings, their siting, massing, exterior access and public areas; and,
 - iii. The limitation of the proposed extension to the *existing* property.
- c) Extensions or enlargements to legal non-conforming land uses under this Section of the Plan shall not require an Amendment to this Plan.

18.10 Site Plan Control

- a) Council shall enter into Site Plan Agreements with owners of development proposals, in accordance with the *Planning Act*. Such agreements shall provide Council with controls over development proposals regarding siting, massing, access, public areas and exterior design, including without limitation the character, scale, appearance and design features of buildings and their sustainable design as outlined in the *Planning Act*.

Furthermore, such agreements shall provide Council with controls over the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation *trees*, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities as outlined in Section 41 the *Planning Act*.

- b) Agreements may also include provisions, standards, design, maintenance and regulation of:
- i. Roads and road widenings, where *existing* street allowances are substandard;
 - ii. Access and egress, parking, loading, driveways, walkways to ensure the safety of vehicles, cyclists and pedestrians in the *development*;
 - iii. Landscaping, lighting, fencing and screening to provide safety, privacy and amenity for the occupants of the *development* and adjacent uses;
 - iv. Central storage, vaults, garbage and waste disposal facilities which are functional, safe, and environmentally sound;
 - v. Easements for water courses and public utilities, which ensure environmental and public health and safety; and,

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- vi. Alteration to elevations, contours, provision for disposal of storm, surface and waste water from the *development* and its *site* to ensure environmental and public health and safety.
 - c) Agreements may also include provisions regarding the architectural details, colours and building materials to be used in a development proposal. Specifically, agreements may contain clauses stating that the architectural details, colour and the materials used in a *development* proposal shall be to the satisfaction of the Town or its architectural consultant.
 - d) All lands within the Town of Aurora may be part of a Site Plan Control By-Law under Section 41 of the Planning Act, generally exempting, however:
 - i. low density residential uses such as single detached, duplex, triplex and fourplex dwellings and associated *accessory uses* located outside of any designated Heritage Conservation District and/or outside of any lands designated “Stable Neighbourhoods”;
 - ii. Lands used for farming operations;
 - iii. *Existing* buildings associated with land use which is only being renovated or slightly enlarged; ~~and,~~
 - iv. Single *lots* created by severance-; and,
 - v. All lands subject to a Community Planning Permit By-law.
 - e) Council may require drawings showing plan, elevation and cross- section views of each building to be erected for any *development* located in a Heritage Conservation District.
 - f) Notwithstanding any other policy of this Plan, where lands are located on the Oak Ridges Moraine, site plan control shall be in accordance with the relevant policies of the “*Oak Ridges Moraine Conservation Plan*” and the Oak Ridges Moraine policies of the Town.
 - g) Development proposals shall provide sustainable design and implementation initiatives for building design, *site* planning and layout, *site* works and landscaping in accordance with the policies of this Plan.
 - h) The exterior design and sustainable design elements of a development proposal as described herein, shall also be consistent with any applicable design guidelines, including the York Region Transit Oriented Transit Oriented Development (TOD) Guidelines, to the satisfaction of Council or its architectural consultant.
 - i) Where design guidelines are not in place, Council may retain an architectural consultant to determine the appropriateness of the
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proposed exterior design of a building and design of the site plan in general.

- j) Where design guidelines are in place, Council may retain an architectural consultant to determine if the development proposal is consistent with the design guidelines.
- k) Council shall amend the Town's Site Plan Control By-law in order to implement the policies contained herein.

18.11 Committee of Adjustment: Minor Variances

- a) When deciding on *applications* under Sections 44 of the Planning Act, the Committee shall ensure that:
 - i. The request complies with the general intent and purpose of this Plan and its implementing by-laws;
 - ii. The request constitutes a "minor" departure from the zoning by-law;
 - iii. The request is desirable for the appropriate use and/or development of the lands;
 - iv. The physical or inherent conditions of the *site* make compliance with the by-law requirements difficult;
 - v. Alternative solutions in conformity with the by-law are not feasible or appropriate;
 - vi. Adjacent owners and residents are not *adversely affected*; and,
 - vii. Where appropriate Ministries, Conservation Authorities and other agencies have been consulted.
- b) Council shall adopt a procedural by-law to provide additional direction to the Committee of Adjustment.

18.12 Subdivision Control

- a) All developments which involve relotting of *existing* parcels of land or subdivisions shall be on the basis of subdivision or severance procedures, outlined in the Planning Act.
- b) Council may require that *applications* for Plans of Subdivision include among other matters:
 - i. A statement of development objectives which may include physical, environmental, social and economic aspects;

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- ii. An indication of the extent to which the plan conforms to this Official Plan, and the York Region Official Plan, when adopted and to relevant Provincial Policy statements and the Zoning By-Law of the Town of Aurora;
 - iii. An inventory and assessment of the area's *existing* features in terms of:
 - natural features such as, soil, topography, drainage, conditions, landforms, slope stability, river systems, groundwater tables, vegetation, *wildlife habitat*, environmentally sensitive, archaeological or heritage areas;
 - ownership;
 - land use such as agriculture, commercial, residential;
 - capacity and availability of all utilities required by the *development*; and,
 - other services including commercial, private and public transportation, educational and social services.
 - iv. details of the proposed *development* including:
 - proposed alignment of Local and Collector roads;
 - proposed land uses and densities;
 - impact of the *development* on all of an area's *existing* features as listed above; and,
 - proposed method of addressing the impact on all of an area's *existing* features as listed above.
 - c) Plans of subdivision shall be designed and stamped by a Registered Professional Planner.
 - d) Council will recommend approval of only those plans of subdivision which:
 - i. Comply with the intent of this Plan;
 - ii. Comply with the requirements set out in Section 51(24) of the Planning Act, R.S.O. 1990;
 - iii. Can be supplied with adequate municipal services and community facilities such as schools, fire protection, water supply, sewage disposal, storm drainage facilities and road maintenance;

- iv. Will not *adversely affect* the financial status of the municipality; and,
 - v. Will not harm any aspect of the environment including Environmental Protection Areas and/or the Oak Ridges Moraine.
- e) For any plan of subdivision that has been approved for more than 10 years and, and for which construction has yet to commence, the Town may deem the approval of such plans of subdivision as lapsed.

18.13 Consent

- a) Parcels of land created through consent shall conform with the provisions of the Zoning By-Law and the policies of this Plan. If a rezoning is required to permit a proposed use, it shall be a condition of approval that a Zoning By-Law Amendment will have come into effect prior to the registration of the deed.
- b) When considering *applications* for consent for a land severance, the Committee of Adjustment shall have regard to the following criteria:
 - i. Provisions of the Planning Act;
 - ii. *Development* on the new *lot* or the remaining parcel shall not pose any costs for road or service improvements for the municipality;
 - iii. Future orderly *development* and subdivision potential of the area shall not be prejudiced;
 - iv. The compatibility with, and impact of the proposed use on adjacent areas;
 - v. Minor infilling in *existing* urban areas or *lot* boundary adjustments will generally be permitted, while extension of an urban area or strip *development* will not; and,
 - vi. availability of adequate and appropriate road access. Dedications for road widenings or 0.3 metre reserves across the frontage or other yards of all proposed *lots* may be required as a condition of approval.
- c) The Committee of Adjustment may attach any other conditions, as may be authorized by the Planning Act or other legislation, such as:
 - i. Payment of levies to the Town of Aurora and the Regional Municipality of York to cover the costs of additional municipal services to be provided as may be adopted by Council through a Development Charges By-Law;

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- ii. Conveyance of land to the Town of Aurora for park purposes or, as an alternative, the payment of cash-in-lieu;
 - iii. Payment of an administrative fee to the Town of Aurora where a consent is granted but no new *lot* has been created;
 - iv. Time limit for fulfilling the conditions of approval prior to the lapsing of the consent;
 - v. Requirements of the appropriate Conservation Authority; and,
 - vi. Submission of a preliminary site plan, and registered reference plan to the Committee of Adjustment prior to the consent being finalized.
- e) To ensure the best decision, the Committee of Adjustment may request reports from appropriate Town Departments and agencies such as: Planning and Development Services, Public Works, Region of York Medical Officer of Health, Conservation Authorities, Ministries of Environment, Natural Resources, Agriculture and Food, Transportation, Education and others.
 - f) Notwithstanding any other policies of this Plan to the contrary, where lands are located within the Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, or Oak Ridges Moraine Countryside Area designations, a *lot* may only be created in accordance with the relevant policies of the Town of Aurora.

18.14 Maintenance and Occupancy By-law

- a) Council has passed the Property Maintenance and Occupancy Standards By-law to ensure high standards of property maintenance and safe occupancy. It is generally referred to as the Property Standards By-law.
 - b) The Property Standards By-law sets out standards for:
 - i. Maintenance of yards, vacant lands, parks and accessory buildings, including sewage and drainage, safe access, passage and garbage/snow/ice removal;
 - ii. Maintenance of all buildings and structures, including walls, floors and ceilings; doors, windows and roofs; foundations and insulation, heating, lighting, plumbing and electrical systems, general sanitation including pest prevention; and,
 - iii. Heat, light, fire protection and ventilation standards for all rooms, including kitchens and bathrooms, and minimum dimensions and floor space of habitable rooms.
 - c) To administer and enforce the Property Standards By-law, Council has
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appointed a Maintenance and Occupancy Standards Officer, who will:

- i. Operate with the Fire and Building Departments and York Region Officer of Health;
 - ii. Receive information regarding substandard housing conditions, overuse of *existing* buildings, neglected yards, courts and vacant lands from inspectors, by-law enforcement officers, and other municipal staff including Fire and Building Department personnel; and,
 - iii. Impose penalties or carry out repairs or demolition at the owner's expense, where voluntary compliance cannot be achieved.
- d) Council has appointed a Property Standards Committee who will hear appeals from people who have been served an order to comply with the By-law.

18.15 Community Improvement

- a) Council may select areas with deficiencies or deterioration for community improvement. The following deficiencies shall be criteria for identifying improvement areas:
 - i. Municipal services such as water, sewers, roads, sidewalks, street lighting;
 - ii. Public community services, such as indoor and outdoor *recreational* facilities, community centres, libraries;
 - iii. Parking and streetscape;
 - iv. Physical, functional or economic instability such as vacant and under used buildings; and
 - v. Age and condition of buildings which, if improved, can become significant heritage assets.
- b) Council shall identify by By-law, lands within Aurora to be considered Community Improvement Project Areas.
- c) Where available, Council shall seek Provincial and Federal funding for carrying out community improvement.
- d) Council shall carry out improvements on the basis of an approved Community Improvement Plan.

18.16 Community Involvement

- a) Council shall encourage all people in Aurora to participate in planning decisions which affect their lives. To achieve this, Council shall:

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- i. have regard to abilities, constraints and backgrounds of people in each situation;
 - ii. ensure that time, place and notice of meetings are accessible to as many people as possible; and,
 - iii. ensure that planning policies and reports are made available to the public.
 - b) Council shall comply with all legal requirements under the Planning Act regarding public meetings and notification required for:
 - i. An Amendment to this Official Plan;
 - ii. Zoning By-Law Amendments;
 - iii. Committee of Adjustment Hearings;
 - iv. Consents; ~~and,~~
 - v. Plans of Subdivision/Condominiums-;
 - vi. Community Planning Permit applications where approval authority has not been delegated to Town staff; and,
 - vii. Amendments to any Community Planning Permit By-law.
 - c) Council shall further encourage citizen participation in ongoing agencies such as:
 - i. Committee of Adjustment;
 - ii. Environmental Advisory Committee;
 - iii. Heritage Advisory Committee;
 - iv. Economic Development Advisory Committee;
 - v. Accessibility Advisory Committee;
 - vi. Leisure Services Advisory Committee; and
 - vii. Traffic Safety Advisory Committee.

18.17 Sign By-law

- a) Objectives of this Plan include aesthetically appropriate streetscapes, as well as safe and efficient movement of traffic. To achieve these objectives, Council will enact and enforce a Sign By-law under the provisions of Sections 11 and 99 of the Municipal Act, 2001, as amended, to regulate signs and other advertising devices within the Town of Aurora.

18.18 Tree By-law

- a) Council shall cooperate with York Region in enforcing their respective a *Tree* By-laws under the *Municipal Act*, to regulate the removal of certain *trees* in defined areas. Council shall also in accordance with the Oak Ridges Moraine Conservation Act, 2001, adopt *site alteration* and *tree* by-laws in conformity with Section 135 of the *Municipal Act*, 2001.

18.19 Soil Preservation By-law

- a) Council will enact and enforce a By-law under Section 142 of the *Municipal Act*, 2001, to regulate or prohibit the removal of topsoil and to rehabilitate lands where topsoil removal is permissible.

18.20 Fill By-Law

- a) Council will enact and enforce a by-law under Section 142 of the *Municipal Act*, 2001, to regulate or prohibit the placing or dumping of fill and alternations to the grade of the land.

18.21 Future Enabling Legislation

- a) Council shall continue to review *existing* legislation pursuant to the *Municipal Act*, governing such uses as automobile wrecking yards, garbage dumps, gravel pits, quarries, trailers and signs and where necessary amend *existing* by-laws or pass new by-laws, to ensure such uses are properly regulated and controlled.

18.22 Capital Works

- a) Council will prepare and adopt a capital works program which conforms with this Plan to ensure safe and efficient movement of goods and people.

18.23 Public Works

- a) Public works in the Town of Aurora will be carried out in accordance with this Plan, according to Section 24 of the *Planning Act*, R.S.O. 1990.

18.24 Development Charges By-law

- a) Council, in co-operation with York Region shall enact and administer a Development Charges By-law in accordance with the provisions of the Development Charges Act to enable it to share with developers the capital costs of:
 - i. Utilities such as sewers, storm sewers, sewage treatment plants and waste disposal;
 - ii. Schools, childcare facilities, adult education, retraining; and,

- iii. Social services such as libraries, policing, seniors housing, health, counselling and *recreation* centres, or shelters.

18.25 Land Securement

- a) The Town may acquire land to implement any feature, including trails, of this Plan in accordance with the provisions of Provincial Statutes and Regulations.
- b) Municipal land assembly for ~~parkland~~, Environmental Protection Areas and trail uses shall be encouraged in appropriate locations designated as '~~Greenlands System~~Environmental Protection'.
~~Greenlands System~~
- c) The Town shall work cooperatively with the Lake Simcoe Region Conservation Authority, the Toronto and Region Conservation Authority, York Region and the Province of Ontario to identify and prioritize desired lands for securement in accordance with the policies of this Plan.
- d) Arrangements for the conveyance of lands into public ownership shall be undertaken before or concurrent with the approval of development *applications* through the development approval process and may include mechanisms identified in this Plan.
- e) Mechanisms to secure lands through development approvals or other processes include:
 - i. Land dedications/conveyance;
 - ii. Voluntary sale and public purchase through funds allocated in the Town's budget or from funds raised through the cash-in-lieu of parkland dedications, where appropriate;
 - iii. Land swaps/exchanges;
 - iv. Donations, gifts, bequests from individuals and/or corporations;
 - vi. Through any applicable requirement relating to parkland or environmental protection area acquisition in the Town's Development Charges By-law; and/or,
 - vii. Other appropriate land acquisition methods.
- f) Council may authorize staff to pursue funding partners and other funding opportunities for the purpose of land securement to achieve the objectives of this Plan.
- g) The Town includes land areas that are owned by various public agencies and senior levels of government. The Town shall enter into negotiations with these public agencies to have lands within the '~~Greenlands System~~Environmental Protection' designation to remain in public ownership and protected and enhanced in accordance with the objectives of this Plan.

- h) It is recognized that the Town may not be able to secure in public ownership all of the lands required to achieve the objectives of this Plan. Where substantial efforts have been undertaken in accordance with the land securement policies of this Plan, Council will negotiate with the landowners in an effort to protect natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands. In these instances, Council shall consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately owned lands in order to achieve the objectives of this Plan:
- i. Municipal land use controls, including zoning;
 - ii. Information and education programs;
 - iii. Stewardship agreements;
 - iv. Charitable tax receipts;
 - v. Conservation easements; and/or,
 - vi. any other appropriate agreements with the landowners.

18.26 Parkland Dedication

- a) Parkland dedication requirements shall be applied as follows in the Town:
- i. The typical Planning Act requirement of 5 percent of the land area for residential and 2 percent of the land area for all non-residential uses shall be applied. The parkland dedication requirement for mixed use developments shall be calculated on the percentage of Gross Floor Area of each use; or
 - ii. As per the Planning Act, the Town may apply an alternative parkland dedication requirement to that described in Section 18.25 a) i). of
 - 1.0 hectare for each 300 dwelling units proposed, or at such lesser rate as may be specified in the Town's parkland dedication by-law; or
 - Payment in lieu, calculated by using a rate of 1.0 hectare for each 500 dwelling units proposed or such lesser rate as may be specified in Town's parkland dedication by-law.
- b) Where the Town accepts cash-in-lieu in place of the parkland dedication required under the Planning Act, the funds raised through this provision shall be utilized by the Town solely for the purchase of property for public park space and/or for the enhancement of existing public parks in the Town.

18.27 Administrative Revisions to the Official Plan

An amendment to this Plan shall not be required in order to make revisions of an administrative nature, such as but not limited to:

- a) Additions or deletions to the Region's area and application of the land use designation of the abutting lands, when the addition is a result of realignments to provincial highways or Regional boundary streets;
- b) altering the numbering and arrangement of provisions in this Plan;
- c) updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;
- d) correcting clerical, grammatical, spelling and technical mapping errors;
- e) changing format or presentation; or
- f) altering punctuation to obtain a uniform mode of expression.

19.0 GLOSSARY

ACCESSORY USE

- a) A use of land, buildings or structures normally considered incidental or subordinate to the principal use, building or structure located on the same lot.

ADJACENT LANDS

- a) Those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility.
- b) Those lands contiguous to a specific key natural heritage feature or key hydrologic feature where it is likely that development or site alteration can reasonably be expected to have ~~an~~ a negative impact on the feature.
- c) Those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources.
- d) The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objective.
- e) Generally, adjacent lands are considered to be within 120m from any part of the feature.

ADVERSE EFFECT

- a) Any impairment, disruption, destruction or harmful alteration.

AFFORDABLE HOUSING

- a) In the case of ownership housing, ~~the least expensive of,~~
 - i. Housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households; ~~or,~~
 - ii. ~~Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.~~
- b) In the case of rental housing, a unit for which the rent is at or below 125% of

the average market rent of a unit in the regional market area, by bedroom type.
~~the least expensive of;~~

- ~~i. A unit for which the rent does not exceed 30% of gross annual household income for low- and moderate-income households; or,~~
- ~~ii. A unit for which the rent is at or below the average market rent of a unit in the regional market area.~~

For the purposes of this definition, “low- and moderate-income households” means, ~~in the case of ownership housing, the lesser of~~ households with incomes in the lowest 60% of the income distribution for the regional market area or, ~~in the case of rental housing, households with incomes in the lowest 60% of the income distribution for rental households for the regional~~ the local market area.

AGRICULTURAL USES

- a) The growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

AGRICULTURE-RELATED USES

- a) Those farm-related commercial and farm-related industrial uses that are small in scale, directly related to the farm operation and required to be in close proximity to the farm operation.

ALTERNATIVE ENERGY SYSTEMS

- a) Sources of energy or energy conversion processes such as co- generation and energy from waste that significantly reduce the amount of harmful emissions to the environment when compared with conventional energy systems.

ANCILLARY USES

- a) Small Scale retail and commercial uses that primarily serve the business functions on employment lands.

ANIMAL AGRICULTURE

- a) Growing, producing and raising farm animals including, without limitation,
 - i. Livestock, including equines, poultry and ratites;
 - ii. Fur-bearing animals;

- iii. Bees;
- iv. Cultured fish;
- v. Deer and elk; and,
- vi. Game animals and birds.

APPLICATION

- a) Includes a matter, proceeding or request.

ARCHAEOLOGICAL RESOURCES

- a) Includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

AREAS OF ARCHAEOLOGICAL POTENTIAL

- a) Areas with the likelihood to contain *archaeological resources*. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

~~AREAS OF NATURAL AND SCIENTIFIC INTEREST~~

- ~~a) Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.~~

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

- a) Means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

AREA OF NATURAL AND SCIENTIFIC INTEREST (EARTH SCIENCE)

- a) An area that has been,
 - i. Identified as having earth science values related to protection, scientific study or education; and,
 - ii. Further identified by the ministry of natural resources and forestry using evaluation procedures established by that ministry, as amended from time to time.

AREA OF NATURAL AND SCIENTIFIC INTEREST (LIFE SCIENCE)

- a) An area that has been,
 - i. Identified as having life science values related to protection, scientific study or education; and,
 - ii. Further identified by the ministry of natural resources and forestry using evaluation procedures established by that ministry, as amended from time to time.

BED AND BREAKFAST ESTABLISHMENT

- a) An establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a single dwelling that is the principal residence of the proprietor of the establishment.

BROWNFIELD SITES

- a) Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

BUILT-UP AREA

- a) All land within the built boundary.

BUILT BOUNDARY

- a) The limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5 of the Growth Plan.

BUILT HERITAGE RESOURCES

- a) See definition for *Cultural Heritage Resources*

CEMETERIES

- a) Religious or commercial enterprises that include the in-ground and aboveground internment of human remains.

COMMUNITY HUB

- a) A community hub makes it easier for local residents to access the health, social, cultural, recreational and other resources they need together in one spot. It can be located in a physical building or accessed through a digital service. Community hubs serve as a central access point, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, improve services for residents

and are responsive to the needs of their communities. Each hub is as unique as the community it serves and is defined by local needs, services and resources.

COMPACT URBAN FORM

- a) A land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

COMPATIBLE

- a) Refers to *development* that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with *existing development* without causing any undue *adverse impact* on surrounding properties.

COMPLETE COMMUNITY

- a) *Complete Communities* meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and *community infrastructure* including *affordable housing*, schools, *recreation* and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

COMPLETE STREETS

- a) Streets that are designed to accommodate the needs of all transportation modes and users. Complete streets may include dedicated travel lanes for motor vehicles, transit vehicles and bicycles, and dedicated sidewalks and/or trails for pedestrians, cyclists and other modes of micro-transportation. Complete streets also include the various elements of streetscape design including landscaping, lighting and street furniture.

CONNECTIVITY

- a) The degree to which key natural heritage features are connected to one another by links such as plant and animal movement corridors, hydrological and nutrient cycling, genetic transfer, and energy flows through food webs.

CONSERVED

- a) The identification, protection, use and/or management of cultural

heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a Conservation Plan or Heritage Impact Statement.

CULTURAL HERITAGE LANDSCAPE

- a) A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

~~See definition for *Cultural Heritage Resources*.~~

CULTURAL HERITAGE RESOURCES

- a) Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

~~Resources that contribute to our understanding of our past, including;~~

- ~~i. Archaeological Resources Such As Artifacts, Archaeological Sites And Marine Archaeological Sites;~~
- ~~ii. Built Heritage Resources, Which Means One Or More Significant Buildings, Structures, Monuments, Installations Or Remains Associated With Architectural, Cultural, Social, Political, Economic Or Military History And Identified As Being Important To A Community;~~
- ~~iii. Cultural Heritage Landscape, Which Means A Defined Geographical Area Of Heritage Significance Which Has Been Modified By Human Activities And Is Valued By A Community. It Involves A Grouping(S) Of Individual Heritage Features Such As Structures, Spaces, Archaeological Sites And Natural Elements, Which Together Form A Significant Type Of Heritage Form, Distinctive From That Of Its Constituent Elements Or Parts.~~

DENSITY TARGET

- a) ~~The density targets for designated greenfield areas are defined in the Policies of the Growth Plan.~~

DESIGNATED GREENFIELD AREA

- a) The designated area that was outside of the built-up area as of June 2006 as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

DEVELOPABLE AREA

- a) The *developable area* includes all lands available for development for both private and public uses, including residential and employment uses, open space and infrastructure (e.g. local and Regional streets and stormwater management ponds). The developable area excludes,
- i. Environmental features and areas, where development is prohibited, identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
 - ii. The regional greenlands system and natural heritage system as identified in this plan;
 - iii. Key natural heritage features and key hydrologic features;
 - iv. Major infrastructure right-of-ways (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
 - v. Existing uses (e.g. cemeteries, estate subdivisions).

DEVELOPMENT

- a) The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include,
- i. Activities that create or maintain infrastructure authorized under an environmental assessment, planning act, or condominium act process; or,
 - ii. Works subject to the drainage act.

DWELLING UNIT

- a) One or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

ECOLOGICAL FEATURES

- a) Naturally occurring land, water and biotic features that contribute to ecological integrity.

ECOLOGICAL FUNCTIONS

- a) Refers to the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including hydrological functions and biological, physical, chemical and socio-economic interactions.

ECOLOGICAL INTEGRITY

- a) Includes hydrological integrity, means the condition of ecosystems in which,
 - i. The structure, composition and function of the ecosystems are unimpaired by stresses from human activity;
 - ii. Natural ecological processes are intact and self-sustaining; and
 - iii. The ecosystems evolve naturally.

EMPLOYMENT AREA

- a) Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

ENDANGERED AND THREATENED SPECIES

- a) A species that is ~~classified listed or categorized as an “Endangered Species” or “threatened species” on the Ontario Ministry of Natural Resources’ official species at risk list in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the *Endangered Species Act, 2007*, as updated and may be amended for time to time.~~

ENVIRONMENTALLY SIGNIFICANT AREAS

- a) ~~Land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species as determined by studies undertaken from time to time by conservation authorities and/or local municipalities.~~

EXISTING

- a) Means lawfully in existence on the date of this Plan’s adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being.

FARM RETIREMENT LOT

- a) A lot that is severed farm land that is being used in a farming operation, on the application of a person who,
 - i. Owned and operated the farm operation, as a full-time farmer, for a substantial number of years;
 - ii. Was engaged in farming on January 1, 1994, or on an earlier date set out in the applicable official plan; and
 - iii. Has reached retirement age and is retiring from active working life

FISH

- a) As defined in S.2 of the *Fisheries Act*, c. F-14, as amended, includes parts of fish, shellfish, crustaceans, and marine animals, and the eggs, sperm, spawn, larvae, spat and juvenile stages of fish, shellfish, crustaceans and marine animals at all stages of their life cycles.

FISH HABITAT

- a) ~~As defined in the Fisheries Act, c. F-14, as amended, means fish habitat~~ as defined in the *Fisheries Act* as spawning grounds and any other areas, including nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

FOREST MANAGEMENT

- a) The management of woodlands, including accessory uses such as the construction and maintenance of forest access roads and maple syrup production facilities,
 - i. For the production of wood and wood products, including maple syrup;
 - ii. To provide outdoor recreation opportunities;
 - iii. To maintain, and where possible improve or restore, conditions for wildlife; and
 - iv. To protect water supplies.

GROUNDWATER RECHARGE

- a) The replenishment of subsurface water,
 - i. Resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from

lakes, streams and wetlands; and

- ii. Resulting from human intervention, such as the use of stormwater management systems.

HAZARDOUS WASTE

- a) *Hazardous waste* has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.

HYDROLOGICAL FEATURES

- a) Includes,
 - i. Permanent and intermittent streams;
 - ii. Wetlands;
 - iii. Kettle lakes and their surface catchment areas;
 - iv. Seepage areas and springs; and
 - v. Aquifers and recharge areas.

HYDROLOGICAL FUNCTIONS

- a) The functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

HYDROLOGICAL INTEGRITY

- a) The condition of ecosystems in which hydrological features and hydrological functions are unimpaired by stresses from human activity.

HYDROLOGICALLY SENSITIVE FEATURE

- a) *A hydrologically sensitive feature* as described in Section 26 of the Oak Ridges Moraine Conservation Plan.

IMPERVIOUS SURFACE

- a) A surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.

INFRASTRUCTURE

- a) Physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, waste management systems, electric power

generation and transmission, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INTENSIFICATION

- a) ~~Within the Built-up Area, the~~ *development* of a property, site or area at a higher density than currently exists through,
 - i. *Redevelopment*, including the use of brownfield sites;
 - ii. The *development* of vacant and/or underutilized lots within previously developed areas;
 - iii. Infill *development*; or,
 - iv. The expansion or conversion of existing buildings.

INSTITUTIONAL USE

- a) Includes, without limitation, a long-term care facility, hospital, school, university or college, place of worship and government office.

INTERMITTENT STREAM

- a) Watercourses that are dry at times of the year, generally flowing during wet seasons but not the entire year.

KAME

- a) A mound, hummock or conical hill of glacial origin.

KETTLE LAKE

- a) A depression formed by glacial action and permanently filled with water.

KEY HYDROLOGIC FEATURE

- a) ~~Key hydrologic features are described in Section 2.2 of this Plan and include wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs, and the Lake Simcoe Shoreline.~~

KEY NATURAL HERITAGE FEATURE

- a) ~~Key natural heritage features are described in Section 2.2 of this Plan and include the habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, Environmentally Significant Areas, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and~~

tallgrass prairies.

- b) Within the Oak Ridges Moraine Conservation Plan Area, Aa key natural heritage feature as described in Section 22 of the Oak Ridges Moraine Conservation Plan.

LAKE SIMCOE WATERSHED

- a) Lake Simcoe and the park~~t~~ of Ontario, the water of which drains into Lake Simcoe; or
- b) If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008).

LANDFORM FEATURES

- a) Distinctive physical attributes of land such as slope, shape, elevation and relief.

LANDFORM CONSERVATION AREA

- a) A landform conservation area as described in Section 30 of the Oak Ridges Moraine Conservation Plan.

LIQUID INDUSTRIAL WASTE

- a) *Liquid industrial waste* has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.

LOT

- a) A parcel of land that is,
 - i. Described in a deed or other document legally capable of conveying an interest in the land; or
 - ii. Shown as a lot or block on a registered plan of subdivision.

~~LOW AND MODERATE INCOME HOUSEHOLDS~~

- ~~a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or,~~
- ~~b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.~~

MAJOR DEVELOPMENT

- a) Consists of,

- i. The creation of four or more lots;
- ii. The construction of a building or buildings with a ground floor area of 500 square metres or more; or,
- iii. The establishment of a *major recreational use*.

MAJOR RETAIL

- a) Major retail includes retail big box stores, retail warehouses and shopping centres. For the purposes of this definition a shopping centre is not a collection of ancillary uses that primarily serve the business functions on employment lands.

MAJOR OFFICE

- a) Freestanding office building of 10,000 m² or greater, or with 500 m² jobs or more.

MARKET BASED HOUSING

- a) Housing options that respond to market needs.

MEANDER BELT

- a) The land across which a stream shifts its channel from time to time.

MINERAL AGGREGATE

- a) Includes, gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, talc, wollastonite, or other material prescribed under that Act.

MINERAL AGGREGATE OPERATION

- a) Means,
 - i. An operation, other than a wayside pit, conducted under a licence or permit under the aggregate resources act; and
 - ii. Associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.

MULTI-MODAL

- a) The availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air and marine.

NATURAL HERITAGE SYSTEM

- a) A system made up of *natural heritage features and areas*, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

NORMAL FARM PRACTICES

- a) Any practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

OAK RIDGES MORaine CONSERVATION PLAN DEFINITIONS

- a) Definitions for terminology specific to the Oak Ridges Moraine Conservation Plan that are included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02.

PARKLAND

- a) Public open space used for passive and/or recreational uses.

PARTIAL SERVICE

- a) Connections linking a building to,
 - i. A communal sewage or water service or a full municipal sewage or water service; and
 - ii. An individual on-site sewage or water system.

PATHOGEN THREATS

- a) Threats to drinking water quality that are related to conditions or activities having the potential to introduce living microorganisms that cause disease into the groundwater. Sources of pathogens include, but are not limited to, septic systems, animal manure, sewage systems and stormwater management ponds.

PERMANENT STREAMS

- a) A stream which continually flows in an average year.

RAPID INFILTRATION BASIN

- a) A basin or system of basins at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.

RAPID INFILTRATION COLUMN

- a) A column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.

RECREATION

- a) Leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

REDEVELOPMENT

- a) The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

REGIONAL MUNICIPAL COMPREHENSIVE REVIEW

- a) An official plan review which is undertaken by the Region, or an official plan amendment which is undertaken by the Region, in consultation with the respective local municipalities, which comprehensively applies the schedules and policies of the Growth Plan for the Greater Golden Horseshoe.

RENEWABLE ENERGY SYSTEMS

- a) The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

RESIDENCE SURPLUS TO A FARMING OPERATION

- a) Means,
 - i. If there are two or more farm residences, both built before 1978, on a lot that is being used in a farming operation, one of those residences that is surplus to the farming operation; or
 - ii. If the owner and operator of a farming operation acquires an

additional lot and uses it in the consolidated farming operation, any existing farm residence that is surplus to the consolidated farming operation.

RETIREMENT HOME

- a) A building in which,
 - i. Accommodation is provided, mainly for retired persons;
 - ii. Common kitchen and dining facilities area provided for the residents; and
 - iii. Common lounges, recreation rooms and health care facilities may also be provided for the residents.

RISK ASSESSMENT

- a) A study completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with a land use or land use activity that may pose a threat to the quantity or quality of a municipal drinking water supply.

RISK MANAGEMENT PLAN

- a) A document completed by a qualified person that describes the results of the Risk Assessment, proposes a plan for the mitigation and management of the identified risks, and outlines an emergency response plan to be executed in the event that a risk occurs.

RURAL LOT

- a) A lot that is at least 97.5 per cent of the land that is left in an original lot or an original half lot after the deduction of any land that is,
 - i. Conveyed at any time for transportation, utilities and infrastructure as described in Section 41, of the Oak Ridges Moraine Conservation Plan, whether before, on or after November 16, 2001; or
 - ii. Validly conveyed before June 27, 1970.

SAND BARRENS

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits sand barrens characteristics) that,
 - i. Has sparse or patchy vegetation that is dominated by plants that are,
 - Adapted to severe drought and low nutrient levels; and

- Maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
- ii. Has less than 25 per cent tree cover;
- iii. Has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and
- iv. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

SAVANNAH

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits sand savannah characteristics) that,
 - i. Has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
 - ii. Has from 25 per cent to 60 per cent tree cover;
 - iii. Has mineral soils; and
 - iv. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

SECONDARY SUITE RESIDENTIAL DWELLING UNIT

- a) Means a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas in a house, or building ancillary to a house. A single accessory dwelling unit in a house that consists of one or more rooms that are designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.

SEEPAGE AREAS AND SPRINGS

- a) Are sites of emergence of groundwater where the water table is present at the ground surface. Seepage areas are areas where groundwater emerges from the ground over a diffuse area. Springs are points of natural, concentrated discharge of groundwater.

SELF-SUSTAINING VEGETATION

- a) Vegetation dominated by plants that can grow and persist without direct human management, protection, or tending.

SENSITIVE USE/SENSITIVE LAND USES

- a) Buildings, amenity areas, or outdoor spaces where routine or normal activities at reasonably expected times would experience one or more adverse effects from containment discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences day care centres, and educational and health facilities.

SETTLEMENT AREAS

- a) Urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) where:
 - i. Development is concentrated and which have a mix of land uses; and
 - ii. Lands have been designated in an official plan for development over the long term planning horizon provided for in the Provincial Policy Statement, 2005. Where there are no lands that have been designated over the long- term, the settlement area may be no larger than the area where development is concentrated.

SHORT-TERM RESIDENTIAL ACCOMMODATION

- a) All or part of a dwelling unit used to provide sleeping accommodations for any rental period that is 29 consecutive nights or less in exchange for payment but does not include Bed-and-Breakfasts.

SIGNIFICANT

- a) Means:
 - i. In regard to Provincially *significant wetlands and areas of natural and scientific interest*, an area identified as provincially *significant* by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
 - ii. In regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources and Forestry, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;

- iii. In regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- iv. In regard to other features and areas of ecological ~~importance~~ importance in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*.

SINGLE DWELLING

- a) A building containing only one dwelling unit.

SIGNIFICANT GROUNDWATER RECHARGE AREA

- a) An area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.

SIGNIFICANT VALLEYLANDS

- a) ~~A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. These areas are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system. A valleyland which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.~~
A valleyland which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

SIGNIFICANT WILDLIFE HABITAT

- a) ~~Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. These areas are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system. The Provincial Significant Wildlife Habitat Technical Guide should be referenced to determine significant wildlife habitat. A wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.~~
A wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

SIGNIFICANT WOODLANDS

- a) *Woodlands* which meet any one of the criteria in policy ~~2.2.39~~ 3.4.2.6 of the York Region Official Plan, except those excluded by policy 3.4.2.7 of this Plan.

SITE

- a) The lands subject to an application.

SITE ALTERATION

- a) Activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

SPECIAL NEEDS HOUSING

- a) The integration of housing and support services for individuals who require specific services to maintain their housing and well-being. Special needs housing includes both transitional and permanent housing, most commonly in not-for-profit residential housing.

STORMWATER MANAGEMENT POND

- a) A detention basin that temporarily stores or treats collected stormwater runoff and releases it at a controlled rate.

SUBWATERSHED

- a) An area that is drained by a tributary or some defined portion of a stream.

SURFACE CATCHMENT AREA

- a) The area including and surrounding a kettle lake or wetland, from which surface runoff drains directly into the kettle lake or wetland.

SUSTAINABLE

- a) When used with respect to a natural resource, means that the natural resource is able to support a particular use or activity without being adversely affected.

TALLGRASS PRAIRIE

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits tallgrass prairie characteristics) that,
 - i. Has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal

drought, periodic disturbances such as fire; or both,

- ii. Has less than 25 per cent tree cover;
- iii. Has mineral soils; and
- iv. Has been further identified, by the Ministry of Natural Resources and Forestry or by an any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

THREATENED SPECIES

- a) Any native species that is at risk of becoming endangered throughout all or part of its Ontario range if the limiting factors are not reversed.

TIME OF TRAVEL

- a) Refers to the estimated time required for groundwater to move from a given location in an aquifer to the intake of a water well. A wellhead protection area is typically divided into several time of travel zones.

TRANSPORTATION SYSTEMS

- a) A system consisting of corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours, and associated facilities such as storage and maintenance.

TREE

- a) Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at physiological maturity, provided that where multiple stems grow from the same root system, the number of trees shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.

UNSERVICED PARK

- a) A park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities.

UTILITIES

- a) Include all essential public services such as electricity, gas or communications/telecommunications that are provided by a regulated company or government agency.

VALLEYLANDS

- a) A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

VEGETATION PROTECTION ZONE

- a) Buffers surrounding a *key natural heritage feature* or a *key hydrologic feature*. These areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its functions. Within the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, and the Lake Simcoe Protection Plan, the determination of the extent of a vegetation protection zone is defined by, and be subject to the provisions of these plans.

WATERSHED

- a) An area that is drained by a river and its tributaries.

WAYSIDE PIT

- a) A temporary pit opened or used by or for a public body solely for the purpose of a particular project of road construction and not located on the road right of way.

WELLHEAD PROTECTION AREA

- a) The surface and sub-surface area surrounding a water well or well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

WETLAND

- a) Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. *Wetlands* on the Oak Ridges Moraine, Greenbelt, and within the Lake Simcoe Watershed, include any *wetlands* identified by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time. Elsewhere in York Region, *wetlands* include any *wetland* that has been evaluated under the Ontario *Wetland* Evaluation System and approved by the Ministry of Natural Resources and Forestry.

WILDLIFE HABITAT

- a) Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

WOODLAND

- a) An area of land at least 0.2 hectare in area with at least:
 - i. 1000 trees of any size, per hectare;
 - ii. 750 trees measuring over 5 centimetres diameter at breast height, per hectare;
 - iii. 500 trees measuring over 12 centimetres diameter at breast height, per hectare; or,
 - iv. 250 trees measuring over 20 centimetres diameter at breast height, per hectare, but does not include a cultivated fruit or nut orchard, a plantation established for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland.

When determining the limit of a woodland, continuous agricultural hedgerows and woodland fingers or narrow woodland patches will be considered part of a woodland if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within woodland patches are generally included within a woodland if the total area of each clearing is no greater than 0.2 hectares. In areas covered by Provincial Plan policies, woodland includes treed areas as further described by the Ministry of Natural Resources and Forestry.

For the purposes of determining the densities above for woodlands outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.

20.0 SITE SPECIFIC POLICIES

1. The land in **Part Lot 86, Concession 1, E.Y.S.** is designated as Urban Residential to permit a maximum of 143 dwellings in two four-storey structures further specified by a site plan.
2. Lands located on Part Lot 85, Concession 1, E.Y.S. on the southeast side of St. John's Sideroad and Old Yonge Street may be used for 20 row house units provided that the buildings are not more than three storeys in height. Lands now shown on Schedule 'A' as Private Open Space or Urban Residential may be conveyed to the municipality for Public Open Space purposes and indicated as such on Schedule 'A' without an amendment to this Plan.
3. Lands located on Part Lot 85, Concession 1, E.Y.S., south of St. John's Sideroad, west of Old Yonge Street, shall permit development for medium density residential. Design concepts for the site shall include:
 - a) Setbacks as required by the Ministry of Transportation;
 - b) Limitation of 3 storeys;
 - c) Lands now shown on Schedule 'A' as Private Open Space or Stable Neighbourhoods may be conveyed to the municipality for Public Open Space purposes and indicated as such on Schedule 'A' without an amendment to this Plan.
4. The following policies apply to the lands designated "Stable Neighbourhoods" on **Part of Block A, Registered Plan 289 and Part 2, Plan 65R-2814, Part 4, Plan 65R-2912 and Lots 1, 16, 17 and Part Lot 2, Registered Plan 17** as shown on Schedule 'A'.
 - a) A multiple storey residential apartment building may be permitted on the lands being Part of Block A, Registered Plan 289, Part 2, Plan 65R-2814 and Part 4, Plan 65R-2912 having a maximum of 96 units. A multiple unit townhouse complex having a maximum of 20 units may be permitted on the lands being Lots 1, 16, 17 and Part Lot 2, Registered Plan 17. The proposed dwelling units within the development shall be for socially assisted housing catering to the needs of singles, single parents with children, groups of individuals and seniors.
 - b) The maximum height of the multiple storey apartment building shall be 5 storeys exclusive of elevator rooms, mechanical rooms, glass atria, or other appurtenances accessory to and incidental to the structure.

- c) In order to ensure provision of adequate open space and outdoor amenity area on the lands for both adults and children within the development, a parkette with a children's playground shall be provided for on-site. The required site plan agreement shall ensure safe, attractive and convenient pedestrian access to such amenity areas. Allowances shall be made in terms of sizing of the amenity area to ensure that it is large enough to accommodate the needs of both the multiple storey building and the townhouse complex.
- d) The site plan for the development shall ensure high standards in the conceptual design of the building, its massing, siting, exterior access and public areas. Given the site's proximity to the restored railway station, the building design shall incorporate a traditional brick finish with exterior features that are sympathetic to and relate well to the station building and grounds. Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to landscaping, roofing, and balcony details in order to mitigate potential negative effects the building could have on municipal gateway viewpoints and impressions. Design of the building will also ensure appropriate relationships with adjoining non-residential properties particularly in relation to overviews, etc.
- e) Regard shall be had for matters which may permit in the future the consolidation of land holdings to allow for a larger, multi-use comprehensive development potentially incorporating surrounding properties.
- f) Items such as landscaping and amenity areas, parking, garbage storage, and pedestrian and vehicular access shall be co-ordinated on site between the apartment building and the townhouse complex.
- g) Vehicular access to the site shall be primarily from Industrial Parkway South through controlled driveway entrances subject to approval from Town of Aurora Planning & Development Services. Access onto Ross Street shall be permitted for visitors and emergency vehicles only. Movement between the Ross Street and Industrial Parkway entrances shall be strictly controlled. The underground parking entrance shall be designed and located to avoid traffic movement conflicts with surface parking and pedestrians. The lands fronting onto Industrial Parkway South, being Part 4, Plan 65R-2912, shall be reserved for access, recreation and open space purposes only.

- h) The site plan agreement shall ensure the implementation of effective measures to mitigate the effects of the existing and potential surrounding industrial and commercial uses. The development shall incorporate acceptable building separation distances as considered appropriate by the Town of Aurora and the Ministry of Environment, Conservation and Parks. Building design shall address the shielding of noise and views through appropriate setbacks and use of measures such as fencing, berms, construction materials and landscaping. Noise warning clauses indicating the form of nuisances that may arise from adjacent industrial and railway uses shall be inserted within all Agreements of Purchase and Sale or Lease.
- i) The lands shall be developed on the basis of full municipal water and sanitary services. Accordingly, prior to any development occurring, the Regional Commissioner of Environmental Services shall advise that water and sanitary sewage capacity is available and has been allocated by resolution of the Town of Aurora. It shall be confirmed with Planning & Development Services that the site can be adequately drained through current municipal storm water facilities. This may require the commissioning of a storm water management study.
- j) The site plan agreement shall ensure implementation of effective measures to mitigate potential impacts of the development on the warm water fishery resource of the Holland River, both during and after construction. The site plan shall require the review and approval of the Ministry of Natural Resources and Forestry, including the submission of preliminary storm water management/water quality control plans to the satisfaction of the Ministry of Natural Resources and Forestry and the Town of Aurora.
- k) It is the policy of this Plan to zone the lands designated “Stable Neighbourhoods” on Schedule 'A' in an appropriate zoning category with specific exception provisions to ensure implementation in accordance with the policies of this Plan.

5. Northwest Aurora Planning Area

5.1 General Policies:

OPA 21
July 14, 2020

- a) The lands identified on Schedule 'H' as Site Specific Policy No. 5 and on Schedule 'A' as OPA No. 37 or Part Lot 86, Concession 1, W.Y.S., generally known as the “Northwest Aurora Planning Area” are intended to accommodate primarily low-intensity, environmentally-sensitive residential development on full urban services with the maximum number of units within the planning area being 260.

- b) The following principles shall guide the preparation and review of plans of subdivision:
 - i. lot grading practices shall protect vegetation communities at grade;
 - ii. activities within the dripline of protected vegetation features shall be controlled through subdivision lotting design, zoning by-law siting specification, and site planning practices, where appropriate and necessary;
 - iii. naturalized landscaping shall be encouraged adjacent to the greenlands system; and
 - iv. erosion and sediment control plans shall be implemented for those areas that drain to the open space system.
- c) All development shall occur in accordance with the environmental reports and addendum's submitted in support of this amendment. These reports include the following:
 - i. Environment Background Report dated August 2000 prepared by ESG International. This report shall also be modified in accordance with the comments from the Ministry of Municipal Affairs dated August 2, 2000;
 - ii. Hydrogeology Study dated September 2000 prepared by Dillon Consulting; Traffic Impact Study dated September 2000 prepared by Marshall Macklin Monaghan; and
 - iii. Functional Servicing Report dated September 2000 prepared by Sabourin Kimble & Associates Ltd.
- d) Access from the rear yards to the open space lands shall be restricted. Suitable fencing shall be approved by the Town.
- e) A homeowners' manual shall be prepared by the Owner/Developer and approved by the Town to educate the homeowners about the benefit and attributes of the natural features in the area and to advise them of good stewardship practices.

- f) Consideration shall be given to the implementation of a post development monitoring program to determine impacts on the environmental protection area and to recommend any mitigative measures.

5.2 Land Use Designations

a) Suburban Residential - (SR-1)

“Suburban Residential – (SR-1)” within the Site Specific Policy Area shall be comprised of fully serviced single detached residential lots with frontages generally greater than 24 metres, and areas generally greater than 800 square metres and shall be subject to the policies of this Plan. Accessory uses and home occupations which are accessory and subsidiary to the residential use and compatible with the residential environment may also be permitted. Neighbourhood oriented support services such as schools and parks shall also be permitted.

b) Suburban Residential (SR)

“Suburban Residential (SR)” within the Site Specific Policy Area shall generally be comprised of fully serviced residential lots of approximately 0.2 hectares in size. Development on those lands designated Suburban Residential shall be compatible with the existing estate and suburban residences on the south side of St. John’s Sideroad. Reverse frontage onto St. John’s Sideroad shall not be permitted. Accessory uses and home occupations which are accessory and subsidiary to the residential use and compatible with the residential environment may also be permitted.

c) Core Area Open Space (COS)

“Core Area Open Space (COS)” within the Site Specific Policy Area shall be comprised of open space, approved stormwater management outlets, and approved road and municipal service crossings. Other than the above permitted services this area shall remain in its natural state with only passive recreation uses being permitted. The lands designated Core Area Open Space shall be dedicated to the Town. Development in proximity to these Core Area Open Space lands shall protect and respect the existing natural edges, provide slope stabilization, and if desirable and necessary, provide trails and open space management programs. Lands designated Core Area Open Space are comprised of two interrelated ecological elements – the riparian corridor and the highest quality vegetation communities.

i. Riparian Corridor

Those lands designated Core Area Open Space within the Site Specific Policy Area include a riparian corridor. This riparian corridor shall be comprised of the floodplain and a 15-metre water quality buffer on each side of the tributary of Tannery Creek. In conjunction with the development of the adjacent residential lands surrounding the Creek, barriers to fish movement shall be removed and areas of poor riparian cover shall be replanted.

ii. Highest Quality Vegetation Communities

Those lands designated Core Area Open Space within the Site Specific Policy Area include the highest quality vegetation communities in the area. These highest quality vegetation communities include mature forests and swamps dominated by native species. In conjunction with the development of the adjacent residential lands, invasive species shall be managed by the Owner/Developer within the highest quality vegetation communities.

d) Supporting Area Open Space (SOS)

Those lands designated Supporting Area Open Space within the Site Specific Policy Area shall generally be comprised of open space, approved stormwater management facilities, approved road and municipal service crossings, trails and passive use parks. Tot lot play areas may be permitted subject to detailed review as part of the subdivision approval process. Boundaries and natural edges shall be defined, in detail, through the subdivision approval process. Lands designated Supporting Area Open Space shall be dedicated to the Town unless detailed studies prepared as part of the Subdivision approval process indicate that certain lands may be located within the rear yards of certain lots. Should portions of the Supporting Area Open Space be located within private lots protection shall be sought in the form of zoning controls or through such legal agreements as conservation easements or restrictive covenants, as well as through encouragement of stewardship initiatives. Lands designated Supporting Area Open Space are comprised of two interrelated ecological elements – the supporting vegetation communities and the valley land forms.

i. Supporting Vegetation Communities

Lands designated Supporting Area Open Space within the Site Specific Policy Area may include supporting vegetation communities. These supporting vegetation communities shall be comprised of the successional forest and plantations, disturbed riparian thicket swamps and old fields coincident with steeper slopes. Detailed limits and of the supporting vegetation communities shall be determined through the subdivision approval process. Restoration of the supporting vegetation communities shall occur if impacted by development.

ii. Valley Land Form

Lands designated Supporting Area Open Space within the Site Specific Policy Area may include areas of steep or moderate slopes. Detailed limits and of the areas of steep or moderate slopes shall be determined through the subdivision approval process. Stabilization of the valley land form shall occur if impacted by development.

e) Suburban Residential (SR-2)

“Suburban Residential (SR-2)” permits fully serviced single-detached lots with frontages generally greater than 15 metres and areas generally greater than 460 square metres. Accessory uses and home occupations which are accessory to the residential use and compatible with the residential character may also be permitted. Neighbourhood oriented community services such as schools and parks shall also be permitted.

f) Core Area Open Space (COS-1)

“Core Area Open Space (COS-1)” designation permits lands that are open space, approved stormwater management ponds, and approved road and municipal service crossings. Other than the above permitted services, this area shall remain in its natural state with only passive recreation uses permitted.

5.3 Transportation – Road and entrance locations

- a) The location of the proposed new intersections along St. John’s Sideroad and Bathurst Street shall be consistent with the locations shown on Schedule ‘A’. Minor flexibility in these locations may be permitted subject to approval of the Region of York, the Town and affected landowners.
- b) All new lots shall have access to internal streets only. Plans of subdivision shall provide new access locations for existing residential

dwelling from internal streets and existing entrances to St. John's Sideroad and Bathurst Street shall be closed as part of the execution of individual subdivision agreements.

- c) The location of the internal streets shall be in general conformity with the locations as shown on Schedule 'A'. Alteration to the road pattern may be considered provided consideration is given to the location of roadways on adjacent properties and subject to approval of the Town and affected landowners.
- d) The location of the proposed creek crossing shall be in the location shown on Schedule 'A' and be designed to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
- e) A road connection(s) to the Town of Newmarket may be considered subject to approval by the Town of Aurora, Town of Newmarket and affected landowners.
- f) Prior to approval of any plan(s) of subdivisions the Owner(s) shall have prepared by a qualified transportation consultant, a functional transportation report/plan outlining the required Regional Road improvements for the development area. The report/plan, submitted to the regional Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
- g) Prior to final approval of any plan(s) of subdivision the Owner(s) shall submit development staging plans to clearly identify road improvements necessary at the start of each phase of development. The developers group will be required to enter into an agreement with the Region outlining the developer's obligation for constructing the road improvements and timing.

5.4 Urban Design/Landscaping

- a) Landscaped buffer strips shall be located along St. John's Sideroad and along Bathurst Street. These buffers strips shall generally be within private property. The subdivision agreement shall include a clause that requires the developer to be responsible for the completion of such landscaped buffers.
- b) The proposed driveways to the suburban residential lots shall include entrance features along with landscaping along the entire driveway length to provide a buffer from adjacent lots. The design of such features and landscaping and associated costs shall be the responsibility of the developer.

- c) The proposed homes along St. John's Sideroad shall be complimentary to the existing homes in the area. Policy 4.2 - General Design and Architectural Policies of the Town of Aurora Official Plan shall apply to the subject lands.
- d) Noise reports shall be required as part of the subdivision approval process and warning clauses shall be placed on title indicating that traffic volumes along St. John's Sideroad and Bathurst Street will increase.
- e) Vegetation impact assessments will be required for areas outside of the Open Space Designations. Such assessment shall include preservation/protection measures and restoration plantings shall occur within the Landscape buffer strips.

5.5 Servicing

- a) A Functional Servicing Plan that addresses the provision of water supply, wastewater and stormwater facilities including how the proposal will strive to protect and retain significant natural features shall be completed to the satisfaction of the Town, the Regional Municipality of York and other appropriate government agencies prior to any draft plan approvals.
- b) The draft plan approvals shall contain a condition which requires confirmation that servicing allocation is available for the site prior to the adoption of a zoning by-law. Alternatively the by-law may contain a holding prefix which can not be removed until confirmation of servicing allocation.

5.6 Parkland

- a) Parkland dedication shall be in accordance the Town's Official Plan. Any lands dedicated for parks shall be in a location and condition acceptable to the Town.
- b) Tot lot play areas will be required within the amendment area in locations approved by the Town. The Town requires a minimum of one such facility to the west of the existing valleylands and the determination of need for future facilities will occur during the subdivision approval processes which will also determine the required size and location of such facilities.
- c) Schedule 'K' of the Town of Aurora Official Plan indicates that trails are proposed within the amendment lands. Subdivision plans shall recognize and provide for the trail system where required.

5.7 Implementation and Interpretation

a) Cost Sharing

In addition to Development Charges capital contributions, prior to final approval of any plans of subdivision, or prior to the granting of any severance, the Town will require that any applicant for a plan of subdivision or severance enter into Cost Sharing Agreements or make other suitable arrangements, in the opinion of the Town, amongst other landowners in this secondary planning area to share the costs of infrastructure and other public services (the "public services") where those other landowners benefit from the construction or dedication of the public services in order to implement development of the secondary plan area and equalize the cost of development. Such costs may include secondary plan component studies, other common studies, infrastructure, facilities and works, including the costs of planning, constructing and providing land for the establishment of schools, park sites and stormwater management facilities. The Town will not negotiate or be a party to such arrangements. The issuance of approvals or the release of lands for development may be subject to the finalization, execution or registration of such cost sharing agreements, as appropriate.

b) Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Aurora Official Plan.

6. The subject property, being 15085 Yonge Street and described as Part Lot 17, Registered Plan 68, Lot 164, Part of Lots 163 and 165 Registered Plan 246, shall only be permitted to be used for a residential apartment building with a maximum of 42 units.

7. The lands designated as 'Commercial Special' in **Lot 86, Concession 1 E.Y.S.** may be used for a commercial complex having the following uses: a restaurant occupying not less than 50% of the overall floor area; convenience retail stores, professional offices, personal service shops, and not more than one apartment unit for a caretaker living on the site. The following policies will apply to these lands:

- a) Development shall be compatible in both scale and massing with the low rise apartment complex which surrounds the site.
- b) The areas adjacent to Yonge Street and St. John's Sideroad shall be heavily landscaped. Parking shall be screened to ensure as far as possible that it is not visible from Yonge Street.

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- c) The building shall be set back a minimum of 14 metres from property line adjacent to Yonge Street.
 - d) Access to the site shall be by way of St. John's Sideroad by means of a joint access with the adjoining apartment lands north and east of the site.
 - e) The overall floor area of the building shall not exceed 800 square metres.
8. The lands designated as "Commercial Special" in **Part Lot 86, Concession 1, W.Y.S.** as shown on Schedule 'H' may be used for a winery in conjunction with restaurants and related retail commercial uses as further detailed below. The following policies shall apply to these lands:
- a) The subject land may be used for a wine bottling facility having a maximum floor space of 2200 square metres including basement storage and fermenting area in conjunction with retail commercial space having a maximum floor space of 1650 square metres. Uses within the commercial retail component of the site shall be limited to uses which are considered related to and compatible with the winery use and may include restaurants, financial institutions, specialty food stores and retail shops, bake shops and travel agencies. Uses considered incompatible with principal winery use such as convenience/variety stores, full-sized supermarkets and personal service shops shall be prohibited.
 - b) The Site Plan for the building shall ensure high standards in the conceptual design of the building in its massing, siting, access and public areas. All buildings shall be low rise and not exceed two stories in height. Given the prominence of the site at the intersection of Yonge Street and St. John's Sideroad, the lands shall be heavily landscaped so as to visually enhance the impact of the development on the streetscape. Parking areas adjacent to Yonge Street or St. John's Sideroad shall be screened using substantial landscape strips which may include berms and decorative walls. Prior to enacting an implementing zoning by-law, the owner shall submit landscape drawings suitable to the Town of Aurora through the Site Plan Approval process demonstrating how the required landscape screens can be achieved. Regard shall be had for the location of parking, garbage storage, pedestrian and vehicular access and exterior roof treatment.
 - c) In that lands abutting the subject property are in more than one ownership, a comprehensive design concept for surrounding land not subject to flooding under a Regional storm condition shall be undertaken prior to site plan approval or enactment of an implementing By-law permitting any development on the site. The design concept will address
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access, landscaping, conceptual massing, parking areas and building locations.

- d) The Site Plan Agreement shall ensure the implementation of effective measures to mitigate potential impacts of the development on the warm water fishery resource of the Holland River and its tributaries, both during and after construction. The Site Plan shall require the review and approval of the Ministry of Natural Resources, including the submission of preliminary storm water management/water quality control plans to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. Given the constraints imposed by the floodplain, access to the site shall be subject to the approval of the Ministries of Transportation and Natural Resources, the Lake Simcoe Region Conservation Authority and the Town of Aurora. The lands shall be developed on the basis of full municipal water and sanitary services.

OMB No. 0423

9. **Lot 81, Concession 1, W.Y.S.** on the northeast corner of Wellington Street West and Haida Drive contains an existing commercial centre of approximately 5,000 square metres (55,000 square feet). This exceeds the size permitted in the policies for Convenience Commercial Centres in this Plan. The following uses shall be permitted on the subject lands:

Moderately-sized retail establishments such as specialty stores, food, clothing, drugs, sundries and other goods required for daily living, junior department store not to exceed 930 square metres (10,000 square feet), service establishments such as professional, social and personal services, child care centres, health, fitness and recreational establishments, clinics, cleaners, restaurants, financial establishments, offices, public or institutional uses catering to the needs of the adjacent community, commercial schools, residential units on upper floors, and places of entertainment excepting adult entertainment and cinemas. Full sized supermarkets, warehouse drug stores or automotive uses shall not be permitted. All other governing "Convenience Commercial Centre" policies shall continue to apply.

10. Lands located on Part of Lot 85, in Concession 1, E.Y.S., and shown on Schedule 'H', shall permit commercial development in accordance with the following:
- a) The use of the lands shall be developed for a retail supermarket which shall be defined by a Campus Commercial Exception zone in the implementing zoning by-law, to reflect a large single user facility on the property.
 - b) The maximum permitted retail gross floor area shall be 7,580 square metres, and shall be phased as follows:
 - i. Phase I – 5,730 square metres
 - ii. Phase II – 1,850 square metres

A mezzanine area may also be permitted, and may be constructed in whole or in part in either phase of the development. The mezzanine shall include non-retail uses such as offices, community meeting rooms with kitchen facilities, seating and rest areas, a photo lab, supply, mechanical and storage rooms and public washroom facilities. The floor area of the mezzanine shall be established in the implementing zoning by-law, but in no case will the total of Phase 1 plus the mezzanine exceed 6,112 square metres.

- c) The policies contained herein shall be implemented by way of a site specific zoning by-law, which by-law may regulate the size and location of specific uses and shall implement the intent of Schedule 'SSP-1' attached hereto.

- d) The commercial use shall be developed generally as set out on Schedule 'SSP-1' attached hereto. This development shall be subject to an individual site plan agreement, as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the overall development concept and the site plan agreement.
- e) Modifications to the development concept as set out on Schedule 'SSP-1', that result from detailed design considerations or conditions of approval emanating from Town or external agency requirements, such as the shifting of buildings, parking, landscaping and entrance locations may be permitted. Such modifications shall not require an amendment to the Official Plan.
- f) Implementation and construction of the development scheme contemplated by Schedule 'SSP-1' attached hereto may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- g) The lands are located within close proximity to a "Gateway". When considering development on the subject lands, it is appropriate to place special emphasis on the urban design policies outlined in Section 4.2 of the Official Plan in order to strengthen the sense of visual community identity. Accordingly, it shall be the policy of Council to require a comprehensive site plan which incorporates design elements for the subject lands which achieve the following:
 - i. A landscaped area "gateway" feature shall be provided at the corner of St. John's Sideroad and Bayview Avenue to encourage pedestrian access to the site, create an element of interest, and lend emphasis to the visual gateway function of the site;
 - ii. Council shall require urban design standards, implemented through the site plan approval process, which ensure that the design of the commercial building encourages both safe vehicular and pedestrian access to the site, and that the exterior design of the building and roof treatment are compatible with the surrounding land uses.
 - iii. A high standard of signage, lighting, street furniture and other appurtenances shall be required;
 - iv. Screening of certain elements on the development site such as loading areas, refuse storage, and roof top mechanical equipment shall be addressed in the site plan agreement;

- v. The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians;
 - vi. The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping, shall emphasize aesthetics and safety in their design to the satisfaction of the Town; and,
 - vii. To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended. In addition, and Urban Design Consultant may be retained to provide comment on behalf of the municipality on plans submitted for site plan approval on the project.
- h) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as:
- i. appropriate screening, tree planting and other landscape elements for the development;
 - ii. preservation and conservation of existing significant trees and vegetation; and,
 - iii. a high quality landscaped strip of substantial width along St. John's Sideroad and Bayview Avenue within the amendment area reflective of the important Gateway function this area serves.
- i) Council may place any of the lands subject to this amendment in a holding category pursuant to Section 36, R.S.O. 1990, of the Planning Act.
- j) The proponent is required to provide a market feasibility and impact study, given the proposed supermarket use is greater than 2,800 square metres (30,000 square feet) in size. The proponent has provided this study which concludes there is a market for the proponent's use. It is generally accepted that there will exist in the mature community, which is intended to be served by the proponent's use, a market for the

proposed development. Concern exists, however, that there may be a short term impact, as set out in the proponent's study, that the Town of Aurora prefers to avoid.

Accordingly, it is deemed advisable to impose a "(H)" Holding prefix on the lands, through the proposed zoning by-law for the use. The "(H)" Holding prefix may be lifted upon application by the proponent, if Council is satisfied as to the following:

- i. the Town of Aurora shall be satisfied that appropriate arrangements are set out in a site plan agreement. The agreement may include provisions for phasing of the development contemplated by this amendment;
- ii. in any event, the "(H)" Holding prefix shall not be lifted any earlier than September 1, 2000, for any part of Phase I and September 1, 2001 for any part of Phase II to allow for a building permit to be issued to the proponent to commence construction of the supermarket; and,
- iii. that an agreement has been entered into with the proponent that the supermarket shall not open for business prior to April 23, 2001 for any part of Phase I and April 23, 2002 for any part of Phase II.

k) Prior to development commencing on the subject lands, a traffic impact assessment shall be prepared by the owner and reviewed by the Town. It shall be the policy of Council to incorporate into the site plan agreement, as an obligation of the developer, any recommendations and/or measures emanating from the approved traffic assessment relating to the development of the subject lands.

l) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedules 'A' and 'C' attached hereto.

11. The following policies apply to the lands designated "Commercial Special" on Part of Lot 85, Concession 1, E.Y.S., better described as Lot 3, Registered Plan 461 as shown on Schedules 'A,' 'C' and 'H,' attached hereto and forming part of this plan:

- a) The lands may be used for a restaurant containing a maximum of 95 seats and bed and breakfast facility with a maximum of 4 rooms. To ensure compatibility with the surrounding residential area, an outdoor patio, take-out restaurant and drive-thru restaurant shall be prohibited by this policy and in the implementing Zoning By-law. Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures,

as well as any other mechanical equipment such as heating or air conditioning units.

- b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building. Specifically, architectural and historical aspects of the property will be maintained and where appropriate enhanced. The site's natural features, including existing mature vegetation, shall also be preserved to the greatest extent possible and additional landscaping shall be encouraged to further enhance the rural and historical character. Building additions to the historic structure shall be limited to a 30 square metre enclosed patio and a 85 square metre addition, which shall be architecturally compatible with the existing structure. In order to ensure this, the site plan application will be reviewed by the Town of Aurora Heritage Advisory Committee. It is the intention of the Town that the historic structure will be designated under the Ontario Heritage Act, and that a clause be included in the site plan agreement to implement the designation.
- c) The site shall only be accessed via Yonge Street, other than the use of a single access along Old Yonge Street for emergency purposes and for pedestrian access.
- d) Prior to site plan approval, the Lake Simcoe Region Conservation Authority and the Town of Aurora shall be satisfied with the proposed drainage and stormwater management measures.

12. The following policies apply to the lands, being Lots 134, 135 and 136, Registered Plan 246, as shown on Schedule 'H,' attached hereto and forming part of this amendment.

- a) The lands may be used for a residential apartment, which may contain a maximum of four storeys and 36 units.
- b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building, which may be used for retail commercial, office and/or residential purposes. Specifically, architectural and historical aspects of the structure will be maintained and where appropriate enhanced. In order to ensure this, the historic structure shall be designated under the Ontario Heritage Act, and that a clause shall be included in the site plan agreement to implement the designation. Furthermore, the new building shall be architecturally compatible with the existing structure, with similar treatments such as:
 - i. Georgian style and proportioned windows, door shutters,

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- columns, sun porches and balconies;
- ii. hip and gable roofs with large overhangs and cornice moulding; and,
 - iii. stucco exterior finish painted the same colour as the existing structure.
- c) Canopy trees shall be planted along the appropriate areas of Centre Street, as compensation for the mature cedar hedge, which will be lost.
 - d) Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures, as well as any other mechanical equipment such as heating or air conditioning units.
13. Notwithstanding any policies to the contrary, the property legally described as Part of Lot 80, Concession 1, E.Y.S., municipally known as 289 Wellington Street East, may be used for a building supply outlet use, including limited outdoor storage. New proposals for outdoor storage shall comply with Zoning By-law requirements.
14. Lands on the easterly **Part of Lot 86, Concession 1, WYS** north of St. John's Sideroad shall permit a comprehensive retirement complex, including 350 apartment units, 90 medical care units, medical clinics, related administrative office space and a conference centre. The conference centre is to provide overnight accommodation for a maximum of 60 persons and include space for day time conferences. The retirement complex and the conference centre shall be connected to the Town's sanitary sewer system and to municipal water supply. No development will be permitted until Council has approved a Master Site Plan Agreement.
15. The lands in **Lot 73, 74 and 75**, Concession 1 E.Y.S. which are designated as Private Open space may only be used for a golf course and tennis complex. While residential uses form part of the overall development concept, it is not intended that additional residential development will be permitted within the private Open Space area without amendment to this plan. All other applicable Private Open Space and Residential polices shall continue apply to these lands.
16. The lands designated as "Private Open Space" on **Part of Lots 24 & 25, Registered Plan 9** shall only be used for a semi-detached dwelling unit. A site plan agreement shall ensure that the design of the structure is sensitive to the surrounding environment and that all objectives of the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources and Forestry can be achieved. In addition, a site investigation environmental impact report shall be submitted in support of any redevelopment application as part of the site plan approval process.
17. Site Specific Policies shall permit an existing auto wrecking yard on part of **Lot**
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11, Concession II, E.Y.S. Any change or extension of this use shall be subject to an amendment to the Zoning By-law, Site Plan Agreement and/or Committee of Adjustment approval.

18. Notwithstanding the policies of this Plan, nothing shall prevent the commercial use and appropriate expansion of the structures, located on Part Lot 85, Concession 1, WYS, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and Forestry, and the Town of Aurora.
19. Notwithstanding the policies of this Plan, nothing shall prevent the use of lands on Part Lot 81, Concession 1, WYS, for institutional office purposes and associated parking, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and Forestry, and the Town of Aurora.
20. The Lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for Medium-High Density housing, which shall include a range of medium-high density housing types including street townhouses, block townhouses, double front townhouses, stacked townhouses, terrace houses, maisonettes and garden apartments. In areas designated Medium-High Density Residential, the proportion of each housing type relative to the total number of dwelling units within the housing density category shall be as follows:
 - a) 30% to 45% street townhouses;
 - b) 20% to 30% block townhouses/double front townhouses;
 - c) 30% to 50% stacked townhouses/terrace homes/maisonettes/garden apartments.

The overall net residential density shall range between 48 to 99 units per hectare (20 to 40 units per acre). Building heights shall not exceed 4 storeys.
21. The lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for High Density - Mixed Use Residential and Commercial. The high density residential housing component shall consist of a range of apartment unit types at a net site density of 99 to 160 units per hectare (40 to 65 units per acre). Retail commercial use and/or office commercial use at grade is permitted at up to 0.3 F.S.I. or up to two times this amount where retail commercial uses and/or office commercial uses are intended to occupy both the ground and second floors of primarily high density residential buildings. Building heights shall not exceed 7 storeys. Underground parking shall be required. However, some appropriately located surface parking shall be provided for shorter term use.
22. The lands located on Part of Lot 56, Plan 10328, as shown on Schedule 'H' shall be used for Low Density Housing consisting of single detached dwellings, semi-

detached dwellings and duplexes. This housing type shall generally not exceed a net density of 25 units per hectare (10 units per acre). Bonuses may increase this density to 35 units per hectare (14 units per acre). Building heights shall not exceed 3 storeys.

23. The following additional policies apply to the property described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:
- a) The lands may be developed for a single automobile dealership and related accessory uses that may include a repair facility.
 - b) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) creates a positive image and reinforces the gateway significance of the Wellington Street and Bayview Avenue intersection. Conformity with the Design Guidelines approved for Bayview Avenue and Wellington Street Corridors shall be enforced. The design of the site shall also provide for both safe vehicular and pedestrian access to the site, and that the design of the building(s), roof treatments and landscape treatments are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
 - c) Outdoor storage and the display of vehicles shall be permitted. These storage and display areas shall be appropriately screened from adjacent residential lands to the satisfaction of the Town.
 - d) An acceptable land use interface with residential uses to the south of the subject lands shall be achieved through landscape and fencing treatments to the satisfaction of the Town.
 - e) Outdoor speakers shall not be permitted on site.
 - f) Loading activities shall occur entirely on the subject lands. There shall be no loading or off-loading activities associated with the car dealership along with Bayview Avenue or Wellington Street East.
 - g) Given the prominence of the Bayview Avenue and Wellington Street intersection, the use of flags, banners and promotional signage shall conform with the Town's Sign by-law which is currently under review.
 - h) In commemoration of the Hartman House, a heritage plaque shall be placed on the main building. Details of said plaque shall be established through the site plan approval process to the satisfaction of the Town.
 - i) To ensure the implementation of the above urban design measures. Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and

developed as intended.

- j) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

24. The following additional policies apply to the property shown as being part of the Town's "Greenlands System", described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:

- a) In accordance with the site specific zoning applicable to these lands, a restricted parking area shall be permitted. The location and extent of this parking area shall be confirmed through the site plan approval process and as per the Lake Simcoe Region Conservation Authority's approval.

25. Part of Lot 81, Concession 1 EYS, further defined as Part of Part 1, Plan 65R-14984

Notwithstanding any policies to the contrary, the following special policy applies to the 5.5 ha property fronting on Bayview Avenue, described as Part of Lot 81, Concession 1, E.Y.S. and more particularly described as Part of Part 1, Plan 65R-14984:

- a) In addition to the uses permitted in the "Community Commercial Centre" designation by Subsection 10.12.2, a home improvement centre and garden centre shall be permitted along additional free standings buildings for which the uses shall be in accordance with Subsection 10.12.2;
- b) Notwithstanding any provision to the contrary, the lands described as Part of Lot 81, Concession 1, E.Y.S., further defined as Part of Part 1, Plan 65R-14984, may not be permitted to be used for a service station;
- c) Development may take place in the form of freestanding structures and it is not necessary to build in the form of an enclosed centre;
- d) The policies contained herein shall be implemented by way of a site specific zoning by-law;
- e) In reviewing an application for site plan approval the Town shall ensure that the design of the commercial buildings encourages both safe vehicular and pedestrian access to the site. In addition, screening of certain elements, such as loading areas, refuse storage and roof top mechanical equipment shall be addressed in the site plan agreement;
- f) In reviewing an application for site plan approval the Town shall require

submission of elevation drawings illustrating a high quality design and further the Town shall seek to minimize any adverse impact to the residential neighbourhood to the west in terms noise, lighting, site screening and traffic issues;

- g) The landscape plan submitted in support of a site plan application shall provide for appropriate screening, tree planting and other landscape elements. Particular attention shall be given to the interface with the existing residential community to the west to adequately buffer such use. In this regard the landscape buffer adjacent to the Hydro corridor shall be substantial and may be further augmented by plantings within the Hydro Corridor. In addition, the site plan agreement shall contain a clause implementing interim landscaping should the entire site not be developed at one time; and,
- h) All other relevant policies of the Official Plan shall continue to apply to the subject lands.

26. Part of Lot 81, Concession 1 and municipally known as 15320 Bayview Avenue

Notwithstanding any policies to the contrary, the following special policy applies to portion of the 3.60 hectare (8.9 acre) property located at the north-west corner of Bayview Avenue and Wellington Street East, with frontages along both roadways, and described as Part of Lot 81, Concession 1, E.Y.S:

- a) Development may be in the form of freestanding structures and not necessarily in the form of an enclosed shopping centre.
- b) The permitted uses as outlined in Subsection 10.12.2 (Community Commercial Centre) shall apply to the subject lands. However, the following uses shall not be permitted on the subject lands:
 - i. a Garden Centre;
 - ii. ii) a Day Care Centre;
 - iii. Outdoor Seasonal Sales and Display;
 - iv. Outdoor Storage; and,
 - v. Drive through Restaurants and/or Drive Through Financial Institutions.
- c) The Wellington Street East frontage shall require a high standard of landscaping, street furniture and pedestrian amenities in both public and private open space areas. The gateway shall also co-ordinate and complement the design initiatives of the Wellington Street East Corridor Urban Design Guidelines and subsequent Master Plan as well as the

Bayview Northeast Neighbourhoods Architectural Guidelines.

- d) The following Urban Design elements shall be incorporated into the site design and architectural elements of the development of the subject lands. These guidelines arose from the Peer Review requested by the Town and conducted by John G. Williams Architect Limited and provide the following architectural direction/elements to be incorporated into this development:
- a commercial development at this location shall reinforce a high quality identity, distinct from conventional commercial developments within the Town of Aurora through the use of appropriately enhanced architectural design and landscaping that promotes the significance of this major intersection within the Town;
 - the buildings shall be designed with a positive relationship to the streets with primary facades being parallel to the roadways (Bayview Avenue and Wellington Street East);
 - the buildings shall be sited close to the street(s) and accessible to sidewalks adjacent to the street(s);
 - a large anchor building (if any) shall be located as far away from the major roadways with smaller buildings defining the primary street edge;
 - corner buildings located at the intersection of Bayview Avenue and Wellington Street shall have an increased massing (i.e. clock tower) to appropriately articulate the significance of this intersection and shall reflect enhanced architectural design features. The corner feature shall be 4 sided and not just a parapet wall;
 - glazing and awnings should be provided on those buildings that are exposed to the roadways and along street frontages;
 - loading areas shall be screened via landscaping, buffers, a built screen or a combination thereof. Landscaping and buffers shall be provided adjacent to the Hydro Corridor and the western property boundary to screen the development from the Hydro Corridor and the residential townhouses to the west of the subject lands;
 - subject to the approval of the Lake Simcoe Region Conservation Authority, the retaining wall proposed for the creek shall consist of a staggered limestone boulder retaining wall with tree and shrub planting. Said planting (i.e. types and species) shall be determined in consultation with and approved by the Lake Simcoe Region Conservation Authority and the Town of Aurora;
 - rooftop mechanicals shall be screened on all four sides of the building. Where possible, the tops of roof top mechanical equipment shall be below the parapet of the building. Screening, where necessary shall be compatible with the exterior cladding of the buildings;

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- particular attention to the screening of loading areas and refuse storage areas shall be addressed and shall form part of the site plan agreement applicable to these lands; and
 - gateway features shall be provided at the two major entrances to the development (subject to approval by the Lake Simcoe Region Conservation Authority if within the required buffer area and the Regional Municipality of York). A gateway feature may also be required at the south- west corner of the property in accordance with the Wellington Street East Corridor Urban Design Guidelines.
- e) The following restrictions on access shall be required unless otherwise permitted by the Regional Municipality of York Transportation Services Department:
- the Wellington Street access shall be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane westbound along Wellington Street East in order to provide safe vehicular access to the site;
 - the Bayview Avenue access shall also be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane for access to this driveway. The existing centre median located at the north approach to the Wellington Street/Bayview Avenue intersection shall be extended northerly to match the existing centre median at the Home Depot signalized access; and,
 - a cross easement shall be required to facilitate access between the subject lands and the lands to the north (Home Depot site).
- f) Parking shall be provided in accordance with Town's by- law requirements.
- g) A 30 metre naturalized vegetated buffer (which may be reduced on a portion of the property as determined by the Lake Simcoe Region Conservation Authority) shall be provided from the creek along the southern portion of the property as per the requirements of the Lake Simcoe Region Conservation Authority. The landscape treatment along Bayview Avenue and Wellington Street East shall be cognisant of the buffer area and shall enhance this area. To this end, a detailed landscape plan shall be required to ensure that the Bayview Avenue and Wellington Street frontages are appropriately landscaped to the satisfaction of the Lake Simcoe Region Conservation Authority and the Town of Aurora.
- h) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- i) All other relevant policies of the Official Plan shall continue to apply to the subject lands.
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27. The Official Plan of the Town of Aurora is hereby amended as follows:

- a) Schedule 'A' - Land Use Plan, being part of Official Plan Amendment No. 30, is hereby amended by changing the land use designation from "Linear and Other Open Space", "Community Commercial" and "Institutional-Site Specific Policy Area 19" to "Community Commercial-Site Specific Policy Area 27" as shown on Schedule 'A' attached hereto and forming part of this Amendment.
- b) That Schedule 'H' - Site Specific Policy Areas, attached hereto and forming part of this Amendment, is hereby amended by adding section "27"

The following policies apply to the lands designated as "Community Commercial - Specific Policy Area 27," as shown on Schedules 'A' and "H", attached hereto and forming part of this plan:

- i) The lands may be used for all uses permitted in the "Community Commercial" designation of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30), Section 3.4.3.
- ii) The development of the lands shall be consistent with the Environmental Impact Study (EIS) prepared by North South Environmental dated October 2009. The EIS specifically requires that any proposed development shall maintain a 15 metre buffer area along the western property line. Any new development shall also be consistent with the recommended mitigation measures specifically including replacement planting requirements and recommended plantings in the buffer area.
- iii) Buildings shall have a standard of design consistent with the Urban Design Guidelines prepared for the Wellington Street East Corridor (Area 2B) by Brook McIlroy Inc., dated November 2002. In order to accomplish this objective, the façade of buildings should provide a high standard of design, detail and variety of materials. Wall facing material should be combined to create front building facades with a distinct, well-balanced street presence.
- iv) Except where in conflict with the policies contained herein, development proposals shall be consistent with the policies of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30).

28. The following special policies apply to the property designated Commercial Special, described as Lot 1 and Block 7, Plan 65M-2874, and shown on

Schedule 'A' attached hereto:

- a) The use of the lands shall generally be developed for a variety of retail uses including a LCBO warehouse/retail store and/or Brewer's Retail Outlet (Beer Store), but excluding a supermarket, department store, junior department store, convenience retail, and drug store/pharmacy. Business and professional offices including medical and dental offices, post offices and government administrative offices, restaurants including drive thru and take-out, banks and financial institutions including drive-thru, automated teller machines, personal and light services shops, photo studio, clinics, optical supply, video rental stores, bake shops not exceeding 464 square metres of gross leasable floor area, and other complimentary commercial uses shall also be permitted.
- b) There shall be no direct vehicular access to Bayview Avenue.
- c) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- d) The commercial uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the commercial building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect is to be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- i) The design shall ensure that parking areas are landscaped, lighted and

screened around the edges to be visually attractive, safe and supportive for pedestrians. Surplus parking on site may be utilized by the Loblaw lands located to the north.

- j) The development of the subject lands shall be accomplished in a manner that minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- k) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- l) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- m) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

29.

Notwithstanding the policies of this Plan, the lands located on Part of Lot 27, Plan 246, municipally known as 29 George Street may also be used for an apartment building having a maximum of 4 storeys, subject to:

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- a) the lands being appropriately rezoned;
- b) a site plan agreement with the Town; and,
- c) the availability of sufficient on-site parking.

All other policies of the “Stable Neighbourhood” designation and the Official Plan shall apply.

30.

The following policies apply to the lands designated “Suburban Residential” on Part of Lot 75, Concession 1, EYS, better described as Part 2, Registered Plan 65R-2989 as shown on Schedule “A” and “H”.

- a) The lands may be developed for a maximum of 5 lots and be limited to detached dwellings on full services. The minimum lots size may be less than 0.2 hectares (0.5 acres) and the average lot size shall be 0.14

hectares.

- b) The subdivision agreement and applicable zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands to the west. The development shall incorporate measures such as fencing, berms, construction materials and landscaping as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The subdivision plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this the conditions of subdivision approval shall require that a controlling architect is retained by the Town and the cost of such shall be borne by the applicant.

31. The following policies apply to the lands designated “Suburban Residential” and “Private Open Space” being Part of Lots 74 and 75, Concession 1 E.Y.S., known municipally as 227 Vandorf Sideroad as shown on Schedule “A”, “H” and “SSP-2”.

- a) The lands may be developed for a maximum of 112 residential townhouse units on 50.4 acres for a maximum density of 2.2 units per acre and shall be on full urban services to be accessed by a private road as set out on Schedule “SSP-2”.
- b) The site plan agreement and site specific zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands surrounding the site. The development shall incorporate measures such as fencing, landscaping, construction materials, heights, and setbacks as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The site plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this, the conditions of site plan agreement shall require that a controlling architect is to be retained by the Town and the cost of such shall be borne by the applicant.
- c) The implementing Zoning By-law and Site Plan Agreement shall provide for the following:
 - i. minimum setbacks of 40 metres from the south line to building envelopes and along the west property line for the distance of a minimum 413 metres from the south west corner of the subject site.
 - ii. The maximum height of buildings along the westerly side of the property as shown in dark shading on Schedule “SSP-2” shall be no greater than 1-½ stories and furthermore that these units will not have walkout basements. The clusters of townhouses along both the westerly and southerly property lines will have the maximum number of units in a row as set out on Schedule “SSP-2”.

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- iii. Landscaping shall be provided so that all deciduous trees have minimum heights of 4 metres and conifers have minimum heights of 2 metres. Additional plantings will be included in clusters along the west property line to screen the rear yards of all units from the golf course to provide privacy for residents and golfers as set out on Schedule “SSP-2”. This will include moving the planting areas to the east to better achieve screening.
 - iv. Landscaping shall be provided at the extreme south west corner of the site in two clusters to ensure screening of the 10th T-box of the golf course to the west from the residential units in this area as set out on Schedule “SSP-2”. These clusters of planting will be comprised of similar larger planting stock (2 metres for conifers and 4 metres for deciduous trees) as other screening areas and be planted on either side of the natural swale that drains the area.
 - v. Notice to purchasers shall be required in all offers of purchase and sale for townhouse units abutting the Beacon Hall Golf Course indicating that occasionally golf balls may stray onto their property.
 - vi. The site plan agreement shall include obligations to register restrictive covenants on title to the property prohibiting the construction or installation of any buildings and structures including sheds, gazebos, swimming pools or satellite dishes in excess of 61 cm (24 inches) in diameter within the rear yards of units abutting the golf course (including those for which no building permit is required).
 - vii. Along the south end of the property, the natural buffer area of 170 metres will be delineated by means of a “living fence” that be planted in accordance with the detail set out in Schedule “SSP-2”. This area will be zoned as environmental protection and permitted to naturally regenerate. A “Homeowners Manual” will be prepared for all new residents of the development to encourage careful management of the natural areas and appropriate homeowner landscape improvements.
 - viii. All trees planted within the landscape areas of the site shall be native species. Restrictive covenants and zoning will be employed to protect natural areas around the periphery of the site and adjacent to the valley land. The “on-line” pond currently on the site shall be removed to improve the water temperature in the cold water stream.
 - ix. The recommendations contained within the reports by Valcoustics Canada Ltd. dated February 24 and February 25, 2000 in their final report of noise and vibration undertaken for the property as approved by the Town of Aurora shall also be complied with.
- d) To reduce its impact on the golf course, the road that crosses the wetland area and tributary shall be moved as far to the east as reasonably
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possible, subject to addressing the environmental impacts on the seepage areas and the removal of vegetation. The new alignment shall stay as far west as possible in order to keep impacts to the wetland to a minimum and maintain as much natural wetland habitat as possible. Any relocation shall be to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. The road shall not interfere with the function of the seepage discharge areas or have a negative impact downstream. Reasonable, non-structural mitigation measures arising from any relocation of the roadway shall be undertaken in the way of compensation planting to be specified in the site plan agreement.

The landscaping adjacent to the crossing on the west side of the road shall be augmented so as to screen the north south alignment of the road from the golf course to the Town of Aurora's satisfaction. This area will utilize grading in character with the Oak Ridges Moraine and be planted with a combination of deciduous and coniferous trees that are native to the Oak Ridges Moraine area with minimum heights of 4 meters and 2 meters respectively.

- e) The development shall utilize practices which encourage ground-water infiltration and seek additional opportunities where they can be employed throughout the site, particularly in the north area of the site. The details of how infiltration will be maximized shall be shown in future detailed design drawings and shall be satisfactory to the Town of Aurora acting reasonably. This includes but is not limited to: open ditches; perforated pipes; minimizing the extent of hard surface areas and maximizing the use of clean runoff from rooftops and yards for recharge. The site plan agreement shall require registration of a covenant on title and ensure that the condominium corporation will assume the obligations for carrying out the following matter in an agreement between the condominium corporation and the Town. The condominium declaration will require and the condominium corporation will provide to each unit owner for an ownership education manual addressing the benefits of environmentally sensitive, chemical free lawn care to minimize impacts of ground related pollutants on the quality of the groundwater and the impact of infiltration. The manual shall also include discussion on the need to maintain pervious surfaces to allow groundwater infiltration. The ownership education manual shall be provided to each homeowner on the initial sale and future resale of any unit.

The area impacted by construction shall be constrained to minimize soil compaction throughout the site and particularly in areas where the more silty soils are susceptible to compaction. Compaction will significantly reduce the infiltration capacity of the soil. Construction envelopes shall be established during detailed design, agreed upon, and fenced in the field. No construction equipment (including trucks, backhoes, etc.) or storage of materials shall be allowed in the fenced off areas. Contingency planning to halt the operation of heavy machinery during and immediately following significant rain events should be provided to minimize soil compaction.

- f) The implementing zoning by-law shall zone the valley and other

environmentally sensitive lands, including the slopes adjacent to the peripheries of the property within the site, in a restrictive zoning category that will be aimed at maintaining the natural ecological features and functions of the site.

- g) Landform conservation shall be practiced to maintain the character of the Oak Ridges Moraine and minimize the impacts to this area of complex topography to the satisfaction of the Town of Aurora. Site grading shall be minimized and the existing topography maintained to the extent possible.
- h) The implementing zoning by-law shall require that the Townhouse blocks adjacent to Vandorf Sideroad will be set back a minimum of 30 metres from the southerly edge of the road allowance to provide for an adequate distance separation from the legal industrial use on the north side of the street.
- i) Fencing shall be provided along the west and south sides of the property with a 1.8 metre black vinyl chain link fence. Along the southerly property line the fence will be installed to approximate the property line so as to avoid destroying existing trees.
- j) The emergency access will not be used for construction access excepting underground connections and final roadway construction.
- k) The Zoning By-law Amendment will use a holding symbol “H” in conjunction with any or all use designations and the holding symbol “H” shall not be lifted until a site plan agreement satisfactory to the Town of Aurora to be entered into, servicing has been allocated to the property, and, resolution of Development Charges or other charges payable for the property through finalization of the “Master Servicing Plans” for the Yonge Street South Urban Expansion Area Secondary Plan has been achieved.

32. The lands designated “Commercial Special” located on the north side of Industrial Parkway South, east of Yonge Street and described as Part of Lot 76 and Part of the Road Allowance between Lots 75 and 76, Concession 1, EYS, shall be developed in accordance with the following policies and all other applicable policies of the Official Plan:

- a) Permitted uses shall include a funeral home and business/professional offices, which may include a medical clinic with accessory laboratory and dispensary uses.
- b) The policies contained herein shall be implemented by way of a site specific zoning by-law and prior to the approval of an implementing Zoning By-law Amendment for the lands, the Owner shall demonstrate compliance with the Oak Ridges Moraine Conservation Plan (ORMCP) and OPA No. 48.
- c) The siting of building(s) on the lands shall take into consideration the existing active railway line abutting the north limit of the lands.

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- d) The uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
 - e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
 - f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
 - g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
 - h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
 - i) Outside Storage shall not be permitted on the site.
 - j) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians.
 - k) The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
 - l) Access to the lands shall be from Industrial Parkway South.
 - m) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
 - n) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
 - o) The number of parking spaces required shall be in accordance with the appropriate Town standards for funeral homes and business and
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professional offices, including a medical clinic with accessory laboratory and dispensary uses.

- p) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply.

33. In addition to the uses permitted in the “Promenade General” designation, the lands located at 14535 and 14583 Yonge Street, described legally as Lots 1 & 2, Plan M51, may also be used for automobile sales, repair, and service.

34. Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Block C, Plan M42, Town of Aurora in the Regional Municipality of York, from “Private Open Space” designation to “Estate Residential Special.”

Section 3.3 of the Town of Aurora Yonge Street South Secondary Plan - Official Plan Amendment No. 34 is hereby amended by adding the following Section 3.3.5., which shall read as follows:

The following policy shall apply to the Subject Lands shown on Schedule “H” as Site Specific Policy No. 34:

- a) a maximum of two (2) new lots shall be permitted; and,
- b) the minimum lot frontage of any new lot shall not be less than 12 metres fronting onto a municipal road (OPA 75).

35. Schedule “AA”, Land Use Plan, being part of the Town of Aurora Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30, is amended by changing the land use designation for the subject lands municipally described as 1623 Wellington Street East, Town of Aurora in the Regional Municipality of York, from “Business Park” and “Business Park – Special Policy Area 1” to “Business Park - Special Policy Area 1”.

OPA 22
Nov. 24, 2020

Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30 is hereby amended by adding the following:

3.5.3 Business Park – Special Policy Area 1

The following special policies shall apply to a portion of the 13.9 hectare (34.4 acre) lands designated “Business Park – Special Policy Area 1” located at the south-west quadrant of Wellington Street East and Highway 404 and described as Part of Lot 20, Concession 3, E.Y.S.

- a) A maximum of 18,120 m² of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section

3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) only within area "A". The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.

- b) The development of these commercial retail areas shall be phased. A maximum of 11,100m² of commercial retail space shall be permitted in accordance with site specific by-law requirements. Any additional commercial retail uses beyond 11,100m² to a maximum of 7,020 m² shall only be permitted at a ratio of 1 m² of gross floor area of commercial space for every 1.5 m² gross floor area of business park uses developed within Areas "A", "B", "C" or "D".
- c) In addition to the retail commercial uses and maximum gross floor areas permitted in Section 3.5.3 a) for Area "A", Motor Vehicle Sales Establishment uses shall also be permitted as a principal use.
- d) Within Area "B", Motor Vehicle Sales Establishment uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast 2B Secondary Plan – Official Plan Amendment 30.
- e) A maximum of 2 automobile dealership uses may be permitted provided 1 is located in Area "A" and 1 in Area "B", or both within Area "A".
- f) Within Area "C", self-storage uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment 30.
- g) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- h) All other provisions of OPA 30 shall continue to apply.

36. Section 3.13.4 e of Official Plan Amendment 48 - Oak Ridges Moraine is hereby amended by adding the following:

OPA 1
Sept. 25, 2012

3.13.4 e x Oak Ridges Moraine Countryside Area - Special

The following special policies shall apply to the 2.23 hectares (5.51 acres) lands designated as "Oak Ridges Moraine Countryside Area - Special" municipally known as 13900 Leslie Street and legally described as Part Lots 11 and 12, Concession 2, EYS, designated as Part 1, Plan 65R- 16275, Town of Aurora, Regional Municipality of York.

- a) A Place of Worship shall be permitted within the existing 1,340 m² (14,424 ft²)

two storey detached residential dwelling and shall occupy a maximum of 575 m² (6,190 ft²) of said dwelling. The remainder of the dwelling shall be used for residential purposes;

- b) the second existing detached dwelling, being a 110 m² (1,184 ft²) one storey building shall only be used as a guest house; and
- c) all other provisions of the “**Oak Ridges Moraine Countryside Area**” designation and OPA 48 shall continue to apply (OPA 1).

37.

OPA 2
Nov. 27, 2012

Schedule “A”, Land Use Plan, being part of the Town of Aurora Official Plan, is amended by changing the land use designation for the Subject Lands described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, Town of Aurora in the Regional Municipality of York, from “Existing Major Institutional” to “Stable Neighbourhoods”

The following policies apply to the lands designated as “Stable Neighbourhoods”, municipally known as 64 Wells Street, better described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, as shown on Schedule “A” and “H” attached hereto and forming part of this plan.

- a) The Subject Lands shall be permitted to be used for the purposes of a residential apartment building having a maximum of 39 apartment units
- b) The existing building previously known as “Wells Street Public School” shall be permitted to be modified to make it suitable for use as a residential apartment building. Such modifications may include internal as well as external changes, provided that such changes, where possible, shall be designed in such a way as to be consistent with the architecture and style of the existing old building. The Site Plan Approval process shall ensure that the key features and characteristics of the historic building are maintained.
- c) Modification to the existing building may include the addition of floor space on top of the existing structure, provided that the maximum total number of storeys shall be four.
- d) Adequate parking shall be provided for residents and visitors as outdoor spaces or in a parking structure or a combination of the two. A limited amount of visitor parking will be permitted in front of the building but the majority of parking spaces shall be provided to the rear of the apartment building.
- e) The Site Plan Approval process shall ensure the implementation of effective

measures to mitigate potential impacts of the apartment use on neighbouring uses through the use of landscaping and screening and building design (OPA 2).

38. The following site specific policies shall apply to the Subject Lands shown on Schedule “H” as Site Specific Policy No. 38:

OPA 3
Dec. 11, 2012

- a) The Subject Lands are redesignated from “Suburban Residential” to “Suburban Residential - Special”.
- b) a minimum lot area of 0.1 hectares (for the severed lot) and a minimum lot area of 0.12 hectares (for the retained lot) shall be permitted;
- c) no vehicular access shall be permitted to the Subject Lands from Marksbury Court;
- d) the severed and retained lots shall be serviced on municipal services; and
- e) all other provisions of the “**Suburban Residential**” designation and the “**Oak Ridges Moraine Conservation Plan**” shall continue to apply (OPA 3).

39. The following policies shall apply to the lands shown on Schedule “H” as Site Specific Policy No. 39:

OPA 4
Aug. 13, 2013

- a) The lands are redesignated from “Promenade General” to “Promenade General Special”; and
- b) The Promenade General Development Policies outlined in Section 11.6.2 of the Official Plan shall not apply to the Subject Lands. The development policies and performance standards applying to the Subject Lands will be contained in the implementing Zoning By-law based on the location, context, proximity to the environmental lands and the Town’s urban design principles (OPA 4).

40. The following policies shall apply to the lands shown on Schedule “H” as Site Specific Policy No. 40:

OPA 5
Jul. 16, 2013

- a) The lands are redesignated from “Upper Downtown” to “Upper Downtown - Special”;
- b) the maximum building height across the Yonge Street frontage shall be seven (7) storeys and 28.2 metres (92.5 ft) at its highest point;
- c) the maximum building height across the Centre Street frontage shall be six (6) storeys and 25.1 metres (82.5ft) at its highest point;
- d) the upper three (3) storeys of the building shall be stepped-back three

metres (3m) from the lower storeys;

- e) a maximum of ninety five (95) residential dwelling units shall be permitted;
- f) a minimum of 1.0 and a maximum of 1.4 parking spaces per unit, inclusive of visitor parking shall be required; and,
- g) residential uses at-grade shall be permitted along Centre Street provided the intent of the applicable policies of the Town's Official Plan and the Aurora Promenade Concept Plan - Urban Design Strategy are achieved (OPA 9).

41. Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific uses and policies apply to the lands designated as "Cluster Residential - Site Specific Policy No. 41" described as Block B and Part of Block A Plan M-42:

- a) Permitted Uses:
 - i. A Wellness Centre;
 - ii. Office/Clinic, Medical;
 - iii. An Accessory Pharmaceutical Dispensary;
 - iv. An Accessory Nutritional Use;
 - v. A Single Detached Residential Unit; and,
 - vi. An Apartment Building (maximum 20 units).
- b) Within the "Cluster Residential - Site Specific Policy No. 41" designation subject to amendment of the Zoning By-law, and further provided that the following matters shall be addressed to the satisfaction of the Town:
 - i. The relationship of the use to the surrounding development;
 - ii. Safe access to Yonge Street;
 - iii. The proposed grading preserves topographic features and functions in accordance with the ORMCP;
 - iv. Building height, massing, location of parking, landscaping, pedestrian and vehicular circulation, have been addressed in a Site Plan and are in accordance with the Urban Design Guidelines contained in Appendix A;
 - v. Availability of municipal servicing;
 - vi. Completion of required studies in accordance with S. 11.2; and,

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- vii. Any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.
 - c) The development of the subject lands be subject to Site Plan Agreement(s) as may be required by Council.
 - d) Council shall require a high standard of urban and architectural design which will be incorporated on the subject lands. This site is near the entrance to the Secondary Plan area, and therefore it is important that its architecture and landscape combine to produce a suitable image for entering the community. This objective will be implemented through the site plan approval process, which will ensure that the design of the Wellness Centre, Apartment Building and Single Detached Residential Dwelling is compatible with the surrounding land uses and a high standard of landscaping which will preserve and protect the existing landforms on the property. A controlling architect shall be retained by the Town to review the site plan applications and the cost shall be borne by the applicant.
 - e) Given the location and uses of the buildings, the frontage along Yonge Street should be planned as an important civic element within the community. The architectural style of the buildings should show regard for the architectural style of the existing estate residential community to the west and east of the subject lands, through its siting, massing, proportions and specific consistence of style, colour and materials.
 - f) Screening and landscaping of parking areas, loading areas, service areas and rooftop mechanical equipment shall be required.
 - g) The design shall ensure that the lighting and parking for the buildings will be designed and sited to minimize adverse impacts onto adjacent properties.
 - h) The maximum coverage shall be 11% of the area of the subject lands.
 - i) The maximum developable area that can be disturbed shall be 21%.
 - j) The maximum percentage of impermeable surface shall be 10%.
 - k) Appendix A is hereby amended by adding the following as Section 3.a.i:

Notwithstanding any policies to the contrary of Appendix A of the Yonge Street South Secondary Plan (OPA 34), the following special site specific policy applies to the lands designated as "Cluster Residential - Site Specific Policy No. 41" described as Block B and Part of Block A Plan M-42. New development shall be setback a minimum of 45 metres from the centre line of Yonge Street.

42.

OPA 6
Aug. 12, 2014

Item (1): "Schedule "A", Land Use Plan, being part of the Town of Aurora Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Part Lot 20, Part Block 21 and Lot 8, Plan 132 and Part of Lot 73, Concession 1 King, designated as Part 1, Plan 65R- 34893, Town of Aurora, Regional Municipality of York, municipally known as 14070 Yonge Street, Town of Aurora in the Regional Municipality of York, from "Estate Residential" to "Cluster Residential" and from "Cluster Residential" to "Environmental Function Area", as shown on Schedule "A" –Land Use Plan, attached hereto and forming part of this Amendment.

Item (2): Section 3.8 "Site Specific Policies" of the Town of Aurora Official Plan Amendment No. 34 is hereby amended by adding the following Section 3.8.5:

"Site Specific Policy (Official Plan Amendment No. 6)

3.8.5 Notwithstanding any policies to the contrary contained within the Yonge Street South Secondary Plan (OPA No. 34) the following policies shall apply to the lands designated "Cluster Residential", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan.

- a) On an individual lot basis, the maximum permitted building coverage for the proposed 29 residential lots shall not exceed 35%.
- b) A minimum of 20 metres of separation shall be maintained between primary residential buildings in the "Cluster Residential" designation and abutting lands designated "Estate Residential".
- c) Site grading for development shall be undertaken, in a manner that preserves existing landforms and minimizes impact on adjoining lands to the greatest extent possible where natural features such as trees are intended to be preserved.
- d) Any lot abutting Ridge Road shall have a minimum lot frontage of 22 metres and minimum lot area of 0.18 ha (0.44 acres)."

43.

OPA 8
July 14, 2015

Item (1): "Schedule "AA", Land Use Plan, being part of the Town of Aurora Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Part Lot 75 Concession 1 Whitchurch Part 1, 65R18722; Aurora; T/W Easement Over Part Lot 75 Concession 1 (W) Parts 4 & 5 65R 18722 until said Parts 4 & 5 are dedicated as a Public Highway as in R698511; T/W Easement in R457895 as amended by R460060; Town of Aurora in the Regional Municipality of York, from "Private Open Space" and "Cluster Residential" to "Cluster Residential - Site Specific Policy No. 43", as shown on Schedule "A" - Land Use Plan, attached hereto and forming part of this Amendment."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of

Aurora Official Plan, is amended by adding a site specific policy area over the Subject Lands, as shown on Schedule "B" - Site Specific Policy Areas, attached hereto and forming part of this Amendment."

Item (3): "Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific use and policies shall apply to the lands designated as "Cluster Residential – Site Specific Policy No. 43", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan:

- a) Permitted uses:
 - i. a maximum of 56 single detached dwellings.
- b) The maximum building coverage permitted across the entire site shall be thirty percent (30%).
- c) A minimum of forty-five percent (45%) of the entire site shall be preserved in an open or landscaped condition. 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.
- d) The policies contained herein shall be implemented by way of a site-specific Zoning By-law amendment, Plan of Condominium and Site Plan."

44.

OPA 9
June 14, 2016

Item (1): "Schedule "B1", The Aurora Promenade Secondary Plan Area, being Part of the Town of Aurora Official Plan is amended to re-designate the subject lands from "Upper Downtown" to "Upper Downtown Special", as shown on Schedule "A" to Official Plan Amendment No. 9, attached hereto and forming part of this Amendment."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the Subject Lands, as shown on Schedule "8", attached hereto and forming part of this Amendment."

Item (3): "Notwithstanding any policies to the contrary as outlined in Policy 11.4.1 respecting land use and 11.4.2 respecting development policies, the following special site specific use and policies shall apply to the lands designated as "Upper Downtown Special - Site Specific Policy No. 41 ", with the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this plan:

- a) residential uses at grade and/or below grade shall be permitted;
- b) buildings taller than four (4) storeys or 16.0 metres, are subject to a front yard step-back at the fourth storey fronting Yonge Street;
- c) the minimum lot coverage by a building or buildings shall be thirty-five percent (35%);

- d) the maximum setback of buildings to Yonge Street shall be 5.0 metres;
- e) interior side yard setbacks shall be setback a minimum of 2.0 metres;
- f) the minimum rear yard setback adjacent to Machell Avenue shall be 3.5 metres to facilitate an appropriate interface with the adjacent neighbourhood;
- g) parking shall be screened from Yonge Street, in accordance with a site plan agreement; and,
- h) the policies contained herein shall be implemented by way of a site-specific Zoning By-law amendment and Site Plan."

45.

OPA 10
July 12, 2016

Notwithstanding any policies to contrary as outlined in Policy 3.5.2 respecting permitted uses and 3.5.2. f) respecting prohibiting uses, of Bayview Northeast Area 2B Secondary Plan (OPA 30), the following special site specific use and policies shall apply to the lands designated as "Business Park – Site Specific Policy No. 45", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan:

- a) Automobile Service Station and Retail Sales and Service Commercial uses shall be permitted.

46.

OPA 12
OMB Order Jan.
23, 2017,
amended Feb.
13, 2017

Notwithstanding any policies to the contrary as outlined in Section 8.1 respecting the Stable Neighbourhoods designation, the following site specific policy shall apply to the lands designated as "Stable Neighbourhoods – Site Specific Policy No. 46", within the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this Plan:

- a) The permitted uses within the Stable Neighbourhoods – Site Specific Policy No. 46 designation shall be single-detached dwellings;
- b) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 46" designation shall have a maximum of 159 lots and a maximum height of 2 storeys or 10 metres, whichever is less;
- c) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 46" designation shall be consistent with Urban Design Guidelines which shall be prepared, and approved prior to any further development approvals, to the satisfaction of the Town;
- d) An interface plan shall be prepared to identify and map known areas to ensure a suitable and sensitive interface can be developed between the permitted right of way and the abutting established residential areas; and,
- e) Any trail developments within the Subject Lands shall be developed and designed generally consistent with the requirements of the Aurora Trails Master Plan. However, details with respect to the classification, design standards and finish requirements shall be developed as part of the approved Urban Design Guidelines.

47.

OPA 12
OMB Order Jan.
23, 2017,
amended Feb.
13, 2017

Notwithstanding any policies to the contrary as outlined in Sections 11.6.1 b) respecting permitted uses, 11.6.2 (a) i) respecting building heights, 11.6.2 (a) iii) respecting height and density bonus provisions, 11.6.2 (c) respecting lot coverage, 11.6.2 (d) respecting lot coverage by a surface parking lot and 11.6.2 (f) respecting setback requirements, the following site specific policy shall apply to the lands designated as “Promenade General – Site Specific Policy No. 47”, within the area shown as the Subject Lands on Schedule “H” attached hereto and forming part of this Plan:

- a) The permitted uses within the Promenade General – Site Specific Policy No. 47 designation shall be limited to Multiple-unit buildings, townhouses and apartment buildings; Institutional uses; Parking facilities at-grade and/or in structure; a variety of parks and Urban Squares; and, Public uses and public and private utilities;
- b) The minimum building height shall be 2 storeys and a maximum of 5 storeys plus 2 storeys as bonusing, subject to the execution of a bonusing agreement under section 37 of the Planning Act satisfactory to the Town
- c) The maximum number of units shall be 114;
- d) Within the Promenade General – Site Specific Policy No. 47 designation, the maximum height of new development may be increased from 5 storeys by up to 2 storeys, subject to the execution of a bonusing agreement under section 37 of the Planning Act satisfactory to the Town, to a maximum of 7 storeys or 22.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:
 - i. the property in question must have a minimum frontage of 70 metres;
 - ii. the development proposal must meet massing performance standards, including any angular planes and stepback provision that apply;
 - iii. the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space or streetscape improvements; and,
 - iv. the development proposal must have appropriate regard for the Aurora Promenade Concept Plan – Urban Design Strategy.
- e) The maximum lot coverage by a building or buildings on a lot shall be 35 percent;
- f) Policy 11.6.2 d) shall not apply;

- g) Policy 11.6.2 f) shall not apply; and,
- h) The maximum Floor Area Ratio (FAR) shall be 2.30.

48.

OPA 13
Mar. 28, 2017

Notwithstanding any policies to the contrary as outlined in section 3.2.2 b) of OPA 30 (2B Secondary Plan) respecting the Medium-High Density Residential Designation, the following site-specific policy shall apply to the lands designated as “Medium-High Density Residential – Site Specific Policy No. 48”, within the area shown as Schedule “H” attached hereto and forming part of this plan:

- a) The permitted uses within the Medium-High Density Residential – Site Specific Policy No. 43 designation shall be single-detached dwellings.

49.

OPA 14
July 11, 2017

Notwithstanding any policies to contrary as outlined in Policy 10.7.2 a) of the Official Plan respecting permitted uses, the following special site specific use shall apply to the lands designated as “Existing Employment – Light Industrial/Service – Site Specific Policy No. 49”, within the area shown as the Subject Lands on Schedule “B” attached hereto and forming part of this plan:

- a) A Place of Worship use shall also be permitted.

50.

OPA 15
May 10, 2019

Item (1): “Schedule ‘AA’, Land Use, being part of the Town of Aurora Yonge Street South Secondary Plan, is amended by changing the land use designation for the subject lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street, from “Cluster Residential” to “Cluster Residential – Site Specific Policy No. 50”, as shown on Schedule ‘A’ – Land Use Plan, attached hereto and forming part of this Amendment.”

Item (2): “Schedule ‘H’, Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the subject lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street, as shown on Schedule ‘B’ to OPA 15 – Site Specific Policy Areas attached hereto and forming part of this Amendment”.

Item (3): “Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific policies apply to the lands designated as “Cluster Residential – Site Specific Policy No. 50 described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street:

- a) Amendment to 3.2.3 c) Density Policy Section 3.2.3 (c) is hereby amended as it pertains to the lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora and municipally known as 13859, 13875 and 13887 Yonge Street, whereby the gross residential density over the constrained and unconstrained lands subject to the development application shall be no more than 7 units per hectare (2.8 units per acre) or thirty (30) units.

- b) Amendment to 3.6.2 Coverage Policy Section 3.6.2 is hereby amended as

it pertains to the lands described as Part of Lots 15 and 16, Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13877 Yonge Street, whereby the policy shall not apply to such lands provided that:

- i. Individual lots that directly abut lands to the north with an existing (in 2018) Estate Residential designation as shown on Schedule "A" shall be subject to a maximum lot coverage of 30% secured in a zoning by-law applicable to the lands;
 - ii. All other individual lots shall be subject to a maximum lot coverage of 35% secured in a zoning by-law applicable to the lands; and,
 - iii. The requirements of Section 3.6.4 (40% open, landscaped, or natural condition) shall be secured in a zoning by-law applicable to the lands for all individual lots.
- c) Amendment to 3.6.3 c) Minimum Distance Separation

Section 3.6.3 c) shall not apply to the lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13877 Yonge Street, provided a minimum rear yard setback of 25 meters shall be maintained for all individual lots that directly abut lands to the north with an existing (in 2018) Estate Residential designation as shown on Schedule 'A'.

51.

OPA 16
July 11, 2017

Item (1): "Schedule "B2", The Aurora Promenade Secondary Plan Area, being Part of the Town of Aurora Official Plan is amended to increase the maximum height on the property from minimum two (2) storeys and maximum five (5) storeys to; minimum two (2) storeys, maximum seven (7) storeys for the Subject lands, as shown on Schedule "A", attached hereto and forming part of this Amendment. There shall be gradation of building height in relation to the adjacent residential neighbourhood to the south and west of the Subject Lands."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a Site Specific Policy Area 51 over the Subject Lands, as shown on Schedule "B", attached hereto and forming part of this Amendment."

Item (3): Notwithstanding any policies to the contrary as outlined in Policy 11.3.2 respecting development policies, the following special site specific use and policies shall apply to the lands designated as "Site Specific Policy No. 51", with the area shown as the Subject Lands on Schedule "B" attached hereto and forming part of this Plan:

"The site shall be developed as; a two (2) storey place of worship at the intersection of Tyler and Yonge Streets forming a key focal point at the intersection, and; a retirement residence having a maximum height of 6 storeys on Yonge Street, increasing to a maximum of 7 storeys at the interior of the site, and stepping and terracing down in proximity to the adjacent residential neighbourhood to the south and west of the Subject Lands. The implementing Zoning By-law shall clearly depict

the required stepping and gradation of height and depth of associated terraces.

The place of worship building may be built at a 0.0m setback to Tyler Street.

The retirement residence component of the building has exposure to Yonge Street, Tyler Street and Temperance Street. The retirement residence shall be tiered and stepped back from the abutting streets in accordance with the angular plane policies of the Promenade Plan and the architecture and building materials shall be sensitive and compatible to the character of the Yonge Street Promenade Downtown Area and to the adjacent residential neighbourhood to the south and west. The design shall also provide the majority of parking within an underground parking structure and no direct vehicular access will be permitted onto Yonge Street.

The retirement residence may be built at a 0.0m setback from Yonge Street, 2.5m setback from Tyler Street and 2.5 m setback from Temperance Street."

52.

OPA 17
Nov. 28, 2017

Notwithstanding Policy 3.3.2e) of the 2C Secondary Plan respecting maximum building height, the following site specific policy shall apply to the lands designated as "Urban Residential 2 - Site Specific Policy No. 52" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) A maximum building height of seven (7) storeys (maximum 28 metres) shall be permitted.

53.

OPA 18
July 24, 2018

Item (1): Schedule 'H', Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding Site Specific Policy No. 53 as shown on Schedule "B" to Official Plan Amendment No. 18, attached hereto and forming part of this Amendment.

Item (2): Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following site specific policy shall apply to the lands designated as "Cluster Residential Site Specific Policy No. 53" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) Buildings shall be set back a minimum of 40 metres from the centreline of Yonge Street;
- b) Buildings shall be sited in a manner that provides for a minimum separation of 20 metres between any Estate Residential designation and the lot line or limit of any area of private amenity space of any cluster residential unit;
- c) Buildings shall not cover more than 10 per cent of the net lot area of the Subject Lands;
- d) Development of the Subject Lands shall be permitted to occur in advance of a Block Plan for the area shown as Block 'D' on Schedule "CC" of the Yonge Street South Secondary Plan (OPA 34); and,

e) Notwithstanding any policies to the contrary of Appendix A of the Yonge Street South Secondary Plan (OPA 34), the following special site specific guidelines apply to the lands designated as "Cluster Residential - Site Specific Policy No. 53" described as Part of Lot 72, Concession 1:

- i. New development shall be set back a minimum of 40 metres from the centreline of Yonge Street; and,
- ii. New development avoid all accessory buildings, facilities and structures, including parking areas, driveways and parallel service roads within the 40 metre setback.

54.

OPA 20
June 23, 2020

Item (1): Schedule 'H', Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding Site-Specific Policy No. 54 as shown on Schedule "B" to Official Plan Amendment 20, attached hereto and forming part of this Amendment.

Item (2): Notwithstanding any policies to the contrary as outlined in the Yonge Street South Secondary Plan (OPA 34), the following site specific policies shall apply to the lands designated as "Cluster Residential" and "Environmental Protection Area" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) Notwithstanding Policy 3.6.2 of OPA 34 respecting building coverage, buildings footprints shall not cover more than 17.5% of the total area of the subject lands;
- b) Notwithstanding Policy 3.6.3 (c) of OPA34 respecting minimum separation distances, a minimum separation distance of 35 metres shall exist between dwellings in an "Estate Residential" designation and dwellings in a "Cluster Residential" designation. This 35 metres shall be inclusive of a 10 metre landscaped buffer; and,
- c) Notwithstanding Policy 3.2.7 of OPA 34 respecting Block Plans, development of the lands subject to this amendment shall be permitted to occur in advance of a Block Plan for the area shown as Block 'C' on Schedule 'CC' of the Yonge Street South Secondary Plan (OPA 34).

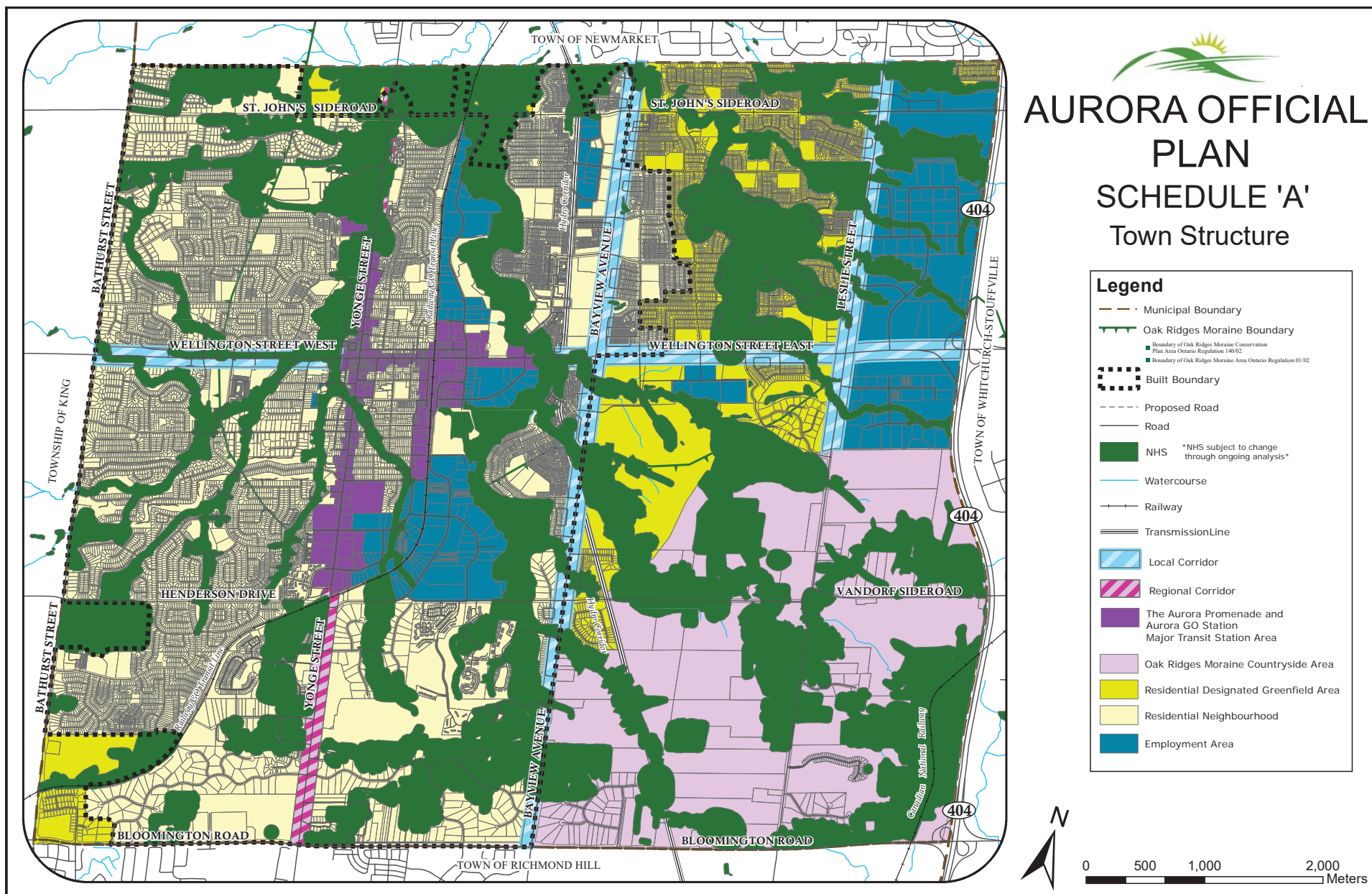
Item (3): Section 16 of the Town of Aurora Official Plan is hereby amended by adding Policy 16.54, outlining the "Details of the Amendment - Official Plan Amendment 20".

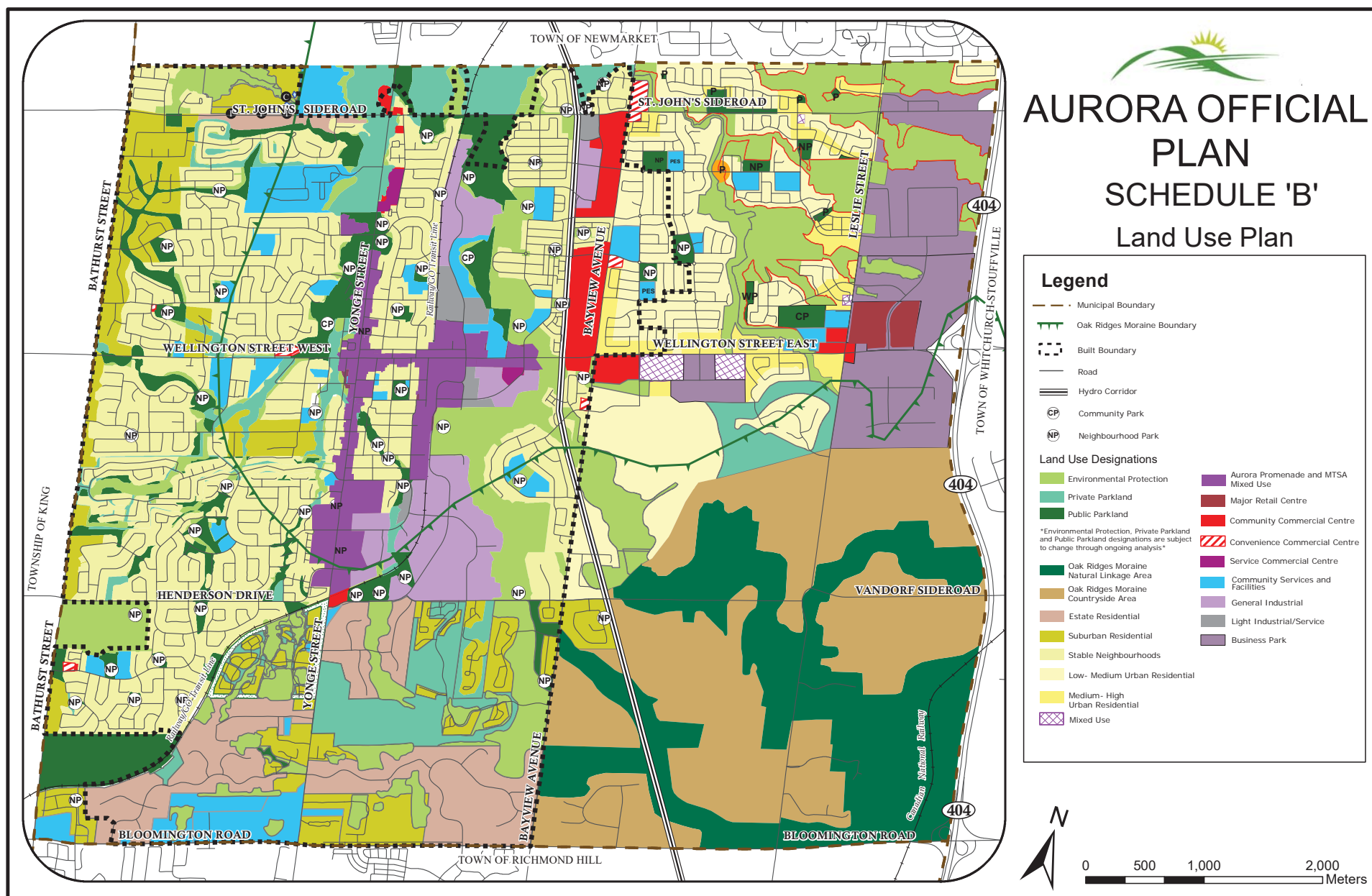
55.

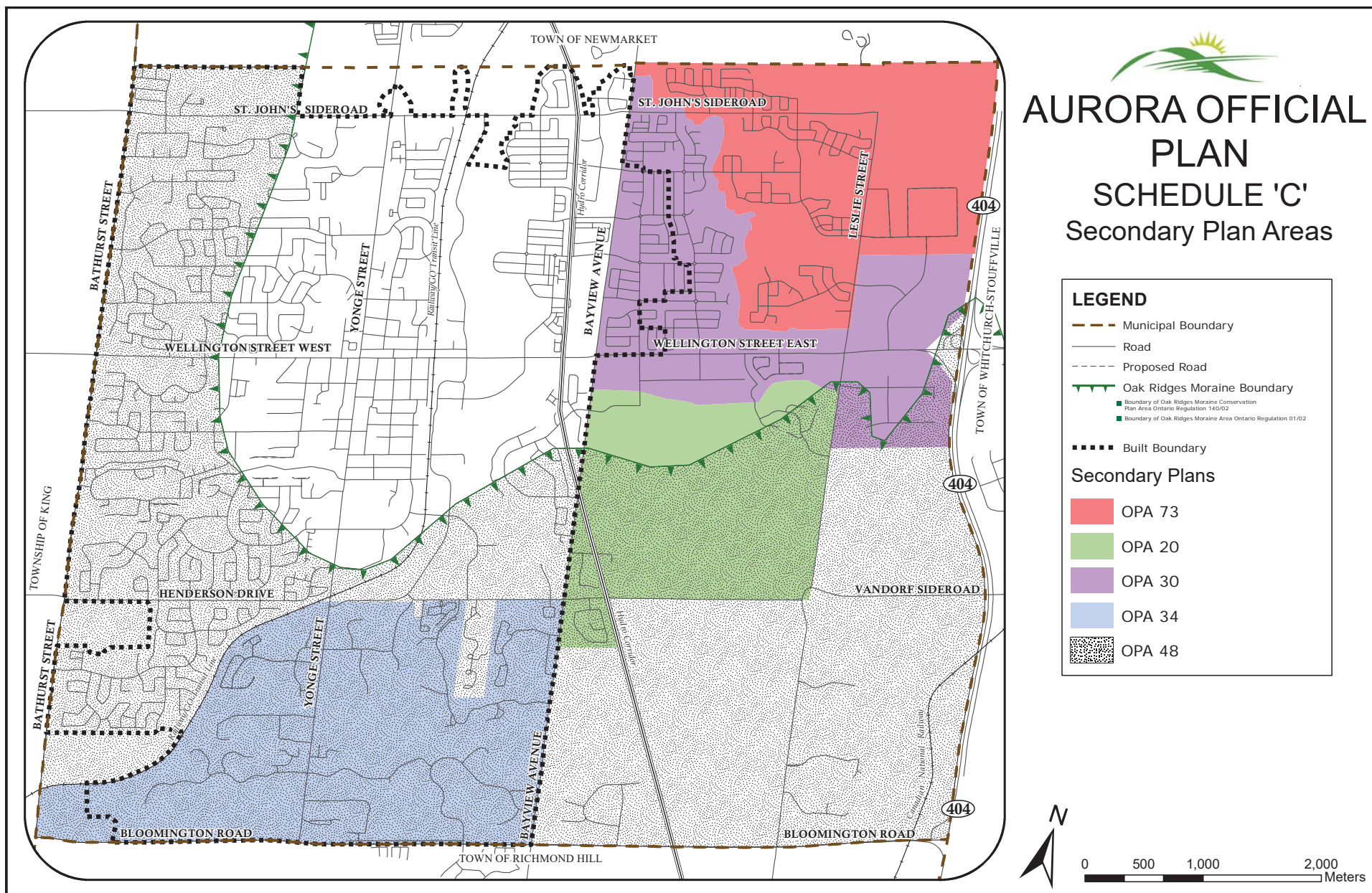
OPA 23
August 20, 2021

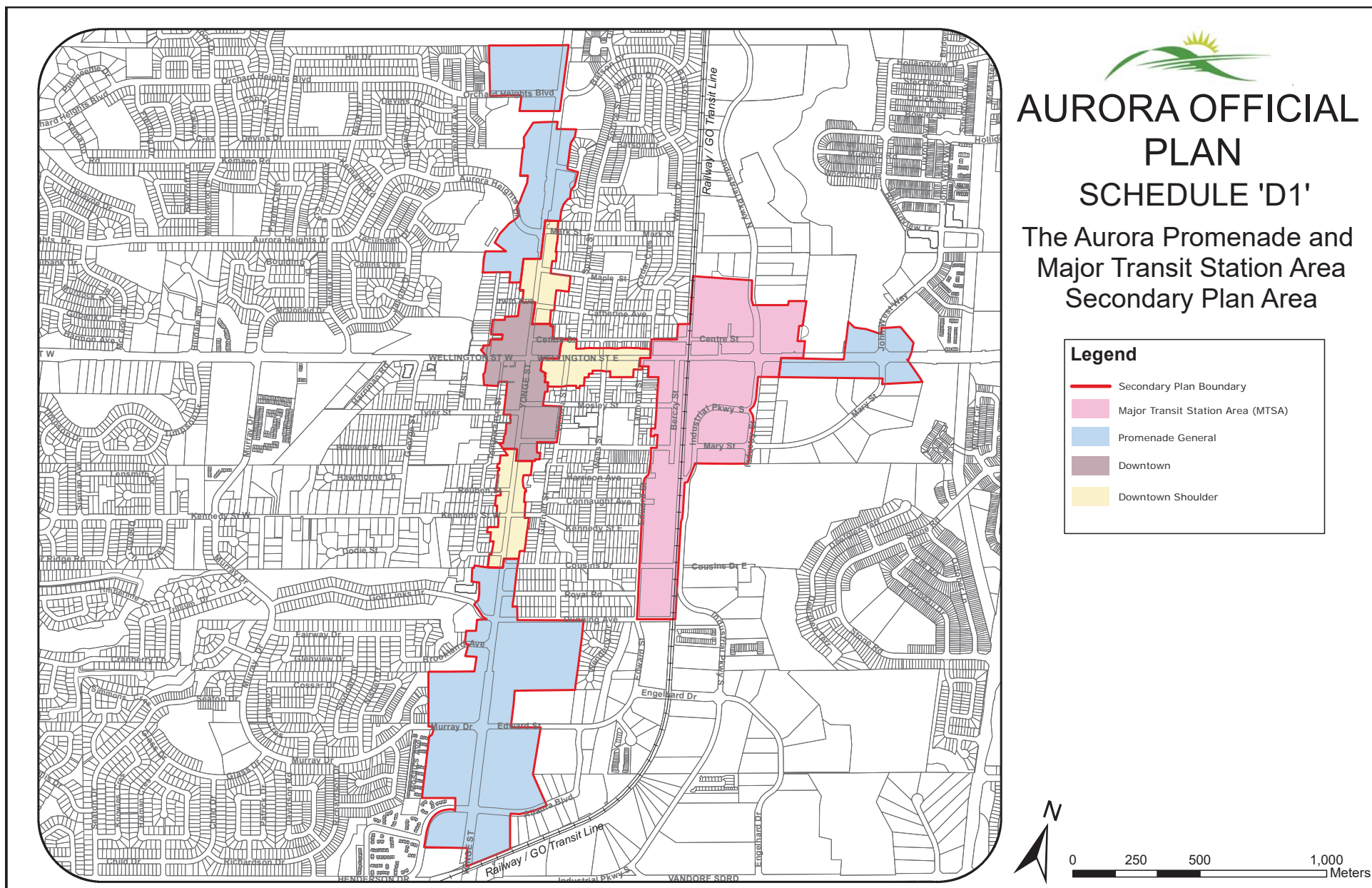
- a) In addition to the permitted uses in the "Medium-High Density Residential" designation, as provided in Policy 3.2.2 b) a. of the Town of Aurora Bayview Northeast Area 2B Secondary Plan - Official Plan Amendment No. 30, a six-storey Supportive Housing Building (Senior Citizen/Retirement Residence) is permitted.
- b) Notwithstanding Policy 3.2.2 b) a. iii) of the Town of Aurora Bayview Northeast Area 2B Secondary Plan - Official Plan Amendment No. 30, the

maximum net residential density shall generally not exceed 99 units per hectare (40 units per acre) for all lands designated Medium-High Density Residential as shown on Schedule "A".











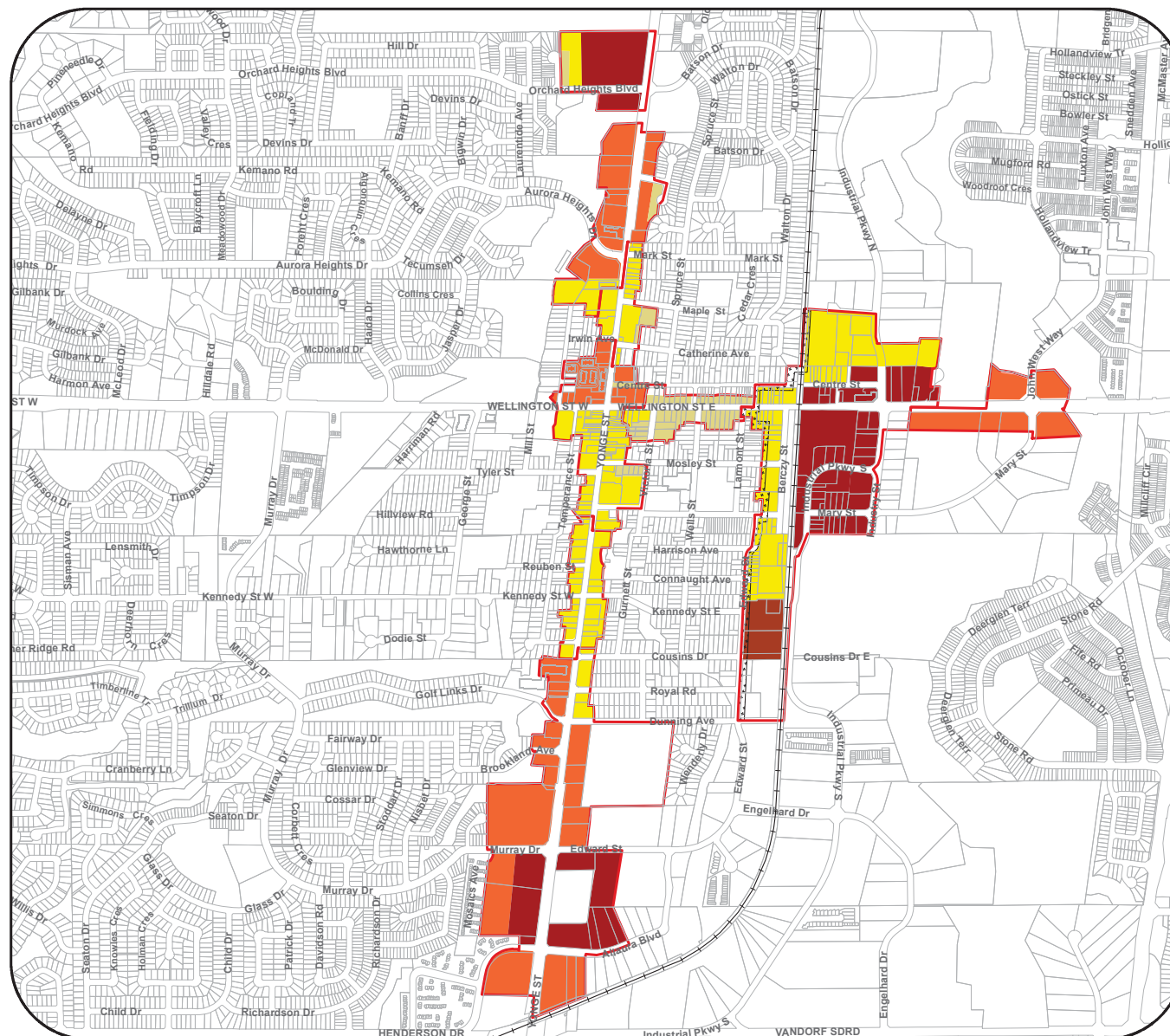
AURORA OFFICIAL PLAN

SCHEDULE 'D2'

The Aurora Promenade and Major Transit Station Area Building Heights

Legend

- Secondary Plan Boundary
- Minimum 2-storeys
Maximum 3-storeys
- Minimum 2-storeys
Maximum 5-storeys
- Minimum 2-storeys
Maximum 6-storeys
- Minimum 3-storeys
Maximum 6-storeys
- Minimum 4-storeys
Maximum 7-storeys
- Transition 45 degree angle
stepbacks and/or setbacks



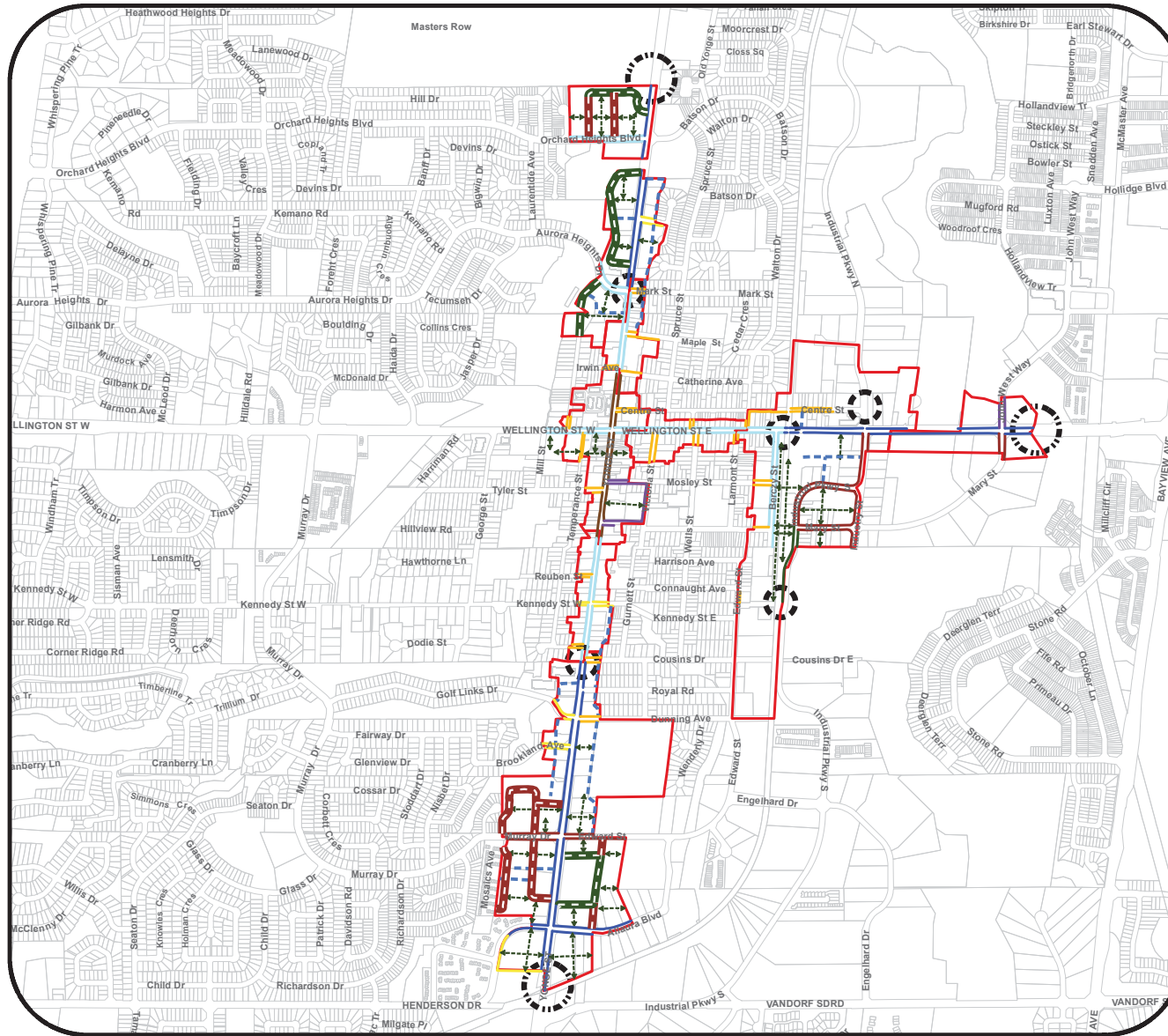
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Meters



AURORA OFFICIAL PLAN

SCHEDULE 'D3'

The Aurora Promenade and Major Transit Station Area Streetscapes

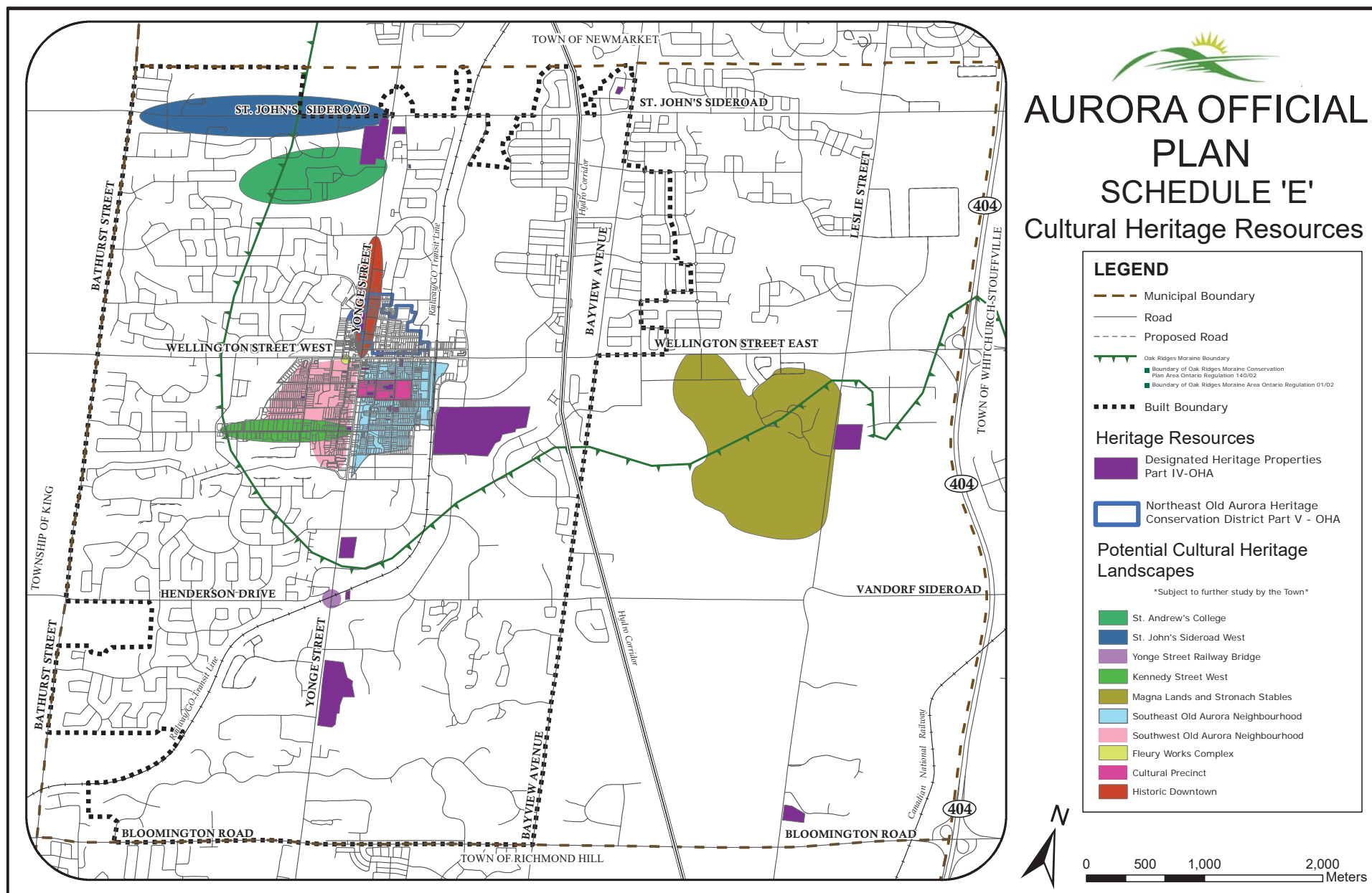


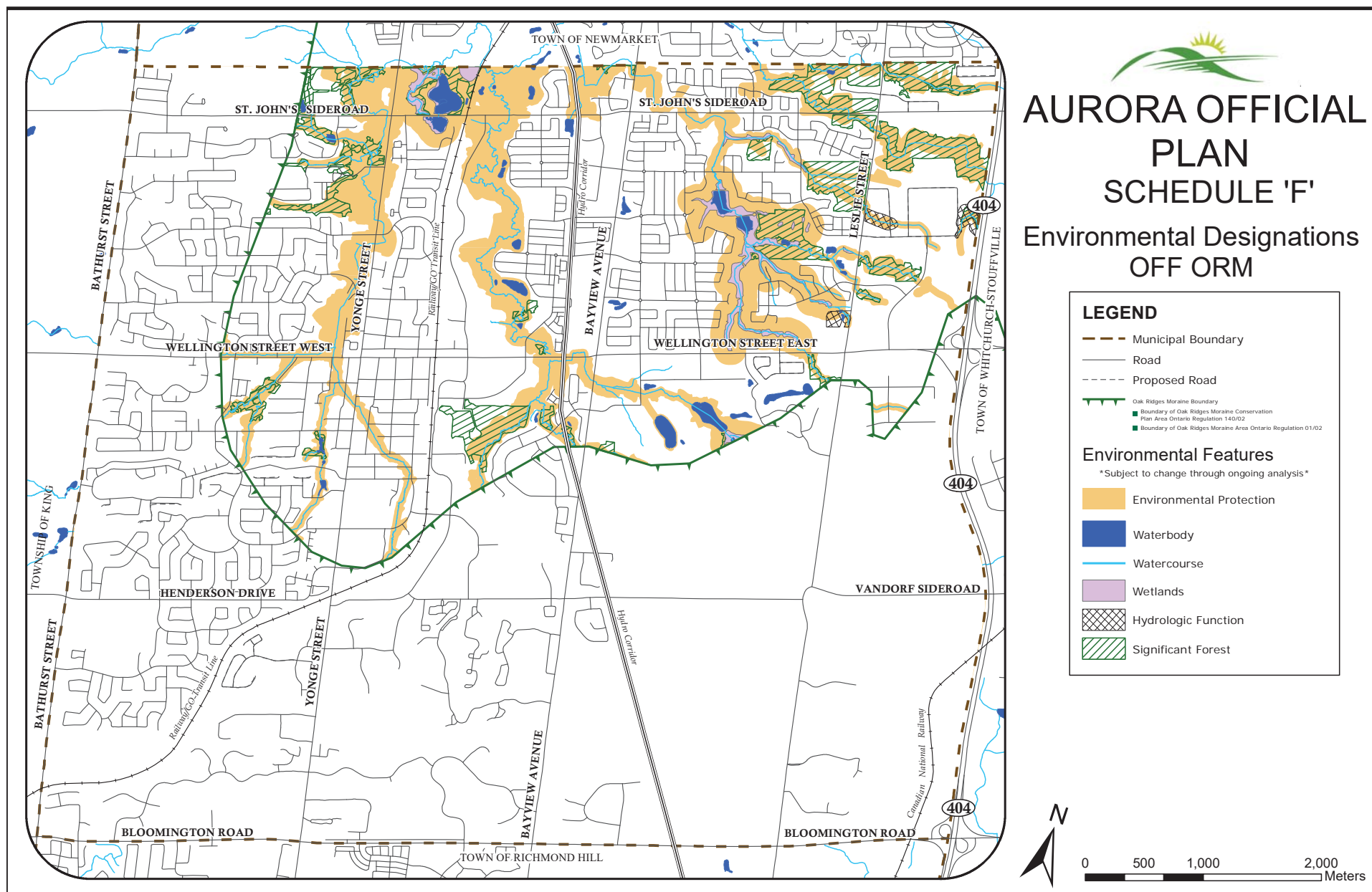
Legend

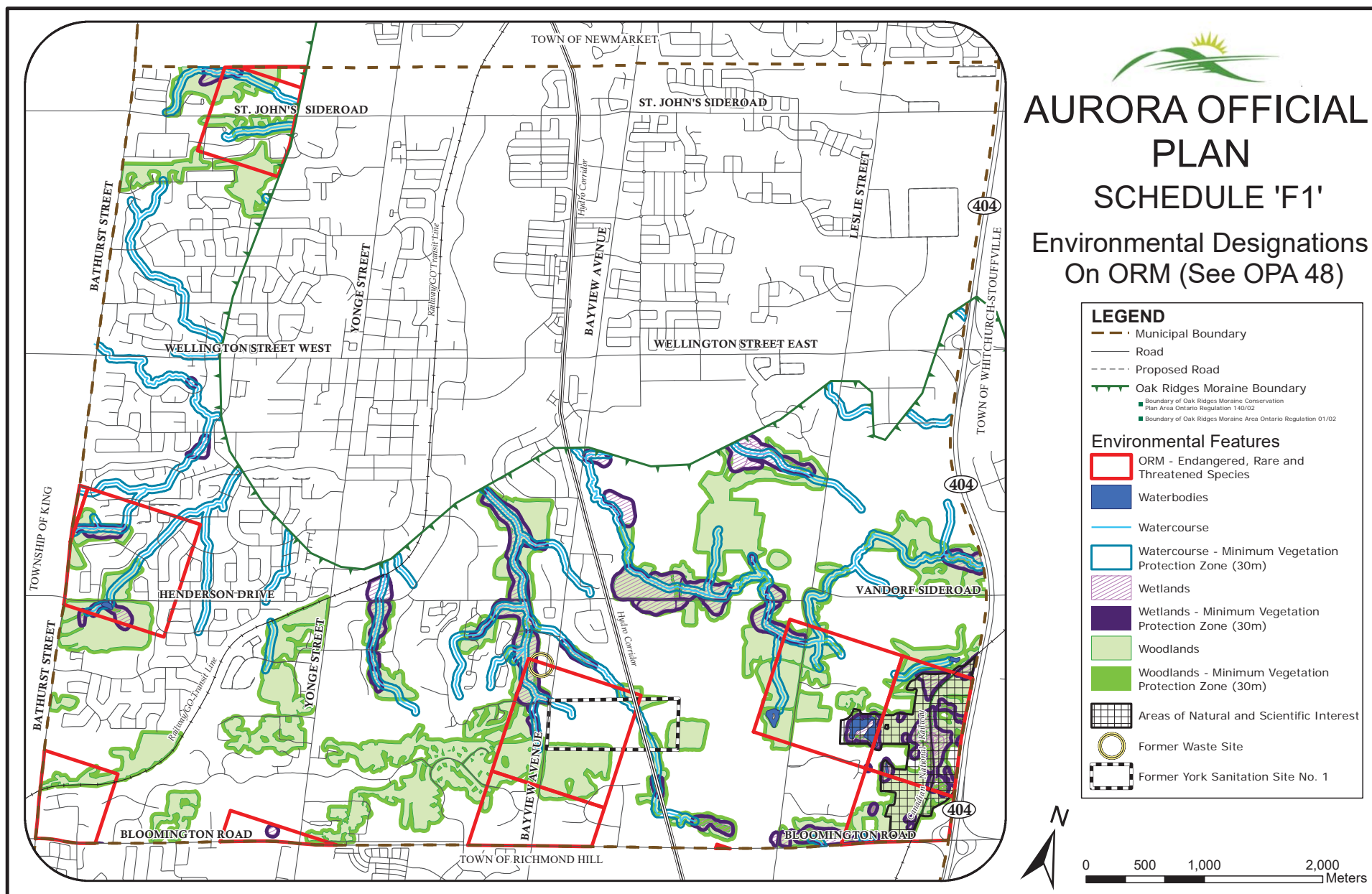
- Secondary Plan Boundary
- Main Street
- Village
- Boulevards
- Residential Heritage Street
- Residential Local Street
- Civic / Special Street
- Focus Area Street
- Parkside Streets
- - - Potential Focus Area Street
- - - Potential Parkside Links
- - - Potential Lanes
- - - Existing / Potential Midblock Pedestrian Link
- Primary Entryways
- Secondary Entryways
- GO Station

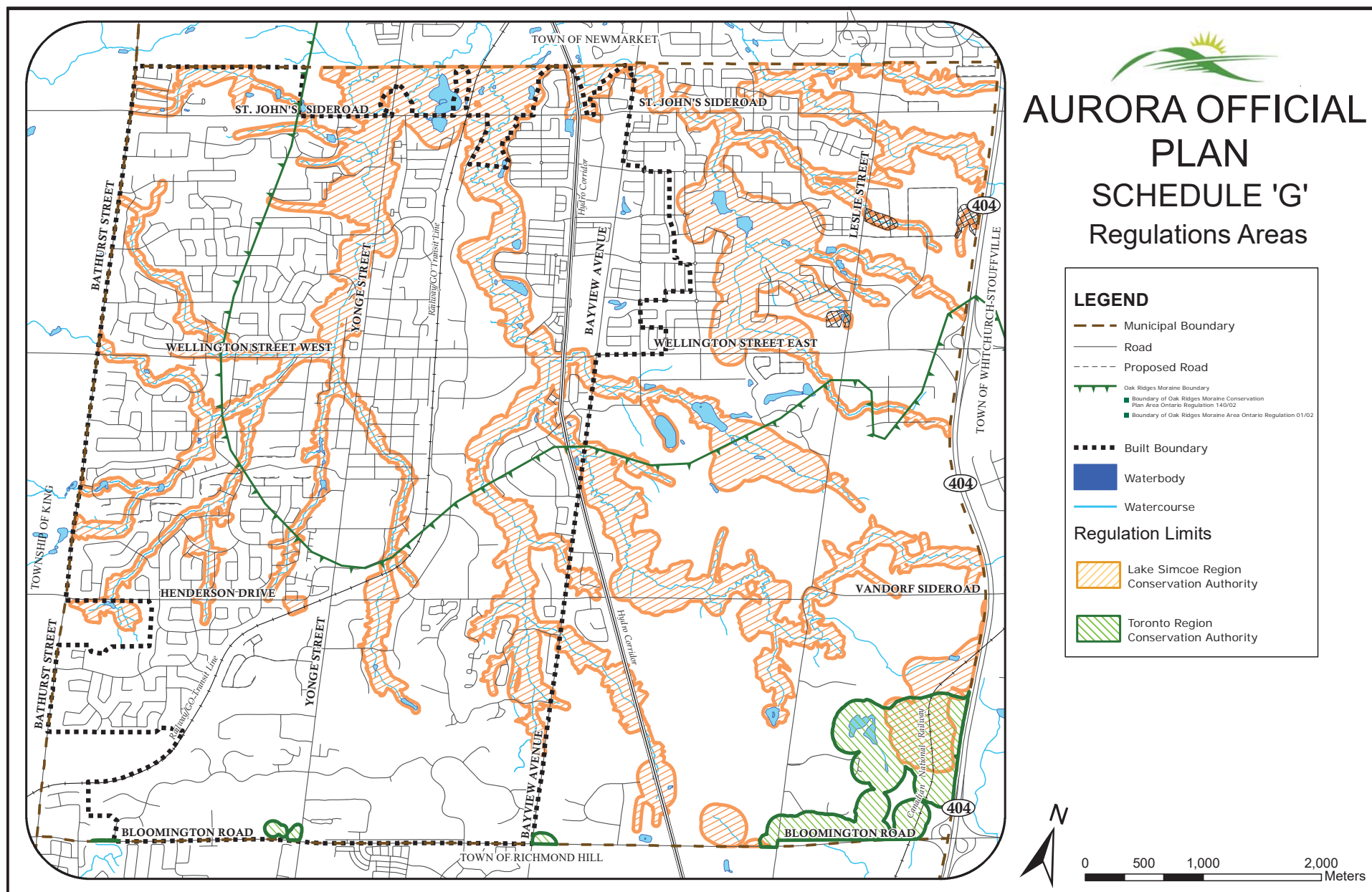


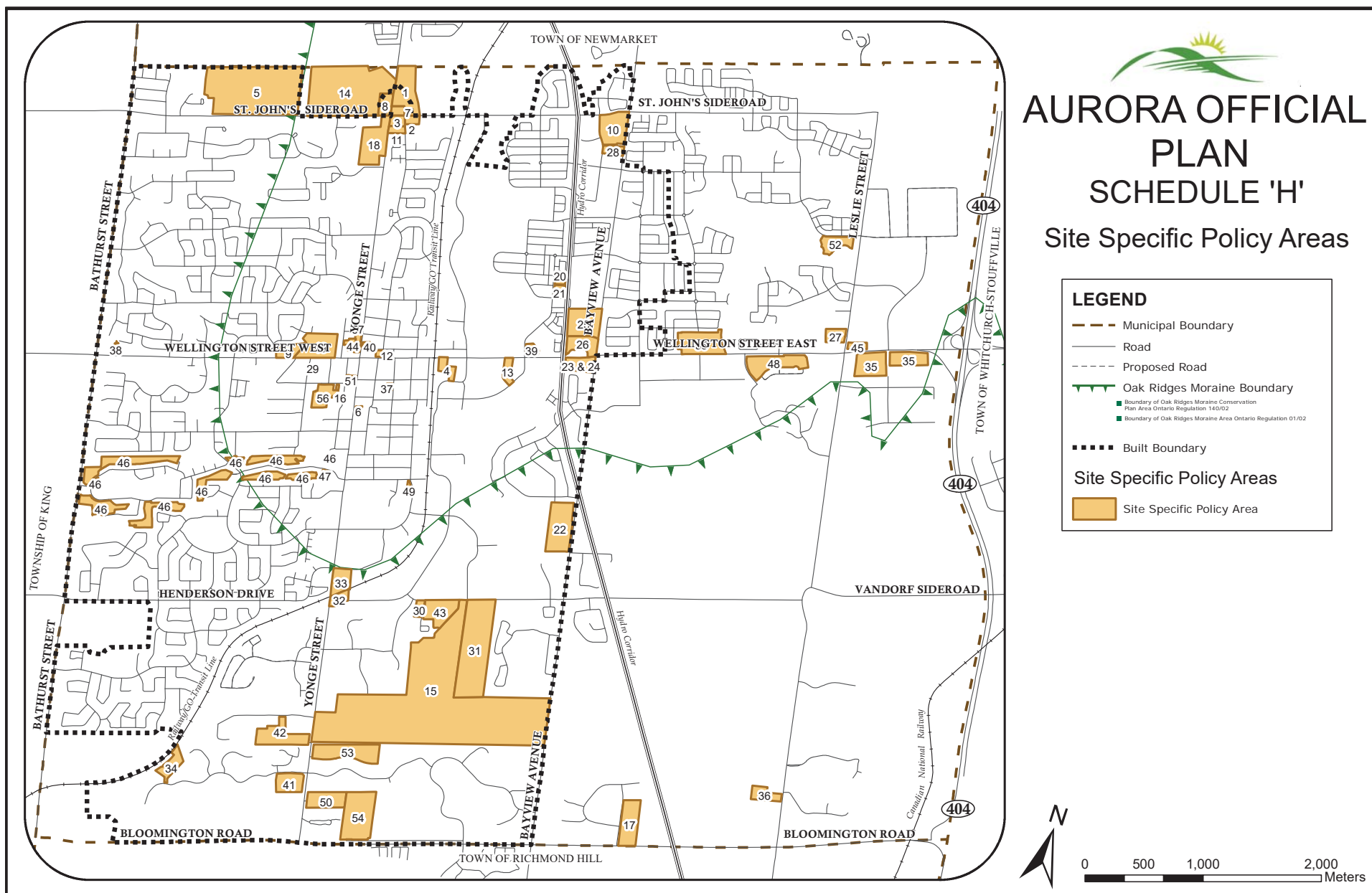
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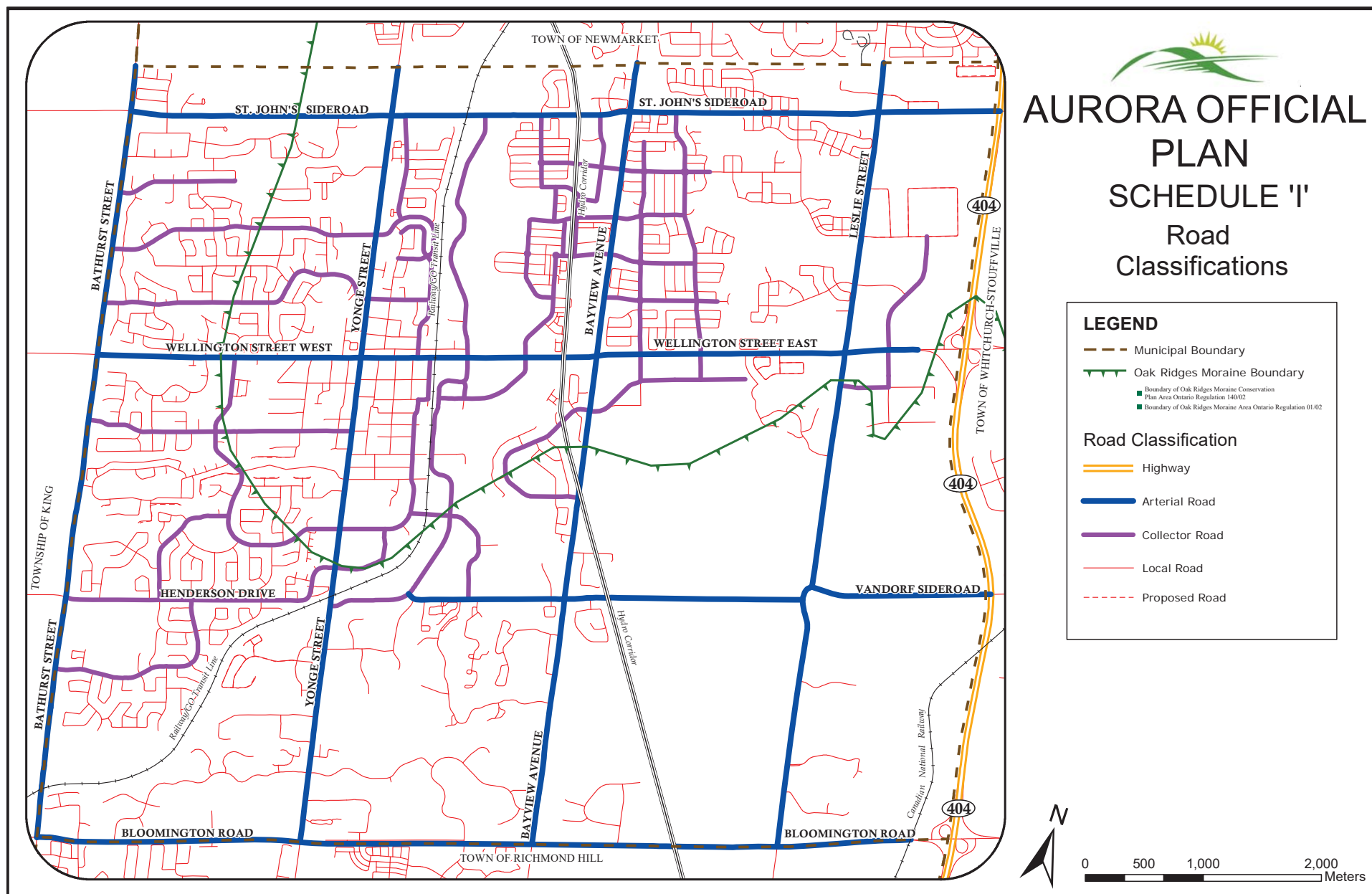


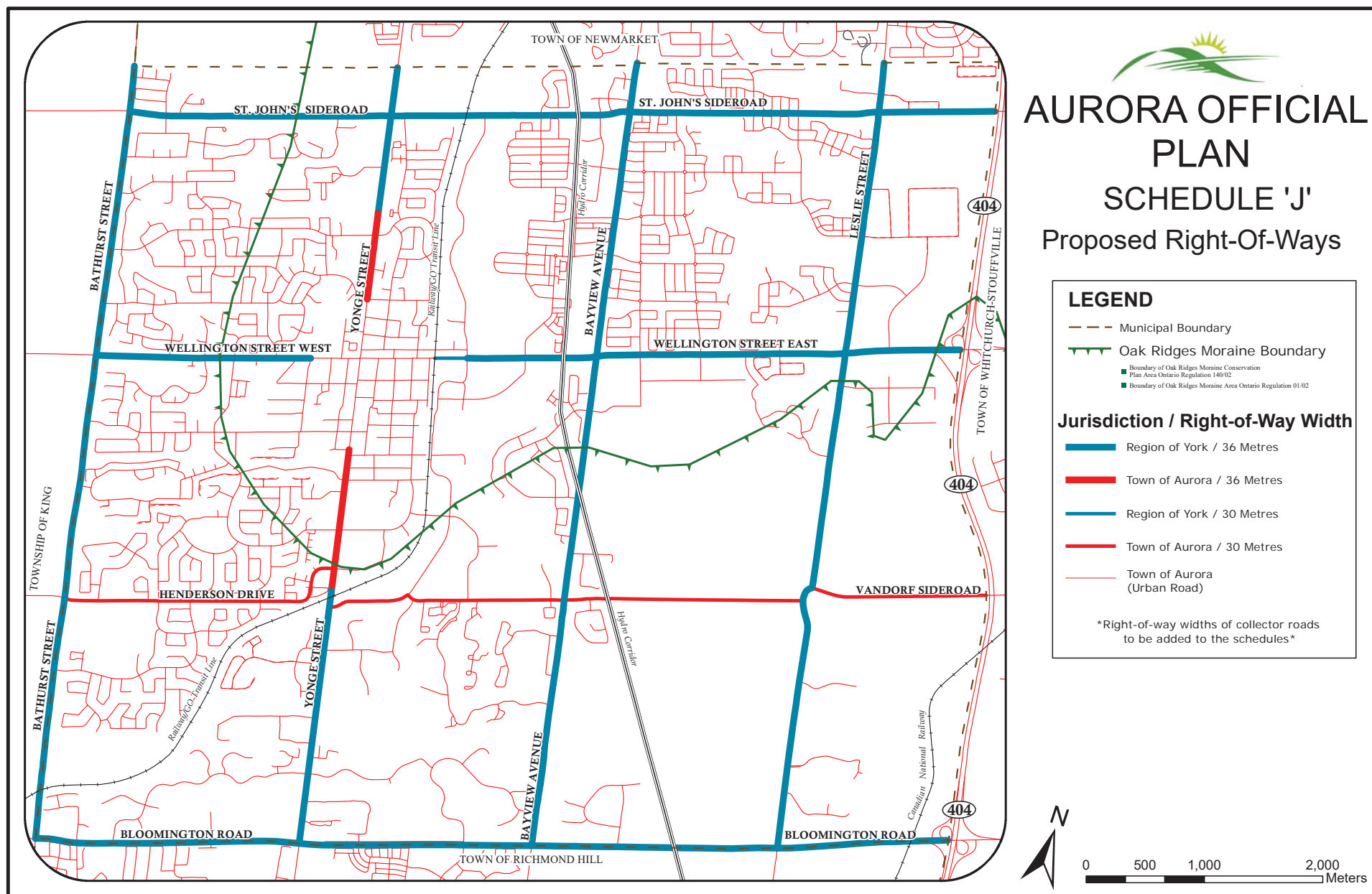


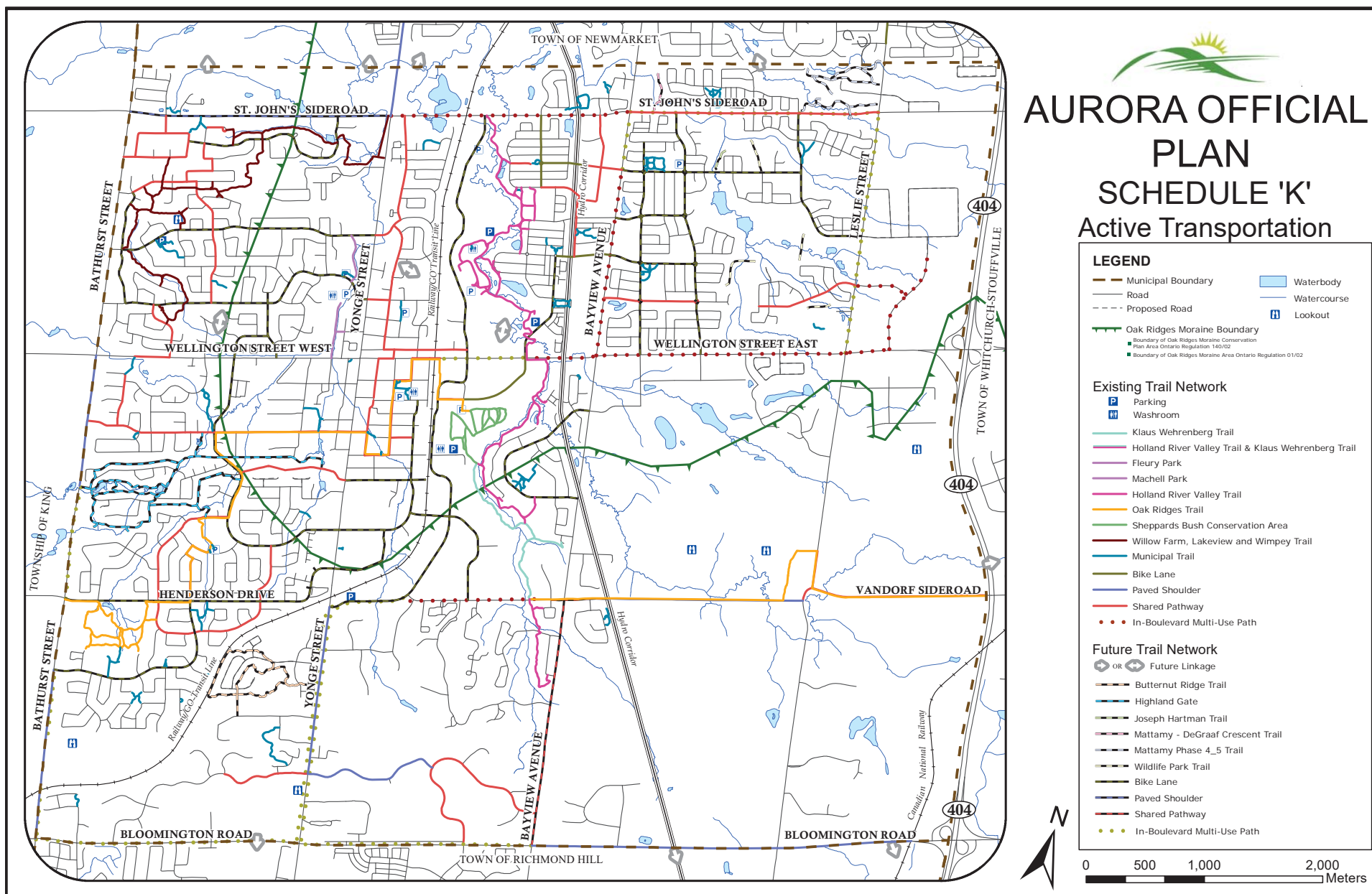


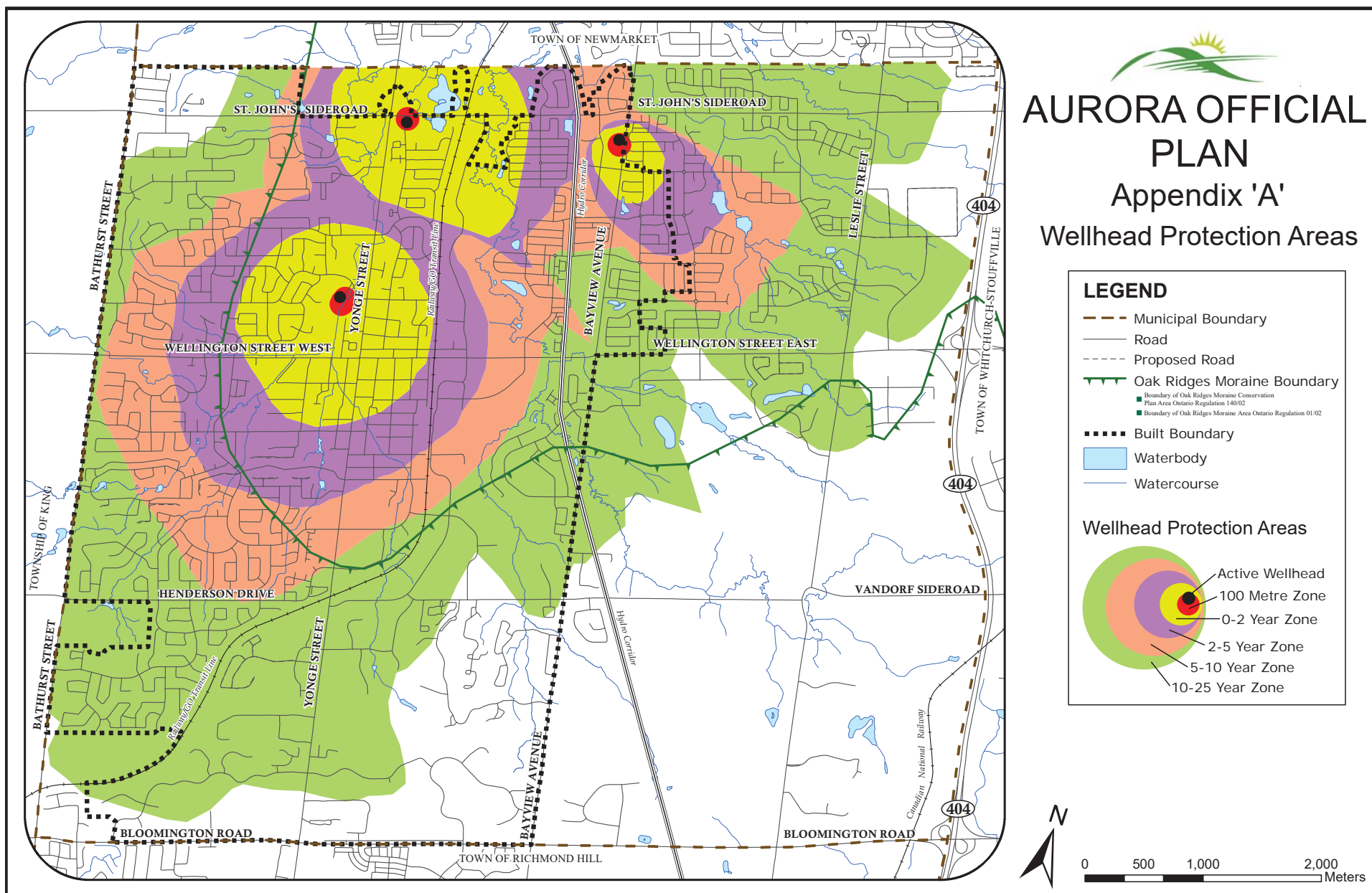


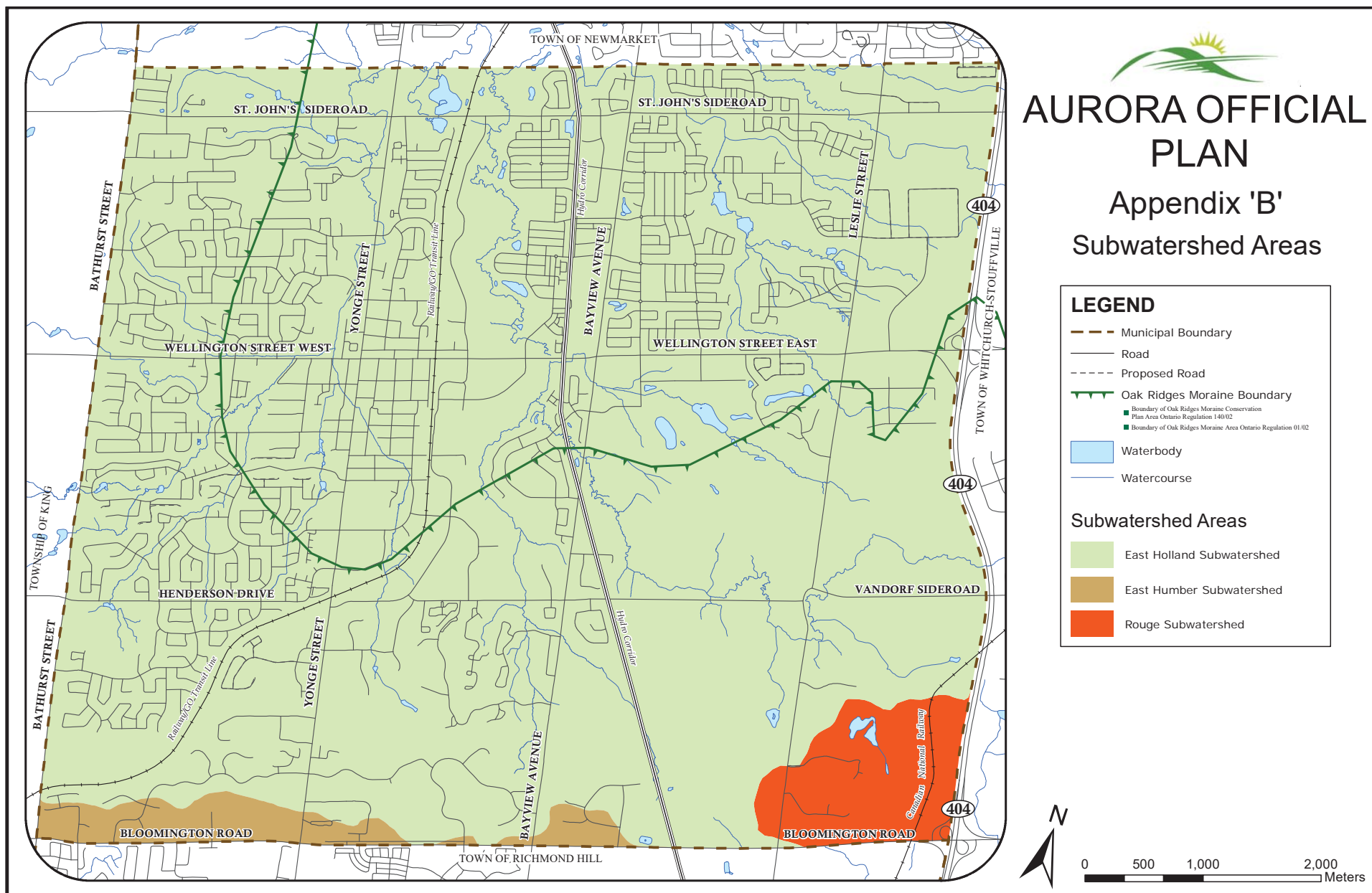












Town of Aurora Official Plan Review

General Committee

June 21, 2022



Official Plan Review - Schedule

Phase 1



Background Review

Q3 – Q4 2020

- Project Media Launch
- Community Stakeholder Committee Meeting #1
- Leadership Team Meeting #1
- Self-Guided Walking Tour
- Vision Workshop
- Engagement Summary Report

Phase 2



Background Studies and Discussion Papers

Q4 2020 – Q2 2021

- Vision Survey
- Community Stakeholder Committee Meetings #2 – #5
- Focus Groups
- Public Open Houses
- Leadership Team Meeting #2
- Technical Steering Committee Meeting
- Engagement Summary Report

Phase 3



Policy Development

Q2 2021 – Q4 2021

- Public Planning Meeting
- Engage Aurora Updates
- CSC Meetings #6 - #8
- Public Open House
- Engagement Summary Report

Official Plan Review - Schedule



We are here

Phase 4



Official Plan Amendments

Q4 2021 – Q4 2022

- Draft Official Plan released for comment
- LT/TSC/CSC Meetings
- Public Open House
- Update Parks and Environmental Mapping
- Receive and Review Comments Received

Phase 5



Regional Approval

Q1 2023

- Council Adoption
- Official Plan and Secondary Plan Amendments submitted to Regional Council for Approval

Official Plan Review - Engagement

BY THE NUMBERS

STAKEHOLDER MEETINGS AND FOCUS GROUPS

**13**

Meetings

PUBLIC OPEN HOUSES

**6**

Meetings

VISION SURVEY

**57**

Responses

PROJECT WEBSITE

**2148**Unique
Visitors**51**

Participants

**139**

Attendees

**75**Online
Submissions

Official Plan Review - Engagement



Draft Updated Official Plan

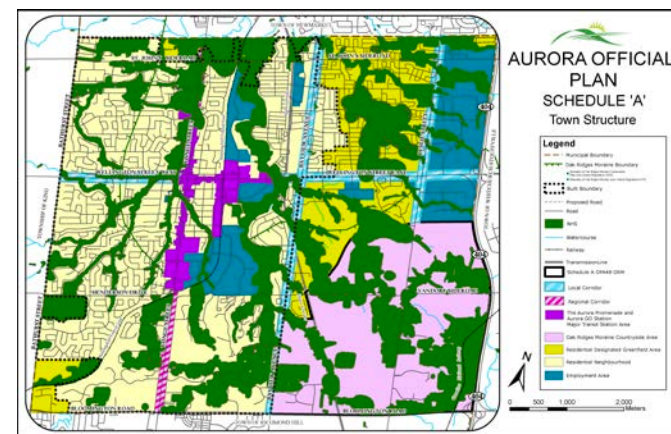
Vision

- **Vision** updated to reflect input from the public
- Updates to **Fundamental Principles**:
 - References to complete communities, climate change, affordable housing
 - Recognition that Aurora's stable neighbourhoods are an asset to the Town
 - Focus on co-locating community facilities
 - New principles focusing on parkland and connectivity



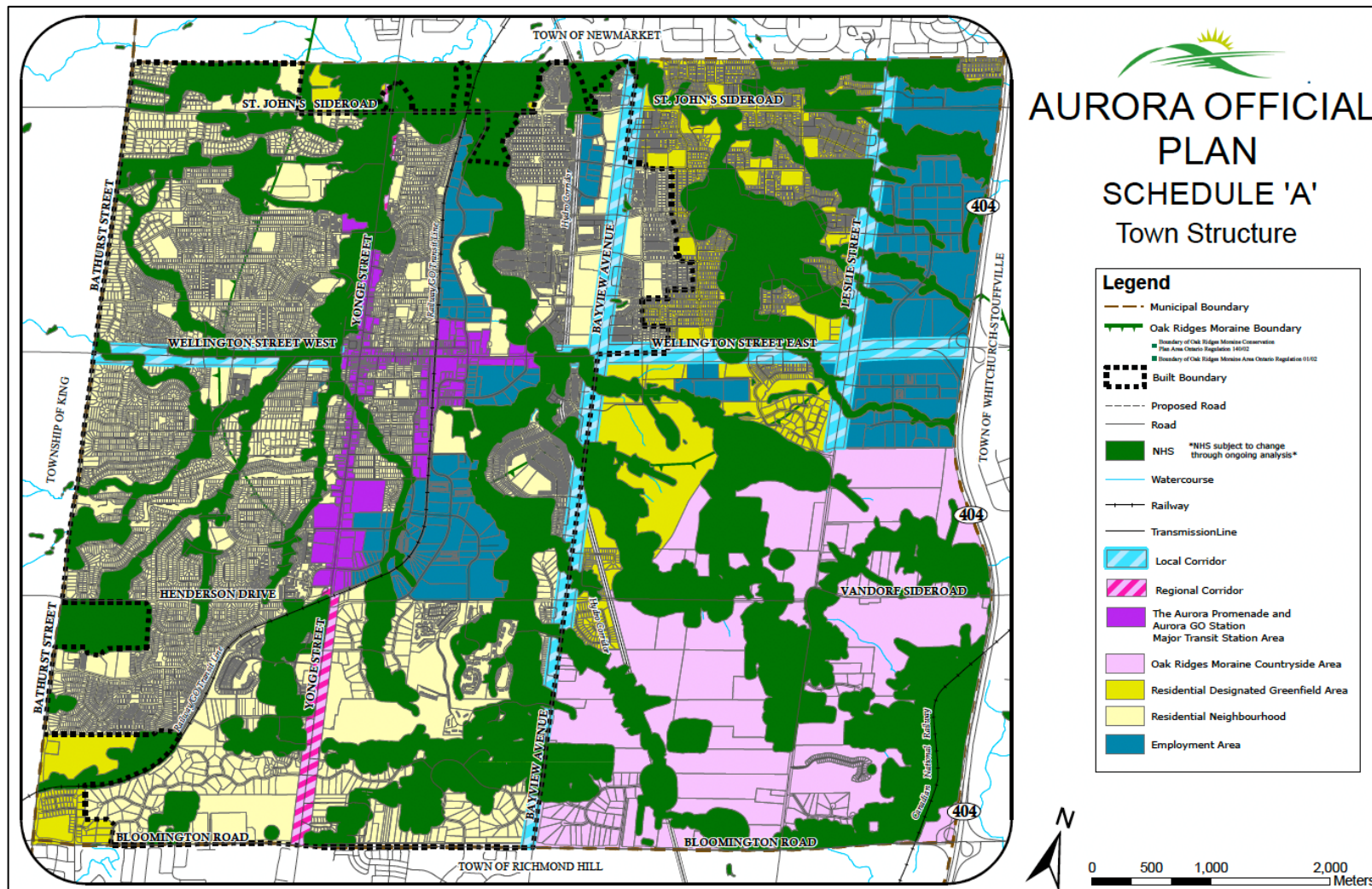
Town Structure & Growth Management

- Reorganized key functional elements of the Town's Structure
- Direct growth to newly characterized **"Strategic Growth Areas"**
 - **Promenade and MTSA, Regional Corridor, Local Corridors,**
 - Minimum MTSA density: 150 P+J/hectare
- Focus on **"gentle intensification"** within Existing Residential Neighbourhoods
- Updated **growth projections**
 - Intensification target: 45%
 - DGA density target: 55 P+J/hectare



Town Structure Plan

AURORA OFFICIAL PLAN SCHEDULE 'A' Town Structure



OFFICIAL
PLAN REVIEW



SGL **wsp**
Planning & Design Inc.

Design Excellence

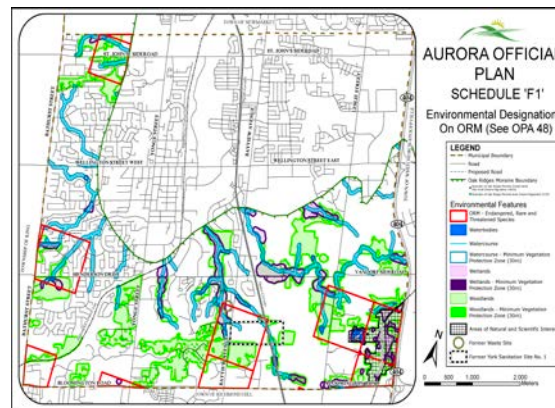
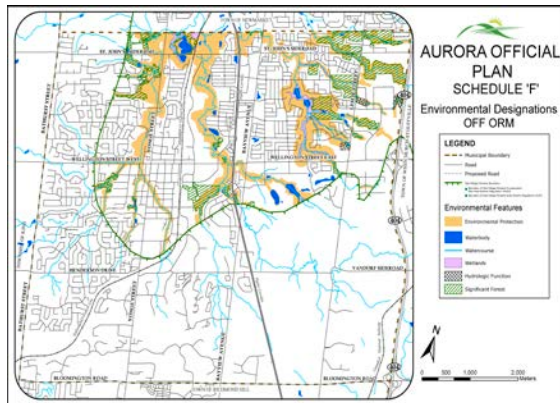
- Town-wide policies
- Focus on **placemaking**
- Focus on high-quality design for **public and private realms**
- **Public Realm:**
 - Blocks/lots, streetscapes, pedestrian environment, views and focal points
- **Private Realm:**
 - Built form, site and parking design, neighbourhood design
- Direction for creating Public Art Master Plan and Cultural Master Plan



Green Community & Greenlands

Green Community

- Focus on climate change and adaptation
- Removed detail of Green Development and Design Standards to avoid amendments to the Plan
- Reference to Region Climate Change Action Plan
- New policies on Urban Forestry Management and excess soil



Greenlands

- Policy updates to reflect updated Provincial and Regional policies
- Requirement for buffers to be determined through Environmental Impact Studies or hydrologic evaluations
- *****Delineation of Environmental Protection Area Designation to be updated*****

Housing

General Housing Policies

- Focus on “missing middle” housing options
- Updated affordable housing targets
- Clarification and simplification of policies on various housing types

Land Use Designations

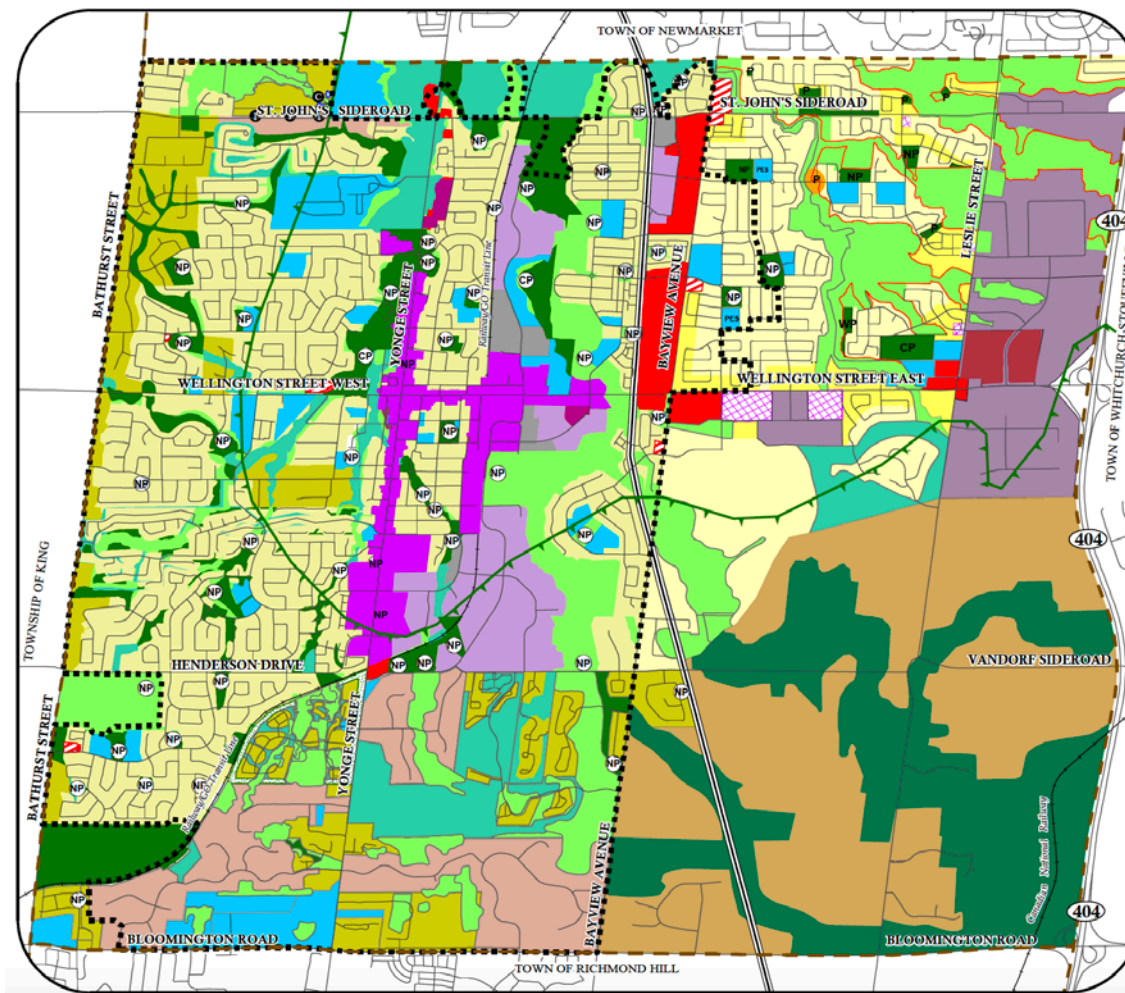
- Streamlined land use designations
- Encouraging and permitting denser housing forms on the edges of Stable Neighbourhoods



THE HOUSING CONTINUUM



Land Use Plan



AURORA OFFICIAL PLAN SCHEDULE 'B' Land Use Plan

Legend

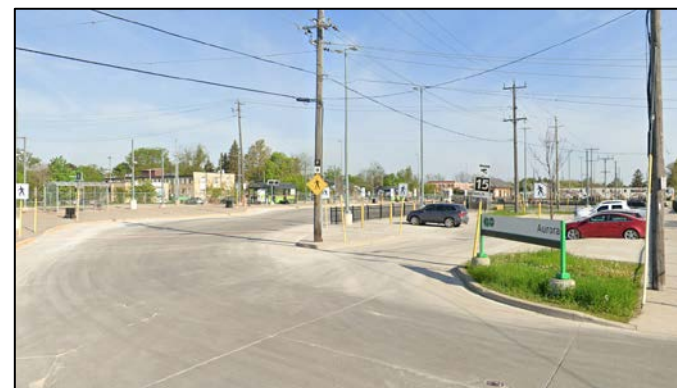
- Municipal Boundary
 - Oak Ridges Moraine Boundary
 - Built Boundary
 - Road
 - Hydro Corridor
 - Community Park
 - Neighbourhood Park
- Land Use Designations**
- Environmental Protection
 - Private Parkland
 - Public Parkland
 - Oak Ridges Moraine Natural Linkage Area
 - Oak Ridges Moraine Countryside Area
 - Estate Residential
 - Suburban Residential
 - Stable Neighbourhoods
 - Low-Medium Urban Residential
 - Medium-High Urban Residential
 - Mixed Use
 - Aurora Promenade and MTSA Mixed Use
 - Major Retail Centre
 - Community Commercial Centre
 - Convenience Commercial Centre
 - Service Commercial Centre
 - Community Services and Facilities
 - General Industrial
 - Light Industrial/Service
 - Business Park
- *Environmental Protection, Private Parkland and Public Parkland designations are subject to change through ongoing analysis*



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Meters

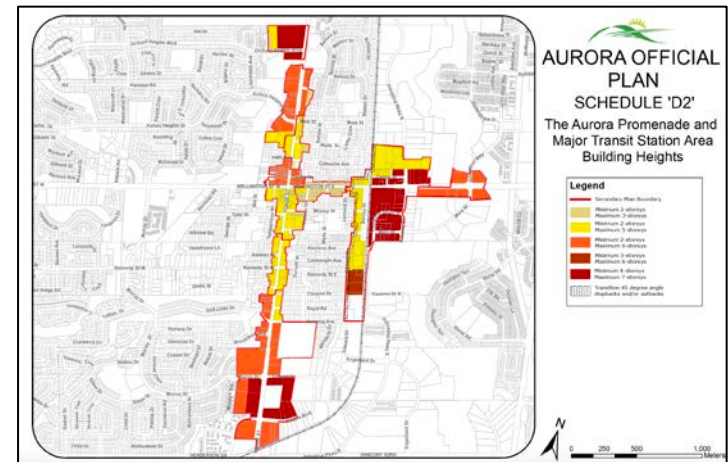
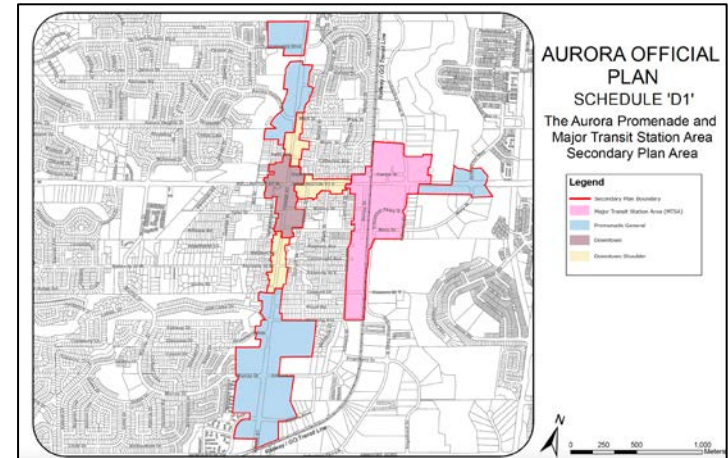
Economy

- Changes to reflect updated Provincial and Regional policies on employment conversions
- Consolidated and simplified land use designations (no differentiation between greenfield and non-greenfield areas)
- Applicable land use designations from Secondary Plans brought into OP
- New **Mixed Use designation**
 - At-grade commercial uses and active street frontage;
 - Appropriate transitions to low-rise



Aurora Promenade and MTSA

- Updated Aurora Promenade and MTSA Secondary Plan
- Inclusion of MTSA
- Updated Height Schedule
- Focus on density in the MTSA
- Focus on transition to adjacent low-rise areas
- Simplification of policies



Next Steps

- **Summer and Fall 2022**
 - Receive comments and make revisions as necessary
- **Winter 2023**
 - Town Council Adoption
 - Send Official Plan to Region for Approval

Thank You



<https://engageaurora.ca/opr>



100 John West Way
Aurora, Ontario
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aurora.ca

Town of Aurora

General Committee Report

No. CMS22-029

Subject: Aurora Town Square Governance – Town Staffing – Update 2

Prepared by: Robin McDougall, Director of Community Services

Department: Community Services

Date: June 21, 2022

Recommendation

1. That Report No. CMS22-029 be received; and
2. That a Full Time Facility Crew Lead position commence at the start of 2023 be approved and be funded from the Aurora Town Square operating budget; and
3. That a Full Time Customer Service Representative position commence at the start of 2023 be approved and be funded from the Aurora Town Square and other operating budgets as outlined in this report; and
4. That allocation of Aurora Town Square operating funding be approved to support the Technical Specialist role on an interim basis until the governance matters are finalized.

Executive Summary

As the Aurora Town Square (ATS) construction project prepares for opening in 2023, operationalizing the centre is critical to opening the doors. Like any facility certain staffing roles are required to facilitate the provision of services. This report provides information about necessary staffing positions that need to be brought on in preparation for opening.

- Facilities Management Services requires additional staffing support to maintain the new facility including a new Crew Lead position
- Customer Service Representatives are important to provide the services directly with the patrons of ATS

- Technical Specialist staff will be critical to providing specialized stage, sound, lighting, and video requirements for all bookings in the centre

Background

To manage the pace of decision making needed to be ready for the opening year, staff are bringing to Council confirmation of staffing needs as soon as they can be confirmed. It is important to note that onboarding of these positions will be confirmed and staggered based on demand.

In 2019, the Operating Plan proposed various staffing considerations. Two of these were discussed and approved as permanent positions in report CMS22-010 (Manager of Aurora Town Square and Marketing Creative Specialist), and these will be posted and brought onboard at an appropriate time. A few of the other positions include additional facility maintenance staff, customer service representatives and technical specialists. Staff are analyzing the entire staffing structure for ATS but are focusing on maintenance and customer service positions for this report.

Analysis

Facilities Management Services requires additional staffing support to maintain the new facility including a new Crew Lead position

In addition to supporting existing facilities such as the Library, Victoria Hall and 22 Church St. (62,900 sq ft), other facilities have also been added to the Town's complement which include the Armoury and the Yonge Street Properties (36,000 sq ft) in recent years. In anticipation of the approved Town Square project, we have made do with existing part-time staff to support the services, but it was anticipated that when the Town Square project comes onboard, it provided an opportunity to re-examine our facility maintenance needs. The ATS project adds the new Library Addition, 22 Church St. addition, Outdoor Square and Bridge (72,000 sq ft of space).

The operational hours proposed for ATS are similar to the recreation centres which involve 7 days a week coverage. To cover the full operational hours of the ATS, full and part time maintenance and facility operators will be needed. These positions would be funded through the existing ATS operating budget and brought on closer to the opening date of the facility in 2023. These additional positions will be presented during budget deliberations for formal approval.

In the meantime, like our other major facilities (i.e., SARC, AFLC and ACC), a new Crew Lead position is needed to support the day-to-day operations and the coordination of maintenance responsibilities for all the facilities listed in the first paragraph. It is important that this position is brought on early in preparation for opening. The goal would be to post the position in the Fall of 2022 with a commencement date of January 1, 2023. The responsibility for this position during preparation will include:

- Assist with identifying deficiencies and facilitate corrections/improvements with general contractor
- Assist with commissioning of the ice rink, splash pad, generator, building systems etc.
- Preparation for occupancy, coordinate required contractors (i.e., cleaners, HVAC, etc.), and prepare standard operating procedures for ATS
- Procurement of supplies and equipment required for daily operations
- Scheduling of existing staff at the Library and become the main onsite point of contact
- Assist with coordinating and facilitating move-in requirements for the return of the Museum and Aurora Cultural Centre
- Assist with staff training as onboarding occurs

This position will report to one of the existing Facility Supervisors and be funded through the ATS operating budget.

Customer Service Representatives are important to provide the services directly with the patrons of ATS

The ATS will have a customer service counter like our other recreation centres and Town Hall. The Customer Service Representatives will provide similar services at all locations (ATS, AFLC, SARC), such as day-to-day support for general public inquiries, program registrations, facility rental information, box office ticket sales and all data entry for programs and events that take place at ATS. This includes promotion and sales of third party bookings such as Aurora Cultural Centre performances.

New full and part-time customer service staff will be required to cover all operational hours. These positions will be funded through the existing ATS operating budget and most of them will be brought on near the opening date of the facility in 2023. Most of the positions will be presented during budget deliberations for approval.

In the meantime, to be prepared for when the doors open, one full-time Customer Service Representative is needed prior to opening. The goal would be to post the position in the Fall of 2022 with a commencement date of January 1, 2023. The responsibility for this position during preparation will include:

- Assist with new box office software set up
- Training and proficiency in the box office software and ActiveNet software, to be prepared to train other staff
- Help set up the box office software at other Town facilities so tickets can be sold from multiple venues
- Support donation, ticket sales process, reconciliation requirements, etc.
- Liaise with the Aurora Cultural Centre staff and gain familiarity with ACC programming
- During the first few months, the balance of the Customer Service Representative's time will be used to support other recreation facility part-time hour coverage and provides an opportunity to familiarize themselves with other Town programs

Until ATS occupancy, approximately 40 per cent of this position will be funded through ATS operating from January to April, with the remainder drawn from existing PT salaries to support other registration needs and provide training. They will temporarily work from various Town facilities and report to the Supervisor of Customer Service. Upon ATS opening, 100 per cent of this position will be funded from ATS operating and the position will work from ATS.

Technical Specialist staff will be critical to providing specialized stage sound, lighting, and video requirements for all bookings in the centre

The ATS project consists of a significant investment in specialized equipment to support the functionality of the performance hall and other program rooms. There is specialized stage, sound, lighting, and video equipment that is being procured for the project. This equipment requires skilled and knowledgeable personnel to operate during every booking. Technical Specialist staff will be required to set-up, attend, and operate every booking in the performance hall.

Although the expectation is that the Technical Specialist will evolve into a fulltime role as ATS programs and performances grow, it is vital to have flexibility when recruiting and scheduling for this position. This flexibility will allow the Town to allocate fulltime salary dollars to this role but provide staff with the ability to utilize the Specialist in the most efficient manner possible leading up to ATS opening. For example, this role may commence as a contract position to assist with preparations for ATS opening, but then evolve into a part time or full time permanent position as the needs of the facility become known and outstanding governance issues are resolved.

June 21, 2022

5 of 7

Report No. CMS22-029

The goal would be to post for the position in the Fall of 2022 with a commencement date in the first quarter of 2023. Their role prior to opening will be:

- Assist with commissioning of the equipment
- Assist with setup of Technical Booth to ensure it meets functionality
- Assist with identifying deficiencies and facilitate corrections/improvements
- Prepare procedures/instructions/maintenance documents for equipment
- Assist with staff training as onboarding occurs

At this time, discussions are taking place as to whether the technical personnel are to be employed by the Town or ACC. This position will report to the Manager on an interim basis until the formal positions are approved through the Governance Review process and will be funded through the ATS operating budget.

Advisory Committee Review

Not Applicable

Legal Considerations

None.

Financial Implications

Table 1 presents a summary of the operating costs and recommended funding sources for these newly proposed positions. These costs are to be funded from existing approved Aurora Town Square operating funding.

Table 1

Position	Term	Start	Salary/Wage (inc. benefits)
Facility Crew Lead	FT Union	Jan 1, 2023	\$88,900
Customer Service Representative	FT	Jan 1, 2023	\$87,900 (Jan-Apr = \$17,580 from ATS, \$11,720 from current PT dollars) (May-Dec = \$58,600 from ATS operating)

June 21, 2022

6 of 7

Report No. CMS22-029

Technical Specialist	Interim solution	Jan 1, 2023	\$80,000
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Any resultant incremental funding needs will be included in an upcoming operating budget for Council's consideration when appropriate.

Communications Considerations

Not applicable.

Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

Aurora Town Square supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Encourage an active and healthy lifestyle
- Strengthening the fabric of our community

Enabling a diverse, creative, and resilient economy in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

With Council's approval, the positions would be posted for recruitment at the appropriate time. These positions would be funded primarily through the Aurora Town Square operating budget.

Other staffing positions will be presented to Council for approval in future reports or during budget deliberations.

Attachments

None

Previous Reports

CMS19-009 Library Square Proposed Operating Plan, March 21, 2019

CMS20-008 Library Square Governance Review, March 3, 2020

CMS20-012 Library Square Governance Review, June 16, 2020

CMS20-026 Library Square Governance Review, November 3, 2020

CMS21-022 Library Square Governance Update, June 15, 2021

CMS21-029 Aurora Town Square Governance Update, September 21, 2021

CMS22-010 – Aurora Town Square Governance – Town Staffing Update 1 – March 1, 2022

Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



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aurora.ca

Town of Aurora

General Committee Report

No. CMS22-030

Subject: Diversity and Inclusion Mural – Design Approval

Prepared by: Phil Rose, Manager of Aurora Town Square

Department: Community Services

Date: June 21, 2022

Recommendation

1. That Report No. CMS22-030 be received; and
2. That the Mural Design prepared by Moonlight Murals Collective be approved.

Executive Summary

This report provides an update on the Diversity and Inclusion Mural planned for the downtown area and seeks Council's approval of the final design prepared by Moonlight Murals Collective (the Artists).

- Since receiving Council approval, staff have worked with the Artists to refine the original design, which portrays the idea of Canadians of all backgrounds coming together to create a beautiful quilt that represents diversity and unity.
- Along with the revised design, the Artists provided a description of the mural design from their perspective.
- The mural location remains uncertain, but staff are pursuing two locations in the downtown.
- A plaque and interpretive signage will be installed alongside the mural that recognizes the Artists, the sponsors, and includes information about the project.
- Staff are working towards a mural installation date of Summer-Fall 2022.

Background

On September 28, 2021, Council approved the mural design titled Community Builds Community by Moonlight Murals Collective for the Diversity and Inclusion Mural and directed staff to work with the Artists to finalize the mural design before bringing it to Council for final approval. Once complete, the mural was to be installed as a vinyl application to the northern wall of 15242 Yonge Street.

Analysis

Since receiving Council approval, staff have worked with the Artists to refine the original design, which portrays the idea of Canadians of all backgrounds coming together to create a beautiful quilt that represents diversity and unity.

The Artists recently submitted the revised version of the mural design. As shown below, it features various quilt patterns that are loosely based on the numerous non-official language groups (i.e., non English or French) represented in Aurora according to 2016 Census data. The Artists conducted research and consulted people in their network when selecting the quilt patterns represented in the design, however, the quilt is not intended to be an exact visual representation of each language group or ethnicity identified in Aurora's census data. Additionally, based on consultation, the Artists also included a quilt pattern with a loon and stylized maple leaves that reflects the Canadian identity as a whole.



Community Builds Community Mural Design Revised

Along with the revised design, the Artists provided a description of the mural design from their perspective.

The Artists have described the mural design as follows:

“The design depicts different hands sewing a quilted blanket. The hands represent different ethnicities, and genders, emphasized by the different shades of skin and size of hands. The quilt contains a number of patches that display motifs and patterns that are reflective of a variety of cultures, including European, African, Middle Eastern, Asian, Canada’s Indigenous Peoples, and many others that reside in the Town of Aurora. The viewer may not know exactly where each patch is from, but they will recognize the theme of unity through differences. The message behind this concept speaks to all the different cultures that have been working alongside each other, collaborating and weaving traditions in order to create a happy and prosperous life for themselves, each other and future generations. This is the beauty of Canada, especially Aurora, where many diverse communities call home.”

Furthermore, as part of their original submission to the Call for Artists, the Artists provided the following statement:

“Each of us are immigrants who moved to Canada from Iran at an older age. The message this represents means a lot to us, as immigrant artists. Throughout our time in Canada, specifically the GTA, we have been able to not only build better lives for ourselves but have also got to collaborate and work with people from a variety of backgrounds in order to make the city more beautiful. We find that we are constantly inspired by people from different cultures and love the fact that we can also inspire others by what we bring into communities through our art.”

The mural location remains uncertain, but staff are pursuing two locations in the downtown.

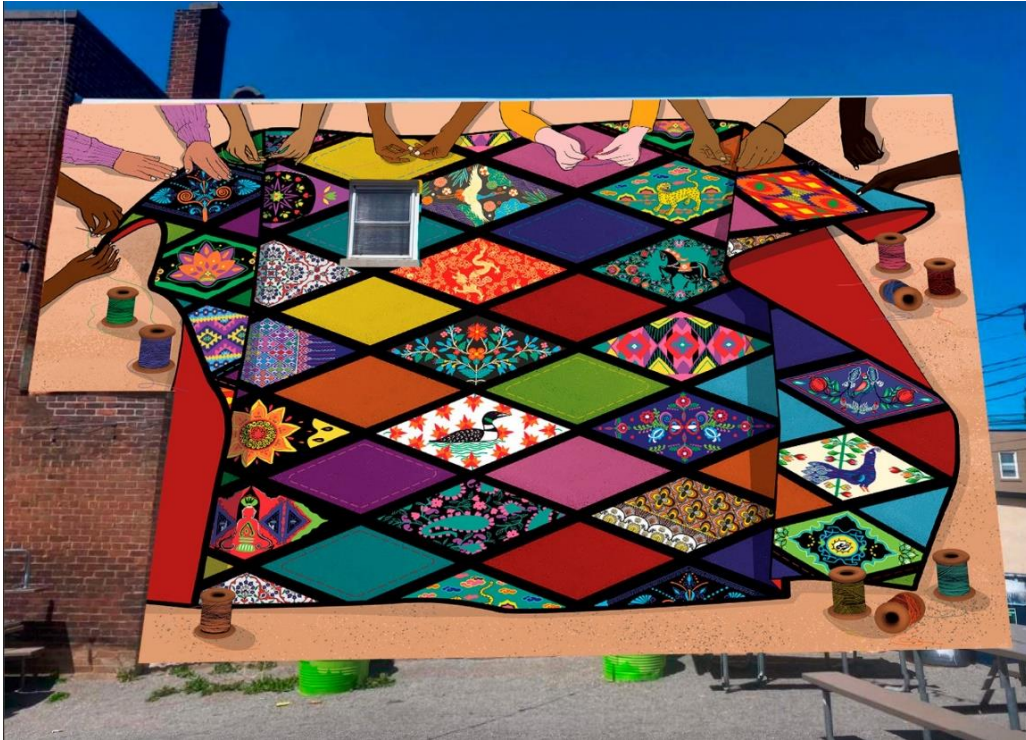
Council previously approved the northern wall of 15242 Yonge Street as the location for the Diversity and Inclusion Mural, however, this wall is no longer feasible. Instead, Town staff are pursuing two (2) additional locations in the downtown as shown in the mock ups below. Staff have been corresponding with both property owners and are awaiting final confirmation before finalizing any arrangement in writing.

June 21, 2022

4 of 7

Report No. CMS22-030

Location 1: Southern wall of 15221 Yonge Street, Machell's Alley



Location 2: Northern wall of 15105 Yonge Street, Lind Realty Building



A plaque and interpretive signage will be installed alongside the Mural that recognizes the Artists, the sponsors, and includes information about the project.

In addition to the actual mural, staff will work with stakeholders and sponsors to develop wording for a plaque and text panel that acknowledges all parties that contributed to the project. The interpretive signage will provide the public with details about the intended purpose of the mural, which is to celebrate Canadians of various ethnicities and cultures who have contributed to the building of Canada and Aurora. Once installed, the mural will also provide the Town with an opportunity to work with various community groups to leverage the mural as an educational tool that encourages learning around equity, diversity, inclusion, and tolerance.

Staff are working towards a mural installation date of Summer-Fall 2022.

The mural will be printed on a vinyl application and then installed. Although an exact installation date has yet to be confirmed, temperatures must be above approximately 15 degrees Celsius for the vinyl to adhere properly to the wall. Based on annual average temperatures, the mural can be installed up to approximately mid-October. Staff are working towards meeting this timetable.

Advisory Committee Review

Staff presented the latest mural design to the Anti-Black Racism and Anti-Racism Task Force on May 18, 2022. Overall, the Task Force was excited about the mural design. Some members inquired about the process of vetting each of the quilt motifs with representatives of the various language groups and ethnicities interpreted in the mural design. Staff shared this feedback with the Artists, who stated that the motifs and patterns are illustrative of a variety of cultures using the quilt as a metaphor for community building through inclusion. As an artistic representation rather than a strict interpretation of Census data, the process of receiving approval from specific cultural groups for each motif would be quite difficult.

Legal Considerations

Staff have developed an agreement between the selected Artists and the Town that stipulates the rights and responsibilities of each party pertaining to use, ownership and copyright of the mural design.

Staff will also develop an agreement between the Town and the property owner once a final location has been determined.

Financial Implications

The total cost for the installation of the Diversity and Inclusion Mural is estimated to be approximately \$30,000. Full funding for the mural has been pledged by two sponsors, and staff are working to finalize sponsor agreements with each. Consequently, there are no budgetary impacts to the municipality for this project.

Communications Considerations

Once the mural design is approved and installation planned, the Town will develop a communications plan to inform residents.

Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The Diversity and Inclusion Mural supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Celebrating and promoting our culture
- Strengthening the fabric of our community

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

This report provides additional information regarding the Diversity and Inclusion Mural and seeks Council's approval of the final mural design prepared by Moonlight Murals Collective. Once complete, the mural will be a great addition to Aurora and will strengthen the fabric of our community by promoting the values of equity, diversity, and inclusion.

Attachments

None

Previous Reports

CMS21-014, Canadian Achievements Diversity and Inclusion Mural Guidelines, April 6, 2021

CMS21-019, Canadian Achievements Diversity and Inclusion Mural Guidelines – Additional Information, April 21, 2021

CMS21-027, Canadian Achievements Diversity and Inclusion Mural – Design Approval, September 21, 2021

Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Robin McDougall, Director, Community Services Department

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora

General Committee Report

No. CS22-038

Subject: Restricted Acts (Lame Duck)

Prepared by: Michael de Rond, Town Clerk

Department: Corporate Services

Date: June 21, 2022

Recommendation

1. That Report No. CS22-038 be received; and
2. That a by-law delegating authority to the CAO be brought forward to the July 12, 2022 Council meeting

Executive Summary

This report provides information to Council regarding acts that are restricted leading up to and following the Municipal election, and more specifically;

- The Municipal Act may restrict what a Municipal Council can do leading up to the election and for a brief period after the election.
- Staff recommend that Council enacts a temporary delegation of authority to the CAO by-law to safeguard against potential gaps

Background

This report is to provide Council with information regarding the “Restricted Acts” provisions contained in Section 275 of the Municipal Act, 2001, S.O. 2001, c. 25 (“Municipal Act, 2001”) and to pass a by-law to temporarily provide the Town of Aurora with the ability to conduct certain business in the event that Council is restricted in authority pursuant to these provisions for the 2022 Municipal Election. Attachment 1 is the proposed By-law to delegate authority related to the Restricted Acts (Lame Duck) provisions.

Analysis

The Municipal Act may restrict what a Municipal Council can do leading up to the election and for a brief period after the election.

Section 275 of the Municipal Act, 2001 prohibits municipal Councils from undertaking certain acts after Nomination Day in a municipal election year and prior to a new Council taking office under specific conditions.

A municipal Council can be in this situation during one or both of the following time periods:

- 1) for the 2022 Municipal and School Board Elections, this period is from Nomination Day on August 19, 2022 through to Voting Day on October 24, 2022; and,
- 2) from Voting Day on October 24, 2022 to November 14, 2022, the end of the 2018-2022 term of Council.

This legislative restriction is referred to in Section 275 of the Municipal Act, 2001 as 'Restricted Acts' or more commonly referred to as the 'lame duck' provision.

If, from Nomination Day to Voting Day and, from Voting Day to November 14, 2022 it can be determined with certainty that the new Council will include less than three-quarters of the outgoing Council Members (i.e. less than 6 members), then the "Restricted Acts" or 'lame duck' provisions apply and Council is statutorily restricted from taking certain actions until the new term of Council begins on November 15, 2022.

If the Restricted Acts provision is engaged, this Council would be subject to certain restrictions as provided in Section 275(3) of the Municipal Act, 2001, including:

- 1) Appointing or removing from office any officer of the municipality;
- 2) The hiring or dismissal of any employee of the Town of Aurora;
- 3) Disposing of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and,
- 4) Making any expenditures or incurring any other liability which exceeds \$50,000.

Staff recommend that Council enacts a temporary delegation of authority to the CAO by-law to safeguard against potential gaps

The proposed by-law (Attachment 1) seeks to safeguard against potential gaps by temporarily delegating additional authority to the CAO beyond that already delegated by Council and would come into effect only if the Restricted Acts section should apply to

this Council. The temporary by-law provides a sunset provision, which effectively renders the by-law null and void upon the commencement of the inaugural meeting of the new Council, which is scheduled for November 15, 2022. Further, the CAO would be required to report to Council in the first quarter of 2023 regarding any exercise of this delegated authority.

Advisory Committee Review

None

Legal Considerations

Many of the Restricted Acts have already been delegated to staff through the Town's Delegation of Authority By-law enacted on October 22, 2018 or through other by-laws. The attached by-law delegates authority to staff of the other Restricted Acts and only for a temporary period.

Financial Implications

The financial implications of the delegation relate mostly to procurement activities. There are provisions for the signing of agreements and acquisition and disposition of real or personal property, but they are much less likely to occur during the effective period.

The attached by-law ensures that business can continue with the award of open-competition procurement awards with no budget for up to \$100,000 and allowing for the progress of capital projects by authorizing the delegation of awards of up to 15 percent over the approved capital budget. The by-law also delegates Council's authority for non-standard procurements (also known as single and sole source) of \$250,000 or more.

The procurement by-law already provides staff with the ability to manage in an emergency, as per section 2.5 Emergency Purchases of the procurement policy, which is why no further delegation is needed for these situations.

A summary of the delegated activities will be provided to the new Council during the first quarter of 2023.

Communications Considerations

Not applicable.

Climate Change Considerations

None

Link to Strategic Plan

The recommendations in this report support good, accountable governance in the Town of Aurora.

Alternative(s) to the Recommendation

1. Council provide direction

Conclusions

Section 275 of the Municipal Act, 2001 determines whether the restricted act provisions apply to individual Council's across Ontario. If less than six of the current members of Council do not seek re-election (or multiple members run against each other in the same ward), then Council will be restricted from the acts identified in Section 275(3) of the Municipal Act from August 19, 2022 to November 14, 2022.

If six or more current members of Council seek re-election, but less than six are re-elected, Council would be restricted from those acts from October 24, 2022 to November 14, 2022.

Attachments

Attachment 1 – Draft delegation of authority by-law

Previous Reports

None

Pre-submission Review

Agenda Management Team review on June 21, 2022

Approvals

Approved by Techa van Leeuwen, Director, Corporate Services

Approved by Doug Nadorozny, Chief Administrative Officer

The Corporation of the Town of Aurora

By-law Number XXXX-22

Being a By-law to define the delegation policies and procedures during the Election Period.

Whereas subsection 23.1(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the “Act”) authorizes a municipality to delegate its powers and duties under the Act or any other act to a person or body subject to any restrictions set out;

And whereas paragraph 3 of subsection 275(1) of the Act states that the council of a local municipality shall not take any action described in subsection 275(3) of the Act after the first day during the election for a new council on which it can be determined that the new council to take office following the election will have less than three-quarters of the outgoing members or, if at least three-quarters of the members of the new council will have been members of the outgoing council, three-quarters of the members of the new council will not constitute, at a minimum, a majority of the members of the outgoing council;

And whereas subsection 275(3) of the Act states that the actions referred to in subsection 275(1) of the Act are: (a) the appointment or removal from office of any officer of the municipality; (b) the hiring or dismissal of any employee of the municipality; (c) the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and (d) making any expenditures or incurring any other liability which exceeds \$50,000;

And whereas subsection 275(6) of the Act states that nothing in section 275 of the Act prevents any person or body exercising any authority of a municipality that is delegated to the person or body prior to nomination day for the election of the new council;

And whereas the Council of the Town deems it necessary and expedient to delegate authority during the Election Period.

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. In this by-law, the following words have the following meanings:
 - (a) “**Act**” means the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;
 - (b) “**CAO**” means the Chief Administrative Officer of the Town or his/her designate;
 - (c) “**Council**” means the Council of The Corporation of the Town of Aurora;
 - (d) “**Election Period**” means the period of time in the year of a regular municipal election starting from Nomination Day and ending on the day that is the first scheduled General Committee meeting of the next Term of Council;
 - (e) “**Municipal Elections Act**” means the *Municipal Elections Act, 1996*, S.O. 1996, c. 32, as amended;

- (f) **"Nomination Day"** means the fourth Friday in July in the year of a regular election, as defined in section 31 of the Municipal Elections Act, 1996, being Friday, August 19, 2022;
 - (g) **"Term"** means all the offices to which the Municipal Elections Act applies and shall begin on November 15, 2022 and end on November 14, 2026, as defined in subsection 6(1.1) of the Municipal Elections Act;
 - (h) **"Treasurer"** means the Treasurer of the Town or his/her designate; and
 - (i) **"Town"** means The Corporation of the Town of Aurora.
2. This By-law shall only apply during the Effective Period, before and after which time this By-law shall be void and of no force and/or effect.
 3. During the Effective Period, if at any time it becomes mathematically impossible for three-quarters of the members of the outgoing Council (less than 6) to be re-elected, thereby subjecting Council to the restrictions contained in Section 275 of the Municipal Act, 2001, the following delegations of authority shall apply:
 - (a) the acquisition and disposition of any real or personal property of the municipality which has a value up to \$50,000 at the time of disposal, including the signing of any and all agreements and ancillary documents required to give effect to same;
 - (b) the acquisition and disposition of any real or personal property of the municipality with a value exceeding \$50,000 which has previously been considered and endorsed by Council, and which in the opinion of the CAO, furthers the interests of the Town, including the signing of any and all agreements and ancillary documents required to give effect to same;
 - (c) authorizing procurement awards, making any expenditures and incurring any other liability not included in any approved budget, up to \$100,000 in respect of each of any one issue, item or project;
 - (d) authorizing procurement awards and spending beyond an existing approved capital budget, to a cumulative total of not more than fifteen percent (15%) of the last Council approved budget and funding amount for each such project;
 - (e) entering into and signing any agreements, which the entering into and signing thereof is not yet delegated, that in the opinion of the CAO, furthers the interests of the Town, including any and all documents and ancillary documents required to give effect to same.
 4. The CAO and Treasurer be and are hereby delegated the authority to approve and execute non-standard procurement contracts which exceed \$250,000.
 5. The Chief Administrative Officer shall prepare a summary information report to Council (prior to the end of the first quarter of 2023) setting out the details of any action taken or authority exercised pursuant to this by-law.

By-law Number XXXX-22

Page **3** of **3**

6. This by-law shall take precedence in the case of any conflict or inconsistency with any other Town by-law, policy or procedure.
7. This by-law shall expire on November 14, 2022.

Enacted by Town of Aurora Council this 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



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Town of Aurora

General Committee Report

No. PDS22-023

Subject: Applications for Zoning By-law Amendment, Site Plan and Heritage Permit
2578461 Ontario Inc.
15356 Yonge Street
PLAN 246 LOT 13 PT LOT 14 RP 65R31151 PARTS 1 TO 3
File Number: ZBA-2017-06, SP-2017-05, and HPA-2022-05

Prepared by: Brashanthe Manoharan, Planner

Department: Planning and Development Services

Date: June 21, 2022

Recommendation

1. That Report No. PDS22-023 be received;
2. That Zoning By-law Amendment Application ZBA-2017-06 be approved to rezone the subject lands from "Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone, Environmental Protection 'EP(381)' Exception Zone, and Environmental Protection (EP) Zone" to ""Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone and Environmental Protection 'EP' Zone";
3. That an implementing Zoning By-law Amendment be brought forward to a future Council Meeting for enactment;
4. That Site Plan Application SP-2017-05 be approved to permit the development of a four-storey residential apartment with 35 units with two levels of underground parking;
5. That Heritage Permit Application HPA-2022-05 be approved to permit the restoration of the Knowles-Readman House;
6. That servicing be allocated to service the development with 35 units (60 persons equivalent); and
7. That in accordance with Section 45 (1.4) of the Planning Act, 1990 R.S.O., as amended, an exemption to the two-year moratorium on minor variance applications after adoption of a privately initiated zoning by-law amendment be granted to permit

the submission of a minor variance application(s), if required, for consideration by the Committee of Adjustment.

Executive Summary

This report seeks Council's approval of Zoning By-law Amendment, Site Plan, and Heritage Permit applications for 15356 Yonge Street. The following is a summary of the planning applications:

- The applicant is proposing to rezone the subject lands from "Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone, Environmental Protection 'EP(381)' Exception Zone, and Environmental Protection (EP) Zone" to ""Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone and Environmental Protection 'EP' Zone" for the development of a a four-storey residential building
- The subject land is currently occupied by the Knowles-Readman House (designated under Part V of the *Ontario Heritage Act*), which is proposed to be retained in situ and integrated into the new development for a four-storey residential building
- The proposed Zoning By-law Amendment, Site Plan, and Heritage Permit applications are consistent with Provincial, Regional and Municipal policy documents
- The proposed development represents good planning and is appropriate and compatible with the host neighbourhood
- All circulated agencies and Town Staff are satisfied with the proposed development and have no objections to the proposed applications

Background

Application History

The subject Zoning By-law Amendment application was submitted to the Town on September 28, 2017, together with a site plan application to construct a 4 storey apartment building comprising of 37 units.

A Statutory Public Planning Meeting was held on November 22, 2017 whereby concerns related to compatibility with neighbouring properties as well as the Hillary House, encroachment into floodplain, scale and height of building, access point change in relation to an existing easement, etc. were raised.

As such, Council passed the following resolution at the November 2017 meeting:

1. That Report No. PBS17-083 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting.

A second Public Planning Meeting was held on January 18, 2022. At this meeting, Council passed the following resolution:

1. That Report PDS22-003 be received; and
2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report at a future General Committee meeting.

Location / Land Use

The subject land is municipally known as 15356 Yonge Street, and is located on the west side of Yonge Street, north of Irwin Avenue and immediately south of the Hillary House (Figure 1). The subject lands are approximately 2,556 m² (27,512.56 ft²) in area, with a frontage of approximately 20.16 m (66.14 ft).

The property contains a 2 ½ storey solid brick house, known as the Knowles-Readman House (the “House”) and constructed in an Edwardian Classicism architectural style. The House has a rectangular layout, with a projection towards the rear of the north side that gives the house a slight ‘L’ shape. The House has a wood clad two storey tail wing.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Existing Institutional - Hillary House

South: Existing office use (Horton Hall) and single detached dwellings

East: Existing Institutional – Our Lady of Grace Roman Catholic Church

West: Single Detached residential dwellings

The subject property is located immediately south of the Hillary House. The subject property is adjacent to two properties designated under Part IV of the *Act* – Hillary House (15372 Yonge Street) and Horton Hall (15342 Yonge Street), and across the street from Our Lady of Grace Roman Catholic Church (15347 Yonge Street).

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041.

The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

York Region Official Plan (YROP)

The subject land is designated “Urban Area”, “Regional Greenlands System”, and “Regional Corridor” by the YROP. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources to create sustainable lively communities. Under the YROP, a regional urbanization goal is to enhance the urban structure through city building, intensification, and compact, complete communities. York Region’s vision for the Regional Greenlands System is to identify, protect and enhance the Greenlands System and its functions to ensure a healthy system rich in native biodiversity.

Yonge Street is a regional road. Regional Corridors serve a critical role as the primary locations for the most intensive and greatest mix of development within the Region. They are planned to be an urban form and design that is compact, mixed-use, oriented to the street, pedestrian and cyclist-friendly, and transit supportive.

The subject land is located within Wellhead Protection Area B. The subject land is not located within the Oak Ridges Moraine Conservation Plan area.

Town of Aurora Official Plan

The subject land is designated as “The Aurora Promenade”. More specifically, it is designated as “Downtown Shoulder” and “Promenade General” by the Town of Aurora Official Plan (Figure 2). Residential uses (including apartment buildings) are permitted within the “Downtown Shoulder” and “Promenade General” designations.

The intent of the “Downtown Shoulder” is to protect and reinforce the Area’s heritage ‘residential’ character and identity. There is potential for infill development, so long as it is sensitive to heritage resources and adjacent neighbourhoods. Careful regulation of land uses and control over the scale and placement of infill structures is required to enhance the pedestrian experience.

The intent of the “Promenade General” is to promote transformation into a vibrant, pedestrian oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods.

Schedule “D” of the Official Plan identifies the property as designated under Part V of the *Ontario Heritage Act*.

Northeast Old Aurora Heritage Conservation District Plan

In 2006, Town Council passed By-Law 4804-06.D to designate an area of the Town known as Northeast Old Aurora as a Heritage Conservation District, which area includes 15356 Yonge Street. Town Council also passed By-Law 4809-06.D to adopt the “Northeast Old Aurora Heritage Conservation District Plan” as the document to guide the preservation, redevelopment and alteration of the properties and streetscapes located within the boundaries of the District. The intent of the District Plan is to establish objectives, policies, and guidelines to ensure the conservation of heritage resources and to guide future development so that it enhances the area’s special heritage character.

As per Section 9.5.3.5 of the District Plan, the subject land is considered a High Value Heritage Property, whereby existing buildings will be conserved, any new construction on the lands will be at the rear of the lots, and any new construction will be architecturally sympathetic to the principal building.

Zoning By-law 6000-17, as amended

The subject land is currently zoned Promenade Downtown Shoulder- Special Mixed

Density 'PDS4(380)' Exception Zone, Environmental Protection 'EP', and Environmental Protection 'EP(381)' Exception Zone by Zoning By-law 6000-17, as amended (Figure 3). The 'PDS4(380)' Exception Zone permits a site specific development of 6 dwelling units comprising of one single detached dwelling and one block of Townhouse Dwelling with a maximum of 5 units. The EP(381) Exception Zone permits private open space, decks and fences related to Townhouse Dwellings. The existing site-specific Zoning By-law was approved by Council in 2009. The Site Plan application for the townhouse proposal was never executed by the owner.

An amendment to the Zoning By-law is required to facilitate the development of the proposed four (4) storey residential apartment building on the subject land.

Reports and Studies

Reports and Studies submitted as part of a complete application were outlined in Report No. PBS17-083 dated November 22, 2017.

Proposed Applications

Zoning By-law Amendment

The applicant is proposing site specific amendments to the Promenade Downtown Shoulder-Special Mixed Density 'PDS4(380)' Exception zone, "Environmental Protection – EP" and "Environmental Protection – EP(381) – Exception" zone categories to permit a four (4) storey apartment building with 35 units and the retention of the existing detached dwelling on the subject lands, which is counted as an additional 1 unit for a total of 36 units (Figure 5). The applicants propose to utilize a portion of the EP lands for the development and maintain the remaining westerly portion of the EP lands.

The applicant is requesting to allow all permitted uses within the PDS4 Parent Zone on the lands, which includes a variety of low and medium density residential uses and limited commercial uses such as Offices, Day Care Centres, Personal Service Shops and limited Retail uses. It is noted that the existing detached dwelling on the lands (the Knowles-Readman House) is proposed to be restored and used as a detached residential use comprising one dwelling unit.

Site Plan Application

A site plan application (SP-2017-05) has also been submitted concurrently with the Zoning By-law Amendment application. As illustrated in Figure 5, the proposed site plan application is to conserve and restore the Knowles-Readman House and integrate the

House into the development of a four-storey residential apartment building with 35 units, with two levels of below-grade parking on the subject lands.

The House is proposed to be used as a single residential dwelling unit, therefore totaling 36 residential units proposed on the subject lands.

For vehicular access to the lands, the proposal proposes a single access point from Yonge Street. The access point is proposed to be shared between the subject lands and the Hillary House property to the north. The Ontario Heritage Trust (OHT) holds a heritage easement agreement on the Hillary House property. As such, a heritage easement is proposed to preserve the House on the subject lands, making the OHT the final approval authority over the shared access to the Hillary House.

Heritage Permit Application

A heritage permit application (HPA-2021-14) for the removal of the entire tail wing located at the rear of the House was approved by Council on November 23, 2021. The removal of the tail wing will allow the construction of underground parking, loading, and waste storage areas.

A further heritage permit application (HPA-2022-05) has been submitted to permit the restoration and integration of the Knowles-Readman House (the "House") into the new development. The House will be treated as a separate building with one residential unit, with parking for the House provided in the underground parking garage of the proposed development. The front and the majority of the south side yards adjacent to the House will be retained as green space as will some of the rear of the property. Vehicle access to the property will be from a northern expansion of the existing driveway at Yonge Street, which will service both the subject property and the Hillary House property.

The following section will outline the extent of the proposed conservation and restoration works of the House:

- **Retaining Wall** - The portion of the retaining wall extending beyond the west wall of the House is proposed to be removed to facilitate a walkway to the north of the House and a new curved portion of retaining wall built.
- **Fire Escape** - The metal Fire Escape attached to the House is proposed to be removed and discarded. It has been determined that it is not required for the reuse of the House. All associated openings and the required brick and mortar repairs will be done.

- **Front Porch** -The existing front porch will be inspected to determine whether the structural elements remain sound, resulting in only conservation works in situ. In the event that the porch is not structurally sound, it will be delicately dismantled, documented, and discarded.
- **Foundation Plantings** - All existing foundation plants are proposed to be removed in a manner that will not damage the House. The planting will be discarded and the ground will be temporarily leveled to prevent damage to the House.
- **Restoration/ Conservation – Exterior**
 - **Foundation** – The poured concrete and concrete block portions of the foundation will be waterproofed to ensure that drainage is away from the House and will be matched to the closest extent possible. Footings for the porches will be confirmed for structural integrity and rebuilt as required.
 - **Masonry** – Cracks, areas of deterioration, opening, etc. will be infilled and repointed as required. Where replacement of bricks is required, they will match the original bricks to the closest extent possible. Sills and lintels will be moulded and repointed where necessary.
 - **Chimneys** – Two (2) existing chimneys are to be retained. Masonry will be inspected, repaired and repointed as required. Through inspections, if it is determined that the chimney(s) are not functional, they will be capped to permit its ventilation.
 - **Masonry Cleaning and Waterproofing** –Areas of tars, caulking, and other sealants found on bricks may be removed using non-abrasive techniques (i.e., sandblasting, sanding, hydro blasting).
 - **Roofing, Soffits, Frieze, Fascia, and Eaves Troughing** – Roof cladding is to be replaced with asphalt shingles in a grey colour. Existing roof boards will be inspected for damages and repaired accordingly. Existing soffits, frieze, fascia, and eaves troughing may be retained, except in the roof gables, but must be repaired if damaged.
 - **Roof Gables** – The gables on the east, north, and south elevations and dormer window are attributes of the House. East and north gables are to be restored to their original condition. Restoration of the gables may require removal of paint and synthetic materials. South dormer may be repaired as required.
 - **Porches** – Front and north side porch have been altered. The porches will be restored to their original appearance. Front porch will be restored using salvaged materials from the existing front porch and new materials

designed with salvaged materials as templates. The restored front porch will continue to maintain the triple corner posts and the full balustrade in both upper and ground levels. A new unobtrusive barrier will be installed behind the upper floor balustrade. North side porch will be restored to incorporate a single post and balustrade identical to the front porch. Stairs on the front and side porches may remain as concrete steps.

- **Windows** – The intent is to restore the original appearance of all windows on the south, east, and north elevations, except for upper floor window of east elevation, which has been previously enlarged. Window frames and sashes will be repaired and duplicated as necessary. Upper floor window on the east elevation will be repaired and reconstructed to match the 1982 photograph (Figure 5.16 of Attachment 1).
- **Doors** – Front door on east elevation will be restored. Wooden storm doors will be added to all door openings on east elevation. Door opening on south and west elevations is proposed to be removed.
- **Exterior Painting** – The existing exterior paint colours are cream in colour on all trim, white on cedar cladding in the gables, and dark brown for the doors. The paint in the cedar cladding in the gable will be removed to leave the natural wood finish.
- **Landscaping** – The intent is to retain and enhance the front and south side yard landscape features. Proposed tree removal is detailed further in this report.
- **Restoration/ Conservation – Interior**
 - Although a Heritage Permit is not required for interior alterations, Section 5.4 of the Preliminary Conservation Plan details restorations of the interior elements. This includes but is not limited to the restoration of the staircase, window and door casings, etc.
- **Proposed Rear Development - Four-storey residential apartment building with 35 units** - The residential apartment is designed with wood-style paneling, warm materials and colour palette, vertical and horizontal articulation on the north building façade (Appendix A).

Analysis

Since the January 18, 2022 Public Planning meeting, the applicants worked extensively in collaboration with Planning and Heritage staff to respond to comments and have focused on various technical matters such as the site design, servicing, sustainable design elements, and landscaping.

Planning Considerations

Provincial Policy Statement (PPS)

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario shall be consistent with the PPS. The PPS recognizes the importance of local context and character. Policies are outcome oriented and provide for flexibility in their implementation, provided that provincial interests are satisfied.

The proposed development provides for intensification of an underutilized site in an efficient and cost-effective form within an area promoted for revitalization and intensification. The proposal includes a mix of 1, 2 and 3 bedroom apartment units and one single detached dwelling unit within the existing Knowles-Readman House. Cumulatively, this mix of unit types and forms is able to accommodate varying household sizes whereas the existing housing stock in the area and Town as a whole is predominately larger, single-detached dwellings.

The proposal will supplement the range of housing types available in the Town and the Aurora Promenade, in a location with quick access to local and regional transit. The proposal also represents an intensified development in a more urban form compared to the previously approved plan for the Subject Site. Therefore, staff is of the opinion that the proposed application is consistent with the PPS.

Places to Grow Plan for the Greater Golden Horseshoe

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

To support the achievement of complete communities, municipalities are also required to consider using tools to require a mix of unit sizes which accommodate a diverse range of household sizes and incomes to be incorporated into multi-unit residential developments. Though the proposed apartment is relatively small compared to many other multi-unit residential developments, it still incorporates a mix of 1, 2 and 3 bedroom units. These units are likely smaller in size than much of the existing housing stock in the Town and so should offer relatively affordable housing options.

It is Planning Staff's opinion that the proposed development supports the objective of complete communities by providing for a mix of housing types and tenures to the community, while providing an appropriate built form transition to the existing community.

Lake Simcoe Protection Plan (LSPP)

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

All floor levels in the development will be above both the 100 year and regional flood elevations. Specifically, the lowest floor in the building (P2 level) has a finished floor elevation of 255.3 metres while the lowest floor with any residential units (level 1), has a finished floor elevation of 261 metres. Small portions of these floors project above areas of the site that are within the floodplain, and are supported by piers which allow floodplain storage to continue to be provided beneath the building. Beyond this, the remainder of the rear area will be maintained in a natural state and enhanced with new on- and off-site landscaping and an infiltration basin to promote groundwater infiltration.

The Zoning By-law Amendment is required to rezone a small part of the rear portion of the site from EP to the PDS4-380 exception zone that will permit the proposed development. This applies to the small areas where building floors are projecting well above the floodplain. The LSRCA is satisfied in this regard. All grading, landscaping and building design details will be implemented through the Site Plan application to ensure that the stormwater and floodplain management strategies are successfully implemented.

The LSRSA has provided conditions of approval to assist with this detailed implementation and does not have any concerns with the proposal. Therefore, staff are of the opinion that the proposed development conforms with the applicable designated policies of the Lake Simcoe Protection Plan.

York Region Official Plan (YROP)

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

The Regional Municipality of York has reviewed the subject Zoning By-law Amendment application and have no objection. York Region's comments pertain to matters that will

be required to be address through the Site Plan Agreement. Planning Staff have reviewed the YROP, and support Regional Staff's comments.

Town of Aurora Official Plan

The proposed residential apartment is permitted within the "Downtown Shoulder" and "Promenade General" designations, therefore an amendment to the Official Plan is not required to facilitate the proposed development.

Section 3.2 identifies the Aurora Promenade as consisting of the Yonge Street and Wellington Street corridors, which "have been identified as strategic areas planned to accommodate new growth through intensification". Being within the built boundary and the Aurora Promenade, the proposed development is considered as intensification. Further, the retention and restoration of the existing Knowles-House Readman House will maintain its prominent location along Yonge Street while also being easily accessible by active transportation and public transit.

Planning Staff are of the opinion that the proposed application complies with the land-use and development policies of the OP and is compatible with surrounding land uses. Further, the proposal respects the existing character of the host neighbourhood through compatible and complementary building siting, massing, height and scale.

Northeast Old Aurora Heritage Conservation District Plan

In addition to the subject property being located within the Aurora Promenade, it is also located within the Northeast Old Aurora Heritage Conservation District Plan. The proposed development will preserve and restore the Knowles/Readman House and provide a generous separation between the new and existing buildings, locating the new building on the western edge of the District. This will preserve the village-like streetscape and character along this stretch of Yonge Street while allowing for appropriate growth and intensification within an intensification area and Regional Corridor.

The District encompasses three (3) heritage properties of very high value including Horton Place, Readman House, and Hillary House, all on the west side of Yonge. This was once the prestige residential area of the Town, with Doan Castle and the Fleury Mansion on the church site on the east side of the street. As per section 9.5.3.2 of the District Plan, new development should respect and enhance the historic built form of their host neighbourhoods. As such, the proposed development will consider the view sheds and heritage context in relation to the Hillary House.

As per Section 9.5.3.5 of the District Plan, the subject land is considered a High Value Heritage Property, whereby existing buildings will be conserved, any new construction on the lands will be at the rear of the lots, and any new construction will be architecturally sympathetic to the principal building. The new building will be located at the rear of the subject property. As such, the design of the new building will have secondary importance to persons viewing the area from Yonge Street. Further, the new apartment building, including balconies and canopy, will be set back between 13.2 metres (43.4 feet) and 17.4 metres (57 feet) from the House above grade. The new building is contemporary in design and will introduce a modern architectural style while utilizing exterior materials that relate to the heritage buildings on and adjacent to the subject property (see Appendix A).

Staff note that significant changes to the proposed development's massing have been successfully made (i.e., reduction in height and GFA reduces appearance, refinements to the exterior materials have made the proposed development more sympathetic to the surrounding neighbourhood, screening to the exposed portions of below-grade parking via masonry and wood-style panelling).

A Preliminary Heritage Conservation Plan (Appendix B) prepared by a professional architect and by a recently retired member of the Canadian Association of Heritage Professionals addresses conservation efforts for the exterior of the House, interior of the House, and the front and south side yard landscapes.

The work to implement the Conservation Plan will occur in the following sequence:

- Demolition and, where necessary, salvaged;
- Masonry work – both brick cladding and concrete foundation;
- Exterior woodwork including window repairs and restoration of porches;
- Exterior painting; and
- Interior woodwork.

As part of the restoration efforts, the Conservation Plan has documented a number of historic photographs of the exterior of the House as well as the front yard. This has enabled the basis for the restoration so that the attributes can be accurately preserved and restored. As outlined in Section 3.4 of the Plan, the exterior appearance of the two and a half storey, red brick, residential structure will be maintained and restored through inspections, masonry repairs, non-abrasive cleaning techniques, and recreation of missing features. Openings that are not original to the House (i.e., upper floor door on north elevation may be removed. No new openings on any of the elevations are permitted.

It is recommended that the owner commemorate the heritage value of the property and the House through the erection of a plaque, which would provide information about the House. Plaque wording and location will be approved by the Planning Division.

Cost estimates for implementing the Plan will be finalized once the Site Plan has been approved. 100 per cent of the submitted cost estimate will be collected as a security through the site plan agreement process. Securities will be released upon submission of documentation of completed site works and site visits from Town staff.

As a condition of Site Plan Approval, the owner is required to enter into a Heritage Easement Agreement. As such, staff are satisfied that the proposed restoration works for the House will improve the overall appearance and will restore the original heritage character of the building.

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

Planning staff are of the opinion that the subject application is appropriate and compatible with adjacent and neighbouring development, and that the By-law exception is appropriate to facilitate the development. The rezoning which resulted in the current zone provisions for the subject property established detailed provisions that were tailored around the previous townhouse proposal. As the existing dwelling will be retained, the amendments consider the provisions as it relates to the proposed apartment building.

Further, should Council grant approval to Zoning By-law Amendment application ZBA-2017-05 the implementing Zoning By-law Amendment will include a sunset clause.

Planning Staff's analysis of how each amendment is appropriate and compatible is outlined below.

Permitted Uses

The proposed Zoning By-law Amendment will introduce one apartment building in addition to the uses permitted in Section 8.1 of the Zoning By-law while recognizing the existing Knowles-Readman House as a single detached dwelling.

Interior Side Yard Setbacks and Separation Distance

The existing interior side yard setbacks allow for a more dense, urban form of development that is reflective of a downtown environment. The proposed setbacks are a relatively minor deviation from the existing setbacks that will allow an adequate separation from the surrounding buildings and abutting properties.

Further, recognizing the unique and existing context of the subject property, the proposed amendment requires the apartment building to have a minimum separation distance of 12m from the existing Knowles-Readman House. This is significantly greater than the required 2.0m. This is considered an appropriate separation and will clearly distinguish the new building from the existing House.

Lot Coverage and Height

The existing maximum lot coverage is 35 per cent for the Downtown Shoulder area of the Aurora Promenade. The requested 45 per cent lot coverage will allow the proposed development footprint which includes the proposed apartment building as well as the existing detached dwelling.

Regarding the proposed height, the proposed apartment building is four-storeys in height, which is under the maximum allowable height requirement in the Official Plan. The maximum height of 20m for the proposed apartment building represents an appropriate transition in accordance with the policies of the OP.

Manoeuvring Space and Natural Hazard (NH) Overlay Zone

The Zoning By-law requires parking aisles with 90-degree parking to have a minimum width of 7.0. The underground parking garage in the proposed development includes aisles with functional widths ranging from 6 to 6.5 metres. The applicant has demonstrated to the satisfaction of the Town's traffic/Transportation Analyst that the proposed 6.0m maneuvering space is sufficient for site circulation.

The new By-law identifies the western portion of the subject property as being within the Natural Hazard Overlay Zone, in recognition of the regional floodplain where parking spaces cannot be provided in the overlay zone. Recognizing that parts of the underground parking project horizontally into the overlay zone but that the floors are above the geodetic elevation of the floodplain, the amending By-law includes a provision exempting the subject site from this provision.

Amenity Area

With the proposed mix of built-forms on the subject lands, the Amenity Area provisions of the Zoning By-law may be difficult to calculate and administer – especially as the previous townhouse proposal does not commonly have an internal amenity area as the By-law requires. The proposed development provides a combination of communal indoor and outdoor amenity space and private outdoor amenity space, exceeding the overall requirement. The Draft Zoning By-law provides specific requirements for indoor and outdoor amenity areas, in order to ensure compliance with the Zoning By-law.

Landscape Strip

The subject property has a compact footprint which necessitates a compact built form. The Zoning By-law requires a 3.0m continuous landscaped strip along the side lot lines. Given the existing site conditions, there are some areas of the site which provide a slightly reduced landscape buffer which other areas will provide substantial buffers with a combination of landscaping, setbacks, and fencing. The applicants are proposing significant on-site landscaping, as well as significant off-site landscaping on the Hillary House site and other neighbouring properties.

The amending Zoning By-law incorporates the varying landscape buffer conditions, which will ensure that landscape buffers are provided in all areas, including larger buffers in strategic locations such as the rear property line. Further, the landscape matters were considered by the Heritage Advisory Committee on May 2, 2022, whereby the Committee expressed their strong support to the approval of the applications and did not identify any landscaping concerns.

The owner will also be providing a financial contribution to the Town for additional tree planting elsewhere in the area. As such, the proposed development maintains the intent of the Landscape Design Guidelines and will provide for an improved landscaped condition for the property.

Department / Agency Comments

All circulated agencies and Town Staff are satisfied with the proposed development and have no objections to the proposed applications

The proposed applications were circulated to all internal and external agencies for review and comments. In general, all circulated agencies are satisfied with the revisions and have no further comments at this time. Any technical matters will be resolved prior to the execution of the site plan agreement.

Planning and Development Services – Development Engineer

The Town's Development Engineer has no objections to approval, in principle, of the Site Plan application and are accepting of the Green Development Standards report and Construction Management Report submitted as part of the third submission. Any remaining comments on the latest technical submission will be addressed prior to execution of the site plan agreement.

Ontario Heritage Trust (OHT) and Aurora Historical Society (AHS)

In an e-mail dated December 8, 2021, the OHT expressed their general support for the location of the shared access as the new proposal that retains more of the existing trees, the design of the apartment building, its materials, and colour scheme. The Trust believes that the trees retained during construction and the proposed new plantings after construction will provide sufficient natural screening between the two properties.

Further, the President, Aurora Historical Society (AHS), spoke in support of the proposed development during the January 18, 2022 Public Planning meeting, noting that the applicant, in consultation with the AHS and the OHT, has taken into consideration ways to mitigate any impacts to the Hillary House and preserve its heritage value. It was further noted that the applicant has entered into a binding legal agreement with the AHS to ensure the measures are followed.

Parks Division

A complete arborist report with tree preservation, removal, and compensation recommendations have been prepared and reviewed by staff. Earlier on in the process, the site layout was revised to shift the building further south in order to preserve as many trees as possible to minimize impacts on the Hillary House, a designated National Historic Site. Notwithstanding this, the owner has proposed and committed to significant off-site landscape improvements, as mentioned previously.

Further, there has been on-going collaboration with the neighbouring property owners for several years and now whereby the landscape plans and proposed off-site landscaping have been discussed. The property owners have offered their support of the proposed off-site planting and prefer that this occur following construction in order to optimally site the new trees to maximize their benefit for buffering.

Staff note that the additional landscaping will provide further screening from adjacent properties, including the Hillary house, and will further enhance the natural aesthetic of

the area. Significant off-site landscape is proposed to provide additional screening, increased privacy, noise attenuation for adjacent properties and residents.

Lake Simcoe Region Conservation Authority

The EIS submitted by the applicant has confirmed through background and investigations that the proposed development will occur within an anthropogenic area where no natural heritage features are present. Further, the portion of the building that will be within the EP(381) lands generally incorporate the “footprint of the building, albeit at the upper levels which are well above the floodplain in terms of geodetic elevation. The only “structure” at grade and within the floodplain are piers on which the upper levels of the building sit and cantilever over. There are no residential uses in this within the refined flood line, only parking, some amenity, storage, and certain walkways.

Further, there is a small off-site wooded area which does not meet the criteria to be considered significant and Tannery Creek is approximately 100 m from the proposed development. As such, that portion of the EP lands in the rear will be maintained. This has been accepted by the LSRCA.

The applicant has prepared and submitted a Stormwater Management Plan, detailed engineering grading plans, and a Floodplain Impact Assessment to assess potential impacts on both stormwater and the floodplain. The Stormwater Management Plan demonstrates that stormwater on the subject site will be captured, controlled and released at a rate that is equal to the pre-development 2-year storm flow, thus ensuring that existing drainage patterns are maintained. The Floodplain Impact Assessment determined that there will be negligible impacts on the floodplain, with upstream properties not anticipated to be impacted.

The applicants have engaged regularly and directly with the Lake Simcoe Regional Conservation Authority (LSRCA) to finalize technical documents related to stormwater management and the floodplain. The applicant’s have received LSRCA’s sign-off on the Floodplain Impact Assessment and have provided their conditions of approval to be included in the site plan agreement.

Central York Fire Services

Central York Fire Services (CYFS) has reviewed the application and have confirmed that all comments have been addressed satisfactorily. As such, CYFS has no objection to site plan approval.

Public Comments

Planning Staff have received comments from the public on the proposed planning application. Comments provided at the Public Planning Meeting include the following:

Concerns relating to impacts on neighbouring properties including sewage/drainage systems from the new development, storm water run-off, snow thaw during Spring months, safety issues during and post construction, overflow parking into neighbourhood, and landscaping concerns.

Response to Public Comments

Further to the commitments made to Council and Staff during the planning process, the applicants have continued to freely meet and engage with area residents and provide responses to their questions and concerns.

The applicants and owner hosted an in-person meeting in Aurora on April 25, 2022, with 5 area residents to respond to specific concerns and comments they had raised at the January 18, 2022 Public Planning meeting. Although some background related to changes to the proposed development were presented again, the primary focus was on matters related to construction management and landscape enhancements. More specifically, a detailed review of the proposed Construction Management Plan was provided, including addressing working hours on site, noise and vibration, erosion and sediment control, dust and mud control, pedestrian safety, temporary trade parking and truck access and routes, as well as the health and safety plan and lines of communication.

Residents have expressed satisfaction in how the Applicant and Planning Team have openly engaged and responded to their concerns, firstly in making changes to the proposal and subsequently in providing additional details and commitment for the construction stage through the construction management plan and an open line of communication. Lastly, those residents who were in attendance who live directly adjacent to the proposed development are in support of the proposal to provide off-site landscape enhancement with some additional planting for screening and prefer that the planting occur following construction such that it is optimally sited to maximize the benefit.

Advisory Committee Review

The Heritage Advisory Committee discussed Heritage Permit Application HPA-2022-05 at its meeting on May 2, 2022. The Committee and staff further discussed about the

site-specific zoning requirements and compliance with the Northeast Old Aurora Heritage Conservation District Plan. The Committee expressed their strong support for the application.

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses a Zoning By-Law Amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal. This application was received on September 28, 2017 and therefore, the applicant may appeal to the Tribunal at any time.

Further, in accordance with section 41 of the *Planning Act*, the owner may appeal a site plan application if Council fails to approve the application within thirty (30) days of the application being submitted. The owner may also appeal any of the Town's conditions, including the terms of a site plan agreement. There is no right of appeal for any other person. If Council approves this application, Legal Services will review any agreements required to implement final approval.

Under Section 42 of the *Ontario Heritage Act*, any developments or alterations that would potentially impact the heritage character of a property located within a Heritage Conservation District requires Council's consent. This legislative requirement is implemented in the Town of Aurora through the process of a Heritage Permit Application, which is subject to Council's approval in consultation with the Heritage Advisory Committee. Council must make a decision on a heritage permit application within 90 days after the notice of receipt is served on the applicant, otherwise Council shall be deemed to have consented to the application. The 90-day deadline for this permit application is July 7, 2022. Council may extend the review period of a heritage application in a heritage conservation district without any time limit under the *Ontario Heritage Act* provided it is agreed upon by the owner.

If Council refuses the application, the owner may appeal the refusal to the Ontario Land Tribunal.

Financial Implications

All applicable development fees and charges in this regard have been and will continue to be collected by the Town as required.

Communications Considerations

On November 2, 2017, a Notice of Complete Application and Public Planning Meeting was published in the Auroran and Aurora Banner newspapers and given by mail to all addressed property owners within a minimum of 120 m (393.7 ft) of the subject lands. A Notice of Public Planning Meeting sign was also posted on the subject lands fronting Yonge Street.

On December 23, 2021, a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers, issued by mail to all addressed property owners within 120 metres (393.7 ft) of the subject property, and all interested parties of the applications. Signage on the property was posted on December 22, 2021, with information regarding the public meeting. Public notification has been provided in accordance with the *Planning Act*.

Site plan applications submitted under Section 41 of the *Planning Act* do not require public notification. The Planning Application Status is available on the Town's website and is reported to Council and updated quarterly.

Public notification of the General Committee meeting was given in accordance with the requirements of the Planning Act.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. However, the applicant is applying several design elements that will mitigate the impact on GHG emissions such as Low Impact Development (LID) strategies that will take the run-off from the development and will discharge to an infiltration bed to maintain the water balance for the site. The applicants are also proposing drought resistant and native plant/tree species planting to ensure that the landscaped areas are healthy and can survive the Canadian climate.

The project increases the Town's ability to adapt to climate change by incorporating the white roof feature to help lower the temperature of the building on warm days while also supporting the reduced air conditioning usage. Additionally, there is increased insulation on the roof for securing the gear during winter months. Building upon the efficiency of the building materials, further energy modeling has been conducted to maximise energy efficiency. This includes tailoring solar heat gain coefficient of glazing to benefit from solar gain during the winter months but not summer months.

A key element of the proposal is sensitive infill development that will support the creation of a compact and mixed-use growth community. The proposed development encourages walking, transit use and supports transit infrastructure and provides for additional housing options in an area that is well served by other services and amenities, creating more vibrant streets and sustainable living. This project supports the objectives from the Community Energy Plan, and Section 5 of the Official Plan.

Link to Strategic Plan

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

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

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Planning and Development Services reviewed the proposed Zoning By-law Amendment, Site Plan, and Heritage applications in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The development proposal represents good planning, conforms to Provincial and Regional policies, and will provide a diversified housing stock for the Town.

The proposed application is considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the proposed Zoning

By-law Amendment application ZBA-2017-06, Site Plan application SP-2017-05 and Heritage Permit application HPA-2022-05.

Attachments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Existing Zoning By-Law
Figure 4 – Proposed Zoning By-law
Figure 5 – Proposed Site Plan
Figure 6 – Proposed Elevations – North
Figure 7 – Proposed Elevations – South
Figure 8 – Proposed Elevations – West
Figure 9 – Proposed Elevations – East
Figure 10 – Street view Rendering

Appendix A – Materials Board
Appendix B - Preliminary Heritage Conservation Plan

Previous Reports

Public Planning Report No. PBS17-083 - dated November 22, 2017

Public Planning Report No. PDS22-003, January 18, 2022

Heritage Memorandum - Heritage Permit Application File: HPA-2022-05 – May 2 2022

Pre-submission Review

Agenda Management Team review on June 6, 2022

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

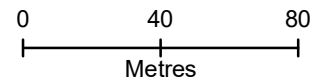
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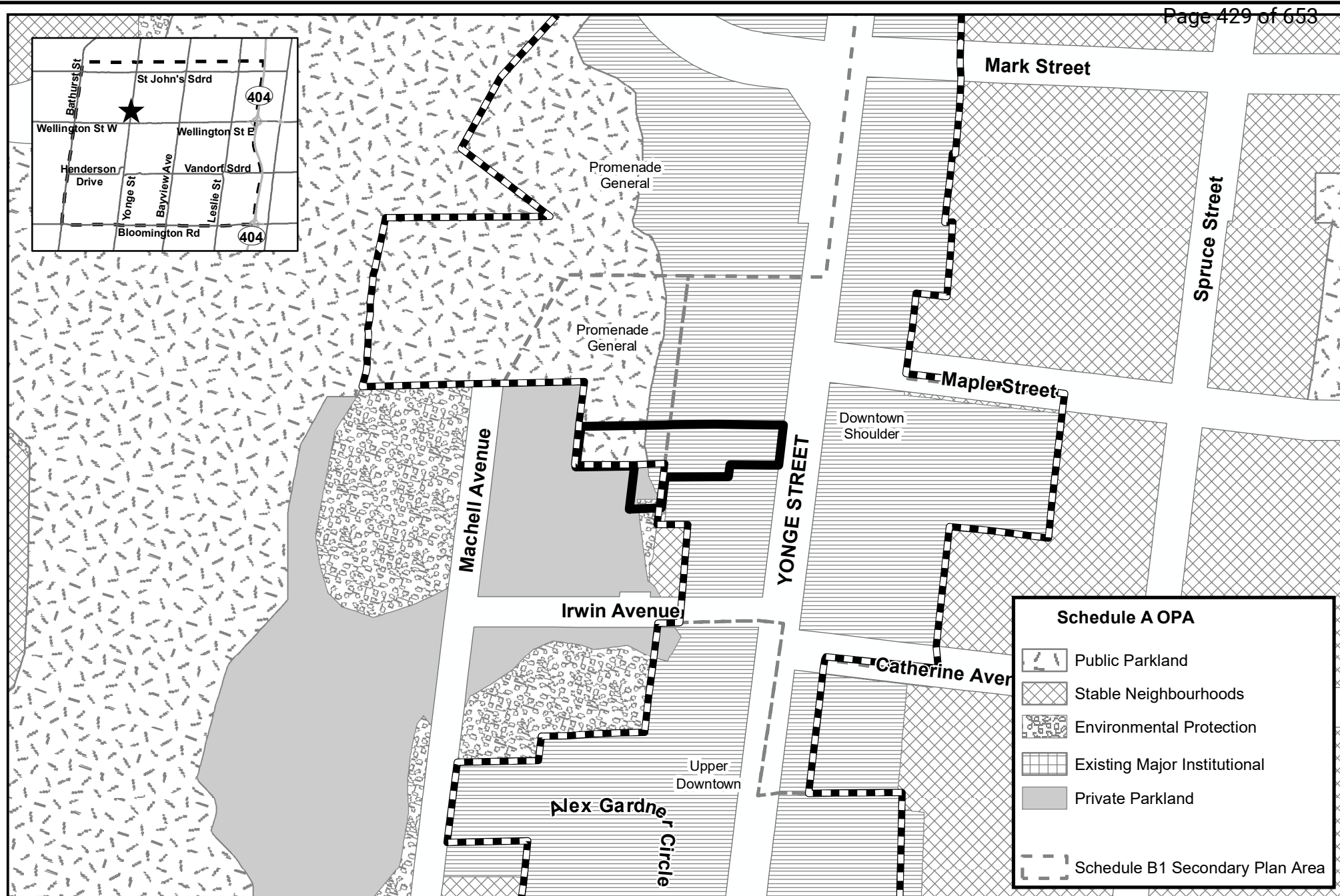
FILE: ZBA-2017-06

FIGURE 1



SUBJECT LANDS





EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 2578461 Ontario Inc

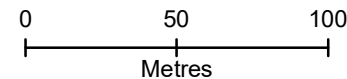
FILE: ZBA-2017-06

FIGURE 2



SUBJECT LANDS

THE AURORA PROMENADE



Map created by the Town of Aurora Corporate Services Department, 12/21/2021. Base data provided by York Region & the Town of Aurora.

ZONING LEGEND**RESIDENTIAL ZONES**

R7 Special Mixed
Density Residential

RA2 Second Density
Apartment Residential

OPEN SPACE ZONES

EP Environmental
Protection

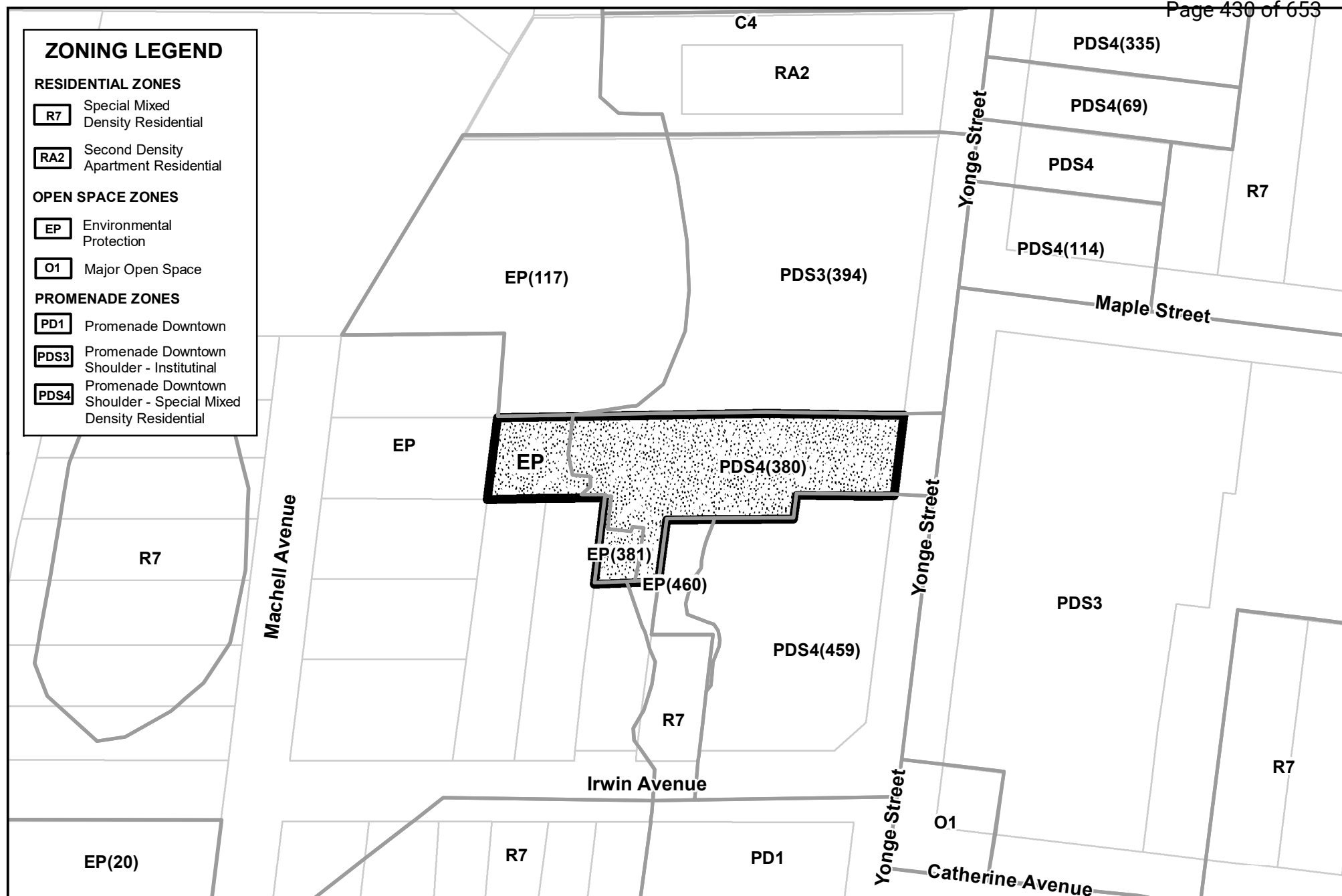
O1 Major Open Space

PROMENADE ZONES

PD1 Promenade Downtown

PDS3 Promenade Downtown
Shoulder - Institutional

PDS4 Promenade Downtown
Shoulder - Special Mixed
Density Residential

**EXISTING ZONING BY-LAW**

APPLICANT: 2578461 Ontario Inc

FILE: ZBA-2017-06

FIGURE 3

 **Subject Lands**

0 25 50
Metres



AURORA
You're in Good Company

ZONING LEGEND**RESIDENTIAL ZONES**

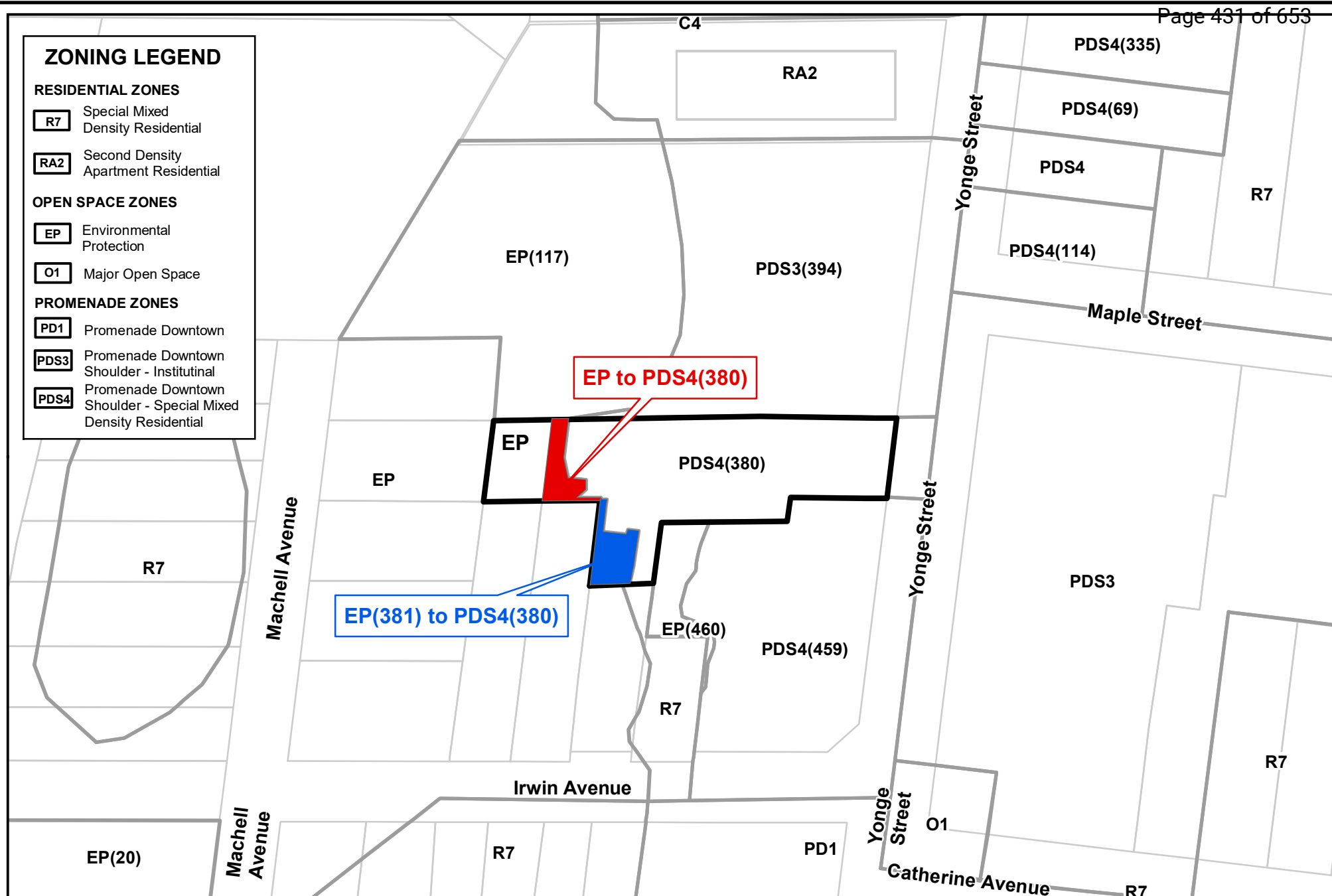
- R7** Special Mixed Density Residential
- RA2** Second Density Apartment Residential

OPEN SPACE ZONES

- EP** Environmental Protection
- O1** Major Open Space

PROMENADE ZONES

- PD1** Promenade Downtown
- PDS3** Promenade Downtown Shoulder - Institutional
- PDS4** Promenade Downtown Shoulder - Special Mixed Density Residential

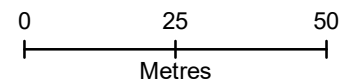
**PROPOSED ZONING BY-LAW**

APPLICANT: 2578461 Ontario Inc

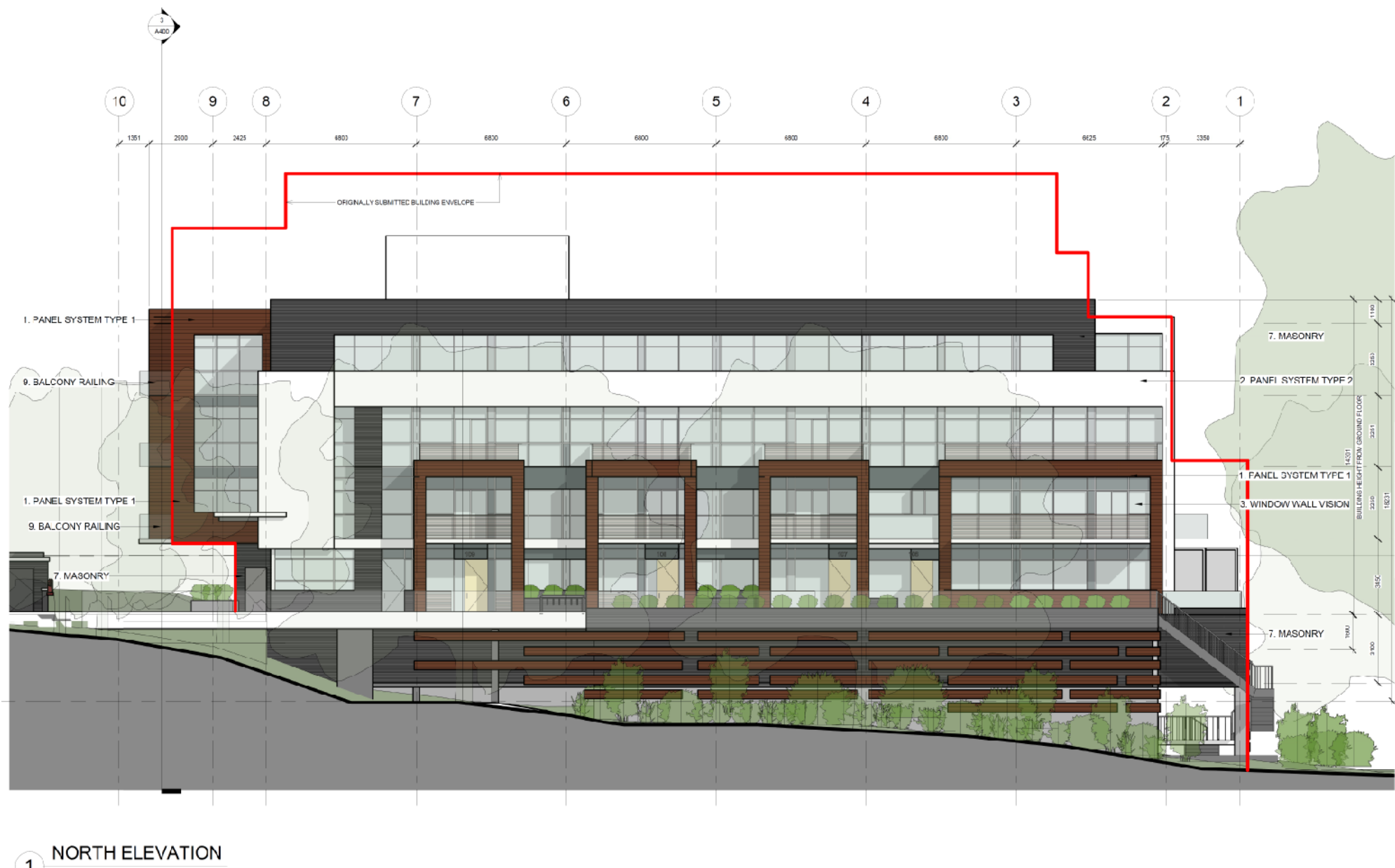
FILE: ZBA-2017-06

FIGURE 4

- 15356 Yonge Street
- EP to PDS4(380)
- EP(381) to PDS4(380)



Map created by the Town of Aurora Corporate Services Department, 1/5/2022. Base data provided by York Region & the Town of Aurora.

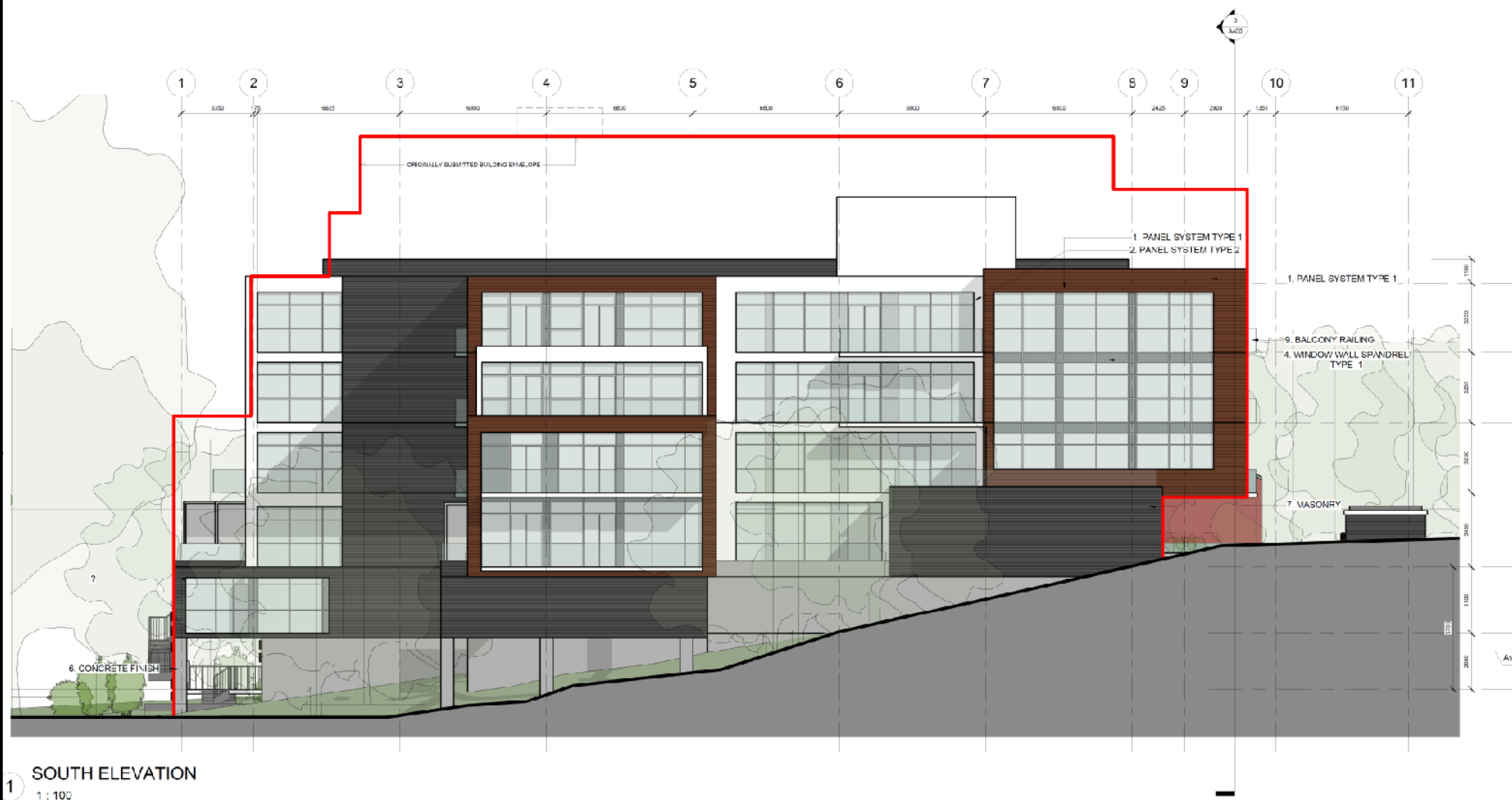


ELEVATIONS - NORTH

APPLICANT: 2578461 Ontario Inc
FILE: ZBA-2017-06

FIGURE 6





PROPOSED ELEVATIONS - SOUTH

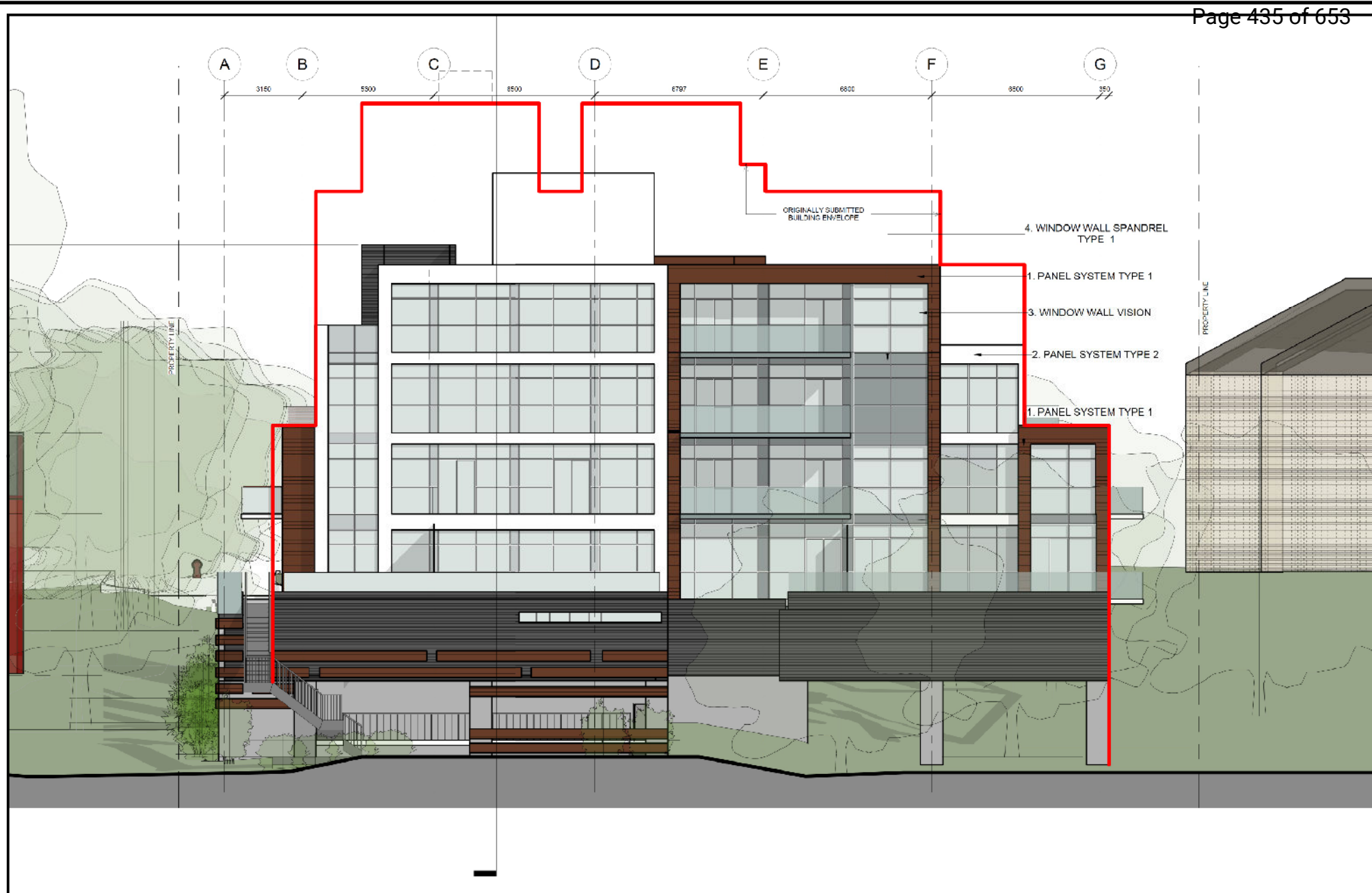
APPLICANT: 2578461 Ontario Inc
FILE: ZBA-2017-06

FIGURE 7



Map created by the Town of Aurora Corporate Services Department, 1/4/2022. Data Provided by OneSpace Architects.

Document Path: J:\data\data\Planning Maps\15356 Yonge Street (ZBA-2017-06 & SP-2017-05)\Report_Maps_January 2022\Figure_6_Proposed_Elevations_South.mxd

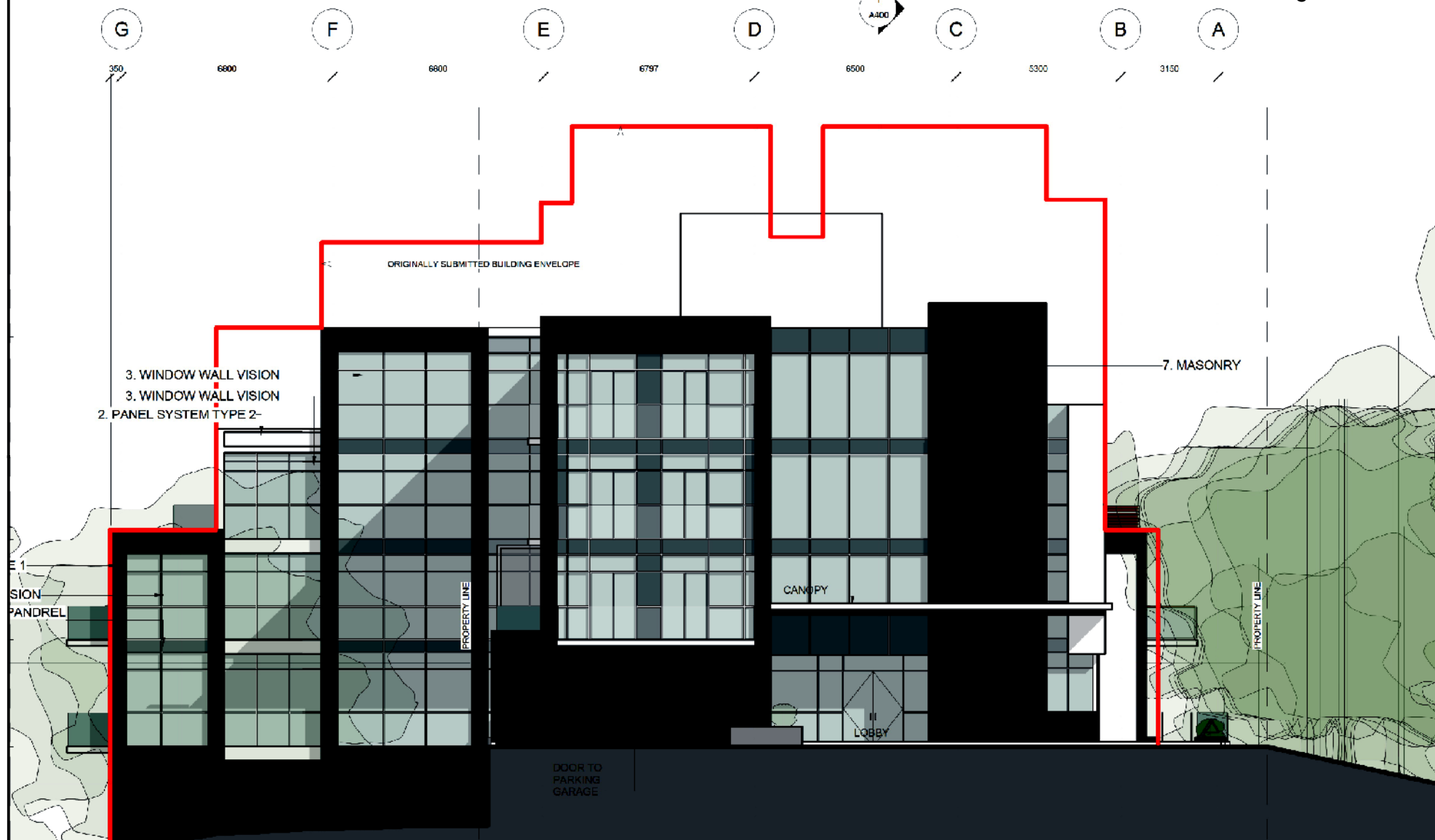


PROPOSED ELEVATIONS - WEST

APPLICANT: 2578461 Ontario Inc
FILE: ZBA-2017-06

FIGURE 8



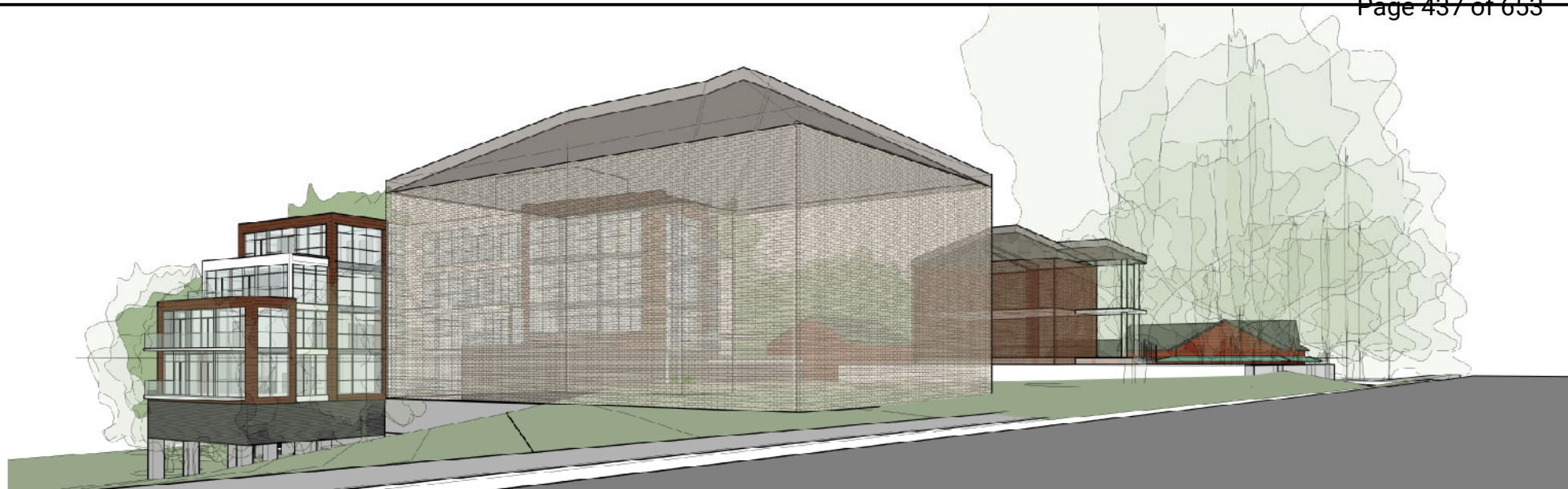


PROPOSED ELEVATIONS - EAST

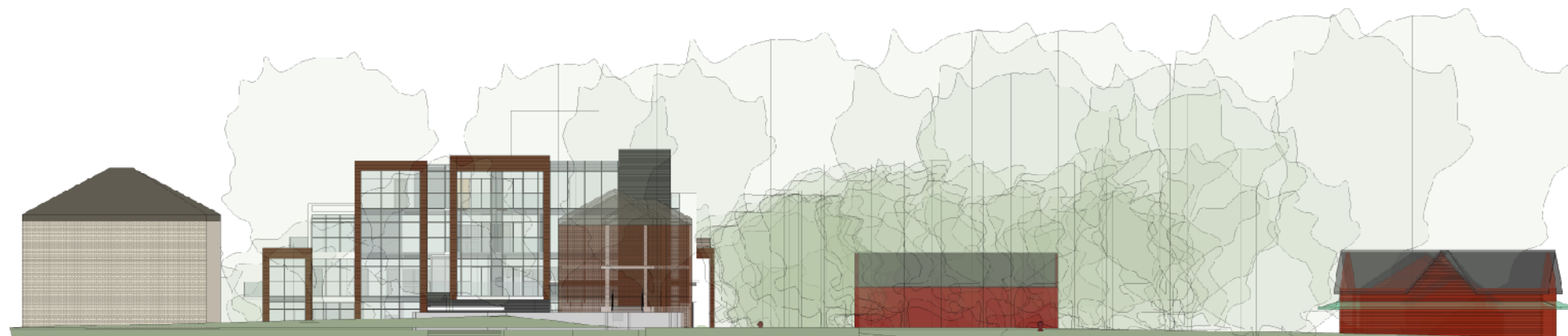
APPLICANT: 2578461 Ontario Inc
FILE: ZBA-2017-06

FIGURE 9





2 STREET PERSPECTIVE



1 STREET VIEW

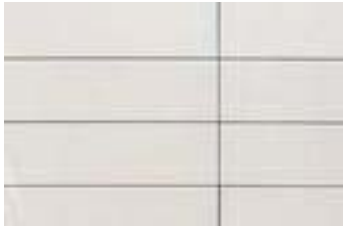
STREETVIEW RENDERING

APPLICANT: 2578461 Ontario Inc
FILE: ZBA-2017-06

FIGURE 10



Appendix A



Panel System Type 1



Panel System Type 2



Masonry



Concrete



Condominium Lobby Canopy



Landscape Pavers



Spandrel Glass Type One & Two



Metal Canopy



TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division

DATE: Mar. 25, 2022

RECEIVED

CONSERVATION PLAN

Preliminary



Source: Google Street View

East and North Elevations

KNOWLES / READMAN HOUSE 15356 YONGE STREET TOWN OF AURORA, ONTARIO

March 2022

Prepared for:

2578461 Ontario Inc.

Prepared by:

WAYNE MORGAN
HERITAGE PLANNER



CONSERVATION PLAN

Preliminary

**KNOWLES / READMAN HOUSE
15356 YONGE STREET
TOWN OF AURORA, ONTARIO**

March 2022

Prepared for:

2578461 Ontario Inc.

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1.0 INTRODUCTION

A Conservation Plan is:

a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment, but it is typically a separate document. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.¹

This report is a preliminary Conservation Plan. The final Plan will be prepared following a more detailed inspection and review with Town staff of the conservation issues for the adaptation of the House for modern residential use within the context of the full development of property.

The Plan has been prepared consistent with:

- guidelines for the Northeast Old Aurora Heritage Conservation District Plan;
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places;
- generally accepted practices of Canadian heritage professionals; and
- the property's heritage values and attributes listed in the Heritage Impact Assessment.

The Plan addresses:

- the House exterior;
- parts of the interior of the House where original heritage fabric remains; and
- the front and south side yards landscape.

This Conservation Plan was prepared by a professional architect and by a recently retired member of the Canadian Association of Heritage Professionals with demonstrated experience in dealing with the conservation and adaptive reuse of heritage resources.

Drawings of the existing House are contained in **Appendix A** of this report. Demolition and salvage drawings will be in **Appendix B**, while drawings detailing the interventions in the House will be **Appendix D**. To provide the future context for the House and the plans for the heritage landscape component, site plan drawings of the property are included in **Appendix C**.

Cost estimates for implementing the Plan will be finalized once the Site Plan has been approved.

The work to implement the Conservation Plan will occur in the following sequence:

1. demolition and, where necessary, salvage;
2. masonry work – both brick cladding and concrete foundation;
3. exterior woodwork including window repairs and restoration of porches;
4. exterior painting; and
5. interior woodwork.

Some conservation work may be undertaken concurrently with other work on the site.

¹ Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, Infosheet No. 5, page 2.

2.0 DESCRIPTION OF THE PROPERTY

2.1 Location

The subject property is located in the Town of Aurora in the Regional Municipality (formerly County) of York in the east half of Lot 81 in the first concession west of Yonge Street (WYS). The property is bounded on the east by Yonge Street, on the west by the rear lot line of 63 Machell Avenue, and on the south, the north lot line of the property containing Hillary House (15372 Yonge Street) and the north property lines of Horton Place (15342 Yonge Street) and three properties (10, 16 and 18) fronting on Irwin Avenue. The property is part of the urban community of Aurora (**Figures 2.1 and 2.2**). It is 0.2556 hectares (0.657 acres) in size.

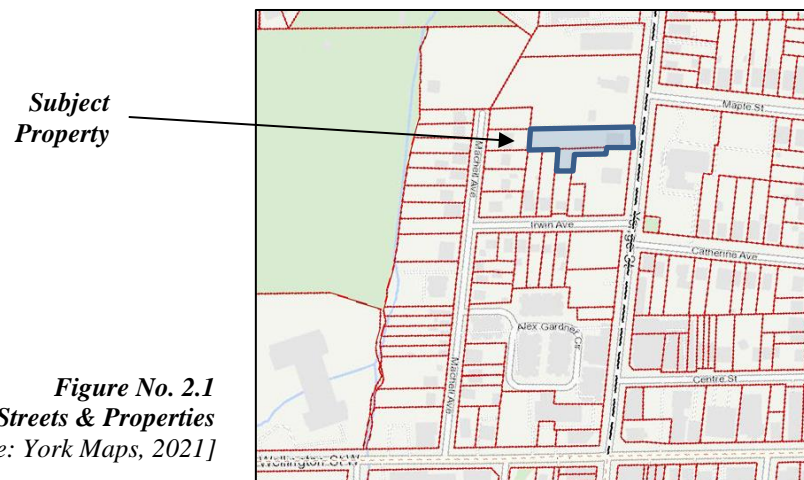


Figure No. 2.1
Location – Streets & Properties
 [Source: York Maps, 2021]

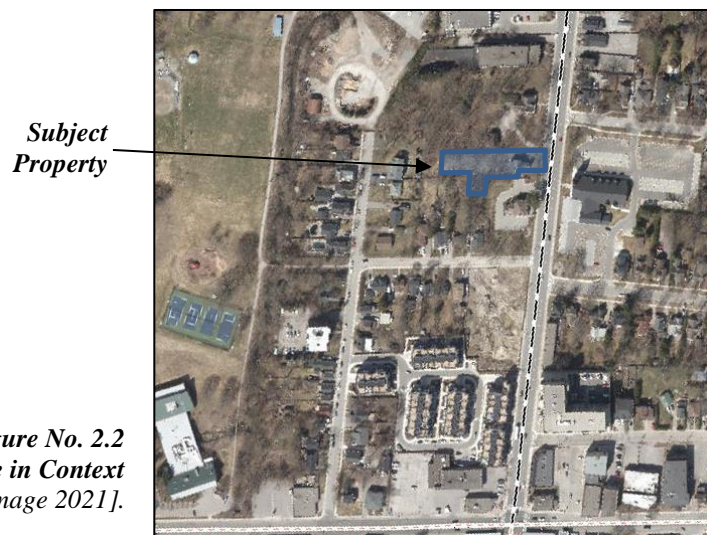


Figure No. 2.2
Subject Site in Context
 [Source: York Maps, image 2021].

2.2 Property Details

The property contains the Knowles / Readman House and associated landscape features including front, rear and side yards and a driveway on the north side of the property.

3.0 CONSERVATION PRINCIPLES

3.1 Northeast Old Aurora Heritage Conservation District Plan

The Heritage Conservation District Plan and Guidelines that apply to the subject site have been used to provide guidance on the Conservation Principles used for this property.

The Plan defines the subject site as a ‘heritage building’ to which the following policies apply:

4.3.1 *Preservation of Heritage Buildings*

- a) *Conserve and protect the heritage value of each heritage resource. Do not remove, replace or substantially alter its intact or repairable heritage attributes*
- c) *Conserve heritage value by adopting an approach involving minimal external intervention.*
- d) *Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention*
- f) *Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials*
- g) *Replace using like material any extensively deteriorated or missing parts of heritage attributes*
- i) *Make any intervention needed to preserve heritage attributes physically and visually compatible with the heritage resource, and identifiable upon close inspection.*
- j) *Respect documentary evidence.*

4.3.2 *Alterations and additions to Heritage Buildings*

- a) *Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*
- b) *Ensure that any new additional, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.*
- c) *Additions and alterations to the heritage resource shall conform with the guidelines found in Section 9.3*

9.3.3.2 *Masonry repointing*

- *Repair structural damage before repointing*
- *Do not use power tools to remove all mortar*
- *Use lime mortar for repairs and repoint of historic brick*
- *Do not treat historic brick with silicones or consolidants.*

9.3.3.3 *Painting Woodwork*

- *Inspect existing paint*
- *Don't strip woodwork unless paint build-up is excessive. Just remove loose paint*
- *Don't use chemical strippers or torches to remove paint*
- *Use suitable heritage paint colours*

9.3.4.1 *Brickwork*

- *Repair structural damage before restoration*
- *Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour*

9.3.4.3 *Roofing*

In re-roofing heritage buildings, care should be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours should be black or a dark grey, like slate or weathered cedar.

9.3.4.5 *Decorative Woodwork*

Deteriorated woodwork should be repaired, if possible, rather than replaced. ... If replacement is necessary, it should conform to the original design, and wood should normally be use, rather than modern materials

9.3.4.6 *Windows*

Repair and Restoration

Original window frames and sashes should be repaired if possible, rather than replaced. Repairs should be limited to damaged portions of the window assembly.

Replacement Windows

If original windows cannot be repaired or restored, replacement windows are an option. ... Some care needs to be taken in detailing.

9.3.4.8 *Paint Colours*

No heritage permits are required for painting. The guidelines do not contain any information on past 1900 buildings.

9.3.5 *Renovations*

- *Use authentic original materials and methods-. For example, when replacing aluminum siding, use wood siding or board and batten.*
- *Replace missing or broken elements, such as gingerbread, spindles or door and window trims.*
- *Remove items such as metal fascia and soffits that conceal original architectural detail.*

4.6 *Landscapes*

4.6.1 *Landscape Treatment*

Existing historical landscapes should be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Permits are not required for landscaping.

4.6.2 *Trees and Shrubs*

- a) *Mature trees should be preserved to the greatest possible extent.*

- c) *Planting should not obscure heritage buildings or be placed so close to heritage buildings as to cause damage.*

3.2 Standards and Guidelines for the Conservation of Historic Places in Canada

Parks Canada has produced standards and guidelines for the conservation of historic places in Canada (the Standards) in 2005 with revisions made in 2010. The Standards identify best practices in the management of heritage resources which include buildings, landscapes and archaeological sites. The Standards were developed based on international charters for the conservation of heritage resources developed through ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee.

In general the Standard seek to:

- preserve the heritage attributes of the historic places;
- ensure that restoration work is consistent with documentary evidence;
- ensure that alterations are reversible and do not create a false sense of history; and
- ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

Although the City has not adopted the Standards as policy, they are used as a guide to best practice by professionals in the field.

3.3 Documentary Evidence – Photographs

A number of historic photographs of the exterior of the House and the front yard have been included in Appendix I of the Heritage Impact Assessment, with a 1920 photograph reproduced in Figure 3.1. These photographs will be used to inform the Conservation Plan.

*Figure No. 3.1
c1920, East Elevation.
Source: 1982 Heritage Property
Report.*



3.4 The Conservation Principles for the Subject Site

The Heritage Conservation District Plan for the area, together with the federal Standards and Guidelines have informed the development of the Conservation Principles for this property.

In the following discussion of Conservation Principles, the term ‘the Building’ refers to the structure excluding the west or tail wing as shown below in Figure 3.1.



*Figure No. 3.1
2021 Aerial Photograph of the
Building and the Tail Wing.*

1. Maintain and give prominence to the exterior appearance of the Building as a two and one half storey, red brick, residential structure with complex hip and gable roof and concrete base.
2. Maintain and restore the character of the two-storey front veranda and one-storey side veranda.
3. Masonry repairs and alterations should use mortar that, over the long term, will not damage the masonry or concrete units. Such mortar should replicate the colour, granularity, strength and profile of the original.
4. Masonry units should be as close in colour and size to the original units as practical.

5. No new exterior openings in the north, east and south walls of the Building will be permitted. Openings that are not original to the Building, such as the upper floor door on the north elevation, may be removed and the wall restored to the greatest extent possible.
6. Abrasive cleaning techniques may not be used on the Building.
7. Painting of brick or concrete blocks is not permitted.
8. Recreation of missing features, such as the additional corner posts on the front veranda, must be based on documentary evidence. If evidence on the Building or in photographs cannot be found for their recreation, then the alternative of examples from structure built during the period in Aurora or pattern books document the architectural style of the Building may be used.
9. Evidence of earlier features, such as the scaring on the west wall of the earlier tail wing or the use of different bricks on the west wall from other walls of the Building does not have to be disguised.
10. Earlier alterations to the exterior of the Building which are not offensive to the design of the Building such as the enlarged upper floor window on the east elevation or the addition of the dormer on the south elevation need not be removed or reversed.
11. Where original finishes have been removed, such as the cedar shingle roof, and alternative finishes have been used over an extended period of the life of the Building, modern materials that replicate or are close in appearance to the original are acceptable.
12. The health and safety of future residents to the Building is paramount. Measures to ensure acceptable levels of health and safety may have an adverse impact on the heritage fabric of the Building. Wherever possible, alternative measures that minimize impacts on the heritage fabric yet maintain health and safety should be implemented.
13. Alterations should not jeopardize the long terms conservation of heritage fabric of the Building.
14. The level of craftsmanship of new work on the Building should match or exceed the craftsmanship originally used in constructing the Building.
15. Once construction is complete, the owner of the site should conduct regular audits of the Building to identify any maintenance issues. The audit will provide an implementation program to correct those identified maintenance issues.

4.0 ANALYSIS OF THE CULTURAL HERITAGE RESOURCE

4.1 Documentation of the Heritage Resource

Photographs of the exterior, interior and landscape of the Heritage Resource are contained in Appendices E, G and H of the Heritage Impact Assessment (*HIA - Morgan, 2017*).

4.1.1 Building Exterior

The designer and builder of the House could not be determined, although since the first owner and resident of the House was James Knowles, a prominent Aurora builder, it is likely that he built (1907) and possibly designed the House.



Figure 4.1
c1982, East Elevation. [Source: 1982 Heritage
 Property Report, K. Anderson, author]

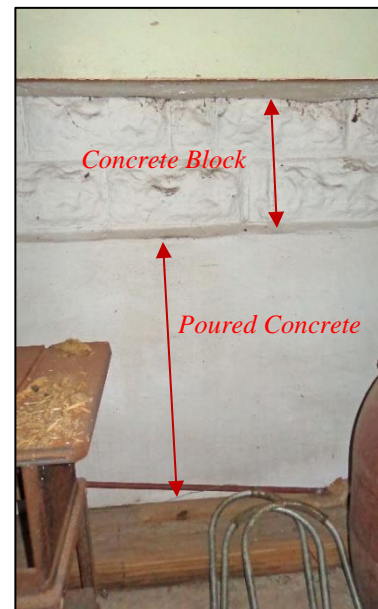


Figure 4.2
Foundation, Rear Wall.

Overview –

The House, which faces east, is setback slightly above the Yonge Street grade approximately 8.14 metres (26.7 feet) from the west edge of the Yonge Street sidewalk. The House is a single detached, two and one-half storey, solid brick structure. The plan of the House is essentially rectangular, although a projection towards the rear of the north side gives a slight 'L' shape to the plan. The House has a wood clad, two storey tail wing.

The brick part of the House rests on a poured concrete and concrete block foundation with the poured concrete below grade and the rock-faced blocks above grade (Figure 4.2). The tail wing

appears to rest on poured concrete, although the exterior is parged and decorated to resemble blocks.

The bricks, which measure $8\frac{1}{2}" \times 2\frac{3}{8}"$, are laid in stretcher bond. On all elevations, except most of the rear or west, the bricks are dark red; the rear bricks are gray. The tail wing is a clad in horizontal clapboard siding.

The main section of the House is capped by a medium pitched, asphalt shingle clad, hip roof that projects beyond the walls of the structure. Two smaller gable roofs are on the front porch and the north projection. On the south side of the roof there is an off-centre, gable roofed dormer window. The broad, unadorned soffits are clad in modern synthetic materials. Below the soffits, there is a plain, narrow wood frieze. There is no evidence of brackets either currently or in historic photographs. The gable ends of the roof are clad in wood shingles and a decorative treatment in the gable peak. The north gable has a pair of small windows below the decorative treatment. The tail wing is capped by an asphalt shingle clad shed roof. Two red brick chimney stacks project above the roof; one on the south side west of the dormer window and the other at the rear of the brick section of the House.

The typical window opening is rectangular with a flat head. The openings have flat concrete lintels and lug sills, the facing edges of which have been fashioned to imitate sawn stone (Figure 4.3). Most window openings have been boarded. The front windows have had two sashes – a narrow upper sash above a much larger single glazed lower sash. A smaller window opening on the south elevation still contains its one over one sash.



Figure 4.3
Window – Ground Floor East Elevation. 2016 (left), 1982 (right)

East Elevation – This is the principal or front elevation of the House. It is a two bay façade, with a north door and south window on both the ground and upper floors (Figure 4.4).



Figure 4.4
East and North Elevations
 2016.

The door openings have concrete lintels, similar to those over the windows, wood thresholds and plain wood surrounds with moulded edges (Figure 4.5). The ground floor door is solid wood with three sections - an upper, four paned glazed section; a middle consisting of a line of three small square panels; and a lower with one large rectangular panel. The upper floor door opening contains a modern door. Although original there were no storm doors on the ground and upper floors, there was a wooden storm door in 1982 on both; since removed.



Figure 4.5
Front Door – Ground
Floor East Elevation.
 2016 (left), 1982 (right)

The prominent feature of this elevation is the two storey porch capped by a gable roof. The porch is supported by tapered, square, paneled posts resting on square, paneled concrete piers. On the upper floor the posts are supported by wood piers. Originally there was a triple set of posts and piers on the outer corners of both levels of the porch (Figure 4.6). The balustrade has carved balusters. On the upper floor, the balustrade encloses the porch, while on the lower floor, it is limited to the north and south sides. The rock-faced concrete block porch foundation is identical to the House foundation.



Figure 4.6

Front Porch – East Elevation. 2016 (left), 1920 (right)

This elevation contains a side entrance on the north side of the House. The side door is a simpler paneled version of the front door, although the large upper panel is glazed. There is a small porch for this entrance, although the balustrade and porch post are missing.

North Elevation – Excluding the front porch, this elevation has three sections – the east brick section, the centre projecting section and the tail wing. The ground floor of the east section has a small rectangular window above a basement window and the porch roof for the side entrance. The centre section contains three centrally placed and aligned windows, one on each of the basement, ground and upper floors. The upper floor of this section has a modern door opening on the east side that opens onto a modern metal fire escape that extends onto the tail wing. All window openings on the east and centre sections have typical concrete lintels and sills. The tail wing has a ground floor window and a basement door towards the west end. The ground and upper floors of the tail wing are divided by a projecting band.

West Elevation – This elevation contains the rear elevation of the tail wing and a small part of the brick section of the House. The tail wing, which is much larger than the original construction, has four rectangular window openings, two on the ground floor and two on the upper floor. The north ground floor window opening is a large glass sliding door. The brick section has a ground floor window opening which, based on evidence on the interior, has been reduced in size.

South Elevation – This elevation, excluding the front porch, has two sections - the brick part of the House and the tail wing. The brick part has five windows – three aligned towards the west end of this section on the basement and ground and upper floors; another basement window towards the front and the dormer window on the roof. All window openings, except the dormer, have typical concrete lintels and sills. A former window opening above the front basement window has been infilled with brick. The tail wing has only one window opening – in the basement.

The exterior alterations that have been made to the Building are:

1. Removal of two of the three front porch posts in each grouping of three;
2. Removal of the balustrade and post on the side porch on the north elevation;
3. Addition of the upper floor door on the north elevation;
4. Addition of a fire escape on the north elevation;
5. Removal of the original one storey tail wing and addition of a larger two storey tail wing;
6. Removal of the kitchen chimney;
7. Possible addition of the south, gable roofed dormer window; and
8. Infilling of a window opening on the south elevation.

The architectural style of this House is a vernacular variation of ‘Edwardian Classicism’):

The simplified but formal composition of the Edwardian house with an emphasis on Classical motifs was indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated and often eclectic compositions of the late nineteenth century, Edwardian Classicism, through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity and order to domestic architecture. ... Generally, the Edwardian façade is highlighted by a frontispiece or portico imaginatively derived from Classical tradition set against a monochromatic smooth exterior brick finish. Tall chimneys are not decorated with enriched terra-cotta panels. Spindles and carved brackets of verandas are minimized in favour of short colonettes and brick piers. Dormers remained popular, but their profile reflected the simplified shape of the main roof and gone are the profusion of finials and cresting from the ridges. The extended roof eaves are supported not by carved or turned brackets but by plain elongated blocks or cantilevered brackets similar to those used in the Regency and Italian Villa styles. Flat arches made with bricks standing on end or massive but plain stone lintels span apertures. At times, oversized, Classically inspired elements, such as keystone and voussoirs, accentuate window and door surrounds. Contrasting stone trim or dressings may also be used for watertable and string courses. Rather

than wood panels, the entrance door often is a full-length panel of clear glass having beveled or cut pattern. When stained glass is employed, the designs are simpler and the colours lighter than Victorian examples.²

4.1.2 Building Interior

Although most interior finishes have been stripped, room partitions and enough decorative wood elements remain to inform the original layout and interior design of the House.

Ground Floor –

Originally this floor consisted of four rooms of similar size (the ‘Four Square’ plan) plus the tail wing. Room 1 contains the hall and staircase. Much of the staircase remains although part of the newel post, railing and all spindles, except one, have been removed (Figure 4.7).

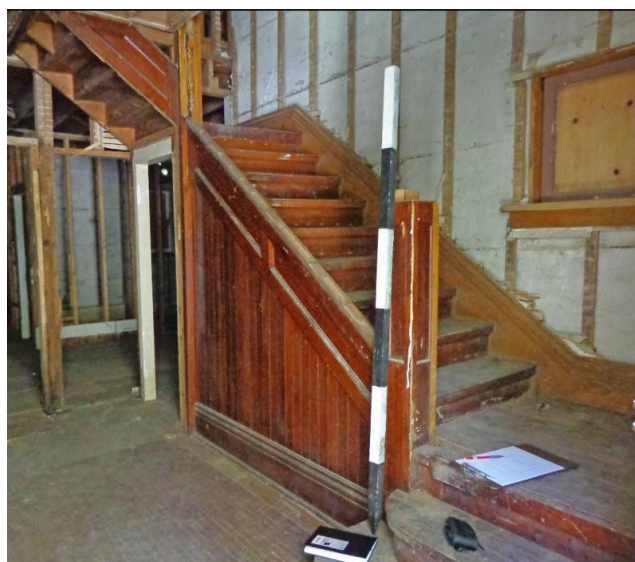


Figure 4.7
Staircase – Room 1. 2016



Figure 4.8
Baseboards – Rooms 1 & 2.
 2016

The staircase window casing remains intact, but has different from casings elsewhere on the floor. Some of the front door casing remains; the base blocks of which are identical to those remaining in Room 2 suggesting the casing is original. Room 2, the parlour, retains baseboards identical to those in the hall (Figure 4.8). The exposed bricks on the south wall of Room 2 indicate removal of an earlier window. Between Rooms 2 and 3, two paneled pocket doors remain within wall partitions; the upper two panels were once glazed. Room 3, the dining room, contains baseboards identical to Rooms 1 and 2. The plain window casings remaining in this Room are the same as the front door, supporting the originality of both. Room 3 contains

² Blumenson, p 166.

remains of a fireplace on the west wall; the mantel is not extant. In Room 4, the kitchen, there is little original material, other than wall partitions. A plugged stove pipe hole in the west wall supports the kitchen use. Room 4 was later partitioned to provide a bathroom. Room 5, the original one storey tail wing used as a pantry retains remains of a stove pipe on the west wall. The original tail wing cladding, wood ship-lap siding, appears in the north wall of Room 6, which is a later addition.

The upper floor room configuration in the brick part of the House consists of 4 rooms, including a bathroom, although, unlike the ground floor, the rooms differ substantially in dimensions. Only Room 8 retains its original baseboards, which are shorter than the ground floor baseboards, suggesting that the other rooms may have been repartitioned from the original layout. The one room in the tail wing contains evidence of the gable roof of the original one storey tail wing. The east wall of Room 11, which was originally an exterior wall, also shows that most of the bricks on the west elevation were gray rather than red.

The attic room partitions are relatively recent and therefore were not documented. The roof framing consists of rafters nailed into a centre ridge board and collar-beams nailed to the rafters.

The basement consists of three rooms in the brick part of the House and one in the tail wing. The foundation walls visible in the basement (*Appendix G* – Basement – 1 & 10) show the construction with the lower part being poured concrete and the upper part concrete block with a parged finish. The basement floor is poured concrete. The east wall of Room 15 contains the poured concrete base for the ground floor fire place.

Floor plans of the House as it currently stands are contained in *Appendix F* of the 2017 HIA.

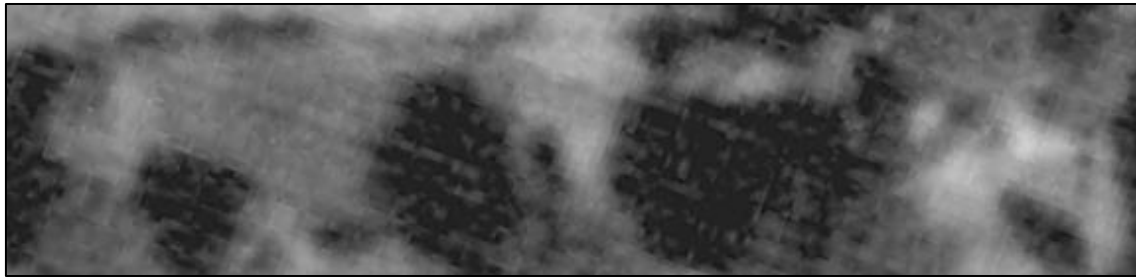
4.1.3 Landscape

Figure 4.9 provides aerial views of the property landscape from 1946 to 2021, while Figure 4.10 shows the front and side yards over the past 100 years. The Heritage Impact Assessment described the development of the landscape noting that the cultural heritage value of the landscape was limited to the front and south side yards for their association with the House and for their contextual value.

The front and side yards consist of a lawn, a concrete walkway and steps, two Norway maples on either side of the walkway, the driveway, a line of overgrown cedar trees on the south property line, since removed, trees on the north property line, foundation plantings and concrete retaining walls along Yonge Street and the south limit of the driveway.

Historic photographs of the front and side yards show that:

- there were no trees immediately in front of the House until the 1970s;
- the foundation plantings were modest and are currently overgrown; and
- there were posts on either side of the walkway at Yonge Street and usually no fencing along the Yonge Street frontage.



1946



1978



2002

Knowles / Readman House



2021

Figure 4.9 Landscape of the Subject Site, 1946 - 2021
 [Source: Cited in the HIA Appendices]

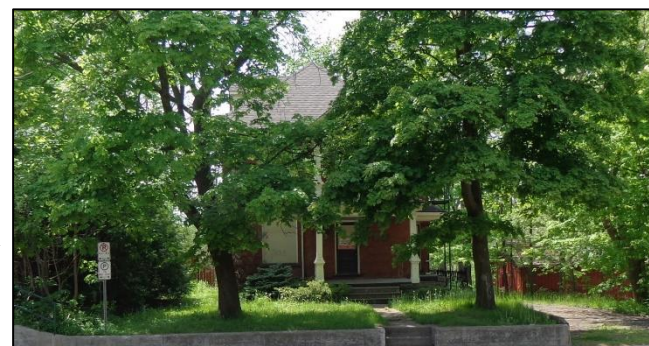
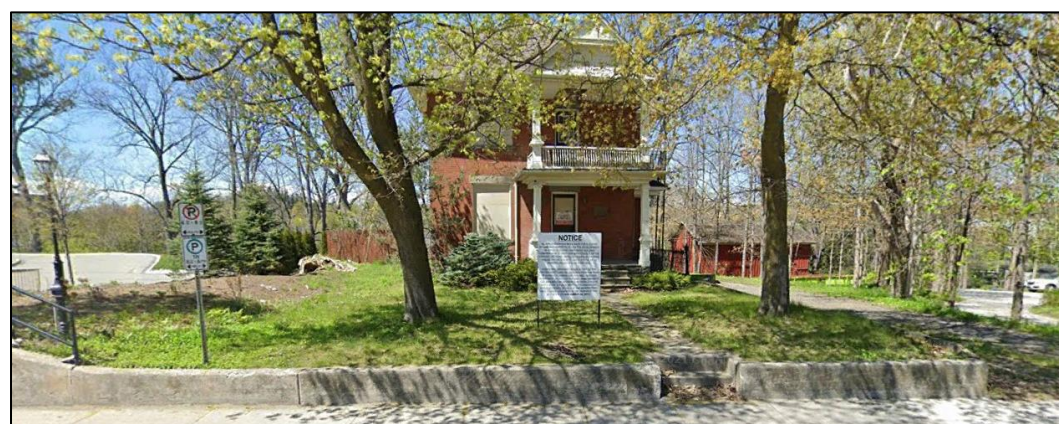
*1920s**1920s**1982**1985?**2016**2021*

Figure 4.10
Front and Side Yard Landscapes of
the Subject Site, 1920s - 2021
 [Source: Cited in the HIA Appendices, except
 2021, Google Streetview]

4.2 Cultural Heritage Value or Interest

The cultural heritage values of the property were identified in the 2017 Heritage Impact Assessment and repeated below.

Description

The property at 15356 Yonge Street warrants conservation under the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, association and contextual values. Located on the west side of Yonge Street north of Irwin Avenue, the Knowles / Readman House (1907) is a 2 ½ storey house form building.

Statement of Cultural Heritage Value

The Knowles / Readman House is a well preserved, representative example of a ‘Four Square’, Edwardian Classicism style house form building in the Northeast Old Aurora Heritage Conservation District. It was constructed for the prominent Aurora builder and municipal politician, James Albert Knowles. The House was likely built by James Knowles. Still in its original location facing east onto Yonge Street, the House retains much of its original exterior architectural detailing. The House, together with its front and side yards, contributes to the streetscape of this part of Yonge Street and illustrates the evolution of architectural styles from the flanking Victorian houses to the much simpler detailing of an early twentieth century House. James Knowles and family lived in the House until 1913. It was later the residence of the Readman family, a former Vaughan farm family that lived in the House from 1924 until 1950.

Heritage Attributes

The heritage attributes of the property at 15356 Yonge Street are:

- The 2 ½–storey house form building
- The scale, form, height and massing on a rectangular-shaped lot
- The rock-faced concrete blocks above the poured concrete foundation, the moulded concrete lintels above all openings and the moulded concrete lug window sills.
- The red brick walls on the front (east) and side (north and south) elevations
- Window openings on the ground and upper floors of the front and side elevations containing one over one window sashes
- The front and side entrances with their paneled wood doors and the upper floor east door opening
- The two storey porch with its gable roof; square, paneled wood porch posts on paneled concrete piers (ground floor) and wood piers (upper floor); balustrade with carved balusters and the rock-faced concrete block foundation

- The medium pitched, asphalt clad hip roof with projecting eaves, plain soffits and narrow wood frieze; the two smaller gable roofs with their wood shingle siding and decorative trim over the porch and on the north elevation; the latter gable includes a pair of small attic windows
- The dormer window on the south elevation
- The two red brick chimneys
- The placement of the house form building on the lot
- The front yard with its green space in front of the House and walkway to Yonge Street and the north and south side yards
- On the interior, the staircase and remaining door and window casings and baseboards

The two storey tail wing is not a heritage attribute.

4.3 Heritage Resource Condition

Overall, the Knowles / Readman House is in good condition. The brick walls appear to be plumb, exhibiting no bowing or failure. As of 2016, the roof is intact and shows no signs of bowing or water leakage. The foundation is generally sound and the basement dry. However, there are some minor, repairable condition issues that do not detract from the conclusion that the House should be conserved.

These minor condition issues include:

- *Water damage on the south side:* Due to the exterior grade sloping to the House, water is draining into the south side of the building (HIA, **Appendix G** - Room 15 – south wall – photo 6) causing deterioration in the foundation.
- *Heaving of part of the basement floor:* Parts of the concrete basement floor have cracked and heaved in Room 13 (HIA, **Appendix G** - photo 1).
- *Cracks in the brick walls:* A crack in the brick work of the south wall extends from the basement window to the upper floor window. The crack may be stable or may be related to the on-going water damage discussed above. There is also a crack on the west brick wall above the fire escape.
- *Soffit deterioration:* On the south elevation below the chimney and dormer window, part of the soffit is missing (visible in the photo of the west and south elevations, HIA **Appendix E**).
- *Deterioration in the tail wing siding:* Some of the siding on the upper floor of the tail wing, south and north elevations has fallen off or is in the process of falling off.
- *Mortar failure of the side porch concrete blocks:* There is a loss of mortar between concrete blocks of the side porch foundation. As a result of this deterioration, some of the blocks have shifted.
- *Loss of window glazing.* There is extensive loss of window glazing.

- *Loss of porch balustrades and post.* Some of the balustrade from the front and side porches is missing as is the corner post of the side porch. Based on historic photos, four corner posts are missing from the ground and upper levels of the front porch.

The condition of the Heritage Resource will be re-examined prior to finalizing the Conservation Plan.

4.4 Historical, Current and Proposed Uses of the Heritage Resource

4.4.1 Historical Uses

Prior to the construction of the existing Building, the property appears to have been vacant.

With the construction of the existing Building in 1907, the property was used for residential purposes until about the last decade.

4.4.2 Current Uses

The Building is currently vacant.

4.4.3 Proposed Uses

As shown in *Appendix C*, the House is to be a free standing (above grade) single detached structure. It is proposed that it be one residential unit. Although it will appear as a separate structure, it will be part of the condominium complex. Vehicle parking for residents of the House will be within the parking level of the structure to the rear of the House.

5.0 RECOMMENDED CONSERVATION MEASURES

5.1 Demolition, Removal and Salvage

5.1.1 Rear Wing

1. In accordance with Council's approval on November 23, 2021, the Rear Wing, outlined in red in Figure No. 5.1, will be demolished in its entirety except for the east wall, which is part of the main structure of the House to be conserved.



Figure No. 5.1
Rear Wing – to be demolished; no salvage.

2. Where the framing and concrete work for the tail wing attach to the Building, they should be carefully removed to minimize any damage to the Building. Workers will be required to exercise care when working near the main structure so as not to damage heritage fabric on the main structure.
3. All openings in the west wall of the Building and portion of the roof exposed by the demolition of the Rear Wing will be temporarily closed and made weather-proof to prevent damage and vandalism to the Building until such time as final finishes are applied to those openings and roof.
4. No materials resulting from the demolition of the Rear Wing need be salvaged for reuse in the Building as they are not compatible with the heritage fabric of the Building.
5. See *Appendix B* – Demolition Drawings.

5.1.2 Retaining Wall

1. Most of the existing retaining wall adjacent to the north side of the Building will be retained in the development of the property. However, a portion of the retaining wall extending beyond the west wall of the Building will be removed, a walkway built to the north of the House and a new curved portion of retaining wall built (Figure 5.2).



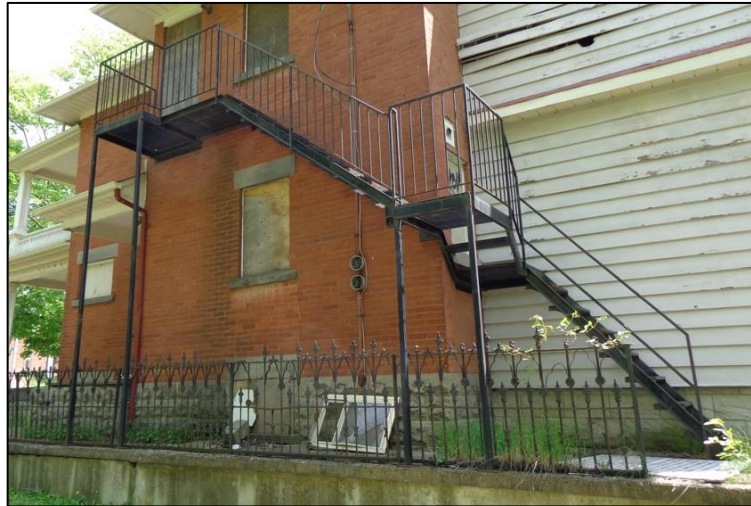
Figure No. 5.2
 Retaining Wall to be removed – aerial (left), Plan (top right) and 2016 photograph.

2. In demolishing the wall, workers should ensure the Building is not damaged.
3. No materials resulting from the demolition of the wall need be salvaged.
4. See **Appendix C** – Site Plan Drawings – Landscape Plan.

5.1.3 Fire Escape

1. The metal Fire Escape attached to the Building as shown in Figure No. 5.3, will be removed in its entirety. They are not required for the adaptive reuse of the Building.
2. Workers should ensure that minimum damage is done to the Building in the removal of the Fire Escape. The Building will be repaired after their removal in conjunction with brick and mortar repairs done elsewhere on the Building in accordance with specifications in Section 5.2.3.

Figure No. 5.3
 Fire Escape – to be
 removed and discarded.

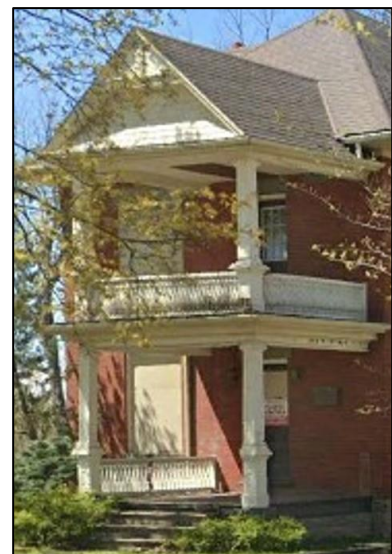


3. The metal Fire Escapes removed will be discarded.
4. All openings associated with the fire Escape will be temporarily boarded and made weather-proof to prevent damage and vandalism to the Building until such time as final finishes are applied.
5. See **Appendix D** – Conservation Plan Drawing.

5.1.4 Front Porch

1. The Front Porch (Figure 5.4) will be carefully inspected to determine whether structural elements remain sound and requires only repairs and conservation work in situ. If the porch is structurally sound than this section does not apply.
2. If the porch is not structurally, then, except for the Porch roof, it will be carefully dismantled, all elements documented, sound or repairable elements retained and unsound elements discarded. If all or part of the concrete block Porch base remains sound, requiring only minor repairs, then it shall be left in place and protected from weathering until reconstruction of the Porch proceeds.
3. Sound or repairable elements will be stored in a safe and dry place on site until required for reconstruction of the Porch in accordance with Section 5.2. ? of this Plan.
4. The gable roof of the Porch will be braced in place until reconstruction occurs.

Figure No. 5.4
 Front Porch.



5.1.5 Foundation Plantings

1. All Foundation Plantings around the Building will be carefully removed so as not to damage the Building. The Plantings so removed will be discarded and the ground temporarily leveled to prevent damage to the Building until work on the foundation is initiated or final landscaping occurs.



Figure No. 5.5
 Plantings to be
 removed - East
 Elevation, 2021.

5.2 Restoration / Reconstruction / Conservation - Exterior

5.2.1 Foundation

1. There are two sections to the foundation – the poured concrete base and the concrete block upper part as shown in as shown in Figure 4.2. 1
2. *Poured Concrete Portion:* While most of this section of the foundation remains sound, some deterioration to the south wall has occurred due to pour drainage (photos 4 and 15, Basement, **Appendix G**, 2017 Heritage Impact Assessment).

Address this by:

- a. excavating the exterior area adjacent to the south wall;
- b. removing all spauling concrete on both the exterior and interior;
- c. parging the concrete foundation on both the exterior and interior;
- d. installing weeping tiles to the base of the foundation;
- e. installing a waterproof membrane to the exterior of the poured concrete; and
- f. regrading to ensuring drainage is away from the House.

3. *Concrete Block Portion:* Most of the concrete block portion remains sound. However, some mortar joints have deteriorated as have some blocks especially on the porches (Figure 5.6).

Figure No. 5.6
 North porch base –
 foundation deterioration



Address this by:

- a. Matching, to the extent possible, the original foundation mortar mix in terms of strength, granularity and colour based on a chemical and visual analysis of original mortar.
- b. applying mortar to defective joints raked out by hand, not by machines.
- c. duplicating the profile and width of original mortar joints.
- d. Rebuilding sections of the north and possibly the south porch foundation where block have become dislocated.
- e. Confirm the footing for the porches remain sound; rebuild if necessary.

5.2.2 Masonry

1. While most of the masonry walls remain sound, there are several notable cracks – one on the south wall extending from the basement window to the upper floor and on west wall above the fire escape (Figure 5.7).

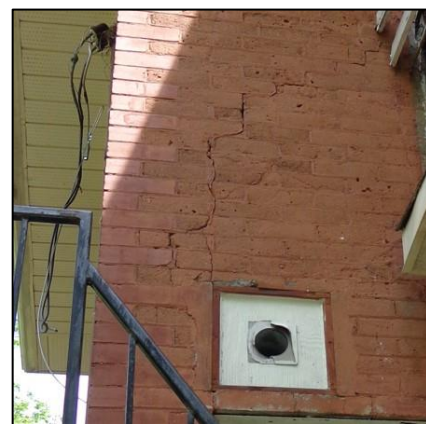
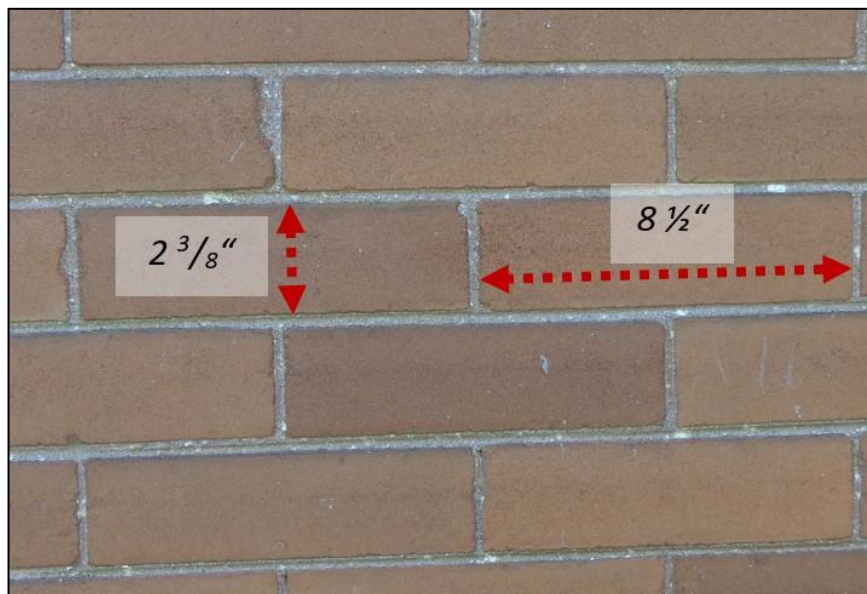


Figure No. 5.7
 Masonry cracks – south wall (left and west wall (right

In addition, there are some areas of deterioration, openings that have been created and will have to be infilled with brick, masonry issues created by the removal of the fire escape and tail wing, and new window openings created on the west elevation, all identified in the *Appendix D* – Conservation Plan Drawings. It should be noted that a different brick was used on the west elevation when compared to all other elevations.

Figure 5.8 shows the existing masonry wall construction, including the profile and relative thickness of the mortar joints and the dimensions of the bricks.

Figure 5.8
 Original Masonry
 work, east elevation



2. Repointing will be addressed by:
 - a. Matching, to the extent possible, the original brick work mortar mix in terms of strength, granularity and colour based on a chemical and visual analysis of original mortar. Areas of pure white mortar joints are **not** acceptable.
 - b. applying mortar to defective joints raked out by hand, not by machines.
 - c. duplicating the profile and width of original mortar joints.
3. Where replacement bricks are required, they will match, to the extent possible, the original bricks in terms of dimensions and colour. Such bricks will be laid in a bond that duplicates the original.
4. *Sills and Lintels* – Most concrete sills and lintels, which have been moulded to imitate cut tone, are sound, exhibiting only minor chipping and the effects of weather except as followings:
 - a. The front elevation upper window sill split (Figure 5.9) and been poorly constructed. The material filling the split should be cleaned out and the void filled with a mortar coloured to match the concrete.

- b. The mortar around a number of lintels and sills, where they are integrated into the brick work, has deteriorated or is missing. They should be repointed using the mortar specified in point 2 above.



Figure 5.9
 Window sill, east elevation, upper floor window

5.2.3 Chimneys

1. The two chimneys that remain on the House (Figure 5.10) are to be retained and the masonry will be inspected to ensure they are appropriately lined, and repaired and repointed in accordance with section 5.2.2 of this Plan.
2. If either or both chimneys are not functional, they will be capped with a unit that permits venting of the chimney from the top.

Figure No. 5.10
 Chimneys –
 west (left) and
 south (right).



5.2.4 Masonry Cleaning and Waterproofing

1. Except as discussed below, there shall be no cleaning of the exterior masonry. Generally, the exterior of the building has acquired a patina consistent with its age. No attempt should be made to make the building look new or to erase differences in shading on the building because other structures, since demolished, were once attached to the building. They are all parts of the Building's history.
2. Where tars, caulking and other sealants are found on bricks, they may be removed using non-abrasive techniques, which excludes such methods as sandblasting, sanding, or hydro-blasting.

3. Where the existing Rear Wing will be removed, part of the remaining wall of the House was painted (the concrete block foundation in Room 16) or plastered (Room 5) as shown in Figure 5.11.
4. The plaster may be removed from the brick wall and the paint from the concrete blocks using non-abrasive techniques.
5. Where paint and other materials is to be removed as specified 4 above, small test patches using the proposed technique are to be prepared. The project architect shall review the results of the test patches and determine whether the removal technique is approved for use on all of the painted surfaces. Following removal, repairs to the walls will be made in accordance with section 5.2.2 of this Plan
6. No waterproof coating is to be applied to the exterior brickwork or concrete block foundation.

Figure 5.11
 Painted and plastered
 surfaces to be exposed
 following removal of
 the Rear Wing



5.2.5 Roofing, Soffits, Frieze, Fascia and Eaves Troughing

1. Existing cladding as shown in Figure 5.12 is:
 - a. Roof – brown asphalt shingles;
 - b. Soffits – vented aluminum panels
 - c. Frieze – wood
 - d. Fascia – wood and modern synthetic material (aluminum or vinyl)
 - e. Eaves troughing – paint clad aluminum



Figure 5.12 Existing soffits, frieze, fascia and eaves troughing (left), shingles (right).

2. Originally the roof would have been clad in cedar shingles and the frieze, soffits and fascia would have been painted wood.
3. *Shingles* - The existing shingle roof cladding is to be replaced with 50 year grey (the colour of weather cedar shingles) asphalt shingles more closely approximately the texture of cedar shingles as shown in Figure 5.13. Following removal of the existing shingles, existing roof boards are to be inspected and any damaged or rotting boards replaced prior to installing the new cladding.

Figure 5.13
 Recommended type and
 colour of Roof shingle.



4. *Soffits, Fascia, Frieze and Eaves Troughing* – The existing soffits, fascia, frieze and eaves troughing may be retained, except in the roof gables discussed in section 5.2.6 below, but must be repaired where damage has occurred, such as the soffit on the south elevation, either in the past or during restoration / renovation work. Downspouts must provide for drainage away from the Building.

5.2.6 Roof Gables

1. The gables on the east and north elevation, and, to a lesser extent, in the dormer window on the south elevation are prominent features of this House. The original and current condition of two of the gables is shown in Figure 5.14.



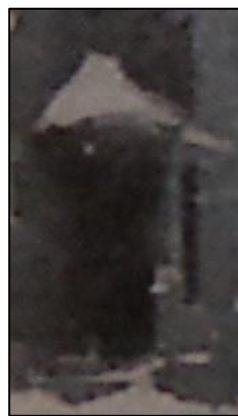
Figure No. 5.14
 East Gable c1920 (left), North Gable (2016)

2. The east and north gables are to be restored to their original condition, while the south dormer gable may be left as is, but repaired where necessary.
3. Restoration of the north and east gables will require:
 - a. Removal of the paint from the cedar shingles a non-abrasive techniques approved by the project architect, and replacement of any damaged shingles with new cedar shingles of a similar dimension to the original.
 - b. Removal of all synthetic materials from the wood trim and soffits of the gables.
 - c. Removal of all loose paint from the wood trim, small window in the north elevation and soffits and repair and any damaged wood work.
 - d. Painting of only with wood trim, small window and soffits in colours approved by the project architect.

5.2.7 Porches

1. The front porch is a very prominent feature of the House. Both the front and north side porch have been altered as shown in Figures 4.5 and 5.15. Photographs of the front porch details are contained in **Appendix E** of the 2017 Heritage Impact Assessment. Due to their significance, the intent of this Plan is to restore the porches to their original appearances while recognizing that additional work will have to be undertaken on the upper level of the front porch to better comply with the Building Code.

Figure No. 5.15
 The North Elevation Porch
 c1920 (left) & 2016
 (right)–



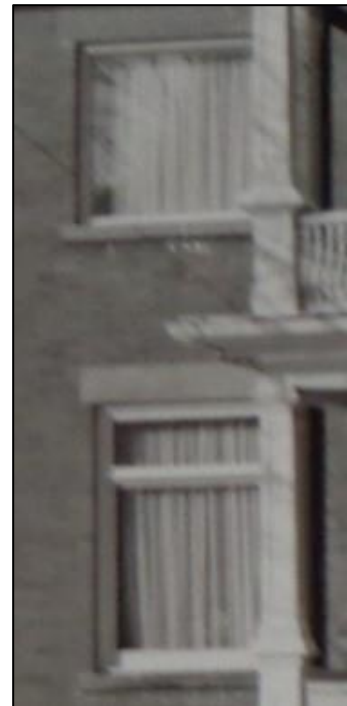
2. The front porch will be restored using salvaged material from the existing front porch and new material designed using salvaged material as templates. The restored front porch will contain the triple corner posts in both the upper and ground levels and the full balustrade as shown in the c1920 photograph in Figure 4.5. Detailed architectural plans for the restored front porch are contained **Appendix D** of this Plan.

3. In addition to the restoration of the front porch, a new, unobtrusive barrier will be installed behind the upper floor balustrade. This is detailed in *Appendix D*.
4. The north side porch will be restored as detailed in *Appendix D*. It will incorporate a single post identical in design to the posts on the front porch and a balustrade on the north side, again identical to the one on the front porch.
5. The restoration of the porch bases is detailed in section 5.2.1 of this Plan.
6. The stairs of the front and side porches may remain as concrete steps as the original construction could not be determined from photographs.

5.2.8 Windows

1. All windows have been boarded from the outside; many were visible from the interior. Photographs of the earlier appearance of the front windows are shown in Figure 5.16. The upper front window has been enlarged and altered from a one over one sash configuration to a larger, single sash. The ground floor window appears unchanged although, as shown in Figure 5.17, the lower sash is missing.

Figure No. 5.16
East Elevation
windows, c1920
(left) & 1982 (right)



2. The intent of this Plan is to restore the original appearance of all windows on the south, east and north elevations, except for the east elevation upper floor window which has previously been enlarged.

Figure No. 5.17
 Interior views of windows –
 ground floor east elevation
 (left), ground floor south
 elevation (right).



3. Restoration / reconstruction of windows on the south, east and north elevations as specified in **Appendix D** will involve:
 - a. Repairing all extant window frames and sashes.
 - b. Where window frames and sashes are not repairable; constructing duplicates to match the original.
 - c. Where window frames or sashes are missing, constructing ones which match others elsewhere on the House.
 - d. Repairing / reconstructing the upper floor window on the east elevation to match the one that appears in the 1982 photograph (Figure 5.16).

5.2.9 Doors

1. The intent of the Conservation Plan restore the front door on the east elevation, add wooden storm doors to all door openings on the east elevation and remove the door opening on the south and west elevations. The ground floor front door is original, while for the side door opening, the wooden storm door remains in plan. The upper floor door has been replaced by a modern door (Figure 5.18).

Figure No. 5.18
 Doors – Front (left),
 Side (middle) and
 Upper Floor (right).



2. Work on the doors will involve:

- a. Repairing and, only if necessary, reconstructing door frames and thresholds to match the original in design and material.
- b. Restoring and repairing the ground floor front door (east elevation) and adding a wooden storm door that matches the existing storm door on the side opening (middle photograph, Figure 5.16).
- c. Restoring and repairing the side door (if extant) and the associated wooden storm door.
- d. On the upper floor door opening, adding a storm door that duplicates the storm door on the side opening (middle photograph, Figure 5.16).
- e. Removing the existing door openings on upper floor of the north elevation and the west elevation (both visible in figure 5.3) and infilling the opening with masonry as specified in 5.2.2 of this Plan.

5.2.10 Exterior Painting

1. The existing exterior paint colours consist of a cream colour on all of the trim, white on the cedar cladding in the gables and a dark brown on the doors.
2. The existing colours are acceptable except for the cedar cladding in the gable which will have the paint removed as specified in 5.2.6, item 3a leaving a natural wood finish.

5.3 Landscaping

1. The intent of this Plan is retain and enhance the front and south side yard landscape features including grassed areas, the walkway to the front door, the retaining wall adjacent to the sidewalk and the existing trees flanking the entrance to the walkway as shown in Figure 4.9
2. The landscape plan that achieves this intent is contained in Appendix C.
3. The one modification to the Landscape Plan is to remove all proposed plantings of small shrubs adjacent to the foundation of the House. Foundation plantings came later in the century than this House as they were meant to disguise the sterile appearing foundations of later house. In the case of the Knowles / Readman House, the use 'rock faced' concrete blocks meant that the owner was proud of the foundation and wanted to show it off and not disguise it.

5.4 Restoration / Reconstruction / Conservation - Interior

5.4.1 Staircase

1. Remnants of the staircase are shown in this Plan in Figure 4.7 and in the Heritage Impact Assessment, **Appendix G** – Ground Floor Photographs 1 to 4 and Upper Floor Photographs 1 to 3.
2. The intent of this Plan is to retain the existing parts of the staircase in situ and recreate the missing parts based on existing elements (e. g., newel post, spindles, profile of the hand rail as shown in Figure 5.19). Where existing elements are insufficient to complete the staircase, the design of features of interior staircases typical of the era may be used.
3. The same type of wood must be used in reconstruction missing elements
4. Drawings detailing the reconstructed staircase are contained in **Appendix D**.



Figure No. 5.19
 Interior staircase –
 remnants at the upper
 floor landing.

5.4.2 Baseboards and Door and Window Casings

1. Some baseboards, two window casings and one door casing remain on the ground floor of the Building as shown in this Plan in Figure 4.8 and in the Heritage Impact Assessment, **Appendix G** – Ground Floor Photographs 2 to 16.
2. The intent of this Plan is to have the same baseboards and window casings in the ground floor rooms and to recreate missing period casings for the front door and any other doors that may be installed on the ground floor.
3. Existing baseboards may be retained in situ or carefully removed and reinstalled as the rooms are finished. Any missing parts of a baseboard may be recreated provided the profile matches the original.
4. Window casings will be recreations that match the profile of the one remaining in Room 3. The except is the small window in Room 1 where the casing is different but part remains which will provide the profile for recreating the missing elements.

5. Part of the door casing with base corner blocks remains on the front door as shown in Figure 5.20. Based on this evidence, the original was close to the design of that shown in Figure 5.4 of the Heritage Impact Assessment, although with the addition of plain corner blocks. This design should be used as a basis for recreating interior ground floor door casings.



Figure No. 5.20
Front door, interior view showing remnant casing

6.0 MONITORING AND MAINTENANCE OF THE HERITAGE RESOURCE

6.1 Heritage Easement Agreement

As a condition of approval, the owner will be required to enter into a Heritage Easement Agreement (HEA) with the Town as provided under Section 45 of the *Ontario Heritage Act*. This HEA will bind the existing and future owners to the terms of the agreement.

Standard HEAs require an owner to maintain a property, including its heritage attributes, in a state of good repair. The property's heritage attributes are specified in Section 2.2 of this Plan.

Through the HEA the Town may enforce maintenance of the property's heritage values in a state of good repair, including, if necessary, the Town taking action to repair the Building.

6.2 Tri-Annual Building Audit

It is recommended that the Building owner (the condominium corporation), once construction is complete, undertake an tri-annual audit of the Building prepared by an independent consultant with knowledge of heritage buildings. The audit will:

- a. assess the existing condition of the Building,
- b. identify deficiencies, and
- c. specify a program to address those deficiencies.

The audit will be submitted to the Town for its information and will be the basis for a program implemented by the owner to correct deficiencies.

6.3 Town Inspection

It is recommended that, due to the heritage significance of this Building together with the HEA and the Building Audit specified above, the Town's heritage staff inspect the Heritage Building at least once every three years and advise the Heritage Committee accordingly.

6.4 Do not use Salt for Snow Melt or De-icing

Salt can cause damage to the masonry when it dissolves in water and penetrates masonry. It is recommended that salt not be used in proximity to the Knowles / Readman House to melt snow or for de-icing. Alternatives which do not damage masonry units should be used.

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Maps

York Maps - [General Interactive Map \(york.ca\)](http://york.ca)

Websites

<http://www.historicplaces.ca> – Canadian Register of Historic Places

Appendix A

Existing Building Plans

East Elevation



EAST ELEVATION - EXISTING

0 2' 4' 8'



KNOWLES / READMAN HOUSE
 15356 YONGE ST, AURORA, ONT
 EAST ELEVATION

North Elevation



NORTH ELEVATION - EXISTING

0 2' 4' 8'



KNOWLES / READMAN HOUSE
 15356 YONGE ST., AURORA, ONT
 NORTH ELEVATION

West Elevation



KNOWLES / READMAN HOUSE
 15356 YONGE ST. AURORA, ONT
 WEST ELEVATION

South Elevation



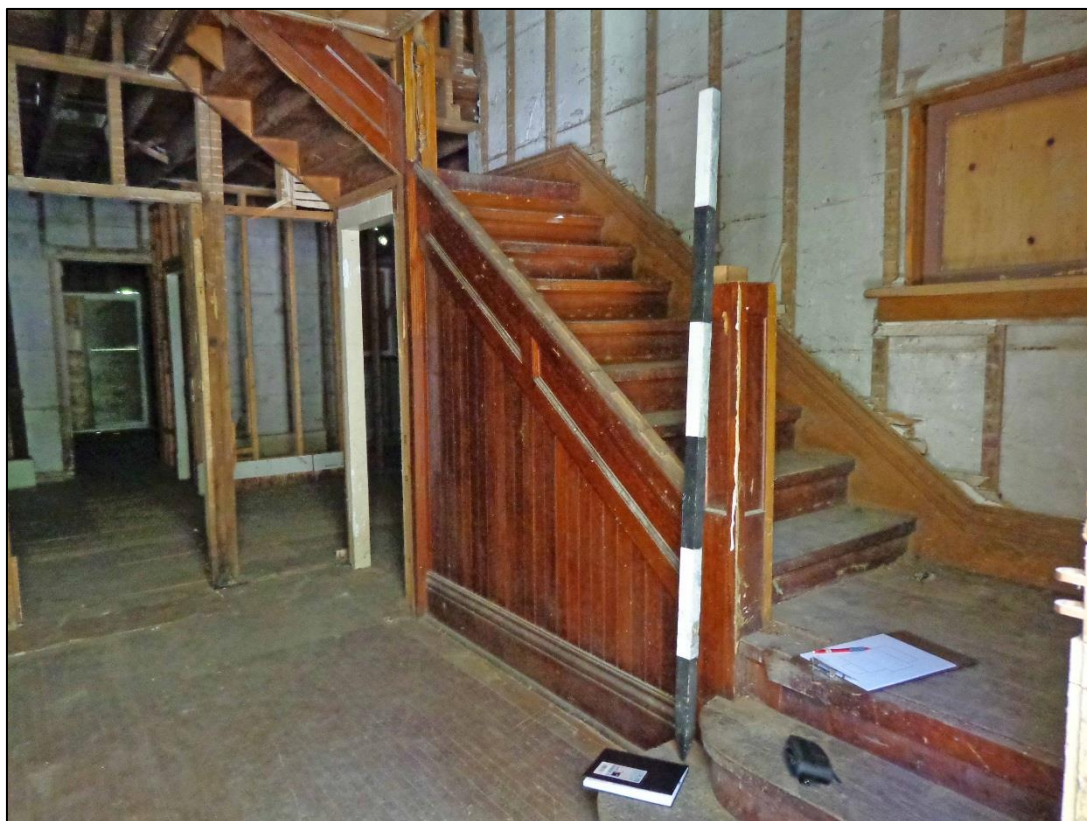
SOUTH ELEVATION - EXISTING

0 2' 4' 8'

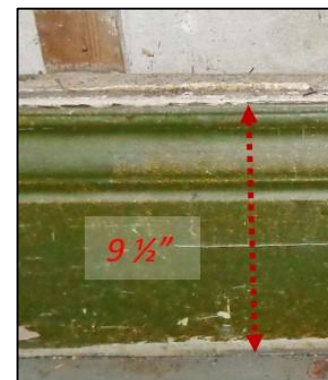


KNOWLES / READMAN HOUSE
 15356 YONGE ST, AURORA, ONT
 SOUTH ELEVATION

Details - Interior



Staircase



Baseboard

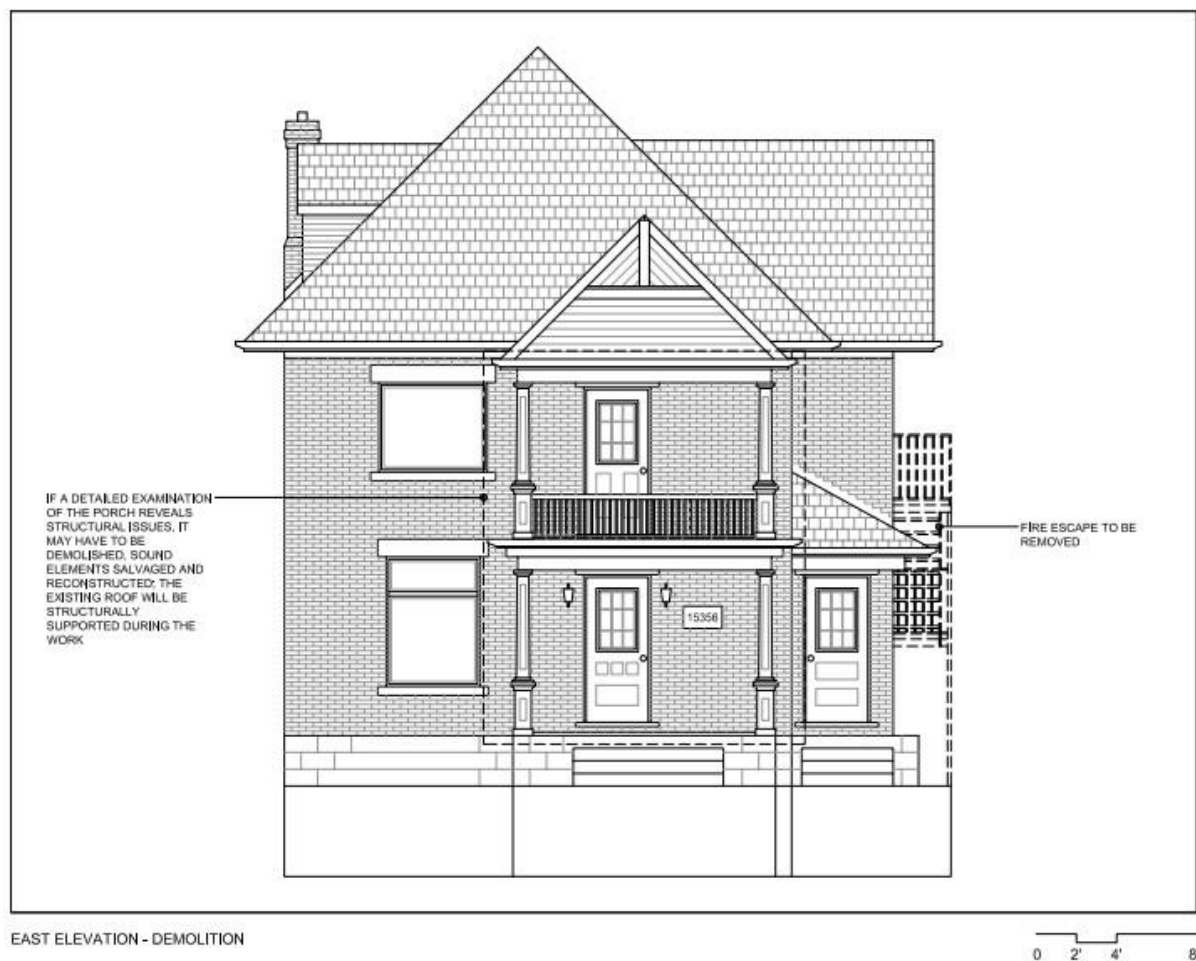


Window casing

Photographs are to be replaced by drawings, which are in preparation

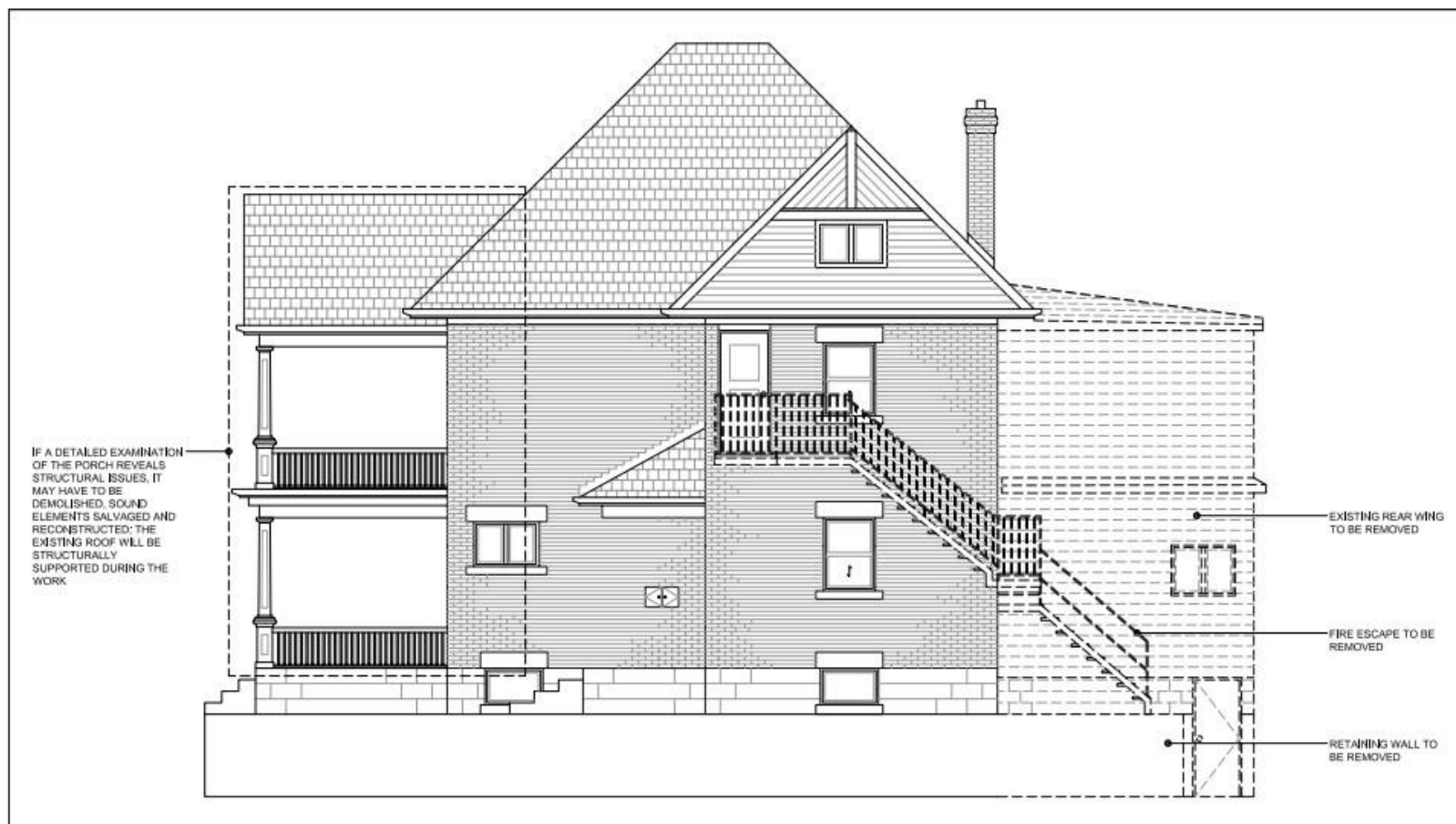
Appendix B
Demolition Drawings

East Elevation



KNOWLES / READMAN HOUSE
 15365 YONGE ST, AURORA, ONT
 EAST ELEVATION DEMOLITION

North Elevation

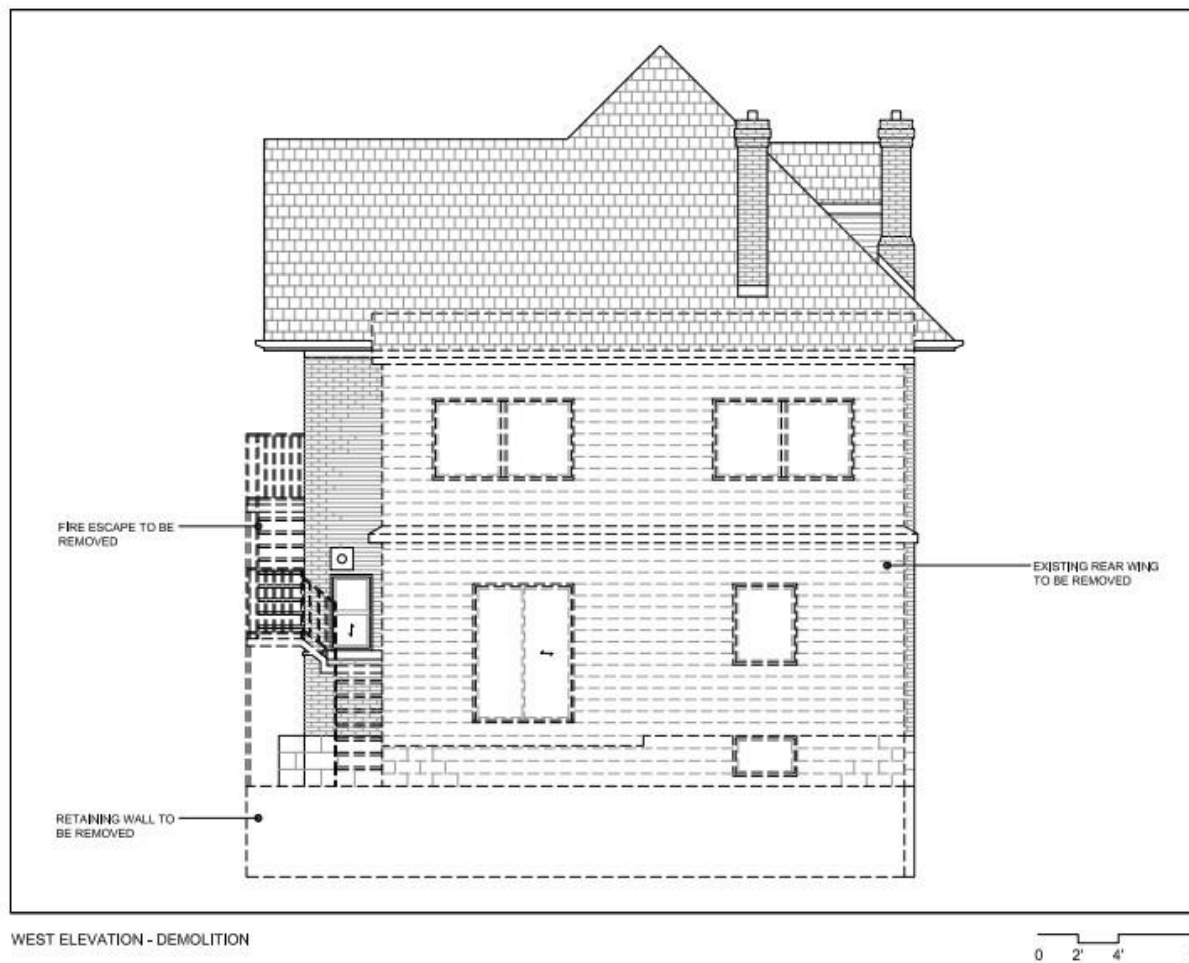


NORTH ELEVATION - DEMOLITION



KNOWLES / READMAN HOUSE
 15365 YONGE ST., AURORA, ONT
 NORTH ELEVATION DEMOLITION

West Elevation



South Elevation



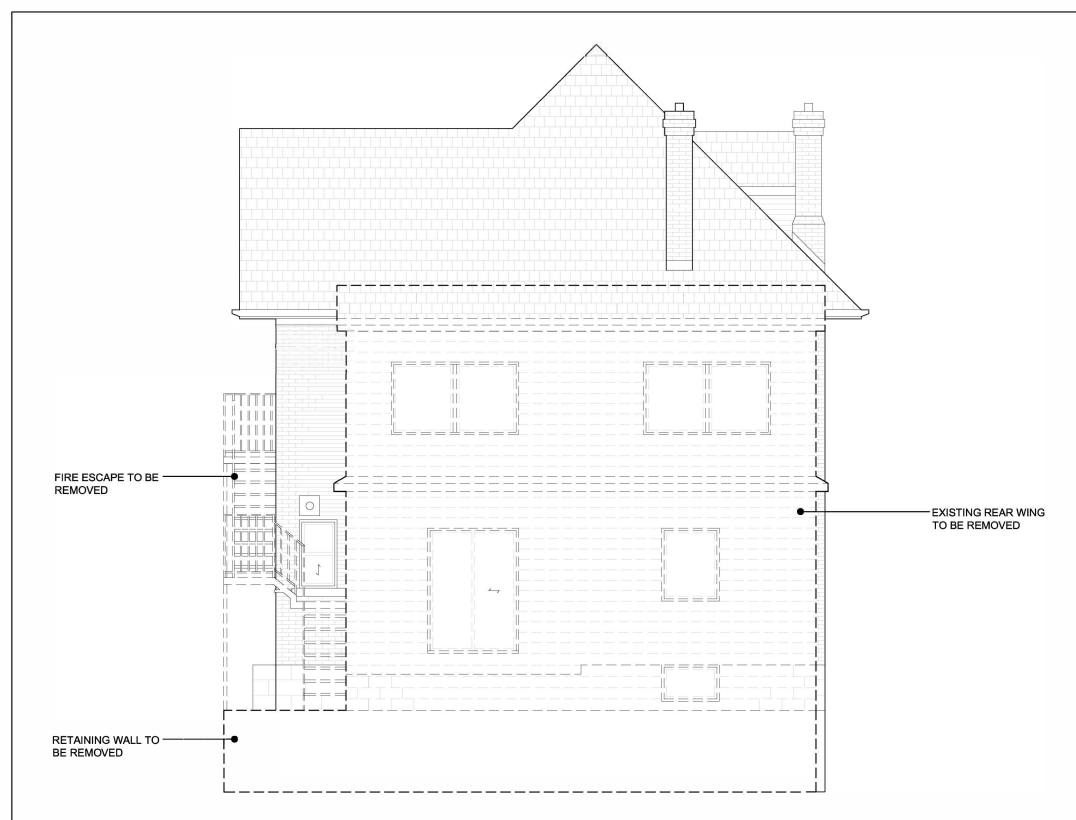
SOUTH ELEVATION - DEMOLITION

0 2' 4' 8'



KNOWLES / READMAN HOUSE
 15365 YONGE ST, AURORA, ONT
 SOUTH ELEVATION DEMOLITION

West Elevation



WEST ELEVATION - DEMOLITION

0 2' 4' 8'



KNOWLES / READMAN HOUSE
 15356 YONGE ST., AURORA, ONT
 WEST ELEVATION

Appendix C

Site Plan Application Drawings

Site Plan



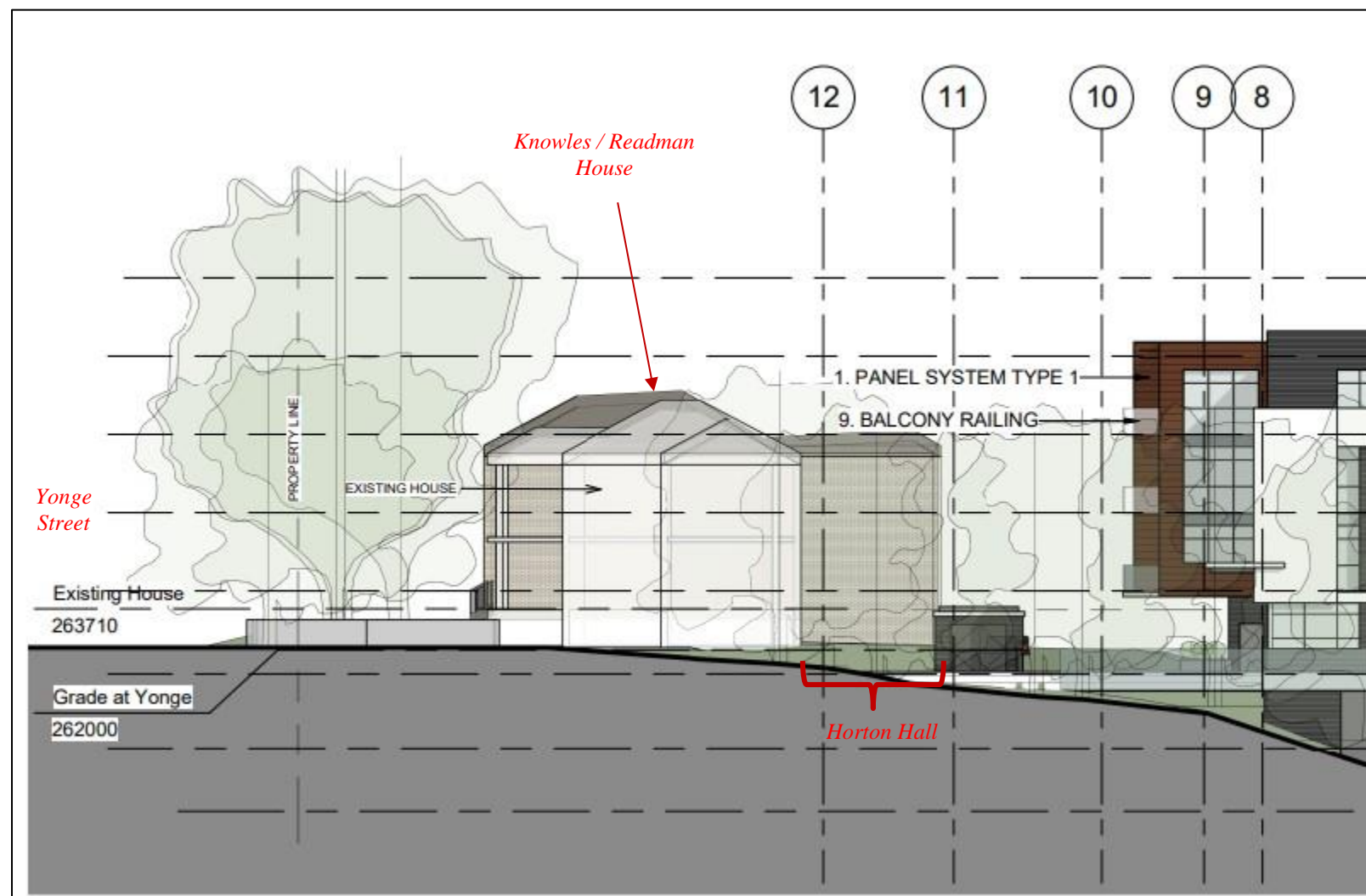
Source: Drawing A003, onospace unlimited inc.
Date: 2021-03-22

Site Plan Detail



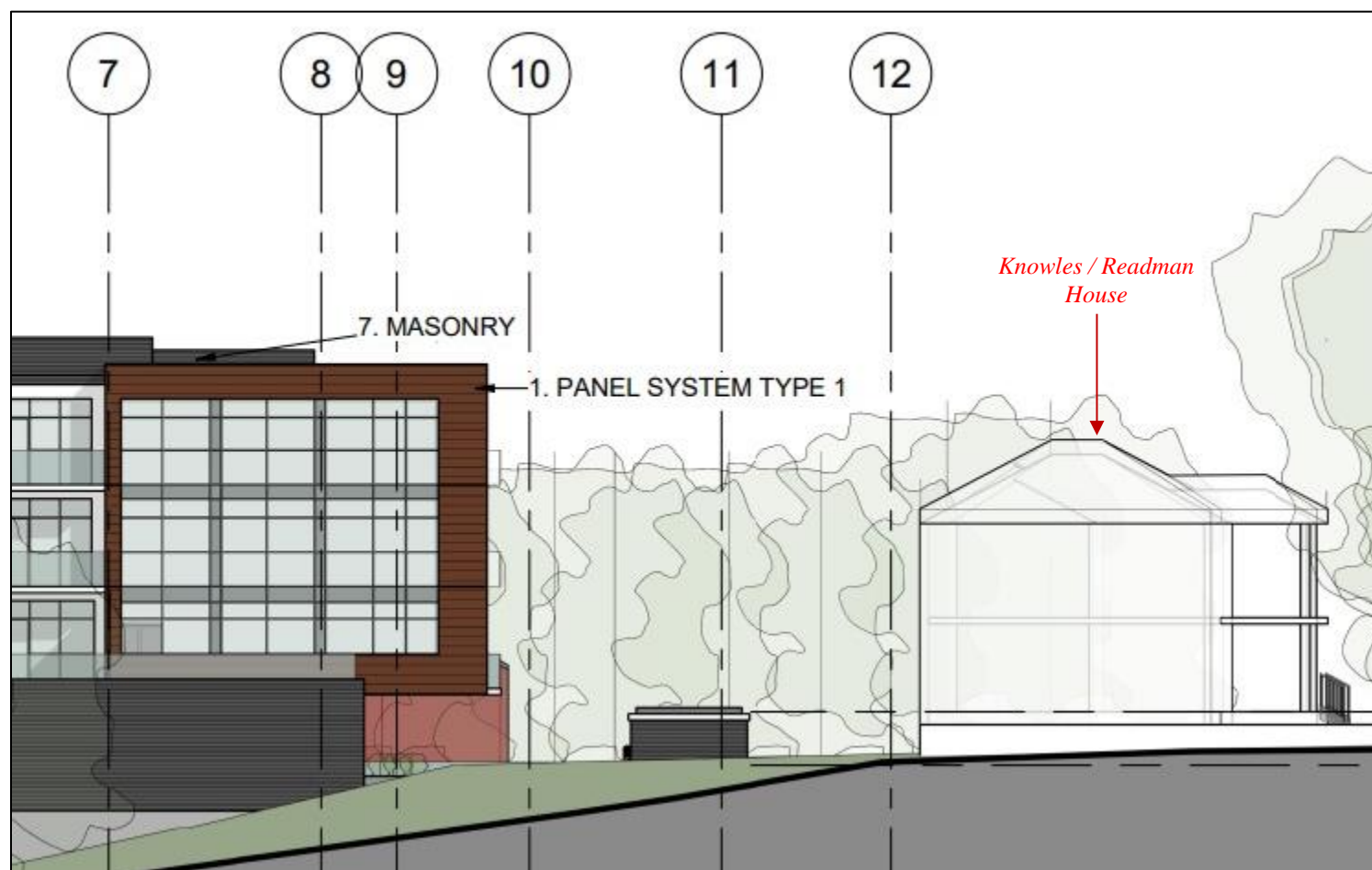
Date: 2021-03-22

Site Plan – North Elevation



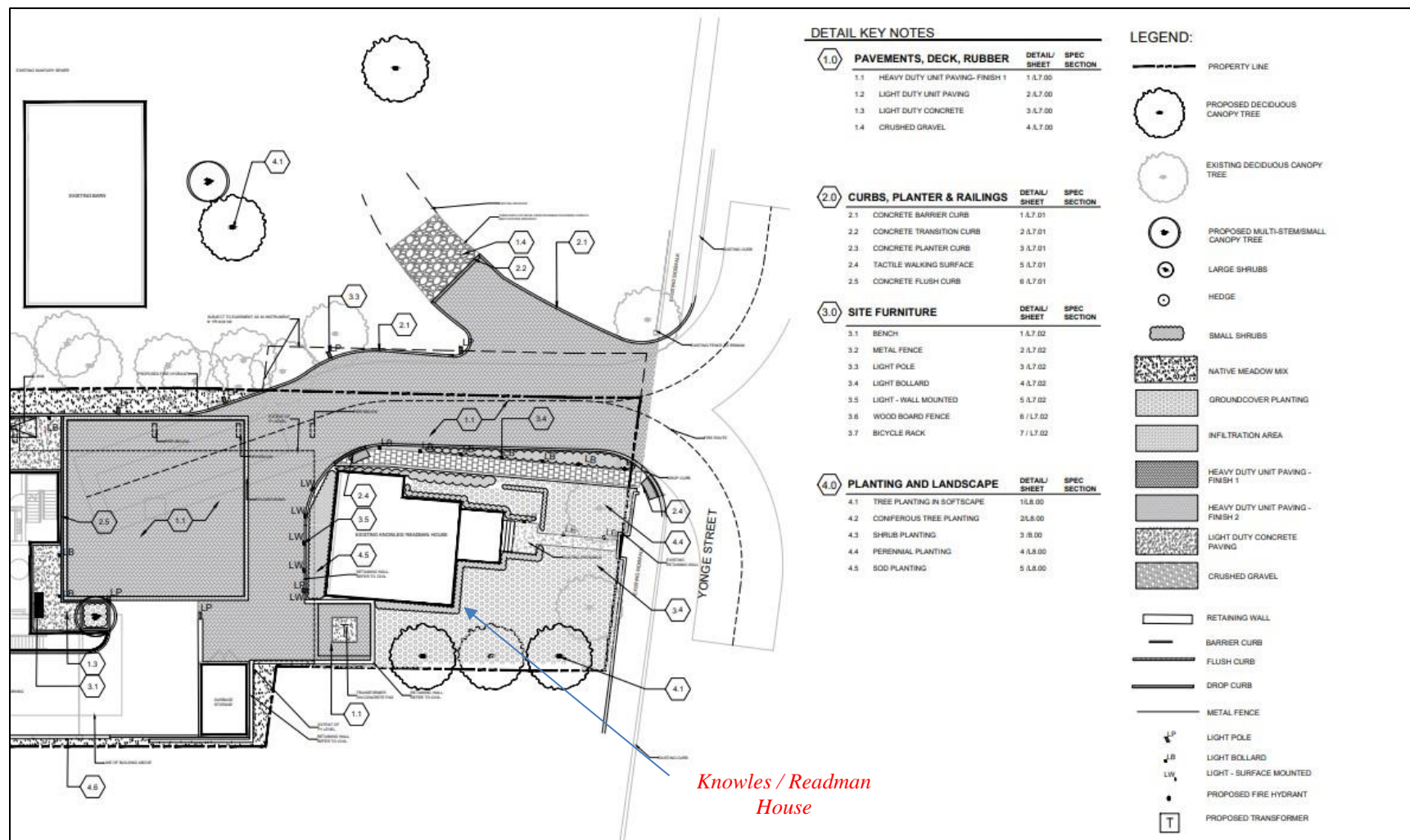
Source: Drawing A300, onespace unlimited inc.
 Date: 2021-03-22

Site Plan – South Elevation



Source: Drawing A301, onespace unlimited inc.
 Date: 2021-03-22

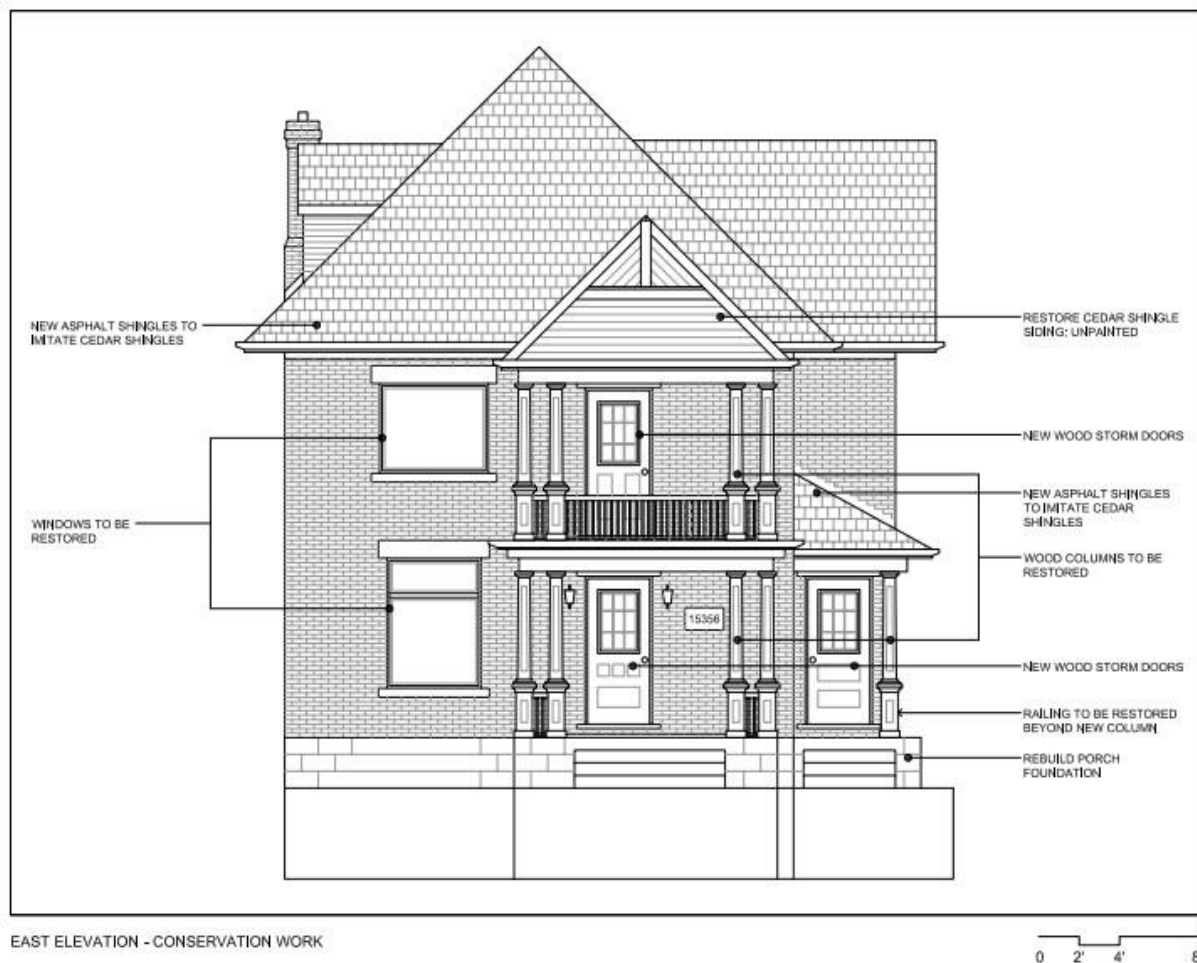
Landscape Plan



Source: Drawing L2/01, The Planning Partnership
 Date: 2021-03-01

Appendix D
Conservation Plan Drawings

East Elevation





100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

General Committee Report

No. PDS22-042

Subject: Review of Aurora Register of Properties of Cultural Heritage Value or Interest

Prepared by: Brashanthe Manoharan, Planner/Heritage Planning

Department: Planning and Development Services

Date: June 21, 2022

Recommendation

1. That Report No. PDS22-042 be received; and
2. That the “Town of Aurora Cultural Heritage Evaluation Checklist” to evaluate properties for cultural heritage interest be adopted.
3. That the 30 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be designated under Part IV of the *Ontario Heritage Act* in accordance with the Heritage Consultant’s recommendations.
4. That the Town Clerk be authorized to publish and serve Council’s Notice of Intention to Designate the 30 properties in accordance with the requirements of the *Ontario Heritage Act*;
5. That the designation by-laws for the 30 properties be brought before Council for adoption if no objections are received within the thirty (30) day period as per the *Ontario Heritage Act*.
6. That 57 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be delisted in accordance with the Heritage Consultant’s recommendations.

Executive Summary

The purpose of this report is to seek Council’s adoption of the updated Aurora Register of Properties of Cultural Heritage Value or Interest. This report also provides Council with the necessary information to designate 30 properties from the Aurora Register of

Properties of Cultural Heritage Value or Interest (“Register”) under Section 29(IV) of the *Ontario Heritage Act*, to remove 57 properties from the Register, and to formally adopt “Town of Aurora Cultural Heritage Evaluation Checklist” to evaluate properties for cultural heritage interest.

- Of the 374 properties listed on Aurora Register of Properties of Cultural Heritage Value or Interest, 287 properties have been identified to remain listed on the Register.
- 30 properties listed within the Aurora Register demonstrate cultural heritage value or interest and are recommended for long-term conservation through Part IV designation under the *Ontario Heritage Act*. Should Council proceed with the designation, a Notice of Intent to Designate will be served on the owner, Ontario Heritage Trust, and will be published in the local newspaper.
- 57 properties listed within the Aurora Register have minimal design/physical value, historical/associative value, and/or contextual value and do not demonstrate cultural heritage value or interest, therefore are recommended to be delisted from the Aurora Register.
- Under the *Ontario Heritage Act*, Ontario Regulation 9/06 provides the criteria for determining cultural heritage value or interest.

Background

In November 2019, Council approved a capital budget to fund a comprehensive review of the Town’s Heritage Register. The review focused on assessing the heritage value of the 374 properties currently listed on the Register for the Town better prioritize its conservation efforts and preservation programs. The findings of the study resulted in properties being recommended for Part IV designation under the *Ontario Heritage Act*, delisted, or continuing to be listed as properties of Cultural Heritage Value or Interest.

The Aurora Register currently includes a considerable volume of listed properties. This is likely a result of what is commonly referred to as “blanket listing”, whereby any properties which include structures constructed prior to 1940 are listed on the Register without providing clear information regarding the reasons the property has CHVI. This has resulted in a considerable amount of time for properties to change, some of which may have lost their heritage integrity since the time they were first identified. Several

properties have degraded or have been subject to alterations which renders the previously identified CHVI obsolete.

In October 2020, the Town awarded the contract to MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) to conduct historical research, undertake heritage evaluation, and to prepare Cultural Heritage Evaluation Reports for the properties that will be recommended for designation, removal, and to remain listed on the Town's Register of Properties of Cultural Heritage Value or Interest.

The work has been undertaken based on the following four phases:

- Phase 1: Data Collection, Inventory, Research
- Phase 2: Cultural Heritage Evaluation Reports Preparation
- Phase 3: Consultation with the Heritage Advisory Committee and Council
- Phase 4: Updates to the Register by Town Staff and Council.

Phase 1 to 3 of the project is complete. Comprehensive research has been conducted to gather the necessary information to understand the heritage context and Cultural Heritage Evaluation Reports have been prepared for each listed property in the Town's heritage register.

Recommendations from MHBC

The Town's Register is comprised of 374 listed properties. These properties were evaluated by MHBC, staff, the Steering Committee, and HAC for their appropriate level or protection, as outlined below:

Properties Recommended for Removal from the Register

Section 6.1 of Attachment 1

57 properties are recommended to be removed from the Register. As outlined in further detail in Section 6.1 of Attachment 1, a property with zero or minimal overall value as it pertains to the criteria of design/physical value, historical/associative value, or contextual value does not provide an argument for having significant CHVI. As such, these properties have been recommended for removal from the Register.

While the majority of properties identified for removal are due to lack of cultural heritage value, some removals were also due to administrative corrections.

Properties that are recommended to be removed from the Register, will receive a notice confirming that Council has consented to its removal from the Register.

Properties Recommended to Remain on the Register

Section 6.2 of Attachment 1

287 properties are recommended to continue to be listed on the register. As detailed in Section 6.2 of Attachment 1, these properties have met some of the criteria of *O. Reg. 9/06* and have generally maintained their overall heritage integrity. While these properties may meet the criteria for designation under Part IV of the OHA, they are recommended to remain on the Register in the short-term.

The properties that remain on the Register are protected against demolition control. Should demolition or redevelopment of the property be proposed, the Town of Aurora has the ability to request a Heritage Impact Assessment and/or a Cultural Heritage Evaluation Report in order to be conclusive on the heritage value of the property. Should the property demonstrate significant CHVI, the Town of Aurora has the ability to individually evaluate the property using the new Evaluation Criteria and proceed with a Part IV designation.

Properties Recommended for Part IV designation under the *Ontario Heritage Act*

Section 6.3 of Attachment 1

30 properties are recommended for designation under Part IV of the *Ontario Heritage Act*. These properties demonstrate cultural heritage value and provide a defensible argument for their long-term conservation. These properties may also be at risk and should be considered for designation to provide a level of protection against alteration or demolition.

These properties are to remain on the Register until Council is able to designate said properties under Section 29 of the *Ontario Heritage Act*.

Should Council proceed with designating the 30 properties under Part IV of the *Ontario Heritage Act*, staff will begin serving the Notice of Intention to Designate in a phased approach.

Properties that are recommended for designation under Part IV of the *Ontario Heritage Act* are eligible for a cast-aluminum plaque (see Attachment 8) following the 30-day objection period. Once the objection period lapses, the plaques will be available for pick-up at Town Hall.

Reviewing and updating the Register allows for a greater appreciation of the properties that remain on the Register as being truly significant to the Town. Having this review conducted therefore enhances the burden of proof to remove any property from the Register and allows for a greater overall appreciation of the key assets in Town that are worth preserving.

Cultural Heritage Evaluation Checklist

The evaluation and scoring of heritage properties through an established rating system can be a useful tool to help municipalities to prioritize efforts to preserve heritage resources and determine their relative value.

In February 2021, MHBC recommended that the Town's current evaluation scoring system, which is based on a guiding document titled "Evaluation of Heritage Resources in the Town of Aurora (2010)", be discontinued because it is outdated and does not appropriately place value on some criteria more than others. Upon review of the legislative requirements of the Provincial Policy Statement (2020) and the *Ontario Heritage Act*, MHBC recommended that the Town use Ontario Regulation 9/06 to evaluate properties of cultural heritage interest.

Under the *Ontario Heritage Act*, Ontario Regulation 9/06 provides the criteria for determining cultural heritage value or interest. Ontario Regulation 9/06 considers the following criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. displays a high degree of craftsmanship or artistic merit, or*
 - iii. demonstrates a high degree of technical or scientific achievement.*
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,*
- ii. is physically, functionally, visually or historically linked to its surroundings, or*
- iii. is a landmark. O. Reg. 9/06, s. 1 (2).*

It should be noted that the designation or demolition of a building should not be based solely on the results of this rating and classification exercise. There may be exceptions, for example where a building may possess one specific historical attribute of great significance, but otherwise receives a low rating. The evaluation system is an objective method of assessing heritage resources based upon a standard set of criteria. While the evaluation criteria and classification system will provide a valid guideline for both staff and Council, the Town should retain the option to make exceptions when necessary.

On November 23, 2021, Council approved Ontario Regulation 9/06 to evaluate properties for cultural heritage interest and discontinued the use of "Evaluation of Heritage Resources in the Town of Aurora (2010)." As such, MHBC has prepared a new Cultural Heritage Evaluation Checklist (Attachment 2) that requires Council's formal adoption.

Future Additions to the Register

The scope of the Aurora Register Review was to undertake a comprehensive review of the existing municipal Register. Overtime, the Town may add properties to the Register as deemed necessary. Future additions to the Register will be evaluated using the Town of Aurora Cultural Heritage Evaluation Checklist", once formally adopted by Council.

Phase 3 - Consultation with Steering Committee, HAC, and Council

The *Ontario Heritage Act* requires that the Council of a municipality consult with its Municipal Heritage Committee before adding or removing properties from its register. For this project the Town has appointed a Steering Committee to provide direction, guidance, and recommendations on the project. The members of Steering Committee include:

- Wendy Gaertner (Councillor)
- Sandra Humfries (Councillor)
- Bob McRoberts (Heritage Advisory Committee)
- John Green (Heritage Advisory Committee)
- Matthew Kinsella (Heritage Advisory Committee)

- Jacqueline Stewart (Aurora Historical Society and Historian)
- Marco Ramunno (Director of Planning and Development Services)
- Bill Jean (Chief Building Official)
- Brashanthe Manoharan (Planner)

Phase 2 of the project focused on evaluation of listed properties and the preparation of Cultural Heritage Evaluation Reports (CHERs) to assess its heritage value and to recommend the appropriate level of protection and/or preservation. MHBC has completed the individual CHERs and has received feedback over various meetings with the Steering Committee.

Throughout Phase 3, the Steering Committee pointed out a number of properties that should be reevaluated and provided additional information that was not part of the historic record/uncovered through Phase 1, but nonetheless demonstrated that the property is of cultural heritage value or interest.

Statements of Significance (SOS) – Steering Committee Consultation

A Part IV designation under the *Ontario Heritage Act* will produce a designation by-law which is a mechanism to protect and conserve physical attributes of a property. A Statement of Significance (SOS) is contained within the designation by-law that identifies key aspects of the building and/or landscape that are of importance. The drafts of the SOS was provided to the Steering Committee for review, whereby additional information was provided and included in the SOS as appropriate.

Advisory Committee Review

The Committee requested clarification on the commemorative metal plaque program and suggested that displaying metal plaques on properties designated under Part IV of the Ontario Heritage Act would be well received. The Committee further requested that appropriate training on the revised evaluation methodology be provided to the Planning staff. The Committee expressed appreciation to the Consultant and supported the proposed project plan and recommendations.

Legal Considerations

According to Section 27 of the *Ontario Heritage Act* (the “Act”), a municipal register of cultural heritage value or interest may include properties that have not been designated under the Act, but that Council believes to be of cultural heritage value or interest.

Before deciding to remove a property from the list, Council shall consult with the Heritage Advisory Committee.

Should Council decide to proceed with the designation of 30 properties, a notice of intention to designate (the "Notice") will be served on the respective property owners and the Ontario Heritage Trust (the "Trust") and published in the local newspaper. Once the Town issues the Notice, the property is protected under the *Ontario Heritage Act* as designated. Any person may object to the Notice within 30 days of its publication.

If there are no objections within the 30-day period, the designation by-law for the subject property must be brought forward to Council for approval within 120 days after the date of publication of the Notice.

If there are objections, any person that objects to the proposed designation shall, within 30 days of the publication of the Notice, serve a notice of objection setting out the reason(s) for the objection and all relevant facts. Council shall consider the objection and decide whether or not to withdraw the Notice to designate the property, within 90 days after the end of the 30-day period.

If Council withdraws the Notice, then notice of the withdrawal must be given to the property owner, any person who objected, and the Trust and also published in the local newspaper. If Council decides to not withdraw the Notice thereby continuing with the designation of the property, then the designation by-law for the subject property must be brought forward to Council for approval within 120 days after the date of publication of the Notice. Anyone may appeal the passing of the designating by-law to the Ontario Land Tribunal for a hearing.

If the by-law is not passed within 120 days of the Notice, then the Notice is deemed to be withdrawn and notice of the withdrawal must be given to the property owner, any person who objected and the Trust and published in the local newspaper.

Financial Implications

Project No 81027 - Municipal Heritage Register Review and Update with total capital budget authority of \$100,000 was approved by Council as part of the 2020 capital budget.

To date approximately \$80,000 has been spent in the delivery of this project. Additional training costs may arise in the Town's implementation of Ontario Regulation 9/06 and the new "Town of Aurora Cultural Heritage Evaluation Checklist".

The results of the Register Review are anticipated to streamline the review time for staff and the Heritage Advisory Committee moving forward.

Communications Considerations

The Town will use 'Inform' as the level of engagement for this application. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision-making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The conservation of heritage resources supports the Strategic Plan goal of *Supporting an Exceptional Quality of Life for All* through its accomplishment in satisfying requirements in objective *Celebrating and Promoting our Culture*.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

The Heritage Consultants have undertaken a comprehensive heritage evaluation of the properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest and have recommended properties for designation under Part IV of the *Ontario Heritage Act*, removal, and to remain listed on the Town's Register of Properties of Cultural Heritage Value or Interest.

Staff seek Council's adoption of the recommendations to update the Aurora Register of Properties of Cultural Heritage Value or Interest that is more reflective of cultural heritage resources in Town that meet the heritage criteria that is identified under the *Ontario Heritage Act*. Further, Staff recommend to Council that the Town formally adopt "Town of Aurora Cultural Heritage Evaluation Checklist" to evaluate properties for cultural heritage interest.

Attachments

Attachment 1 – Aurora Register Review, Final Report – Prepared by MHBC

Attachment 2 – Town of Aurora Cultural Heritage Evaluation Checklist

Attachment 3 – Inventory List by Recommendation

Attachment 4 – Statements of Significance (SOS)

Attachment 5 – Town of Aurora Heritage Plaque

Previous Reports

Heritage Memorandum - Review of Aurora Register of Properties of Cultural Heritage Value or Interest – May 2, 2022

Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

REVIEW OF THE AURORA REGISTER

Final Report

TOWN OF AURORA
RFP No.: 2020-71-PDS-P

Date:
May 2, 2022

Prepared for:
The Corporation of the Town of Aurora

Prepared by:
**MacNaughton Hermesen Britton Clarkson
Planning Limited (MHBC)**

200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
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Our File: '09161 G'



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Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Vanessa Hicks, MA, CAHP	<i>Senior Heritage Planner</i>	Research, Author, Evaluation Specialist, Field Work
Jasmin Brinovcar	<i>Planning Technician</i>	GIS Specialist/Technician
Rachel Redshaw	<i>Heritage Planner</i>	Research, Field Work, Evaluation Specialist
Gillian Smith	<i>Heritage Planner</i>	Field Work
Rachel Neiser	<i>Heritage Planner</i>	Report Preparation

Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermesen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
Register	<i>Aurora Register of Properties of Cultural Heritage Value or Interest</i>
SOS	<i>Statement of Significance</i>

Acknowledgement of Indigenous Territory

This report acknowledges that the Town of Aurora is situated in the territory of the Huron-Wendat, Mississaugas, Haudenosaunee, and the Anishinabewaki peoples (Native Land Digital). These lands are acknowledged as being associated with the Toronto Purchase Treaty 13 (1805), the Johnson-Butler Purchase (1788), and the Williams Treaty (1923) (Native Land Digital). It is also recognized that the southern edge of the Town is subject to the Rouge Tract Claim (2015) (Mississaugas of the Credit First Nation, 2015).

Acknowledgement of Organizations/Institutions

MHBC would like to thank the following individuals, committees, and institutions for their contributions to this project:

- Town of Aurora Building and Planning & Development staff;
- The Town of Aurora Review of the Aurora Register Steering Committee, and members of the Aurora Evaluation Sub-Committee;
- Town of Aurora Heritage Advisory Committee;
- Town of Aurora Archives; and
- Jacqueline Stuart (Aurora Historical Society and Historian).

Executive Summary

The review of the Aurora Register of Properties of Cultural Heritage Value or Interest Project (also referred to in this document as the “Register”) was conducted between November 2020 and March 2022. The objective of this review has been to consolidate the Register by evaluating the Cultural Heritage Value or Interest (also referred to as “CHVI”) of the 374 listed (non-designated) properties, as per *Ontario Regulation 9/06*. The purpose of the evaluation is to provide recommendations regarding which properties should be considered for removal from the Register, which should remain listed, and which should be designated under Part IV of the *Ontario Heritage Act* (also referred to as the “OHA”).

The Town of Aurora determined that this project was needed given that many of the properties on the Register were “blanket listed” based on their general date of construction and added without specific information related to what about the property was of particular interest. The majority of the information available to Town staff regarding these listed properties prior to undertaking this project included outdated information. As a result, Heritage Planning staff is not able to make informed decisions regarding the wise management of cultural heritage resources.

To ensure an efficient and organized approach to the review of the Register, the tasks of the project have been divided into four phases, as follows:

- **Phase 1:** Evaluation Criteria & Data Collection, Inventory & Research;
- **Phase 2:** Cultural Heritage Evaluation Report (CHER) Preparation;
- **Phase 3:** Consultation with the Heritage Advisory Committee and Council; and
- **Phase 4:** Heritage Designation, Delisting and Update to the Register.

Information collected during site visits and research collected in order to complete evaluations of the resources included in the scope of this project have been inputted into a Geographic Information System (GIS) Inventory Application with georeferenced data points for each property. The inventory work and site visits was conducted in order to photograph and document the subject properties. It also allowed for an on-site evaluation of condition and heritage integrity of physical attributes. The subsequent research undertaken for both neighbourhoods and individual properties allowed for a comprehensive evaluation of CHVI (Cultural Heritage Value or Interest). The subject properties have been evaluated in accordance with the criteria and direction provided in the *OHA*, *O. Reg. 9/06*, and the guidance provided in the Ontario Heritage Toolkit regarding research and evaluation of potential cultural heritage resources.

The results of the evaluation determined whether or not a property should remain on the register, or be removed from the register. Properties which were determined to meet none, or minimal criteria under *O. Reg. 9/06* and have lost their heritage integrity were recommended for removal

from the Register. Properties which were determined to meet some criteria under *Ontario Regulation 9/06* and have retained a level of their heritage integrity were recommended to remain on the Register. Properties which met multiple criteria under *O. Reg 9/06* and have retained their heritage integrity and/or were considered to be at risk were recommended for designation under Part IV of the *Ontario Heritage Act*. The evaluations of these 374 properties are provided in **Appendix H** of this report. The main conclusions of the study are as follows:

- That 57 properties should be considered for removal from the Register;
- That 30 properties should be considered for Part IV designation under the *OHA*; and
- That 287 properties should remain listed on the Register.

The recommendation of the Review of the Aurora Register project are summarized as follows:

Immediate Actions (0-12 months):

Immediate action items may be initiated within 0-12 months, with the understanding that some tasks may be completed beyond the 12 months.

- That the Town proceed with removal from the Register of the 57 properties identified in Appendix 1 consistent with the requirements of the *Ontario Heritage Act*;
- That the Town proceed with designation of 30 priority properties under Part IV of the *Ontario Heritage Act* identified in **Appendix J**, consistent with the legislated requirements;
- That the Town adopt the evaluation tool used in this study for consideration of future additions to the Heritage Register (provided in **Appendix E**); and
- That the Town integrate the GIS based Inventory tool and the completed property evaluation sheets into its records and systems as appropriate. The Town can add properties to the Inventory which are designated under Part IV, and Part V of the *Ontario Heritage Act*. It is recommended that the Town consider making information included in the Heritage Register available electronically.

Medium Term Actions (1-3 years):

Medium Term action items may be initiated within 1-3 years, with the understanding that some tasks may be completed beyond the 3 years.

- That the Heritage Advisory Committee develop a workplan to advance listed properties from Register for designation under Part IV of the *Ontario Heritage Act* over time. Suggestions regarding properties which could be designated under Part IV as part of the Medium Term Actions are provided in **Appendix I**.

Long Term Actions (3 years and beyond):

Long term action items may be initiated within 3 years, with the understanding that some tasks may be completed beyond the 3 years.

- That the 287 properties identified in **Appendix H** remain on the Heritage Register, and be up-dated on an as-needed basis;
- That the evaluation tool (**Appendix E**) be updated as necessary based on changes to provincial legislation and guidelines;
- That existing policies regarding the cultural heritage evaluation methodology in the Town of Aurora Official Plan be updated to reflect the evaluation methodology provided in this report; and
- That the Town consider options for conserving properties of Cultural Heritage Value or Interest which are located within clusters or neighbourhood groups using tools available under either the *Ontario Heritage Act* (i.e. Part V Designation and Heritage Conservation Districts) or the *Planning Act* (i.e. Secondary Plans, Character Areas, Cultural Heritage Landscapes, etc.).

1.0 Introduction & Project Background

1.1 Purpose of the Project

In November 2020, the Town of Aurora retained MHBC to undertake a review of the Aurora Register of Properties of Cultural Heritage Value or Interest. The purpose of the review is to assess all the properties that are currently listed (non-designated under Section 27 of the *Ontario Heritage Act*). The intended outcome is that each of the 374 properties will be placed into one of three categories as follows:

- 1) Properties which have zero/minimal CHVI and are recommended for removal from the Register;
- 2) Properties which are of moderate CHVI and are recommended to remain on the Register; and
- 3) Properties which are of major CHVI and/or at risk, and are recommended for designation under Part IV of the *Ontario Heritage Act*.

This evaluations conducted under the scope of this project have been conducted as per *O. Reg. 9/06* of the *Ontarion Heritage Act* which is the legislated criteria for determining CHVI. The review of the listed properties has enabled the project team to update information for each property in order to assist the Town of Aurora in processes under the *OHA* and the *Planning Act*. At present, many properties included on the Register are not accompanied with an explanation of why the property was identified as being of potential CHVI and much of the information available to staff is outdated.

1.2 Description of the Study Area

The study area includes the entirety of the Town of Aurora. The study area includes clusters of cultural heritage resources, primarily in the urban area with outliers in the rural community. There are concentrations of heritage resouces within the Town, which are primarily located along, or within the context of, the historic intersection of Yonge Street and Wellington Street.

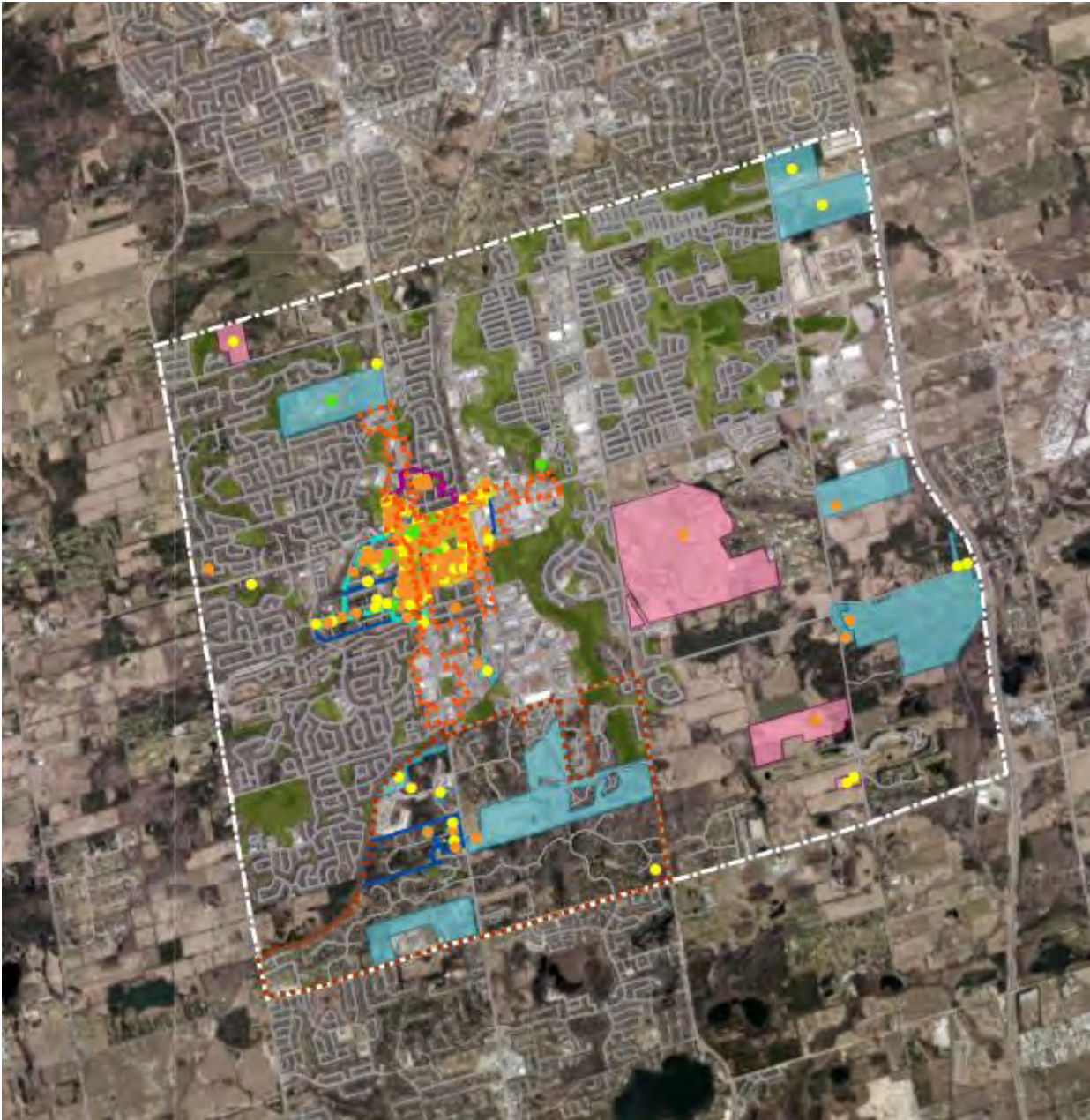


Figure 1: Overview of Study Area (Source: MHBC 2022). Note: Properties shaded in blue are listed under the Ontario Heritage Act. Properties shaded in pink are “pending” listed. Dots indicate properties which have been evaluated and been given a final recommendation. Yellow dots indicate properties recommended for removal from the Register, orange indicates properties to remain on the Register. Green indicates properties which are recommended for Part IV designation.

1.3 Current Status of the Aurora Heritage Register

The Ontario Heritage Toolkit (OHTK) explains that a municipal heritage register is “...a planning

document that can be consulted by municipal decision makers when development proposals or permits are being considered.” The purpose of the Register is to maintain a document which clearly identifies properties which the Council believes to be of Cultural Heritage Value or Interest.

When the *OHA* was first enacted in 1974, municipal councils appointed Local Architectural Conservation Advisory Committees (also known as “LACACs”) to assist in cultural heritage matters. Work conducted by LACACs generally included research and inventories. At this time, the definition of what was considered a potential heritage resources was primarily related to buildings and structures which were of design or architectural merit.

The existing Aurora Register is based on an inventory that was the result of research completed by LACAC volunteers beginning in 1976. The level of detail in the original inventory varies, although the primary focus for identifying potential cultural heritage resources was on buildings constructed prior to the mid. 20th century. Following the 2005 amendments to the *OHA*, the Town of Aurora transferred all the properties on the Aurora “Inventory” to the Municipal Heritage Register as per Section 27 of the *OHA*. Additional properties have been added to the Register since 2005.

Prior to undertaking this project, the Town of Aurora evaluated properties of potential CHVI through a classification system that numerically scored properties based on their historical, architectural, and contextual value. This system was known as the “Evaluation of Heritage Resources in the Town of Aurora” document (2010) (attached as **Appendix B**). An overview of the Town’s evaluation methods at the on-set of this project was undertaken and further information is provided in Section 2.6 of this report.

The Town of Aurora Register of Properties of Cultural Heritage Value or Interest includes over 600 properties in total. Of these, fifty-five properties are designated under Part IV of the *OHA*. Designation under Part IV of the *OHA* is for *individual* properties, each having a designating by-law registered on the title. The Register also includes 120 properties which are designated under Part V of the *Ontario Heritage Act* and are part of the Northeast Old Aurora Heritage Conservation District (“HCD”). The remaining properties on the Register are “listed” and have not been designated under Part IV or Part V. It is these remaining listed properties that are the subject of this project.

2.0 Regulatory & Policy Framework

2.1 *Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended*

The *OHA* provides the legislative framework which enables municipalities to maintain a heritage register. The purpose of a register is to identify properties which are of CHVI within the subject municipality.

A register must include all properties in the municipality that are designated under Part IV of the *OHA*. Section 29(1) provides that a council of a municipality may, by by-law, designate a property to be of CHVI if the property meets the following requirements:

- a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and*
- b) the designation is made in accordance with the process set out in this section.*

Subsection Section 29 provides the processes for designating a property. This process includes (but is not limited to), various notices, consultation with the municipal heritage committee (where appointed), methods of objection and appeal, and registration of the by-law.

Pertaining to maintaining a register, Section 27(2) states that the following information for Part IV designated properties is required:

- a) a legal description of the property;*
- b) the name and address of the owner; and*
- c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.*

Section 27 (3) states that in addition to designated properties, the municipality shall include the following as it relates to listed properties:

- In addition to the property listed in the register under subsection (2), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such*

property, a description of the property that is sufficient to readily ascertain the property.

The OHA requires that the Council of a municipality consult with its Municipal Heritage Committee before adding or removing properties from its register, as indicated in Section 27(4). The amendments to the Ontario Heritage Act in 2021 have resulted in additional requirements for adding properties to a municipal register.

2.2 Ontario Regulation 9/06

O. Reg. 9/06 was issued under the OHA to provide the criteria for determining whether or not a property is of CHVI. As per Section 1(2) of *O. Reg. 9/06*, a property may be designated under Section 29 of the OHA. The regulation includes categories, each having 3 criteria (see **Table 1** below). A property is only required to satisfy one criteria to be considered to have cultural heritage value.

Table 1. Corresponding Sub-criteria for Determining CHVI as per *O. Reg. 9/06*.

Criteria	Sub-criteria
Design/ Physical Value	<p><i>The property has design value or physical value because it,</i></p> <ul style="list-style-type: none"> i. is a rare, unique, representative or early example of a style, type, expression, material or construction method, ii. displays a high degree of craftsmanship or artistic merit, or iii. demonstrates a high degree of technical or scientific achievement.
Historical/ Associative Value	<p><i>The property has historical value or associative value because it,</i></p> <ul style="list-style-type: none"> i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value	<p><i>The property has contextual value because it,</i></p> <ul style="list-style-type: none"> i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its

surroundings, or

iii. is a landmark. O. Reg. 9/06, s. 1 (2).

2.3 Ontario Heritage Toolkit

The OHTK includes guides for municipal councils, staff, heritage committees, planners, and property owners to understand legislation provided under the OHA.

The *Heritage Property Evaluation: A Guide to Listing Researching and Evaluating Cultural Heritage Property in Ontario Communities* document is one of the explanatory guides to the OHA released as part of the OHTK (2006). This publication outlines several guiding principles and best practices for evaluating cultural heritage resources in Ontario.

According to the OHTK, listing a property is a valuable tool in the municipal process. This document provides the following:

Listing a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation.

In many cases, listed (non-designated) properties are candidates for protection under section 29 of the Ontario Heritage Act. These require further research and an assessment using a more comprehensive evaluation that is consistent with Ontario Regulation 9/06 prescribing criteria for determining property of cultural heritage value or interest.

The OHTK also provides guidance on the following best practices:

- The use of classification systems;
- The definition of, and evaluation of integrity and condition of historical resources;
- The qualification of criteria under O. Reg. 9/06; and
- The use of research and inventories.

Further information on best practices is provided in the following sub-sections of this report.

2.3.1 Classification Systems

Chapter 3 of the Heritage Property Evaluation document of the OHTK provides guidance on the use of classification systems and the completion of inventories and evaluations (2006). Classification systems result in assigning a value (either numerical or otherwise) to cultural heritage resources in order to provide guidance on their management. The Evaluation of Heritage Resources in the Town of Aurora document (2010) directs the application of a numerical score and rank to properties to assess CHVI.

Chapter 3 of the OHTK provides the following guidance on the creation and use of different types of classification systems:

- *Some evaluation criteria have a numeric rating system; for example, #1 has no cultural heritage value or interest, while #10 warrants long-term protection.*
- *An alphabetical rating system may assist to categorize; for example, an A has protection and conservation priority; B is conserved in some manner, but not designated; C should be documented before demolition or has minimal cultural heritage value or interest.*
- *A checklist of questions about the design/physical, historical/associative and contextual values of the property can generate discussion that concludes with a Yes/No. The discussion response and explanatory notes form the argument for or against heritage conservation. No numeric or alphabetical rating is used.*

The use of classification systems are valuable in undertaking evaluations and inventories; however, the overly complex and/or arbitrary assignment of some criteria as having more value in ranking or scoring systems may result in the improper application of *O. Reg. 9/06*. The third type of classification systems described above is generally preferred due to the consistency of its application.

2.3.2 Evaluation of Integrity and Condition

Evaluating the heritage integrity and condition of a building is an important aspect of completing an inventory. Condition and integrity are at times interrelated, but are defined differently.

Condition refers to the physical state of a built feature or attribute which may have deteriorated or degraded due to a variety of reasons, including neglect and exposure to the elements. According to the OHTK, physical condition is described as follows:

Some cultural heritage properties are found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest. The ability of the structure to exist for

the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property.

The OHTK describes the integrity of a heritage resource as follows:

Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

O. Reg. 9/06 does not consider the integrity of the resource or its physical condition in the evaluation of its CHVI. However, the OHTK recognizes that it is important to understand condition and integrity when determining whether or not conservation is warranted. The MHSTCI advises on integrity and the physical condition of properties in Section 4 of the Heritage Property Evaluation document of the OHTK (2006).

The OHTK notes the following on integrity (bolded sections for emphasis):

*A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. **Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.***

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.

Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.

There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

The principles of condition and integrity were taken into consideration throughout the evaluation

process under this project.

2.3.3 Qualification of O-Reg. 9/06 Criteria

Properties are evaluated under the legislated criteria of *O. Reg. 9/06* to determine CHVI; however, not all properties which meet this criteria are suitable for long-term conservation. The OHTK provides the following guidance on this issue (bolding added for emphasis):

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. *The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.*

The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

This does not mean that the property is only evaluated within "one" category or must meet a criterion in each category in order to allow for protection. When more categories are applied, more is learned about the property and its relative cultural heritage value or interest. As a result, a more valid decision regarding heritage conservation measures can be made.

A property may not be considered a good candidate for long-term conservation for reasons including (but not limited to) condition and heritage integrity. The project team has applied these principles and considerations into the formation of its recommendations.

2.3.4 Research

Research is required in order to evaluate whether or not a property is of CHVI as per the criteria of *O. Reg. 9/06*. Research primarily aids in determining the historical/associative value of a property, but can be valuable in determining certain sub-criteria of design/physical and contextual value. It has not been the objective of this project to conduct comprehensive research for every property which is part of the scope of this project; instead, research has been conducted to make a justifiable determination as to whether or not a property should be removed from the Register, remain on the Register, or be considered for designation under Part IV of the *OHA* by the Municipal Heritage Committee and Council. The research methodology undertaken for this project is described in Section 3.2 of this report.

2.3.5 Inventory

Undertaking inventories of cultural heritage resources is valuable in order to make effective decisions in the planning process. In order to update the existing Register, this review has involved undertaking an inventory of all of the existing properties. The inventory process included undertaking a site visit for each property from the public right-of-way and taking a photograph of the main features for which the property was of potential CHVI. Additional information was collected during site visits, including (but not limited to), architectural style, materials, height, integrity and condition.

The OHTK recommends that research and inventories be conducted with an understanding of patterns, themes, similarities, and differences of each community's heritage. The use of patterns and themes enables a study to identify any specific activities, people, and circumstances which are significant to the specific community. The review of the Register has included the completion of historical summaries for distinctly identifiable neighbourhoods which include concentrations of cultural heritage resources. The historical summaries of each neighbourhood which included a distinct cluster of listed cultural heritage resources is provided in **Appendix F**.

2.4 York Region Official Plan

The York Region Official Plan was adopted by the York Region Council in 2009 and approved by the Minister of Municipal Affairs and Housing in 2010. York Region includes 9 municipalities, including the Town of Aurora.

Section 3.4 of the Official Plan recognizes that York Region has a rich and diverse cultural heritage that enhances the quality of life of residents and makes the Region unique. The overall objective of their cultural heritage policies in Section 3.4 is:

To recognize, conserve and promote cultural heritage and its value and benefit to the community.

Section 3.4 of the York Region Official Plan provides various policies that are intended to protect heritage resources and promote heritage awareness. Section 3.4.1 states that it is the policy of Council:

To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

The subsequent policies of Section 3.4 require local municipalities to provide for the protection of cultural heritage resources in their official plans, promote heritage awareness, establish heritage

conservation districts, and conserve heritage attributes of protected properties.

2.5 Town of Aurora Official Plan

The Town of Aurora Official Plan was approved by York Region in 2010 and consolidated in 2021. The Official Plan serves to provide the vision, principles, and policies to guide change and development within the Town to the year 2031.

Section 13 of the Town of Aurora Official Plan provides objectives and policies related to the conservation of cultural heritage resources. The Town's Official Plan states the following as it relates to maintaining the Register in Section 13.3 (bolding is for emphasis):

That the Town will maintain a Register of Cultural Heritage Resources that are considered significant and have been identified by one or more of the following means:

- i. designated under the Ontario Heritage Act;*
- ii. protected by an easement entered into under the Ontario Heritage Act;*
- iii. designated by the National Historic Sites and Monuments Board as a National Historic Site;*
- iv. identified by the Province of Ontario;*
- v. endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.**

The properties identified under subsection "v", as above, are the listed properties on the Register.

Section 13.3 of the Aurora Official Plan includes the following policy, which acknowledges that whether or not a property is of CHVI is determined by a set of criteria which aligns with O. Reg. 9/06:

d) Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:

- i. Aesthetic, design, or physical value;*
- ii. Historical or associative value; and/or*
- iii. Contextual value.*

Therefore, the properties subject to this review have been evaluated in conformity with Section 13.3 of the Town's Official Plan.

2.6 Aurora Evaluation Document

The Evaluation of Heritage Resources in the Town of Aurora document that has, for many years, served to provide a classification system to score and rank properties based on their CHVI. A copy of the former evaluation system used by the Town of Aurora is provided in **Appendix B**.

This document was based on the criteria under *O. Reg. 9/06*. The document directs that Aurora's heritage buildings are to be evaluated based on historical, architectural, and environmental/contextual criteria. A scoresheet was provided based upon these criteria and weighed the criteria as follows: 40% for historical criteria, 40% for architectural criteria, and 20% for contextual criteria. This resulted in a numerical score for a property out of 100. The numerical score was applied as follows:

- **Group 1 (score 70-100):** Those buildings of major significance or importance to the Town and are worth designation under the *Ontario Heritage Act*.
- **Group 2 (score 45-69):** Those buildings of heritage significance and worthy of preservation.
- **Group 3 (score 0 – 45):** Those buildings considered to be of modest significance and worthy of documentation or preservation of a particular contextual value.

Section 13.3 (d) of the Town of Aurora Official Plan acknowledges this classification system and sets forth the direction to prioritize the designation of all properties ranked "Group 1". This form of scoring system is problematic given that *O. Reg. 9/06* states that a property may be designated under Section 29 of the *OHA* if it meets one or more criteria for determining CHVI. While there is value in evaluating properties and quantifying their value, it was recommended to Council that the evaluation document is outdated and results in the non-uniform application of weight on select evaluation criteria – such as age of the building. In November 2021, Council endorsed the recommendation that the current evaluation document be replaced with an evaluation method based on *Ontario Regulation 9/06*.

3.0 Methodology and Approach

3.1 Introduction

This project is divided into four phases. The first phase involved determining an appropriate evaluation method, reviewing the Town's current evaluation method, conducting field work and subsequent inventorying, historical research, and consulting with the Town Staff and Steering Committee. The second phase involved generating the Cultural Heritage Evaluation Reports for 374 properties. Phases 3 and 4 involve consultation with Town Staff and the Steering Committee, finalizing the review materials, a Municipal Heritage Committee meeting to discuss recommendations, recommendations to Council and updating the Register.

The following sections will outline the approaches undertaken for the fieldwork, evaluations, and public engagement in further detail. The Evaluation Methodology report presented to the Steering Committee on February 26, 2021 is attached to this report as **Appendix E**.

3.2 Research

Research was conducted in order to evaluate all of the listed properties on the Register. The research assisted in establishing the historical/associative value of the property, whereas the site visits were utilized to determine the design/physical and contextual value of each property.

This project has built upon the previously conducted research by the Town that was collected from the 1970s to the present. This research has included information available at the Town of Aurora and the Aurora Museum/Archives.

*Review of the Town of Aurora Register of Properties of Cultural Heritage Value or Interest Project
Final Report*

Libraries and Archives Consulted:

- Archives of Ontario;
- Aurora Public Library;
- Library and Archives Canada;
- Aurora Archives (property files, FIPs);
- Toronto Reference Library; and
- University of Toronto Map and Data.

Studies and reports:

- Northeast HCD Plan;
- Southeast HCD Study;
- Archaeological Master Plan (York Region);
- Cultural Heritage Evaluation Reports; and
- Heritage Impact Assessments.

Land Databases:

- Onland (land title registry database); and
- York Region Land Registry.

Data received from the Town:

- GIS database;
- Planning information;
- LACAC files;
- Register Pages & inventory; and
- Previous Evaluations.

Historic Materials Consulted:

- Directories;
- LACAC Files;
- Fire Insurance Plans;
- Aerial photos;
- Historic Maps; and
- York Region maps (online).

3.3 Inventory & Field Work

Field work was completed in the spring and summer of 2021. The field work enabled the project team to collect information such as (but not limited to) presence of mature trees, architectural style, materials, scale, general physical attributes, physical condition and integrity. The field work involved photographing and assessing properties from the public realm.

The project team utilized a GIS Inventory Application to input photographs and information on the existing character of the subject properties. The GIS Inventory Application allowed the project team to input data in a geographically referenced and standardized manner.

This inventory was established by:

- Undertaking a site visit for each property from the public right-of-way and documenting the site with a photograph;
 - Collecting information on the characteristics of the property, including what existing feature was of potential CHVI, such as a dwelling, barn, commercial or civic building, etc.;
 - Details regarding architectural style, materials of construction, context, etc.;
 - Assessment of heritage integrity and condition;
- Inputting this information to the Geographic Information System (GIS) Inventory Application which will form part of the new Register.

The database has been supplemented by information collected during site visits (as above) as well as background and historical research collected throughout the project. The sample Property Recording Form of the OHTK is provided in **Appendix D** of this report; a similar method has been used for the inventory of the subject properties.

The GIS Inventory Application was also utilized to differentiate between the themes of development in Aurora as per the OHTK recommendation to conduct research and inventories with an understanding of patterns, themes, similarities, and differences of each neighbourhood which included a dense cluster of cultural heritage resources. The identification of themes specific to each neighbourhood enabled the project team to identify whether or not an individual property could be identified as meeting criteria of historical/associative value. A brief historic summary of each of these neighbourhoods is provided in Section 4.4 of this report and more comprehensive summaries are attached as **Appendix F**.

3.4 Evaluation Methodology

3.4.1 Criteria for Evaluations

The method of evaluation is based on the provincial and municipal policy framework described in Section 2.0 of this report. In particular, the evaluation uses *O. Reg 9/06* of the *Ontario Heritage Act* and follows the guidance provided in the Ontario Heritage Toolkit. Table 1 in Section 2.2 of this report describes the criteria for evaluating CHVI under the *O. Reg. 9/06*.

Once the fieldwork was complete and the data on each property was contained within the GIS based inventory, each property was evaluated using the following three step approach:

Step 1: Assessment of Cultural Heritage Value or Interest

Each property was given a “yes” or “no” response to each criteria of *O. Reg. 9/06*. A qualitative grade of “minor”, “moderate”, or “major” was then applied to indicate the extent of the properties compliance with the criteria.

Step 2: Assessment of Integrity

The integrity of each property was determined and given a score of either poor, fair, or excellent. Assessment of integrity was based on observations from the field as well as available historic property information that provided information on how the property had changed over time. Integrity is based on the extent to which original features have been retained (regardless of their condition), and whether or not there is an opportunity that they could be repaired and conserved.

Step 3: Risk Assessment

Each property was assessed to determine the relative development pressure and whether or not there was a low or high likelihood that the property may be redeveloped in the future. The assignment of risk was based on the properties location and current planned land use based on the Town’s Official Plan and zoning By-law. Properties located in areas that are identified for a range and mix of uses and are planned to accommodate higher densities were considered to be at more risk for redevelopment than those properties located areas planned for little change – such as low density residential neighbourhoods. More detail on the risk assessment is provided in Section 5.0.

3.4.2 Classification of Properties

Once the evaluation of each property was completed, every property was placed into one of three categories. Determination of the category was based on the cultural heritage value of each property (see Table 2).

Table 2. Classification of CHVI

Classification	Recommendation
Zero to Minimal Value	Property to be removed from the Register
Moderate Value	Property to remain on the Register
Major Value and/or at Risk	Property to be considered for Part IV Designation

A property with zero or minimal value may meet one of the sub-criteria of *O. Reg. 9/06* but may do so in a minimal, or moderate way, as opposed to major. Properties with zero or minimal value may have been compromised in terms of heritage integrity, and therefore do not provide a strong argument for long-term conservation of its physical attributes.

Properties with moderate heritage value generally meet some of the criteria/sub-criteria under *O. Reg. 9/06*. These properties generally have maintained a degree of heritage integrity. Some properties which have been recommended to remain on the register may warrant designation at the appropriate time in the future. However, it is recommended that those properties of major value or are at risk be given primary consideration for designation in the short term.

Properties classified as having major value meet most of the criteria under *O. Reg. 9/06*. These properties include those which have retained their heritage integrity and/or are at risk. These properties have been prioritized for designation under Part IV of the *OHA* in the short term given that they provide a strong argument for long-term conservation.

3.5 Consultation

The project was undertaken in consultation with Town of Aurora Staff and Aurora Museum and Archives Staff. The project team also met with the Steering Committee to provide updates on the project's progress and consult on methodologies. The Steering Committee consisted of Town Staff from the Building Division and Planning and Development Services, members of the Municipal

Heritage Committee, and members of Council. A member of the Aurora Historical Society was also consulted as per the recommendation by the Steering Committee.

Meetings with the Steering Committee occurred on the following dates:

- January 15, 2021;
- February 26, 2021;
- April 30, 2021;
- June 25, 2021;
- October 1, 2021;
- January 28, 2022;
- March 4, 2022; and
- March 11, 2022.

Discussions which were specifically related to project methodology occurred on September 13, 2021. A subsequent meeting was held with the Municipal Heritage Committee on November 1, 2021 in order to review the Town's current evaluation methods.

Additional consultation on the draft recommendations of the project were made to the Heritage Advisory Committee on May 2, 2022 in order to elicit constructive feedback. Recommendations made by the Heritage Advisory Committee are forwarded to Council for consideration and final approval.

4.0 Historical Context

4.1 Introduction

The following sub-sections of this report provide a summary of the historical context of the Town of Aurora. The purpose of the following is to provide historical information based on a review of both primary and secondary sources to understand the settlement patterns and evolution of the study area and various neighbourhoods which include clusters of cultural heritage resources. This overview is intended to provide sufficient background information and context for the evaluation of properties currently on the Register.

The Town of Aurora includes thematic clusters of properties of CHVI which have been identified by the Town; these clusters are identified Section 4.4 of this report and are accompanied by historical summaries to understand their evolution.

Appendix F to this report includes a more comprehensive historical overview of these clusters. **Appendix G** provides historical imagery pertaining to the Town.

4.2 Indigenous History

A summary of Indigenous settlement history within York Region is provided in the Planning for the Conservation of Archaeological Resources in York Region document (ASI, 2014). The human habitation history is broken-down into temporal stages within this document which includes those of the Paleo, Archaic, Woodland, and Contact/Colonial periods. The settlement patterns are different for each of these periods, where humans evolved from distinctly hunter-gatherer societies to sedentary ones based on agriculture. The location of settlements (both temporary, semi-permanent, and permanent) was based on a variety of factors including (but not limited to) soil conditions, proximity to water, topography and natural resources (ASI, 2014). Information collected by archaeologists on each of these periods of time is based on archaeological studies which collect spatial and cultural data.

According to the Planning for the Conservation of Archaeological Resources in York Region document, York Region was inhabited by humans approximately 11,000 years B.P. (before present) (ASI, 2014). Information on the settlement patterns of the Paleo and Archaic periods is less readily available in the historic record. The Five Nations Iroquois, including the Seneca, inhabited the north shore of Lake Ontario by the late 1600s. Settlements were located near the mouths of the Humber

River and the Rouge River of the Toronto Carrying Place, a route which linked Lake Ontario to Lake Simcoe. The early contact period between Europeans and Indigenous peoples between 1600 and 1650 and the later contact period between 1650 and 1700 includes interactions between European explorers and members of the Iroquois, Huron, Neutral, and Algonquian peoples. The historic period (1700 to present) represents the period of interaction between Euro-Canadian settlers and Indigenous peoples as well as the settlement of Euro-Canadians in Upper and Lower Canada (ASI, 2014).

The Town of Aurora is recognized as being within an area which is related to the Williams Treaties of 1923 and the Toronto Purchase (Treaty 13) of 1805 (native-land.ca). The Williams Treaties were signed in 1923 between the Crown and seven Chippewa and Mississauga First Nations. The Williams Treaties Settlement Agreement was ratified in 2018 to provide compensation for the loss of harvesting rights (Chippewas and Mississaugas Williams Treaties First Nations). The Toronto Purchase (Treaty 13) of 1805 was signed between the Mississaugas and the Crown in response to the legality issues associated with the former Toronto Purchase Treaty of 1788. The Toronto Purchase Treaty of 1805 delineated the boundary for a tract of land which included 250,830 acres of land in the cities of Etobicoke, Toronto, North York, York and Vaughn (Mississaugas of the Credit First Nation).

4.3 Historical Development of the Town of Aurora

The surveying of Yonge Street is important in understanding the historical development of what is now the Town of Aurora. Yonge Street was originally a rough path and military road cut through forests between Lake Ontario (York) and Lake Simcoe as John Graves Simcoe ordered the construction of Yonge Street from York (Toronto) to Holland Landing in 1793 (History of Toronto and County of York Ontario, 1885).

Divided by Yonge Street, the west half of Aurora is located in the former Township of King. The east half is located within the former Township of Whitchurch (History of Toronto and County of York Ontario, 1885). The Townships of King and Whitchurch were divided into farming lots, approximately 200 acres each (Anderson, Kobayashi, & McInerney, 1985). Yonge Street and Wellington Street serve as the dividing line between the main lots and concessions (Anderson, Kobayashi, & McInerney, 1985).

Settlement began in the late 18th century and early 19th century; the first Crown patents and titles to land in Aurora were issued by the Crown in the late 18th century (Anderson, Kobayashi, & McInerney, 1985).

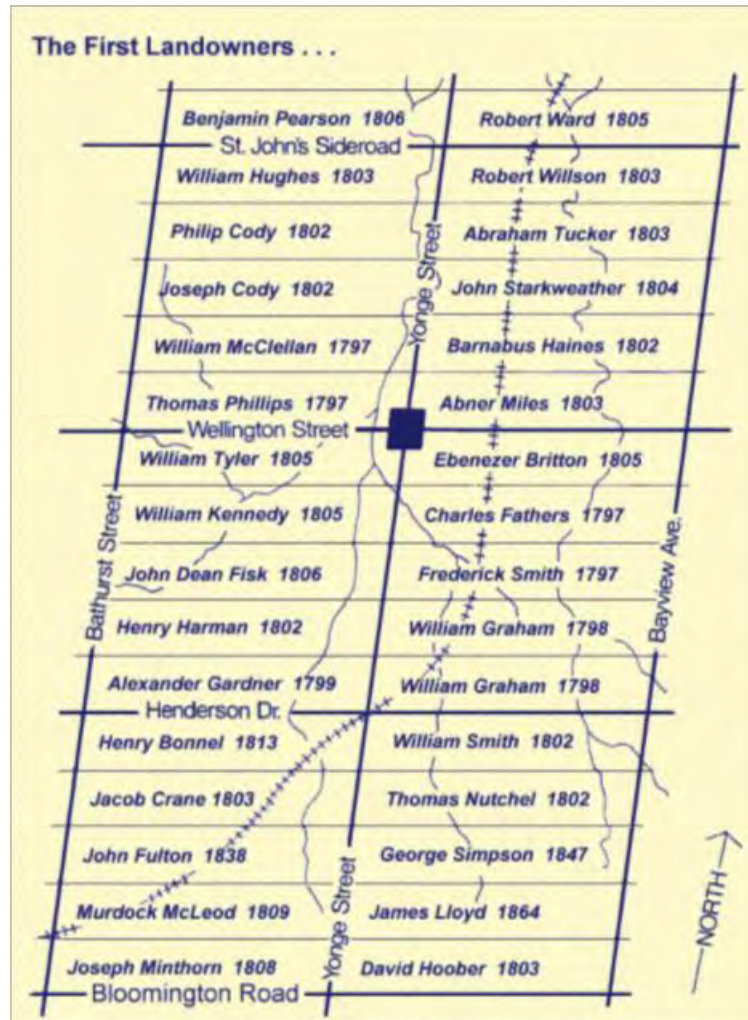


Figure 2: Excerpt from *Aurora, A Place in Time* (Anderson, Kobayashi, & McInerney, 1985).

The settlement of the area began at the intersection of Yonge Street (an early military route) and Wellington Street. By the early 19th century, at least five acres of this area had been cleared and fenced (Anderson, Kobayashi, & McInerney, 1985). The community was originally known as Machell's Corners (also Match-Ville) after Richard Machell (a merchant) settled there in approximately 1830 (McEvoy & Co., 1870).

The first Aurora Post Office was established in 1840 (McEvoy & Co., 1870). This area was inhabited by approximately 100 people by 1851 (History of Toronto and County of York Ontario, 1885). At this time, important land-owners and merchants of the settlement included Charles Doan, Richard Machell, and John Mosley. Settlement in Aurora grew as a result to a combination of factors, including the early surveying of Yonge Street, the availability of creeks (and millponds), and the railway.

The Ontario, Simcoe and Huron railroad arrived in Aurora in 1853, which led to increased population, transportation and industrialization (Anderson, Kobayashi, & McInerney, 1985). The first subdivision was registered in 1853 by John Mosley in order to provide housing for the growing population. This became what is now Southeast Old Aurora. Aurora was incorporated as a Village on January 1, 1863.

By the mid. 19th century, Aurora was a thriving cross-roads settlement supported by a railroad and an agricultural and industrial base. The four quadrants of the cross-roads slowly began to fill-in with residential developments in a piece-meal and sporadic nature. The settlement also had a thriving social-cultural base with its schools, churches and gathering places. The Town of Aurora had a population of 1,200 people by 1871 (History of Toronto and County of York Ontario, 1885).

Aurora—A post office and incorporated village on the town-line in the townships of King and Whitechurch. The village was originally called Machell's Corners, after Richard Machell, who settled here about the year 1830, and is situated on the Northern Railway, thirty miles from Toronto, but, by Yonge street, only twenty-four miles. It was laid out by Messrs. Machell and Mosely, and the post office first established about 1840, Richard Machell receiving the appointment of postmaster. There are three churches, viz.:—Church of England, brick, Rev. J. H. McCollum, M.A., pastor; the Wesleyan Methodist, of frame, capable of seating about five hundred, Rev. David Catnach, pastor; and the Methodist New Connexion, of brick, seating four hundred. There is also one common school. The Masons have a lodge, viz.:—Rising Sun, lodge No. 129, meeting on the first Friday on or after full moon; R. W. Hillary, W. M.; Horace D. Lundy, Secretary. The Orange

organization also hold meetings here; and the Sons of Temperance, division No. 106, meet every Monday evening. The Mechanics' Institute is at the store of Mr. Charles Doan. Several manufacturing establishments are carried on here, among which are Joseph Fleury's foundry and machine shop, the Aurora Flouring Mills, and the tanning establishment carried on by Edward Pease. Daily mail. Money order office and savings bank. Village officers—M. Lepper, reeve; J. E. McNally, treasurer and clerk. Population, 1,200.

Figure 3: Excerpt of the 1870-1871 Gazetteer and Directory of the County of York (McEvoy & Co., 1870; courtesy of National Archives Canada).

By the late 19th century, Aurora included several mills and factories, five churches, and two weekly newspapers (History of Toronto and County of York Ontario, 1885). Development in Aurora continued well into the 20th century with the establishment of additional industries, such as the Sissman Shoe Factory formerly located at Berczy Street and Mosley Street. Commercial activity continued near the historic crossroads of Wellington and Yonge Street. Residential infill occurred in the four quadrants of the intersection. Into the mid. 20th century (between approximately the 1950s

and 1960s), residential subdivisions were constructed west of Wellington Street. According to a review of the 1954 aerial photograph and the 1960 Fire Insurance Plans, these residential subdivisions were located north of Wellington Street West, west of Yonge Street and West of Yonge Street, south of Murray Drive. The 1970 aerial photo identifies that this pattern of development continued into the later half of the 20th century. Industrial development was located along Berczy Street and Industrial Parkway South and within the south-west quadrant of Aurora, along Kennedy Street, Tyler Street and Temperance Street (see historic images in **Appendix H**). Many of these historically-based industries stagnated in the mid. to late 20th century.

Into the late 20th century and early 21st century, Aurora experienced additional residential and commercial growth. According to a review of available aerial photographs dating to the late 20th century, residential subdivisions were expanded further in the north-west and south-west quadrants of the historic crossroads. Additional subdivisions were constructed north of Southeast Old Aurora, west of Yonge Street. New industrial developments were constructed east of Yonge Street, along Industrial Parkway South and Industrial Parkway North. Towards the late 20th century, additional commercial developments were constructed along Wellington Street East, including the Town facility at John West Way between 1988 and 1995. Commercial and residential growth continued into the 21st century, focusing on the edges of Town limits, along streets such as St. John's Sideroad, Bayview Avenue and Leslie Street.

The current settlement patterns of Aurora continue to reflect the historic crossroads settlement at Wellington Street and Yonge Street with the four quadrants of development in this area. The 19th century settlement patterns changed in the mid. 20th century with the introduction of residential subdivisions which strayed from the military grid system. Development continued to focus at the edges of the Town towards the end of the 20th century; as a result, the majority of the 19th century building stock is located along Yonge and Wellington and the four quadrants. Some 19th century agricultural settlements remain, but have largely been removed.

4.4 Building Age & Construction Date

Through the inventory and evaluation process, a specific construction date of individual buildings was identified, where possible. In cases where a specific date could not be determined, a date range was assigned. The date ranges of construction were determined using a variety of sources, including (but not limited to) LACAC records, aerial photographs, fire insurance plans, land title records, local histories and files from the Aurora Museum and Archives.

The identification of building construction date ranges has assisted the project team in identifying "early" buildings (pre-confederation), clusters of 19th century buildings and defining the boundaries

of historic neighbourhoods. This information has also been used to inform the evaluations of properties in accordance with *O. Reg. 9/06* (i.e. whether or not a building was constructed early in the context of the Town of Aurora).

The data collected through this process has identified that the majority of properties which are listed on the Register were constructed between the mid. 19th and early 20th centuries. Few buildings survive which are dated to 1867 or earlier, and even fewer of these have retained their heritage integrity.

4.5 Historical Development of Specified Neighbourhood Groups (Clusters)

The following provides a summary of identified neighbourhood groups. Neighbourhood groups are identified in order to assist the understanding of the context of buildings listed on the Register and determine whether or not individual properties meet certain sub-criteria under *Ontario Regulation 9/06*. The identification of neighbourhood groups is not necessarily associated with finite boundaries and this report acknowledges that their boundaries are flexible. The neighbourhood groups are not used to identify potential Cultural Heritage Landscapes given that the evaluation of whether or not a particular area constitutes a Cultural Heritage Landscape is not part of the scope of this project.

These groups were identified through primary and secondary sources including (but not limited to):

- Historic maps and plans;
- Township lots and concessions;
- Fire insurance plans;
- Aerial photographs;
- Historical summaries; and
- Site visits.

A description of the historical development of each of the identified neighbourhood groups is provided in **Appendix F** of this report. The following sub-sections provide a brief summary of the historical development of each of these neighbourhood groups.

4.5.1 Machell/Irwin Neighbourhood

The Machell/Irwin neighbourhood is located north of Wellington Street and west of Yonge Street, along Machell Avenue and Irwin Street. This neighbourhood group is part of Lot 81, Concession 1 West of Yonge Street (WYS). Irwin Street and Machell Avenue were surveyed and subdivided

between 1861 and 1878. The 1878 map of the Illustrated County Atlas of York clearly identifies Holland Creek, Machell Avenue and Irwin Avenue. The majority of this section of the Town is part of Plan 36. According to land title records, Plan 36 was registered in approximately the late 1870s/early 1880s by Richard Wells (former member of Council, hotel keeper and farmer). The development of the area over time (between the mid. 19th century and present) has resulted in a range of architectural styles and housing types indicative of their period of construction. The neighbourhood has remained primarily residential throughout these periods and was influenced by the presence of local industry at the intersection of Holland Creek and Wellington Street. The local industries have been removed into the 20th century and the residential land use patterns largely remain.

4.5.2 Spruce Street Neighbourhood

The Spruce Street neighbourhood is located along Spruce Street, which is situated south of Mark Street and north of Maple Street. This neighbourhood is historically part of Lot 81, Concession 1, Whitchurch Township and is excluded from the Northeast Old Aurora Heritage Conservation District. Spruce Street was surveyed and subdivided into residential lots between 1865 and 1891 by Charles Doan. The first to be surveyed was the west side of Spruce Street, when Charles Doan registered a Plan of Subdivision in 1865. This Plan illustrates five lots on the west side of Spruce Street, north of Maple Street. Years later in 1891, Doan filed another Plan of Subdivision for the east side of Spruce Street. This Plan illustrates an additional five lots across from the existing lots created in his 1865 Plan. Due to the 26 year separation in development, there are a variety of architectural styles, including Edwardian and Craftsman. The neighbourhood has remained residential with single detached houses.

4.5.3 Centre Street Neighbourhood

The Centre Street neighbourhood is located along the east stretch of Centre Street, bounded by Industrial Parkway North to the east. This neighbourhood is located outside of the boundary of the Northeast Old Aurora Heritage Conservation District. The Centre Street neighbourhood group is part of Lot 80, Concession 1 Whitchurch Township. Centre Street is primarily residential in use, but includes some commercial and industrial uses. The neighbourhood formed with the arrival of the railroad, which contributed to the Town's increase in population. As a result of the increased population, several Plans of Subdivision were registered to provide housing. The first Plan came from Richard Machell in 1853, who registered Plan 107 (Town of Aurora, 2006). Shortly after Machell registered Plan 107, John Mosley registered Plan 68 which was substantially larger than Machell's subdivision, extending from Yonge Street to the railway. Plan 68 would become the heart of downtown Aurora. Additional lands located east of the railway within the Centre Street neighbourhood were purchased by Michael Shulman in 1912, where he constructed modest houses for the working class. Available maps and fire insurance plans suggest that the eastern edge of Centre Street was subdivided in the later half of the 19th century and included a mix of residential

and industrial related uses as a result of the proximity to the railway. The slow development of the area results in a range of architectural styles from the late 19th century to the mid. 20th century, including workers housing (vernacular) and victory housing.

4.5.4 Wellington Street Neighbourhood

The Wellington Street neighbourhood is located along Wellington Street East, between Mill Street to the west and Industrial Parkway North to the east. Properties fronting onto Wellington Street East are not included in the Northeast Old Aurora Heritage Conservation District. The Wellington Street Neighbourhood forms part of Lot 80, Concession 1 Whitchurch, as well as Lot 81, Concession 1. The neighbourhood includes a mix of commercial and residential uses. Wellington Street formed part of Richard Machell's Plan 107 ('Matchville') which later became part of John Mosley's Plan 68. Following the Towns incorporation in 1862, Wellington Street became the heart of Aurora. It was updated to have sidewalks connecting Yonge Street to the railway with various landscaped features (Town of Aurora, 2014). As public improvements were made along Wellington Street, the wealthier citizens of Aurora began constructing grand homes along this corridor. Wellington Street is comprised of a variety of structures, including both modest and grand buildings, predominantly one and a half to two storeys in height. The buildings are constructed of a variety of materials including a mix of brick, brick veneer and wood frame. As a result of the historic crossroads and the early development of Wellington Street, building construction dates range primarily from the mid. 19th century to the mid. 20th century.

4.5.6 Southeast Old Aurora Neighbourhood

The Southeast Old Aurora Neighbourhood is primarily comprised of part of Lot 80, Concession 1 East of Yonge Street (EYS). The area was developed in the mid. 19th century when John Mosley created the 1854 Subdivision which resulted in the creation of a grid-plan. Individual blocks were divided into narrow, deep lots fronting onto the street. The block located south of Mosley Street, east of Wells Street became Town Park. The intent of the subdivision was to provide lots for future residential development after the railway was constructed. The increased industrial base resulted in the need for housing for workers. As a result of the slow development of the area and the need for workers in nearby factories, the neighbourhood includes a range of architectural styles from the mid. 19th to the 20th century and is primarily a working-class neighbourhood. The residential development supported the growth of Downtown Aurora located near the intersection of Yonge Street and Wellington Street. The development of this area over time has resulted in the creation of an area that acts as a socio-cultural hub of activity with distinct heritage character. The area continues to change and includes infill developments from the mid. 20th century to present.

4.5.5 Downtown Aurora (Yonge Street) Neighbourhood

The Downtown Aurora neighbourhood is primarily part of Lot 80, East of Yonge Street and Lot 80,

West of Yonge Street. The east half of Aurora was located in the Township of Whitchurch, the west half was located in the Township of King; Yonge Street served as the dividing line between these two Townships. Yonge Street was established in the late 18th century when Lieutenant-Governor John Graves Simcoe established a military road between York and Holland Landing (McIntyre, 1988). Yonge Street was a major transportation route and Aurora became one of the settlements along this historic transportation route. The intersection of Yonge Street and Wellington Street in Aurora plays a key role in the development of the cross-roads settlement, first known as Machell's Corners. According to the 1854 Plan of Aurora, Yonge Street was developed on both the east and west sides of the street, south of Wellington Street. This became the centre for commercial development for the Town. Details regarding settlement patterns and buildings are provided on the 1880 Fire Insurance Plan of Aurora. The majority of buildings forming part of what is now Downtown Aurora are between 1 and 2 storeys of frame construction. The buildings have no front yard setbacks and are located on narrow lots.

The character of Downtown Aurora remains largely unchanged between 1890 and 1927 as per a review of the 1913 and 1927 Fire Insurance Plans. While the specific use of buildings changed over this period of time with the transition of businesses, the overall settlement patterns remained the same. By 1960, some of the historic uses of downtown Aurora were beginning to change and the landscape was changing as people became more reliant on the automobile. The Toronto & York Radial Way was constructed at the end of the 19th century and was removed by 1930. The historic concentration of commercial activity remained north of Church Street, and by the mid. 20th century, more buildings were constructed south of Church Street. Some important historical buildings located in Downtown Aurora were removed in the first half of the 20th century, including the original Town Hall. Other historic buildings, such as the Methodist Church, were removed due to a fire in 2014. The construction of Yonge Street is important to the development of the Town of Aurora and continues to be the historical focal point of Aurora's historic commercial downtown. Due to the significance of Yonge Street, it has been recognized under the *Historic Sites and Monuments Act* as an important transportation route.

4.5.7 Industrial Parkway South Neighbourhood

The Industrial Parkway South neighbourhood has evolved over time to become an industrial area central to the existing railway which was constructed in the mid. 19th century. The early Plans of Aurora (dated 1854 and 1878) divided the lands on the east and west sides of the railway to accommodate both industrial and residential development. The earliest plans divided the lots using a military-grid system typical of the 19th century and were likely intended for residential lots to support railway and industrial related uses along the rail corridor. Industrial uses continued to expand in the subdivided area, with newer and larger format industrial uses occupying the east side of the railway. The late 19th and early 20th century industrial developments of the Southeast Old Aurora neighbourhood have largely been removed and the residential buildings remain. The

former streets part of the 1854 and 1878 plans have largely been removed, including Thomas Street, Roy Street, and Seal Street. The only street part of the 1878 Plan of Aurora that remains in this area is Mary Street which includes some of the original lot patterns and residential developments of the early to mid. 20th century. This pattern of development has continued into the late 20th and early 21st century with the GO transit train line and additional commercial developments.

4.5.8 Tyler Street Neighbourhood

The Tyler Street neighbourhood includes portions of Tyler Street, George Street and Temperance Street. Tyler Street is named after one of Aurora's first land owners, William Tyler (Johnston, 1972). In 1805, Tyler acquired Lot 80 on the west side of Yonge Street, directly south of Wellington Street (Johnston, 1972). Tyler Street horizontally bisects the Tyler property. Tyler's property was among the original 'farming lots' of Aurora, which were approximately 200 acres in size and intended to be agriculturally used (Anderson, Kobayashi, & McInerney, 1985). Between 1825 and 1852, the subdivision of Tyler's property and Lot 80 east of Yonge Street occurred (Anderson et al., 1985). In the 19th century, Tyler Street was developed with residential lots within close proximity to industrial activity, including a grist mill, foundry, implement factory, and 'rope walk' (Miles & Company, 1878). The early 20th century brought industry directly to Tyler Street with the establishment of the Collins Leather Company tannery on 45 Tyler Street in 1912 (McIntyre, 1951). By 1878, Temperance Street had been extended south to present-day Ruben Street. According to the 1954 air photo, Temperance Street had been extended again to Kennedy Street West at some point between 1878 and 1954. By 1963, Temperance Street was connected to Ransom Street in its present configuration. The Temperance Street neighbourhood group represents a combination of industrial activity and residential development. While the industrial elements have largely been removed, some of the 19th century workers housing remain.

The Tyler Street neighbourhood also includes the residential Sub-division known as Alexandra Park. This land was purchased by A. A. Conover in 1912, and soon offered vacant lots for sale. Given that the lots were sold as vacant, buildings were constructed over time in a variety of architectural styles.

4.5.9 Kennedy Street Neighbourhood

The Kennedy Street neighbourhood group includes Kennedy Street West, Reuben Street, and part of George Street and Temperance Street. Kennedy Street is named after one of Aurora's first landowners, William Kennedy (Johnston, 1972). In 1803 William Kennedy acquired all of Lot 79, west of Yonge Street (Johnston, 1972). Reuben Street was named after one of William Kennedy's sons (Johnston, 1972). Reuben Kennedy's late 19th century home, also known as the Elmwood Lodge, stands on the corner of Kennedy Street West and Yonge Street (Canada's Historic Places, 2008). Reuben Kennedy, along with other local landowners, subdivided land to accommodate the 'booming' housing needs of Aurora in the 1870's-1880's (Anderson, Kobayashi, & McInerney, 1985). The north side of Kennedy Street West was lined with 7 'Park Lots' from the end of present-day

Rueben Street to the previously existing mill pond (Miles & Company, 1878). These Park Lots accommodated larger buildings and gardens for the wealthier citizens of Aurora (Johnston, 1972).

Kennedy Street is situated along the former property of William Kennedy, which in 1854, ran along the north property line and was identified as the Aurora Driving Range which was not surveyed at the time. Edward Stevenson's Tannery is noted to have existed on the creek, south of Kennedy Street West (Anderson et al., 1985). The Aurora Driving Park, which held horse races, occupied much of the lands south of Kennedy Street in the late 19th century (Johnston, 1972; Miles & Company, 1878).

Smaller residential lots were surveyed on the north side to the east of the street beyond Mill Street, however, large park lots were surveyed to the west. Development in the 19th and early 20th century were concentrated to the east side of Kennedy Street West whereas the remainder of the street was characterized by large, open lots. By the mid. 20th century, the western side of the street gradually developed. The western end of Kennedy Street has more recently become dominated by large new builds on large lots which contrast with that of their smaller, older counterparts of late Victorian, Ontario Cottage Edwardian and American Four Square architectural styles to the east built primarily between the late 19th and early 20th centuries.

5.0 Risk Assessment

5.1 Introduction

The purpose of this section of the report is to identify areas of the Town of Aurora which can reasonably be anticipated to be subject to development pressure as a result of planning policy. These development pressures are considered a potential risk to cultural heritage resources as these lands may be more likely to be subject to proposals for alteration or demolition. In an effort to conserve properties identified as being at risk with significant CHVI, recommendations have been made for priority designation under Part IV of the *OHA*.

The following documents have been reviewed to determine the relative level of risk associated with the subject properties as a result of planning policy:

- Town of Aurora Official Plan (2010);
- Aurora Promenade Secondary Plan (2010);
- Yonge Street South Secondary Plan (OPA 34); and
- Bayview Southeast Area 2A Secondary Plan (OPA 20).

The boundaries of the policy areas which include properties of moderate to major CHVI have been considered in this risk assessment. The Bayview Northeast Area 2B Secondary Plan (OPA 30), the Aurora Northwest Secondary Plan (OPA 37), and the Aurora Northeast Secondary Plan (OPA 73) were excluded from this assessment given that there are no subject properties within these boundaries with moderate or major CHVI. The Oak Ridges Moraine Area (OPA 48) was likewise excluded from this review given its intent to guide development in an environmentally sound manner. The majority of the subject properties are located within the Aurora Promenade Community Improvement Plan Area and the Aurora Promenade Secondary Plan Area.

To evaluate potential development pressure as a result of the above-noted planning documents, the following was considered:

- The number of listed and designated properties located within the identified policy areas;
- The nature and intent of each secondary plan; and
- Whether or not the planning document considers conservation of cultural heritage resources.

5.2 Review of Planning Policy

5.2.1 Aurora Promenade Secondary Plan

The Aurora Promenade Secondary Plan is an identified policy area of the Town of Aurora Official Plan (2010). The purpose of the Promenade Secondary Plan is to guide future development within the identified boundary that encompasses the majority of Yonge Street and Wellington Street within the historic core of Aurora. Among other objectives, Section 11.1 a) of the Official Plan indicates that the Secondary Plan intends to define the heritage resources in the subject area and provide guidance on methods to conserve, protect and reinforce the neighbourhoods, streetscapes and significant neighbourhoods.

The Aurora Promenade Secondary Plan area is divided into sub-areas based on the character and intended land use as shown in Schedule 'B1' of the Official Plan (2010). Generally, stronger heritage conservation measures are applied to the Downtown designations through carefully considered regulations while the General designations are intended to accommodate greater levels of intensification. The intentions of the designations within this Secondary Plan are provided below.

Downtown, Upper Downtown and Downtown Shoulder

The majority of the subject properties within the Promenade Secondary Plan Area are concentrated within the Downtown, Upper Downtown, and Downtown Shoulder areas. Section 11.3 a) of the Official Plan states:

The 'Downtown' is the core and symbolic centre of the Town of Aurora. The purpose of the 'Downtown' designation is to guide development, while protecting and reinforcing a heritage 'main street' character and identity. Careful regulation of land uses and control over the scale and placement of infill structures is required in order to enhance the pedestrian experience. Retail, entertainment and cultural venues are encouraged, as well as the introduction of more residential uses.

The Upper Downtown and Downtown Shoulder designations are intended to support the character of the Downtown while carefully considering commercial and residential development where appropriate. The Secondary Plan provides regulations regarding land uses, building height, lot coverages, parking, design criteria, and considerations for compatibility with adjacent properties to preserve the character of these areas.

Promenade General, Promenade General Site Specific Area and Promenade Focus Area Designation

The Promenade General designation encompasses several properties subject to this review towards the outskirts of the historic core on Wellington Street East, Yonge Street, and in the Berczy Street area. Section 11.6 a) of the Official Plan indicates that the Promenade General area has the greatest re-development potential due to its auto-oriented and sprawling nature. Section 11.6 a) further states that the purpose of the Promenade General designation is as follows:

The purpose of the 'Promenade General' designation is to promote transformation into a vibrant, pedestrian-oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods.

The Promenade General Site Specific Policy Area designation recognizes an industrial area that is encouraged to be transformed into a higher-density mixed-use area. The Promenade Focus Area designation is recognized to provide a more unique opportunity for development associated with its entryway locations, transit infrastructure, and major community amenities and services.

5.2.2 Yonge Street South Secondary Plan – OPA 34

According to the Town of Aurora Yonge Street South Secondary Plan (OPA 34), the purpose of this Plan is to guide development for the use of the area as a low-intensity, environmentally sensitive, primarily residential locality. It is recognized that the area is primarily occupied by estate forms of housing, cluster housing, and open space uses.

The majority of subject properties within the Yonge Street South Secondary Plan area are located along Yonge Street. Section 2.1.3 of the Plan recognizes the portion of Yonge Street within its boundary to be a historic arterial road that will continue to serve as a low density gateway to Aurora. Moreover, Section 8.2.5 provides:

A number of properties along Yonge Street have been identified for their architectural or historic significance. Future development of the Yonge Street corridor shall occur in consultation with the Local Architectural Conservation Advisory Committee and shall investigate means of maintaining as many of these structures as is considered advisable and feasible.

Section 8.2 of the Plan recognizes the natural and anthropological heritage features that are contained within the area and provides that these heritage features shall be preserved and enhanced and that related properties will implement compatibility measures to recognize their visual and contextual relationships with these heritage resources.

5.2.4 Bayview Southeast Secondary Plan – OPA 20

The Bayview Southeast Secondary Plan area contains one subject property which is recommended to remain listed (14897 Leslie Street). Alike the Yonge Street Secondary Plan area, the intent of the Bayview Southeast Secondary Plan is to guide development associated with the expansion of the urban area in a low-density manner. This Plan does not include policy pertaining to heritage conservation; however, based on principles of orderly development and the intent to maintain a low-density form, the property of 14897 Leslie Street is not anticipated to be imminently at risk of redevelopment.

5.3 Conclusions and Summary

The level of risk that a property is subject to is largely dependent on the applicable planning framework. The review of secondary plans provides insight into which areas are intended to accommodate large shares of intensification and redevelopment and which will be conserved.

Generally, properties at the heart of the Downtown area of Aurora have been afforded protection by the policies of the Promenade Secondary Plan. In recognition of the need for intensification in Aurora, infill development is more readily encouraged in the remainder of this Secondary Planning Area. This need for intensification is further amplified by the Aurora Promenade CIP which has identified the Downtown and surrounding supporting area as a priority for intensification. Subject properties that surround the area designated Downtown in the Promenade Secondary Plan are recognized to be at higher risk of redevelopment due to the applicable development policies and the incentives for development contained in the Promenade CIP.

The subject properties with moderate and major CHVI contained within the Yonge Street South Secondary Plan area and the Bayview Southeast Secondary Plan area are not anticipated to notably be at risk. These areas are not intended to be subject to large infill developments or be focuses of intensification. Yonge Street has a cluster of properties included on the Register; however, Yonge Street is provided special protection as per the aforementioned policies of the Yonge Street South Secondary Plan.

The relative level of risk associated with applicable planning frameworks has been used to inform the recommendations for the subject properties. Subject properties with significant CHVI that are at greater risk of redevelopment due to intensification pressures and less stringent conservation policies are recommended for priority designation under Part IV of the *OHA*.

6.0 Recommendations

The purpose of the Review of the Aurora Register project is to evaluate all of the “listed” properties on the Town’s Municipal Heritage Register and provide recommendations to the Town regarding any changes to the Register. A total of 374 properties were evaluated and categorized as follows:

- 1) 57 properties are recommended for removal from the Register;
- 2) 287 properties are recommended to remain on the Register; and
- 3) 30 properties are recommended for designation under Part IV of the *Ontario Heritage Act* (also referred to as the “OHA”).

An overview of these recommendations are provided in the following sub-sections and the Cultural Heritage Evaluation Report (CHER) pages have been included in this report as **Appendix H**.

6.1 Properties Recommended for Removal from the Register

The Aurora Register currently includes a considerable volume of listed properties. This is likely a result of what is commonly referred to as “blanket listing”, whereby any properties which include structures constructed prior to 1940 are listed on the Register without providing clear information regarding the reasons the property has CHVI. This includes properties which may have originally been identified by LACAC in the 1970s and 1980s. This has resulted in a considerable amount of time for properties to change, some of which may have lost their heritage integrity since the time they were first identified. Several properties have degraded or have been subject to alterations which renders the previously identified CHVI obsolete.

A property with zero or minimal overall value as it pertains to the criteria of design/physical value, historical/associative value, or contextual value does not provide an argument for having significant CHVI. These properties have therefore been recommended for removal from the Register. The review of the Register has concluded that 58 properties should be considered for removal.

The *OHA* requires that the Council of a municipality consult with its Municipal Heritage Committee before removing properties from its register. It is also anticipated that there would be a consultation process with members of the Steering Committee, the Municipal Heritage Committee, Town Staff, and members of the public to flag any of these properties which should not be removed if information is brought forward which was not part of the historic record, but nonetheless demonstrates that the property is of CHVI.

6.2 Properties Recommended to Remain on the Register

A total of 287 properties have been recommended to remain listed on the Register given that they have met some of the criteria of *O. Reg. 9/06*. These properties are generally have maintained their overall heritage integrity. Properties with moderate value are generally not at risk, as further discussed in Section 5 of this report. While these properties may meet the criteria for designation under Part IV of the OHA, they are recommended to remain on the Register in the short-term.

It is important that these properties remain on the Register since this gives protection against future demolition. Should demolition or redevelopment of the property be proposed, the Town of Aurora has the ability to request a Heritage Impact Assessment in order to be conclusive on the heritage value of the property. Should the property demonstrate significant CHVI, the Town of Aurora has the ability to designate the property as part of the redevelopment in process. The property evaluation sheets completed as part of this project provide the Town with updated information and enable Staff to determine whether or not a demolition application should be granted, or if additional information is required to determine whether or not designation should be pursued.

Once the initial properties have been designated under the *Ontario Heritage Act*, it is recommended that the Heritage Advisory Committee advance other listed properties towards designation under Part IV.

Through this project, clusters of listed properties have been identified. These are described as neighbourhood groups in Section 4.5 of this report. The majority of listed properties which can be considered for designation are located within these clusters. Therefore, it is recommended that the Town consider the option of processing designations of clusters of properties under Part V of the *Ontario Heritage Act* as part of a Heritage Conservation District. This would require further study under the legislated processes for undertaking Heritage Conservation District studies under the *Ontario Heritage Act*. The Town should consider other tools for managing cultural heritage resources under the Planning Act. This includes the consideration of heritage resources in Secondary Plans and the identification of Heritage Character Areas, Urban Design studies, By-law regulations, etc.

6.3 Properties Recommended for Part IV Designation

A total of 30 properties have been recommended for priority designation under Part IV of the OHA. These properties demonstrate CHVI and provide a defensible argument for their long-term conservation. These properties may also be at risk and should be considered for designation in order to provide a level of protection against alteration or demolition.

The Town of Aurora recognizes these circumstances may arise and provides the following policy in

Section 13.3 of the Official Plan as follows:

f) The Town will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

These properties are to remain on the Register until the Council is able to initiate a By-law on title and, ideally, work with property owners through the legislated process of Section 29 of the OHA. Section 29(1) of the OHA provides that the council of a municipality, by by-law, may designate a property within the municipality to be of CHVI under the following circumstances:

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section.

Subsections of Section 29 of the OHA regulate the process of designation, which includes various notices, consultation, objection, withdrawal, appeals, and by-law regulations. The property owner also has the right to submit a formal objection to the designation by Council.

As per the Terms of Reference for this project, Attachment J provides Statements of Significance for each of the 30 properties recommended for Designation. These Statements of Significance were provided to the Heritage Advisory Committee for review and comment on May 2, 2002 and were also provided to the members of the Project Steering Committee for review via email on May 4, 2022. Comments received by stakeholders were incorporated into the final set of Statements of Significance. It is recommended that the Town of Aurora consider the information included in Appendix J should Council wish to proceed with designation of any of these properties.

6.4 Future Additions to the Municipal Heritage Register

The purpose of this project was to review the properties on the existing Municipal Heritage Register, or included on the “pending” list. Adding previously unidentified properties of potential CHVI to the Register was beyond the scope of the project. It is anticipated that the Town will continue to add properties to the Register over time, as necessary. It is recommended that future additions to the Register be evaluated using the same method and evaluation tools utilized throughout this project.

As described in Section 3.0 of this report the method used for this project is based on O. Reg. 9/06 of the *Ontario Heritage Act* and is consistent with the guidance of the province as described in the Ontario Heritage Toolkit. In the autumn of 2021, the Town of Aurora adopted this method as the formal evaluation method replacing the Aurora Evaluation Document that has been in use since 2010.

In addition, the GIS based inventory tool that was developed as part of this project should continue to be used by the Town. It provides an easy and standardized method for collecting data and evaluating properties for potential cultural heritage value.

6.4 Summary of Recommendations

The recommendation of the Review of the Aurora Register project are summarized as follows:

Immediate Actions (0-12 months):

Immediate action items may be initiated within 0-12 months, with the understanding that some tasks may be completed beyond the 12 months.

- That the Town proceed with removal from the Register of the 57 properties identified in Appendix 1 consistent with the requirements of the *Ontario Heritage Act*;
- That the Town proceed with designation of 30 priority properties under Part IV of the *Ontario Heritage Act* identified in **Appendix J**, consistent with the legislated requirements;
- That the Town adopt the evaluation tool used in this study for consideration of future additions to the Heritage Register (provided in **Appendix E**); and
- That the Town integrate the GIS based Inventory tool and the completed property evaluation sheets into its records and systems, as appropriate. The Town can add properties to the GIS Inventory system, including those which are designated under Part IV, and Part V of the *Ontario Heritage Act*. It is recommended that the Town consider making the Heritage Register available to the public electronically.

Medium Term Actions (1-3 years):

Medium Term action items may be initiated within 1-3 years, with the understanding that some tasks may be completed beyond the 3 years.

- That the Heritage Advisory Committee develop a workplan to advance listed properties from Register for designation under Part IV of the *Ontario Heritage Act* over time. Suggestions regarding properties which could be designated under Part IV as part of the Medium Term Actions are provided in **Appendix I**.

Long Term Actions (3 years and beyond):

Long term action items may be initiated within 3 years, with the understanding that some tasks may be completed beyond the 3 years.

- That the 287 properties identified in **Appendix H** remain on the Heritage Register, and be up-dated on an as-needed basis;
- That the evaluation tool (**Appendix E**) be updated as necessary based on changes to provincial legislation and guidelines;
- That existing policies regarding the cultural heritage evaluation methodology in the Town of Aurora Official Plan be updated to reflect the evaluation methodology provided in this report; and
- That the Town consider options for conserving properties of Cultural Heritage Value or Interest which are located within clusters or neighbourhood groups using tools available under either the *Ontario Heritage Act* (i.e. Part V Designation and Heritage Conservation Districts) or the *Planning Act* (i.e. Secondary Plans, Character Areas, Cultural Heritage Landscapes, etc.).

7.0 Works Cited

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P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Attachment 2

Town of Aurora
Cultural Heritage Evaluation Checklist

Ontario Regulation 09/06

[ENTER ADDRESS OF PROPERTY BEING EVALUATED]

1. DESIGN/PHYSICAL VALUE

1. The property has design value or physical value because it,

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
<i>i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:</i>	[enter comments here]	

When Evaluating 1(1.), as above, consider the following:

Is it “rare”?

- Is it a variation of a style, or sub-set of a style rather than a rare example?
- Is it rare because there were few originally, or few survive due to subsequent loss?

Is it “unique”?

- Is the entire feature unique, or one attribute of the feature?
- Is it unique because it is the only one of its kind, or a prototype?

Is it “representative”?

- Does the building/feature exemplify a particular kind of a recognized architectural style?
- Does the building include the typical characteristics which are indicative of the particular architectural style?

- Would you use this resource to serve as a representative example of this kind of architectural style?

Is it an “early” example (i.e. style, type, expression, material, construction method)?

- What is the context in which it is considered early (i.e. a specific street or neighbourhood)?
- Note: Early may be considered pre-confederation (i.e. pre-1867)
- Is it a style (i.e. shared characteristics that make up a recognizable look, particular to a time or place) which is considered early?
- Is it a “type” (i.e. a particular kind or group with a common function, activity or use, such as schools, hospitals, parks) that is considered early?
- Is it an “expression” (to display, show, embody, or be the physical symbol of a way of life, belief, tradition) that is considered early?
- Is it made of, or includes a material (i.e. building material) that is considered early?
- Does it employ a construction method that is considered early? (i.e. mortise and tenon joints, log construction, hand-hewn timbers, early lath and plaster, etc.)

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
<i>ii. displays a high degree of craftsmanship or artistic merit:</i>	[enter comments here]	

When Evaluating 1(ii.) as above, consider the following:

- Does the feature or attribute present a level of craftsmanship beyond, or greater than a normal quality or at an intensity which is well above a standard for the time in which it was constructed?
- The above criterion considers the quality of construction, assembly of materials, preparation of materials, construction methods, spatial arrangements, etc., level of skill?
- What is the evidence that confirms there is a high level of craftsmanship or artistic merit?

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
<i>iii. demonstrates a high degree of technical or scientific achievement:</i>	[enter comments here]	

When Evaluating 1(iii.) as above, consider the following:

- Does the feature or attribute currently display or present technical or scientific achievement in a greater than normal quality or at an intensity well above an industry standard for the time in which it was constructed?
- Consider whether or not it exemplifies a breakthrough in design or construction techniques (i.e. the first type of a bridge, which was an improvement from a previous design)
- Consider whether or not it includes technical expertise in its construction methods
- Consider whether or not greater scientific achievements were needed or used to prepare, use, or install materials, forms, spatial arrangements, etc.

2. HISTORICAL/ASSOCIATIVE VALUE

The property has historical value or associative value because it,

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
<i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community:</i>	[enter comments here]	

When Evaluating 2(i.), as above, consider the following:

- This criteria is intangible, rather than tangible. Evaluation should consider available research, and requires interpretation.
- To satisfy this criterion, the property must meet two tests:
 - a) is the association *direct*: is there strong evidence of its connection to a theme, event, belief, person, activity, organization, or institution. For example, the property may have been the former residence of a former village Postmaster and Mayor. However, if it is the former residence of the brother of a former Postmaster, Mayor, etc., this relationship is *indirect*, rather than direct.
 - b) is the relationship significant to the community: is there evidence that the theme, event, belief, person, activity, organization, or institution has made a strong, noticeable or influential contribution to the evolution or pattern of settlement and development in the community.
- A property *may* meet this criteria if little else survives to illustrate a particular aspect of the community's history.

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
<i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:</i>	[enter comments here]	

When Evaluating 2(ii.) as above, consider the following:

- The Ministry of Heritage, Sport, Tourism and Culture Industries (formerly MTCS) identifies that this criterion is often associated with the assessment of the cultural heritage value or archaeological sites and resources, but this is not its only application.
- This criterion considers whether a property has, or could have the ability to provide evidence of one or more notable or influential aspects of a community's history or culture.
- To meet this criterion, the evidence should offer new knowledge that provides a greater understanding of particular aspects of the community's history, or contribute to a comparable analysis. The evidence may be demonstrated through a property, or combination of properties and associated documentary material or artifacts.

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
<i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community:</i>	[enter comments here]	

When Evaluating 2(iii.) as above, consider the following:

- To satisfy this criterion, the property must display or present the work or ideas of an artist, builder, architect, designer, or theorist and be significant to the community.

- Demonstrating significance to the community may be because an artist, architect, builder, designer, or theorist has made a strong, noticeable or influential contribution. The contribution may have been recognized in its day or through subsequent interpretation.
- The above-noted evidence must be considered in light of supporting research where the work/ideas of the architect, artist, builder, designer or theorist have been explicitly identified.
- Incidental association does not satisfy this criterion.
- Note that this criterion is different from criterion 1(ii.) which is related to craftsmanship and artistic merit alone.

3. CONTEXTUAL VALUE

The property has contextual value because it,

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
<i>i. is important in defining, maintaining, or supporting the character of an area:</i>	[enter comments here]	

When Evaluating 3(i.), as above, consider the following:

- To meet this criterion, the property needs to be located within an area which has unique or definable character, and it is desirable to maintain that character.
- The character of the area need not be attractive for it to be meaningful.
- Does it define the area? Would the character of the area or context be changed in a significant way if the building or feature was removed or altered?
- Does it maintain the area? Would the character of the area be changed somewhat if the building or feature was removed or altered?
- Does it support the area? Would the character of the area largely remain intact if the building or feature was removed or altered?

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
ii. is physically, functionally, visually, or historically linked to its surroundings:	[enter comments here]	

When Evaluating 3(ii.) as above, consider the following:

- To satisfy this criterion, the property needs to have a relationship to its broader context which is important to understand the meaning of the property and the context. The relationship or link (i.e. connection) may be: a) physical: where there is a material connection between the property and its surroundings, b) functional: necessary to fulfil a particular purpose, c) visual: where there is a visual connection between it and at least one feature of its context. To satisfy this visual criterion, it must go beyond a link merely because adjacent properties can be seen from it, or d) historical: where there is a demonstrated connection to the historic context which is significant to the understanding of the property or its context.
- Character can be described as the combination of physical elements which together provide a sense of place with a distinctive sense of identity.
- When considering physical and/or functional links – use an example of a flouring or grist mill complex. The inter-relationship between both built and natural features, including the location and inter-workings of mill components throughout the landscape would have a demonstrated link to each other. For example, the mill pond and mill race provides water to the dam and associated penstocks, etc., which powers a water wheel and enables the grinding of wheat into flour.

Evaluation Criteria:	Evaluation Comments:	Meets Criteria?
iii. is a landmark:	[enter comments here]	

When Evaluating 2(iii.) as above, consider the following:

- This criterion should consider whether or not the landmark is meaningful or recognized by the local community.
- Is the landmark recognizable for its natural or human-made features which are used as a point of reference that helps orienting in a familiar or unfamiliar environment.
- The key physical characteristics of a landmark is its prominence within its context. Landmarks are usually memorable and easily discernible. They serve as orientation guides or local/regional tourist attractions.

Further Reading and Resources:

- www.ontarioarchitecture.com;
- www.historicplaces.ca;
- www.mtc.gov.on.ca/en/heritage/heritage_toolkits.shtml
- Blumenson, J. (1990) Ontario Architecture. A Guide to Styles and Building Terms 1784 to Present. Toronto, ON: Fitzhenry and Whiteside.
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Note: The guidance and references provided within this document refer to those provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (formerly the Ministry of Tourism, Culture, and Sport) document Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation (2014) and is intended to provide additional guidance on the interpretation and application of criteria and sub-criteria under Ontario Regulation 9/06.

Date: April 25, 2022
Aurora Heritage Register Review

Properties by Recommendation

Major Value - Major Value (and/or) at Risk, Prioritize for Part IV Designation	
15800 Yonge Street	50 Tyler Street
16 Reuben Street	50 Wellington Street East
16-18 Mosley Street	53 Mosley Street
17 Wellington Street East	53 Wellington Street East
19 Mosley Street	55 Metcalfe Street
1978 Vandorf Sideroad	56-58 Mosley Street
21 Machell Avenue	57 Mosley Street
21 Victoria Street	68 Mosley Street
31 Tyler Street	71 Tyler Street
33 Mosley Street	73 Kennedy Street West
35 Metcalfe Street	73 Wellington Street East
36 Wells Street	77 Wellington Street East
41 Wellington Street East	79 Victoria Street
42 Wellington Street East	14314 / 14378 Yonge Street
50 Mill Street	81 Tyler Street

Moderate Value - Remain on the Register, Meets the Criteria			
22 Marksbury Court	97 Gurnett Street	28 Tyler Street	40 Harrison Avenue
30 Machell Avenue	61 Metcalfe Street	58 Temperance Street	44 Harrison Avenue
28 Machell Avenue	59 Metcalfe Street	38 Tyler Street	48 Harrison Avenue
26 Machell Avenue	83 Metcalfe Street	78 Tyler Street	51 Metcalfe Street
24 Machell Avenue	85 Connaught Avenue	74 Tyler Street	53 Metcalfe Street
22 Machell Avenue	92 Harrison Avenue	70 Tyler Street	91 Gurnett Street
16 Machell Avenue	100 Harrison Avenue	42 Tyler Street	47 Harrison Avenue
48 Machell Avenue	97 Metcalfe Street	19, 35 and 37 Wellington Street West	43 Harrison Avenue
40 Machell Avenue	93 Metcalfe Street	46 Mill Street	44 Connaught Avenue
8 Irwin Avenue	91 Metcalfe Street	46 Tyler Street	41 Harrison Avenue
60 Machell Avenue	76 Harrison Avenue	62 Tyler Street	40 Connaught Avenue
56 Machell Avenue	80 Harrison Avenue	66 Tyler Street	36 Connaught Avenue
17 Irwin Avenue	84 Harrison Avenue	58 Tyler Street	104 Wells Street
39 Machell Avenue	89 Metcalfe Street	30 Reuben Street	108 Wells Street
15 Irwin Avenue	87 Metcalfe Street	28 Reuben Street	100 Wells Street
35 Machell Avenue	85 Metcalfe Street	91 Temperance Street	57 Harrison Avenue
31 Machell Avenue	71 Connaught Avenue	34 Kennedy Street West	100 Gurnett Street
11 Machell Avenue	75 Connaught Avenue	31 Reuben Street	102 Gurnett Street
21 Irwin Avenue	68 Harrison Avenue	28 Kennedy Street West	51 Connaught Avenue
46 Wellington Street East	72 Harrison Avenue	29 Reuben Street	47 Connaught Avenue
54 Wellington Street East	104 Edward Street	27 Reuben Street	37 Connaught Avenue
86 Wellington Street East	85 Harrison Avenue	26 Kennedy Street West	35 Connaught Avenue
94 Wellington Street East	81 Harrison Avenue	23 Reuben Street	95 Gurnett Street
98 Wellington Street East	77 Harrison Avenue	113 Temperance Street	28 Wells Street
78 Wellington Street East	76 Connaught Avenue	83 Temperance Street	37 Victoria Street
80-82 Wellington Street East	73 Harrison Avenue	89 Temperance Street	40 Mosley Street
84 Spruce Street	72 Connaught Avenue	15120 Yonge Street	48 Mosley Street
85 Spruce Street	68 Connaught Avenue	15114 Yonge Street	11-13 Mosley Street
83 Spruce Street	101 Wells Street	95 Temperance Street	35-37 Wellington Street East
81 Spruce Street	103 Wells Street	99 Temperance Street	23 Mosley Street
79 Spruce Street	111 Wells Street	87 Temperance Street	49 Wellington Street East
77 Spruce Street	113 Wells Street	35 Tyler Street	25 Wellington Street East
80 Spruce Street	90 Metcalfe Street	37 Tyler Street	20 Victoria Street
76 Spruce Street	45 Larmont Street	15 Tyler Street	63 Victoria Street
87 Spruce Street	49 Larmont Street	11 Tyler Street	37 Mosley Street
116 Wellington Street East	31 Wells Street	7 Tyler Street	67 Victoria Street
142 Centre Street	35 Wells Street	79 Tyler Street	9 Wellington Street East
140 Centre Street	19 Larmont Street	63 Tyler Street	52 Mosley Street
138 Centre Street	99 Wellington Street East	59 Tyler Street	49 Mosley Street
150 Wellington Street East	61 Wellington Street East	82 Temperance Street	43 Mosley Street
136 Centre Street	25 Larmont Street	92 Temperance Street	41 Mosley Street

108 Wellington Street East	81 Wellington Street East	96 Temperance Street	68 Wells Street
14897 Leslie Street	85 Wellington Street East	100 Temperance Street	28 Victoria Street
95 Allaura Boulevard	89 Wellington Street East	102 Temperance Street	32 Victoria Street
107 Metcalfe Street	24 Larmont Street	104 Temperance Street	21 Wellington Street East
101 Edward Street	91 Wellington Street East	108 Temperance Street	56 Temperance Street
105 Edward Street	11 Larmont Street	18-20 Reuben Street	133 Kennedy Street West
107 Edward Street	31 Larmont Street	107 Temperance Street	Yonge Street W/s
109 Edward Street	33 Larmont Street	110 Temperance Street	81 Kennedy Street West
111 Edward Street	35 Larmont Street	103 Temperance Street	126 Temperance Street
45 Industrial Parkway South	37 Larmont Street	101 Temperance Street	137 Temperance Street
42 Royal Road	28 Larmont Street	15054 Yonge Street	139 Temperance Street
55 Harrison Avenue	80 Mosley Street	15048 Yonge Street	15004 Yonge Street
51 Harrison Avenue	32 Larmont Street	15040 Yonge Street	15000 Yonge Street
52 Connaught Avenue	102 Metcalfe Street	78 Temperance Street	138 Temperance Street
107 Gurnett Street	106 Metcalfe Street	117 Temperance Street	11 Kennedy Street West
101 Gurnett Street	67 Larmont Street	119 Temperance Street	7 Kennedy Street West
99 Gurnett Street	63 Larmont Street	121 Temperance Street	15018 Yonge Street
15037 Yonge Street	91 Mosley Street	8 Kennedy Street West	15010 Yonge Street
15029 Yonge Street	95 Mosley Street	12 Kennedy Street West	21 Kennedy Street West
96 Gurnett Street	103 Mosley Street	96 Tyler Street	19 Kennedy Street West
8 Kennedy Street East	37 Wells Street	88 Kennedy Street West	15 Kennedy Street West
13 Church Street	39 Wells Street	38 George Street	142 Temperance Street
17 Church Street	43 Wells Street	42 George Street	114 Ridge Road
21 Church Street	47 Wells Street	46 George Street	40 Ridge Road
33 Church Street	34-38 Berczy Street	80 Tyler Street	14086 Yonge Street
80 Victoria Street	20 Wells Street	121 Tyler Street	14121 Yonge Street
84 Victoria Street	24 Wells Street	143 Temperance Street	1563 Vandorf Sideroad
89 Victoria Street	33 Victoria Street	14988 Yonge Street	14421 Leslie Street
37 Metcalfe Street	36 Victoria Street	41 Kennedy Street West	
43 Metcalfe Street	40 Victoria Street	134 Temperance Street	
47 Metcalfe Street	22 Mosley Street	29 Kennedy Street West	

None/Minimal Value - Remove from the Register	
12 Machell Avenue	88 Mosley Street
64 Machell Avenue	71 Larmont Street
9 Irwin Avenue	69 Larmont Street
64 Wellington Street East	36 Larmont Street
88 Spruce Street	46 Mosley Street
154 Centre Street	59 Wellington Street East
148 Centre Street	54 Mosley Street
112 Wellington Street East	45 Mosley Street
156 Centre Street	50 Temperance Street
120 Centre Street	54 Temperance Street
104 Wellington Street East	39 Temperance Street
110 Wellington Street East	54 Tyler Street
1964 Vandorf Sideroad	60 Temperance Street
95 Allaura Boulevard	79 Temperance Street
103 Metcalfe Street	38 Kennedy Street West
103 Edward Street	24 Kennedy Street West
14993 Yonge Street	120 Temperance Street
86 Victoria Street	75 Tyler Street
99 Metcalfe Street	97 Hillview Road
95 Metcalfe Street	101 Hillview Road
96 Connaught Avenue	8 Ransom Street
106 Edward Street	14900 Yonge Street
97 Harrison Avenue	14888 Yonge Street
107 Wells Street	144 Temperance Street
75 Larmont Street	14170 Yonge Street
105 Wellington Street East	14108 Yonge Street
15 Larmont Street	13918 Leslie Street
41 Larmont Street	14-18 Wellington Street E
76 Mosley Street	

Attachment 4**STATEMENT OF SIGNIFICANCE (SOS)****1. Description of Property**

(Address): 16 Reuben Street, Aurora ON

Legal Description: Pt Lt 5 Pl 39 Aurora; Pt Lt 6 Pl 39 Aurora; Pt Lt 7 Pl 39 Aurora; Pt Lt 8 Pl 39 Aurora Pts 2 & 3, 65r11051 ; Aurora

PIN: 036530072

The property located at 16 Reuben Street is of Cultural Heritage Value or Interest as it includes a representative example of a 1.5 storey Late Victorian dwelling with L-shaped floor plan which was likely constructed in the 1880s for Reuben J. Kennedy and his family.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 16 Reuben Street is of Cultural Heritage Value or Interest for the existing dwelling which is a representative example of a Victorian dwelling constructed in the 1880s. The building was likely constructed c. 1883 for Reuben Judd Kennedy. R. J. Kennedy (b. 1837, d. 1909) purchased part of Lots 5-8, Plan 39 in 1857, and by 1881 is listed in census records as a farmer by occupation. The dwelling includes features indicative of its period of construction, including cross-gabled roofline, and dichromatic brickwork.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 16 Reuben Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. The property is of CHVI for the existing dwelling, constructed in the 1880s. The building includes the following attributes which contribute to its CHVI:

Dwelling:

- Overall 1.5 storey scale and massing with cross-gabled roof shape;
- All dichromatic brickwork with buff coloured brick, red brick quoin details and red brick voussoirs as well as window sills;
- All original window and door openings visible from the public realm, including a) the front (south) elevation with two window openings at the front-gabled portion of the building, and front entrance with window opening under the roof of the verandah;
- Window openings of the first storey of the first storey at the west elevation visible from the street;
- Window openings of the first and second storey at the east elevation visible from the street;
- Front elevation porch with support posts; and
- Orientation towards Reuben Street.

Note that this list of heritage attributes does not include the following, which are not of CHVI:

- East north elevation addition(s) which are either not original to the structure or are not visible from the public realm;
- All existing windows and doors, which are contemporary.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 16 and 18a Mosley Street, Aurora, Ontario

Legal Description: Lot 1 N/s Mosley St, Pl 68, Aurora.

PIN:036510044

A two and half storey, former place of worship is representative of Gothic Revival architecture with Classical influences composed of brick. The property also includes a one and half storey Ontario Cottage at 18a Mosley. The property includes both buildings and surface parking.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 16-18a Mosely Street, Aurora, Ontario as per *Ontario Regulation 9/06*:

(i) Design/Physical Value

16 Mosely

The two and a half storey former Methodist Church on the property is a combination of Gothic Revival and Classical architectural designs. Architectural features include: brick pilasters, lancet window openings separated by spandrels and window and window mouldings, centred entry with lancet surround, pediment open gabled roof with oculus, louvered window in gable. The building was constructed in 1856 by John Howard and is an early example of a local place of worship as it was constructed pre-confederation.

The one and half storey dwelling on the property is representative of an Ontario Cottage and constructed circa 1888. The dwelling is symmetrical in design with a centred hall plan and gabled roofline.

(ii) Historical/Associative Value

The property is associated with the Canadian Wesleyan New Connection Methodist and the Salvation Army Church. The former church was used as a "Salvation Army Citadel" since 1885. The property can yield information as it relates to progression of the Methodist Church and Salvation Army. The property has significance to the local community acting as a central hub for socio-religious activities.

(iii) Contextual Value

The property is important in maintaining the character of the area, the existing church and dwelling on-site were functionally linked as both supported the functions of the place of worship. The property is historically linked to its surroundings and is considered a landmark.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 16- 18a Mosley Street, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

(a) Place of Worship:

- Overall 2 ½ storey massing composed of brick including decorative brickwork including brick pilasters;
- All original features indicative of the Gothic Revival and Classical architectural style which are visible from the street, including:
 - Open gabled shallow pitched roofline with deep soffits and fascia including Classical pediment like gable;
 - All original lancet window openings with spandrels and lancet window mouldings;
 - Oculus louvered window with quatrefoil design in gable on front façade;
 - Main entry with lancet door moulding; and,
 - Original rough stone foundation.

(b) Dwelling:

- Overall 1 ½ storey massing composed of wood framing;
- All original features indicative of the Ontario Cottage architectural style which are visible from the street, including:
 - Open gabled medium-pitched roofline;
 - Symmetrical front façade with centre hall design; and,
 - Original window and door openings.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 17 Wellington Street East, Aurora ON

Legal Description: Lt 147 Pl 246 Aurora; Pt Lt 1 E/s Yonge St Pl 68 Aurora As In B24407b, Except Pt 4 65r7040;

PIN: 036510008

The property located at 17 Wellington Street East includes a representative example of a 2 storey Georgian dwelling which was constructed at an early period of time in the context of Aurora, known locally as the "Henry Machell House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 17 Wellington Street East as per *Ontario Regulation 9/06*.

The building located at 17 Wellington Street East is of Cultural Heritage Value or Interest as it includes an early and representative example of a Neo-Classical building in Aurora. The building was constructed c. 1861 for Henry Machell, who resided in the house until his death in 1901. Members of the Machell family are important in the settlement and development of Aurora in the early to mid. 19th century. What is now Aurora was originally known as "Machell's Corners" until it was renamed "Aurora" in 1853. The property is directly associated with Henry Machell (b. 1825, d. 1901), son of Richard Machell (b. 1793, d. 1868). Richard Machell who was an early Euro-Canadian settler and merchant of Aurora. Henry Machell took over the family business after the death of his father, and was invested in several businesses, including a hotel, livery, and general store. The house was also owned by members of the McConnell family for approximately 50 years. The McConnell family owned a jewellery store on Yonge Street south of the old Aurora Post Office. The house supports the character of the area, which includes built fabric of the 19th century and has a visual link with other buildings along the south side of Wellington Street East at 12 Wellington Street East, and 25 Wellington Street East which share a similar scale, massing with side-gabled roofs, and general placement of window and door openings.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 17 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1861 in the Neo-Classical architectural style. The building includes the following attributes which contribute to its CHVI:

Dwelling:

- Overall 2 storey scale and massing with side-gabled roof and return eaves;
- All original window and door openings visible from the public realm, including a) the front (north) elevation with 3-bay façade and central entrance, b) the single rectangular shaped window opening at the west elevation, and c) two window openings at the west elevation;
- All original wood framed window openings at the front elevation, including louvered wood shutters;
- Red brick chimney at the west end of the roof peak;
- Central door opening with pilasters, entablature, and wood framed transom and sidelights;

Note to staff:

- The original cladding cannot be conclusively determined. However, the building was likely not pebble dash, and may have either been stucco or brick. Should the opportunity arise to safely test and remove layers of the building to determine the original cladding, the existing cladding could be removed in order to either reveal and restore or replace with a material which would communicate its original appearance.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 19 Mosley Street, Aurora, ON

Legal Description: Pt Lt 2 S/s Mosley St Pl 68 Aurora As In R224766; Aurora

PIN: 036510070

The property located at 19 Mosley Street is situated at the south side of Mosley Street, in the neighbourhood known locally as Southeast Old Aurora. The property is of Cultural Heritage Value or Interest as it includes an early Gothic Cottage with Classical features, locally known as the "Sylvester Lundy House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The dwelling is considered a representative example of the Gothic Revival architectural style with Classical features. The building was originally single storey in height and was constructed in 1866, likely in the Georgian architectural style. The property was purchased by John Campbell John Mosley. The upper storey addition reflects the Gothic Revival architectural style with a high pitched roof and center gable. The adjacent building at 15 Mosley Street was constructed in a similar architectural style to that of the original building and was constructed by John Campbell's brother, William Campbell. Between 1887 and 1973, the property was owned by the Lundy family, former owners of the Banner newspaper. The dwelling at 19 Mosley Street supports the character of the area.

3. Heritage Attributes

The existing dwelling was likely originally constructed in the Georgian architectural style in 1866. The dwelling was altered in the 19th century to include the upper storey which includes a front elevation gable which communicates the Gothic Revival of architecture. The dwelling includes the following attributes which contribute to it's Cultural Heritage Value or Interest;

- Overall 1.5 storey scale and massing of brick construction with side-gabled roof and front elevation steeply pitched gabled roofline;
- Front elevation 3-bay façade, with central entrance, wood framed sidelights and transom light, pilasters, and wood entablature;
- All original gently arched window and door openings, complete with brick voussoirs and sills which are visible from the public realm at the front (north), east and west elevations; and
- 19th century wood framed windows with 2x2 lights, including any existing wood framed storm windows.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 21 Machell Avenue, Aurora, Ontario

Legal Description: Part of Lot 5, Plan 36, Part 1 Plan 65r38713 Town of Aurora.

PIN:036370778

The property located at 21 Machell Avenue is situated at the east side of Machell Avenue between Irwin Avenue and Wellington Street West. The property is of Cultural Heritage Value or Interest as it includes a dwelling which is considered a representative of Gothic Revival architecture with Italianate influences.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of CHVI as it includes a dwelling which is considered a representative example of the Gothic Revival architectural style with Italianate Influences. The dwelling can be described as a two and a half storey yellow brick semi-detached dwelling constructed circa 1885. The property is associated with Mr. John van Nostrand who was a timber lot and sawmill owner. Mr. van Nostrand rented the semi-detached dwelling during the 70 years that the van Nostrand Family owned the property. One of the tenants that was notable was Matthew Hind Thompson who was the first Principal of Church Street School. Mr. Thompson lived in the home with his family between 1890- and 1909. The property supports the character of the surrounding area along Machell Avenue.

3. Heritage Attributes

The following provides a description of the heritage attributes of the dwelling which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 2.5 storey scale and massing composed of beige/yellow brick with side-gabled roof and steeply pitched front (west) elevation gable and 4-bay front facade;
- Decorative wood bargeboard under the eaves of the west elevation gable;
- All original gently arched window openings with brick voussoirs and sills visible from the public realm at the west, and the north and south elevations;
- All wood frame windows at the west (front) elevation with 2x2 lights;
- Projected portions of windows on either side of the central entrance, constructed of brick with wood entablature and wood brackets;
- Rounded/ arch window/louvered shutter opening at front (west) elevation below centred gable; and

- Dual entrances at the front façade, including both door openings, and the existing wood doors with mailboxes, and arched windows which are of 19th century construction.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 21 Victoria Street

Legal Description: Pt Lt Homestead Pl 68 Aurora On The Corner Of Wellington & Victoria Sts; As In R417477; Town Of Aurora

PIN: 036510020

The property located at 21 Victoria Street is situated on the east side of Victoria Street, south of Wellington Street East. The property is of Cultural Heritage Value or Interest as it includes a representative example of a dwelling constructed in 1892 in the Queen Anne architectural style, known locally as the "Whimster House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 21 Victoria Street as per *Ontario Regulation 9/06*:

The building located at 21 Victoria Street is of Cultural Heritage Value or Interest (CHVI) as it includes a representative example of a Queen Anne building in Aurora. James Whimster, a prominent merchant, was responsible for the building's construction in 1892. An article published in the Aurora Banner dated April 15, 1892 describes the dwelling to be "...perhaps be the finest residence in town." The building includes features indicative of the late Victorian architectural style, including its hip and gabled roofline, asymmetrical bays, large parlour window, bargeboard and detailed wood spindle and lattice work, multiple balconies, and leaded glass windows. The house supports the character of the area, which includes built fabric dating to the 19th century.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 21 Victoria Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

The property is of CHVI for its existing dwelling, constructed in 1892 in the Queen Anne architectural style. The building includes the following attributes:

- Overall 2 ½ storey massing constructed of red brick with a stone foundation;
- All decorative brickwork, string courses, and voussoirs;
- Hipped roof with two lower front/hip gables;
- All decorative wood bargeboard present under the roof gables and balconies;
- Front elevation two storey balcony, including all decorative lattice, spindles, bargeboard, and support columns/posts;

- Two storey wood frame portico/balcony above the recessed front entrance;
- Attic gabled dormer with a semi-circular window;
- Large parlour window at the front elevation (south of the front entrance), including original window with leaded glass;
- All original window and door openings visible from the street (including basement/foundation windows) complete with rusticated stone sills and brick voussoirs;
- Two storey bay window at the north elevation, including all window openings;
- Two storey bay window at the south elevation, including all window openings;
- Chimneys at the south and north elevations above the roofline, including all decorative stone and chimney work below the roofline at the north and south elevations (visible along Victoria Street).

The list of heritage attributes provided above does not include the later additions to the building (at the rear elevation) which are not indicative of the Queen Anne architectural style, or the single storey brick garage located at the south elevation.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 31 Tyler Street, Aurora ON

Legal Description: Pt Lt 23 Pl 9 Aurora Pts 2 & 3, 65r12214, S/t R527655 ; Aurora

PIN: 036530020

The property located at 31 Tyler Street can be described as a residential lot located on the south side of Tyler Street, east of Temperance Street. The property is of Cultural Heritage Value or Interest as it includes a representative example of a 2 storey wood frame dwelling constructed in the Late Victorian architectural style. The building was constructed c. 1888.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 31 Tyler Street:

The property displays design/physical value for the existing dwelling which was constructed in the Late Victorian architectural style in the 1880s. The house is confirmed as being constructed by 1888, but could have been constructed as early as 1882. The building is considered a representative example of the Late Victorian architectural style and includes heritage attributes and features which are indicative of this style and its period of construction. The building was likely constructed for William S. Wilson, who owned a portion of Lot 24 (Plan 9) between 1885 and 1889. The property was later owned by David E. Rogers, veterinary surgeon, who owned the property until 1890. The building supports the character of the area, which is part of the Tyler Street neighbourhood and became part of the Alexandra Park Subdivision after it was registered by A. A. Conover in 1912.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 31 Tyler Street, Aurora which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

The property is of Cultural Heritage Value or Interest (CHVI) for the existing dwelling, constructed in the Late Victorian Style c. 1888. The building includes the following attributes which contribute to its CHVI:

- Overall 2 storey scale and massing and wood frame construction;

- Steeply pitched side-gabled roof with two steeply pitched gables at the front elevation with decorative bargeboard;
- All original window and door openings which are visible from the street (at the front (north) and side elevations (east and west);
- Sloped porch with steeply pitched at the front elevation gable, including bargeboard under the gable peak, supported by wood posts and railing;

Note to Staff:

- Site visit on the property and discussion with the property owner should confirm whether or not the existing wood frame windows are original, and should be considered heritage attributes in addition to the window openings (including the stained glass transom window above the front door);
- Staff may be able to confirm whether or not the existing horizontal wood siding is original to the building, or was added during the 1999 reconstruction work;
- Note: The existing porch is a reconstruction dating to approximately 1999 (according to LACAC), but appears to be a period-accurate reconstruction and is considered an alteration which communicates the Victorian style of architecture and has therefore been included as an attribute which is worthy of conservation.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 33 Mosley Street, Aurora ON

Legal Description: Pt Lt 5 S/s Mosley St Plan 68 Aurora As In R271476, Aurora

PIN: 036510082

The property located at 33 Mosley Street is located on the south east corner of Mosley Street and Victoria Street. The property contains an institutional building constructed in 1870, enlarged in 1888.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 33 Mosley Street:

The building was originally constructed in 1870 as part of John Mosely's Subdivision, Plan 68, for the Aurora Mechanics Institute and Library Association, which originated in 1855 as the Association for the Diffusion of Helpful Knowledge. The building was home to the Association, which encouraged educational development, hosting an array of lectures, and concerts. The Mechanics Institute was closed and the property was purchased by the Town of Aurora in 1921. The property was used by the Aurora Textiles establishment, who rented the building. The building was also rented by the Aurora Lions Club. The property has been an important location for the Town's community and culture over time. The building was originally constructed in the Gothic Revival architectural style with a low pitched gable roof, rough stone foundation and buff brick in clad. The building has since been covered with stucco.

3. Heritage Attributes

The following provides a description of heritage attributes for the existing institutional building located at 33 Mosley Street, Aurora ON which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall single storey scale and massing constructed of brick (including 1888 enlargement);
- Low pitched front gable roof with quatrefoil (round) window;
- All four window openings located on the side (west) elevation with pediments and sills visible along Victoria Street;
- All window and door openings which are visible from the street at the front (north), rear (south) and side elevations (east and west); and
- Front entrance including the existing vestibule.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 35 Metcalfe Street, Aurora, Ontario

Legal Description: Pt Lt 1 S/s Metcalf St Pl 68 Aurora As In R712585 ; Town Of Aurora

PIN: 036480100

The property located at 35 Metcalfe Street, Aurora is situated at the south-east corner of Victoria Street and Metcalfe Street. The property is of Cultural Heritage Value or Interest as it includes a dwelling constructed in the Gothic Revival Cottage architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of cultural heritage value or interest for the existing dwelling. The dwelling can be described as a one and half storey buff/yellow brick dwelling which is a representative example of a Gothic Revival Cottage constructed circa 1885. The property supports the character of the Southeast Old Aurora neighbourhood.

3. Heritage Attributes

The following provides a description of heritage attributes for the dwelling located at 35 Metcalfe Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1 ½ storey massing of yellow-buff brick construction with side-gabled roofline with steeply pitched front (north) elevation gable;
- Decorative bargeboard within the eaves of the north, west, and east elevation gables;
- Lancet shaped balcony door opening under the front gable, including brick voussoirs;
- All original window and door openings visible from the public realm at the front (north), east and west elevations, complete with brick voussoirs and sills;
- Front elevation door opening, including sidelights and transom;
- Bay window at the west elevation, including wood trim and details under the eaves; and,
- Red brick foundation visible at the exterior.

Note that the existing addition at the south elevation is not included in the above list of heritage attributes.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 36 Wells Street

Legal Description: Pt Lt 9 N/s Mosley St Pl 68 Aurora; Pt Lt 10 N/s Mosley St Pl 68 Aurora; Pt Lt 11 N/s Mosley St Pl 68 Aurora; Pt Lt 12 N/s Mosley St Pl 68 Aurora As In R674361; Aurora

PIN: 036510059

The property located at 36 Wells Street is of Cultural Heritage Value or Interest for the existing 1.5 storey dwelling, constructed in 1921, in the Craftsman architectural style. The building is notable for the use of cobblestones in its construction, and is locally known as the "Tustian House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property of 36 Wells Street has cultural heritage value for the existing dwelling which is considered a representative example of a dwelling constructed in the Craftsman and context in the Southeast Old Aurora Neighbourhood.

The building was constructed in the Craftsman architectural style, similar to those depicted in Sears Catalogues (such as model 187, 1908-1914). The building is 1.5 storeys with a slanted side-gabled roofline, front elevation shed dormer, and full-width porch contained under the extension of the roof at the front elevation. The first storey exterior walls as well as bottom half of the porch supports and exterior chimney on the south façade are constructed of, or clad with large cobble stones. Richard Tustian was a notable local figure for his position as a chair at the Aurora Public school Board and a volunteer fire fighter. The building was likely constructed for Richard Tustian by George Browning, a well-known local builder, constructed the dwelling. The building supports the character of the area, which includes built fabric of the 19th and early 20th century.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 36 Wells Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

Dwelling:

- Overall 1 ½ storey massing;
- All original features indicative of the Craftsman architectural style which are visible from the street, including:
 - The full-width covered porch, with the extended roofline towards the street, including cobblestone half-pillars with stone slabs, wood support posts, and wood trim below the roofline, including arched entrance;
 - Front elevation bay window, including all wood frames and window openings;

- Large parlour window at the first storey, front elevation;
- Exterior cobblestone chimney, visible above the roofline along Wells Street;
- Front elevation shed dormer with window opening;
- All exterior cobblestone cladding visible from the street; and
- All original window openings visible from the street, including stone sills and lintels.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 41 Wellington Street East, Aurora ON

Legal Description: Pt Lt Homestead Pl 68 Aurora As In B28612b ; Aurora Subject To An Easement Over Pt 1, Pl 65r31247 In Favour Of Pt Lot Homestead Pl 68 Aurora As In R712403 As In Yr1477483

PIN: 036510013

The property located at 41 Wellington Street East is of cultural heritage value or interest as it includes the "Browning House", which is a representative example of a building constructed in the Romanesque architectural style c.1905.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 41 Wellington Street East includes a dwelling constructed c. 1905 in the Romanesque architectural style. The building was constructed by Mark Browning, who constructed a number of homes for local families in Aurora. The building is located along Wellington Street East, where a number of fine estate homes were constructed for upper class Aurora citizens between the mid. 19th century and the early 20th century. This building type not commonly found in the Town of Aurora and is considered a representative example of this architectural style. The features of the building have been well preserved through its adaptive re-use.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 41 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1905 in the Romanesque architectural style. The features of the dwelling are as follows:

- Overall 2 1/2 storey scale and massing with red brick construction and stone foundation;
- Hipped and gable roofline, with attic window in the front elevation gable;
- All original window and door openings visible from the public realm at the north, east and west elevations. This includes original arched shape of window and door openings at the first storey (front elevation), and rectangular-shaped window openings at the second storey as well as the east and west elevations;

- Recessed front entrance portico;
- All original Romanesque detailing, including all contrasting stone arches with keystones; and keystones, all stone window sills and lintels, and brick string courses.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 42 Wellington Street East, Aurora ON

Legal Description: Pt Lt 138 Pl 246 Aurora; Pt Lt 20 First Range S Of Centre St W Of RailRoad Pl 107 Aurora As In R296535 ; Aurora

PIN: 036380046

The property located at 44 Wellington Street East is of cultural heritage value or interest as it includes an adaptively re-used dwelling, constructed c. 1862 in the Georgian architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 42 Wellington Street East includes a dwelling constructed c. 1862 in the Georgian architectural style. The building is also known locally as the "Shoemaker's House", for its original owner, Joshua Hunt, who was employed as a shoemaker. Members of the Hunt family resided here until the death of Joshua Hunt in 1884. The property continued to be owned by members of the Hunt family until 1910. It is likely that Joshua Hunt made shoes on the property, in an addition to the existing dwelling which has been removed. The building is a representative example of a building constructed in the Georgian architectural style at an early period of settlement of the Town of Aurora. Here, few of the original mid. 19th century buildings survive along Wellington Street.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 42 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1862 in the Georgian architectural style. The features of the dwelling are as follows:

- Overall 2 storey wood frame construction with 3-bay façade and side-gabled/salt-box style roofline with eaves ;
- Horizontal wood cladding, which is likely an accurate reproduction of the original wood cladding;

- Front (south) elevation central front entrance door opening with wood architrave and pilasters; and
- All original window openings at the front (south) as well as the east and west elevations visible from the public realm.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 50 Mill Street, Aurora

Legal Description: Part Lot 1 Plan 30 Aurora As In R648892

PIN: 036520018

The property is situated north of Tyler Street, west of Mill Street. The property is of Cultural Heritage Value or Interest for the existing two storey Late Victorian style dwelling.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 50 Mill Street is of Cultural Heritage Value or Interest for its design/physical and historical/associative values. The property was the former home of Walter Collis (d. 1915), who was the founder of Collis Leather, a major local employer. The property was owned by Clara Collis (wife of Walter) until her death in 1937. The dwelling is a representative example of a late 19th century dwelling constructed in the Late Victorian architectural style. The building includes features indicative of this style, including two moderately pitched front gabled roof with decorative brickwork, central entry with protruding bays on either side. The building supports the historic character of the Tyler Street neighbourhood.

3. Heritage Attributes

The following provides a description of heritage attributes for the dwelling located on the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 2 storey scale and massing of buff/yellow brick construction fronting Mill Street;
- All decorative brickwork, including brick dentils, voussoirs over windows and windows which extend beyond the front elevation;
- Hipped roofline with moderately pitched paired gables at front elevation;
- Large arched bay window openings at the first and second storey; and
- Main central entrance, creating a 3-bay façade;
- Generous setback from the street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 50 Tyler Street, Aurora ON

Legal Description: Pt Lot 1 Plan 30, Pt 1 65r34850 Together With An Easement Over Pt Lt 1 Pl 30, Pt 4 65r34850 As In Yr2143815 Town Of Aurora

PIN: 036520146

The property located at 50 Tyler Street is of cultural heritage value or interest as it includes a dwelling constructed in 1913 in the Queen Anne architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 50 Tyler Street is of cultural heritage value or interest for the existing dwelling. The dwelling is considered a representative example of a building constructed in the Queen Anne architectural style. The building was constructed in 1913 for Thomas T. Caster, who owned the property until 1927. The building was used as the "Resthaven" rest home from approximately 1947 to 1975 when the rest home moved to Mill Street. The property remained under the ownership of the Watson family until 1983, and was re-used as the residence for the Rose of Sharon Services for Young mothers from 1985 to 1993.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 42 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1913 in the Queen Anne architectural style and includes the following attributes:

- Overall 2 ½ storey red brick construction with combination pyramid hipped and gable roofline, with deep eaves and attic gables at the front (south), east and west elevations;
- Large curved verandah at the first storey with support columns, decorative trim under eaves, and overhang roof at the front (south) and west elevations;
- Front elevation bay windows at the first and second storey with larger central "parlour" style window;
- West elevation bay windows at the first and second storey;

- Any original windows at the front elevation which include leaded/stained glass (i.e. second storey bay parlour window);
- Second storey open balcony at the second storey (front elevation) and balcony entrance door; and
- All original window and door openings, including windows at the attic gables, complete with rusticated stone stills and brick voussoirs visible from the public realm at the south, east, and west elevations.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 50 Wellington Street East, Aurora ON

Legal Description: Pt Lt 19 First Range S Of Centre St W Of RailRoad PI 107 Aurora As In R631476 ; Town Of Aurora

PIN: 036380050

The property located at 50 Wellington Street East is of cultural heritage value or interest as it includes a dwelling constructed c.1855 in the Gothic Revival Cottage architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 50 Wellington Street East is of cultural heritage value or interest for the existing dwelling which has been adaptively re-used for commercial purposes. The building is considered an early example of a dwelling for the context of Aurora, for which few remain along Wellington Street East. The building known locally as the "Andrews-Morrison House" for its associations with Edward Andrews (a Tailor by occupation) who owned the property from 1854-1859. The property was also owned by descendants of Edward Andrews from 1872 to 1886. The property is also associated with George Morrison (Carriage Maker), who also resided at 74 Wellington Street East.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 42 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1855 in the Gothic Revival Cottage architectural style and includes the following attributes:

- Overall 1 ½ storey wood frame construction with side-gabled roof and steeply pitched front elevation roof gable;
- Stone foundation;
- Horizontal clapboard siding, which is likely an accurate reproduction of the original siding;
- Second storey balcony with wood framed lancet arched window;

- Front elevation 3-bay façade with original door opening and original window opening east of the door;
- Front elevation porch, including roof supported by columns;
- Two second storey original window openings at the west elevation; and
- Two second storey original window openings at the east elevation; and
- Tall “French” style window opening at the east elevation.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 53 Mosley Street, Aurora, ON

Legal Description: Pt Lt 11 S/s Mosley St Pl 68 Aurora; Pt Lt 12 S/s Mosley St Pl 68 Aurora As In B24492b; Aurora

PIN: 036510088

The property located at 53 Mosley Street is situated on the south side of Mosley Street between Victoria Street and Sells Street within the Southeast Old Aurora neighbourhood. The building is of Cultural Heritage Value or Interest as it includes a representative and early example of a Georgian cottage constructed in the mid. 19th century.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 53 Mosley Street is of Cultural Heritage Value or Interest (CHVI) as it includes a dwelling that is considered an early and representative example of a Georgian Cottage in the community known as Southeast Old Aurora. The building has symmetrical 3-bay front facade and minimal ornamental detailing. The building was constructed at an early period of development in Aurora, between 1855 and 1865 as a part of John Mosley's Subdivision. John Mosley owned the property from 1837 to 1873 and sold the property to William Atkinson (wheelright-turned-builder) in 1873 who in turn sold the property to John van Nostrand (lumberman/farmer) in that same year. The building supports the character of the area.

3. Heritage Attributes

The property is of Cultural Heritage Value or Interest (CHVI) for its existing dwelling, constructed between 1855 and 1865, in the Georgian Cottage architectural style. The building includes the following attributes which contribute to its CHVI:

- Overall one and a half storey scale and massing of wood frame construction and stone foundation;
- Horizontal cladding material;
- Side-gabled roofline with overhanging eaves;
- Symmetrical front 3-bay façade with minimal detailing;
- All original wood framed window and door openings visible from the public realm along Mosley Street, including a) the front (north) elevation with a 3-bay façade and central entrance, and b) the east and west façades with rectangular shaped window openings; and
- Chimney at the east end of the dwelling, above the roofline.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 53 Wellington Street East, Aurora ON

Legal Description: Lt 2 S/s Wellington St Pl 68 Aurora As In Au11351 Save And Except The Lands In Inst. A566a; Aurora

PIN: 036510016

The property located at 53 Wellington Street East is situated at the south side of Wellington Street East between Victoria Street and Wells Street. The property is of cultural heritage value or interest as it includes a dwelling constructed c.1885 in the Gothic Revival Cottage architectural style known locally as "The Mosley House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 53 Wellington Street East is of cultural heritage value or interest for the existing dwelling which has been adaptively re-used for commercial purposes. The building is considered a representative example of a building constructed in the Gothic Revival Cottage architectural style. The house is directly associated with members of the Mosley family, including John Mosley, who constructed the dwelling for his sister-in-law. The house remained in the Mosley family until 1953. John Mosley is significant to the development of the community in the mid. 19th century. John Mosley subdivided lots and created Plan 68, known today as "Southeast Old Aurora" which is an established residential neighbourhood. The building supports the context of Wellington Street East, which includes a number of fine houses constructed in the mid. to late 19th century.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 53 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1885 in the Gothic Revival Cottage architectural style and includes the following attributes:

- Overall 1 ½ storey buff/yellow construction with a shallow pitched side-gabled roof and front elevation roof gable;
- 3-bay façade facing north towards Wellington Street East;

- Rounded window/balcony window opening at the second storey, with arched brick voussoir;
- All original window openings visible from the public realm along Wellington Street, complete with window sills and brick voussoirs; and
- Portico supported by wood posts adjacent to the front entrance.

The rear additions are not included in the list of heritage attributes as they are not of cultural heritage value or interest.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 55 Metcalfe Street, Aurora ON

Legal Description: Part Lot 8 S/s Metcalf Street Plan 68 Aurora As In R451156 Except R608020; Aurora
PIN: 036480108

The property located at 55 Metcalfe Street is situated at the south-west corner of the intersection of Wells Street and Metcalfe Street. The property is of cultural heritage value or interest as it includes a dwelling constructed in 1875 in the Gothic Revival Cottage architectural style known locally as "The Bowman House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 55 Metcalfe Street is of cultural heritage value or interest for the existing dwelling. The dwelling is a representative example of the Gothic Cottage architectural style which has been sympathetically altered. The original 3-bay façade has been altered where the front entrance is now asymmetrical. The front entrance originally included a wood frame portico, which has been replaced with a larger covered porch. The dwelling was constructed by George Harrison, who was a "gentleman" and may have owned a local sawmill and lumber business. The property derives its name from the members of the Bowman family who owned the property between 1929 and 2019, for 90 consecutive years. Merle B. Bowman was married to Hugh A. Bowman, who was an insurance agent by occupation and served as Councillor in 1933 and 1934.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 55 Metcalfe Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed in 1875 in the Gothic Revival Cottage architectural style and includes the following attributes:

- Overall 1 ½ storey brick construction with side-gabled roof and steeply pitched front elevation gable.
- Original window opening within the front elevation gable;

- Original window openings at the first and second storey at the east elevation which are visible along Wells Street; and
- Original window openings at the first and second storey at the north elevation which are visible along Metcalfe Street.

Note: The existing window openings at the first storey (front elevation) and the covered porch are not original to the dwelling, and are not identified as heritage attributes. However, these alterations are sympathetic to the dwelling and the overall form and character of the dwelling remains.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 56-58 Mosley Street, Aurora ON

Legal Description: Pt Lt 12 N/s Mosley St, Pl 68 As In B78636b; Aurora

PIN: 036510232

The property located at 56-58 Mosley Street is situated on the north-west corner of Mosley Street and Wells Street in the South East Old Aurora neighbourhood. The property located at 56-58 Mosley Street is of Cultural Heritage Value or Interest for the 2 storey dwelling constructed c.1868 in the Georgian architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 56-58 Mosley Street, as per *Ontario Regulation 9/06*:

The property located at 56-58 Mosley Street has cultural heritage value or interest as a representative example of a building constructed in the mid. 19th century in the Georgian architectural style. The building is unique given that it is comprised of two semi-detached dwellings. The building is noteworthy for its decorative detailing, including windows with 6x6 panes, and bay windows with brackets which were added in the late 19th century.

The property supports the character of the area, where few buildings survive which were constructed shortly after the registration of John Mosely's Subdivision. The building was owned by Frederick Long, a manufacturer who produced paper boxes for local jewellers and druggists. The original function of the building was a factory, and over time, it was converted to a semi-detached dwelling.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 56-58 Mosley Street, Aurora ON which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

The property is of Cultural Heritage Value or Interest (CHVI) for the existing building which was originally a box factory and has been adaptively re-used as a dwelling:

- Overall 2 storey scale and massing and wood frame construction, including rear 2 storey portion of the building which is visible along Wells Street;
- Low pitched side gabled roof;
- Three second storey window openings located at the front (south) elevation, complete with 6x6 wood frame windows;

- Two bay windows at the first storey, with and wood frame trim and brackets. This includes the existing wood frame windows with 1x1 and 2x2 panes;
- Door openings at the front elevation with pilasters and transoms;
- Front elevation porch supported by wood posts; and
- All original wood frame windows and window openings visible from the public realm along Wells Street and Mosley Street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 57 Mosley Street, Aurora, ON

Legal Description: Pt Lt 11 S/s Mosley St Pl 68 Aurora; Pt Lt 12 S/s Mosley St Pl 68 Aurora; Pt Lt 13 S/s Mosley St Pl 68 Aurora As In Au842 Except B24492b; Aurora

PIN: 036510089

The property located at 57 Mosley Street is situated at the southwest corner of Wells Street and Mosley Street, in the neighbourhood known locally as Southeast Old Aurora. The property is of Cultural Heritage Value or Interest as it includes an institutional building known as the Rising Sun Masonic Lodge, formerly the Methodist Episcopal Church, constructed in 1877 in the Gothic Revival architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The building is a representative example of the Gothic Revival architectural style. The building can be described as having a rectangular plan and steeply pitched front-end gabled roof. The building is constructed with a stone foundation and yellow/buff brick exterior. The north and south facades have evenly distributed brick buttresses. The window openings are lancet-shaped with polychromatic brick voussoirs. Bargeboard with a quatrefoil design is located in the peak of the gables and wooden brackets are located under the eaves. The property was originally owned by the Methodist Episcopal Church, who were responsible for the construction of the building on the property and who sold the property to the Masons in 1885. The Rising Sun Masonic Lodge has operated on the property for over a century. The building is recognized as a landmark in the community and is recognized to support the character of the Southeast Old Aurora Neighbourhood.

3. Heritage Attributes

The existing building was constructed in the Gothic Revival architectural style in 1877 and includes the following attributes which contribute to its CHVI:

- Overall single storey scale and massing of buff/yellow brick construction;
- Original features indicative of the Gothic Revival architectural style which are visible from the public realm, including:
 - Steeply pitched gable roof with bargeboard in the peak and wood brackets under the eaves on the east and west elevations;
 - Remaining original brick exterior with polychromatic brick voussoirs;
 - Buttresses on the north and south elevations;

- Lancelet window openings;
- All original window and door openings, including the set of three rectangular windows under each of the gables at the east and west elevations;
- Brick chimney at the west elevation; and
- Gabled wood frame vestibule at the north elevation fronting Mosley Street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 68 Mosley Street

Legal Description: Pt Lt 15 N/s Mosley St Pl 68 Aurora As In R308529; S/t Debts In R280498; S/t Beneficiaries Interest In R280498; Aurora

PIN: 036500047

The property located at 68 Mosley Street is located at the north side of Mosley Street between Wells Street and Larmont Street within the Southeast Old Aurora neighbourhood. The property is of Cultural Heritage Value or Interest as it includes a representative example of a Gothic Revival Cottage constructed in 1874 by William Atkinson.

2. Description of Cultural Heritage Value or Interest (CHVI)

The existing dwelling is considered a representative example of a Gothic Revival Cottage. The property was sold to William Atkinson from John Mosley in 1873. William Atkinson was responsible for the construction of the dwelling as well as many other prominent homes in the community in the 19th century. The building supports the character of the Southeast Old Aurora community.

3. Heritage Attributes

The following provides a description of heritage attributes for the dwelling at 68 Mosley Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

Dwelling:

- Overall 1 ½ storey massing and yellow/buff brick construction with 3-bay facade;
- All original features indicative of the Gothic Revival architectural style which are visible from the street, including:
 - Side-gabled roof (to rear) with steeply pitched open gable at the front elevation;
 - Arched windows with decorative dichromatic brick voussoirs;
 - Lancet window/balcony door with dichromatic brick voussoirs extending within the front elevation central gable;
 - All window openings at the front (south), east and west elevations visible from the public realm as well as all wood framed arched windows;
 - Second storey balcony;
 - Front elevation central door opening with wood framed transom light; and
 - Dichromatic brick red and yellow brick quoins.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

1 STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 71 Tyler Street

Legal Description: Part Lot 28 Plan 9 Aurora As In R212998; Aurora

PIN: 036530005

The property located at 71 Tyler Street is situated at the south side of Tyler Street between George Street and Mill Street. The property is of Cultural Heritage Value or Interest as it includes a 1.5 storey dwelling constructed in the Victorian architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest as it includes a dwelling which is considered a representative example of a dwelling constructed in the Victorian architectural style. The building includes features which are indicative of the Victorian architectural style, including it's L-shaped floor plan, cross-gabled roof, front verandah, and front entrance with transom. The dwelling was likely constructed for David Johnston between February 1886 and October 1887.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 71 Tyler Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1.5 storey scale and massing of yellow brick construction with L-shaped floor plan ;
- Cross-gabled roofline;
- All gently arched original window and door openings visible from the public realm, complete with brick voussoirs and sills viewed from the north (front) elevation, east and west (side) elevations;
- Original 2x2 wood framed windows at the front elevation;
- Covered front elevation verandah with wood support posts; and
- Front door opening with transom.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 73 Kennedy Street West, Aurora ON

Legal Description: Pt Lt 37 Pl 246 Aurora Pt 2, 65r3623; T/w R299690 & R340938 ; Aurora

PIN: 036590094

The property located at 73 Kennedy Street West is a residential lot located on the south side of Kennedy Street West, between George Street and Temperance Street. The property is of cultural heritage value or interest as it includes a dwelling constructed in the Edwardian style of architecture with Queen Anne influences, dated to the late 20th century.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 73 Kennedy Street West is of cultural heritage value or interest for the existing dwelling, which is a representative example of a building constructed in the Edwardian architectural style with Queen Anne influences. The property was likely farmed beginning in the mid. 19th century when the lot included a total of 85 acres. The property was likely farmed by John W. Stephenson by the late 19th century. At this time, the property was reduced to approximately 27 acres. By the time the property was purchased by Ada Bushell in 1920, the property was approximately 7 acres. The construction date of the house is difficult to confirm with available records. The existing house may be the second farm dwelling on the property which was likely constructed in the late 19th century or early 20th century, likely for John W. Stephenson.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 73 Kennedy Street West which contributes to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed in the Edwardian architectural style with Queen Anne influences and includes the following attributes:

- Overall 2 storey wood frame construction with hipped roof with deep overhanging eaves;
- Attic dormers at the front (north), east and west elevations;
- Horizontal cladding, which is likely not original but an accurate replication of the original cladding material;

- Red brick chimney above the roofline at the west elevation, which is visible from the street;
- All window openings within the attic dormers;
- Uniquely shaped angular bay window at the second storey at the front elevation;
- All original window openings which are visible from the street along Kennedy Street West at the north, east and west elevations, including large “parlour” style windows at the first storey of the front elevation;
- Covered verandah which is curved along the front and east elevation and supported by wood columns;
- Generous front yard setback and setting with mature trees and landscaped open space.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 73 Wellington Street East, Aurora, Ontario

Legal Description: Lt 8 S/S Wellington St, Pl 68, Aurora.

PIN:036500007

The property located at 73 Wellington Street East is situated at the south side of Wellington Street East between Wells Street and Larmont Street. The property is of Cultural Heritage Value or Interest as it includes a dwelling which is considered a representative example of a Gothic Revival Cottage.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property includes a representative example of a dwelling constructed in the Gothic Revival architectural style constructed circa 1884. Architectural details indicative of this architectural style of architecture include dichromatic brick, quoins, paired steeply pitched dormer gables with second storey Gothic lancet window openings. The property was purchased in 1874 by Seth Ashton, who was a local businessman and municipal politician serving as a Councillor on the first Aurora Village Council in 1863 and several times as a Reeve. Ashton is said to have been a prominent figure in Aurora's history. The property is also associated with Thomas Scrivener, the Town's veterinarian at the beginning of the 20th century who lived in the dwelling between 1908 and 1918. The building is also associated with the Lorne cousins, who operated a dairy business on the property between 1927 and 1944. The property and dwelling supports the character of Wellington Street East.

3. Heritage Attributes

The following provides a description of the heritage attributes of the dwelling located at 73 Wellington Street East, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1 ½ storey massing composed of dichromatic red and buff brick with asymmetrical 2-bay facade;
- Steeply pitched paired gables at the front (north) elevation;
- Lancet window openings at the second storey within the steeply pitched gables, including window sills and buff brick voussoirs;
- Buff brick quoins at the front (north) elevation;

- All original window and door openings visible from the street, including buff brick voussoirs and window sills; and
- Asymmetrical front entrance, including existing wood framed door opening with sidelights and transom.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 77 Wellington Street East, Aurora, Ontario

Legal Description: Lt 9, Wellington St, Pl 68, Aurora.

PIN:036500008

One and half storey, wood frame detached dwelling with Gothic inspired architectural features. The dwelling is situated on a deep narrow lot with some mature trees along the periphery of the property.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 77 Wellington Street East, Aurora, Ontario as per *Ontario Regulation 9/06*:

(i) Design/Physical Value

The one and half storey dwelling on the property is a representation of an Ontario Gothic Style house constructed circa 1877. Architectural details include: high-pitched centred gable above a lancet shaped door opening, likely an extension of an original window opening on the second storey.

(ii) Historical/Associative Value

The property is associated with James Todd Sr., who constructed the existing house c. 1877. James was born in Ireland in 1806 and immigrated to Canada and worked as a blacksmith in Aurora. The property is also associated with the historical development of the 1854 Subdivision by John Mosley (Plan 68) and buildings constructed in the mid. to late 19th century.

(iii) Contextual Value

The property supports the character of the surrounding area which includes several Gothic inspired dwellings which have a similar scale, mass orientation and setback.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 77 Wellington Street East, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

(a) Dwelling:

- Overall 1 ½ storey massing composed of a wood frame dwelling;
- All original features indicative of the Gothic architectural style which are visible from the street, including:
 - High-pitched centred gable and original roofline;
 - Lancet opening on second storey; and,
 - Front porch.
- All original window and door openings visible from the street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 79 Victoria Street, Aurora ON

Legal Description: Lt 1 N/s Metcalf St Pl 68 Aurora; Lt 2 N/s Metcalf St Pl 68 Aurora; Lt Trinity Church Pl 68 Aurora ; Lt 3 N/s Metcalf St Pl 68 Save & Except 1 65r9945 Aurora ; Aurora (amended 2001/01/19 By B.willson,adlr)

PIN: 036510095

The property located at 79 Victoria Street is situated at the north-east corner of Victoria Street and Metcalfe Street within the community known as Southeast Old Aurora. The property is of cultural heritage value or interest for the existing church and rectory.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest primarily for the existing church and rectory, and their visual and functional relationship to each other. The late 19th century portion of the church displays a high degree of craftsmanship and is considered an excellent example of Gothic Revival architecture in Aurora and was constructed in 1884. The rectory was constructed in 1862, at an early period of time in the context of the development of Aurora. The building was likely constructed in the Regency architectural style with a low-hipped roof, large bay windows, and verandah. The two buildings have an important contextual relationship to each other, where the pastor of the church would live in the dwelling (rectory) behind the church. The property is associated with John Mosley's plan of subdivision (Plan 68) and buildings constructed in the mid to late 19th century in the area. The Mosley family were Anglicans in Aurora that helped to facilitate the establishment of a local Anglican church. The property is a landmark in the surrounding community given its location on an intersection and high-tower in the Southeast Old Aurora neighbourhood. The church is situated at the termination of Church Street, creating a significant view of the front elevation of the historic building.

3. Heritage Attributes

The following provides a list of the heritage attributes of the property which contribute to its Cultural Heritage Value or Interest:

(a) 19th Century Gothic Revival Church:

- Overall scale and massing of yellow/buff brick construction with front-end gabled roof and bell tower;

- Bell tower, located the southwest corner of the building, including all features indicative of the Gothic Revival style including brick buttresses and pointed spires, a centrally positioned spire with gables and shutters, all decorative brickwork with arches and dentils, all lancet/arched window openings (including blind windows);
- Historic church entrance within the bell tower, with lancet (arched) opening, stained glass transom, columns inset within the brick on either side of the door, and existing wood door;
- All original window openings and windows, including lancet shaped window and door openings with trefoil windows, complete with sills and voussoirs;
- All brick buttresses;
- All stained glass windows at all elevations;
- Chimney located at the north elevation of the church;
- All windows located within angular gable windows with trefoil arches;;
- All wood trimwork, including details within the eaves and spindle brackets;
- Location in-situ with orientation of the front elevation towards Victoria Street;
- Views of the front elevation looking east along Church Street;
- Spatial, historical, and visual relationship with the Regency church rectory;
- Setting, complete with mature trees, gardens, and landscaped open space;

(b) Rectory:

- Overall two storey massing of brick construction with hipped roof;
- 3-bay façade with central front entrance;
- Front entrance wood framed door opening, complete with sidelights and transom;
- All original window and door openings visible from the public realm;
- Front elevation covered verandah, complete with wood support posts and railing;
- Generous front yard setback;
- Spatial, historical, and visual relationship with the Gothic Revival church;

Additional property attributes:

- Setting, complete with mature trees, gardens, and landscaped open space;

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 81 Tyler Street

Legal Description: Part Lot 37 Plan 30 Aurora As In R643438; Aurora

PIN: 036540048

The property located at 81 Tyler Street is situated at the south side of Tyler Street, west of George Street. The building is of Cultural Heritage Value or Interest as it includes an excellent representative example of a 1.5 storey dwelling constructed in the Gothic Revival style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest primarily for its design/physical value. The dwelling is considered an excellent representative example of a dwelling constructed in the Gothic Revival style and retains the majority of its original features. The dwelling at 81 Tyler Street was originally constructed for George McConnell. The property was owned by the George McConnell family until 1915, then sold to his son-in-law, Charles Bilbrough, whose family owned the property until 1962. The dwelling is perhaps the oldest surviving house on Tyler Street. The dwelling supports the character of the neighbourhood.

3. Heritage Attributes

The following provides a description of the heritage attributes for the dwelling located at 81 Tyler Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1.5 storey scale and massing of wood frame construction;
- Original side-gabled roofline as well as rear summer kitchen addition which is visible along George Street;
- Front (north) elevation 3-bay façade with wood framed central entrance;
- Front elevation steeply pitched central gable with lancet door opening including wood frame door with lancet shaped window;
- Two large rectangular-shaped wood framed window openings at the front elevation, including wood framed window sash with 6x6 lights;
- Front elevation wood framed portico/second storey balcony, complete with wood trim and wood support posts; and
- All original window and door openings visible from the public realm at the east and west elevations.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 1978 Vandorf Sideroad

Legal Description: Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora

PIN: 036420084

The property located at 1978 Vandorf Sideroad is situated north of Vandorf Sideroad in a rural residential area. The property includes a Victorian dwelling that was constructed in 1880, locally known as "The Barber House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 1978 Vandorf Sideroad is of Cultural Heritage Value or Interest (CHVI) as it includes a representative example of a building constructed in the Victorian architectural style. The building was constructed in the 1880s by Fredrick Ransom. Fredrick Ransom was a carpenter and builder who worked alongside Richard Atkinson, who built many of the homes in historic Aurora. Fredrick Ransom lived on the property with his relatives (with the surname "Smith") and inherited the property. In 1933, Fredrick Ransom's adopted daughter, Irene Barber, inherited the house with her husband, Albert E. Barber.

3. Heritage Attributes

The property is of CHVI for the existing dwelling, constructed in 1880 in the Victorian architectural style in rural Aurora. The building includes the following attributes which contribute to its CHVI:

- Overall 1 and a half storey scale and massing of yellow brick construction
- Side-gabled roof and paired yellow brick chimneys at the east and west ends of the roof; and
- All original window and door openings, visible from the public realm from Vandorf Sideroad, including a) the front (south) elevation with a 3-bay façade and central entrance, b) the 3 symmetrical window openings on the east façade.
- Existing covered verandah with wood porch which wraps around both the south and east elevations.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 15800 Yonge Street, Aurora, Ontario

Legal Description: Pt Lt 84, Concession 1, King Pt 3, 65r1463; Aurora S/t Ease in Gross Over Pt 1, 65r30756 As In Yr1261631 St/t Ease in Gross Over Pt 2, 65r30756 As In Yr1261632.

PIN: 036270792

The property addressed as 15800 Yonge Street contains numerous buildings that have been constructed in the Georgian architectural style. The property has been owned by Canada's largest all-boys boarding school, St. Andrew's College, since approximately 1924; The school was originally established in Toronto in 1899.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest for its design/physical, historical/associative and contextual values. The existing buildings and open space within the property form a unique Cultural Heritage Landscape which function together as a school complex with living quarters.

The property includes buildings of design/physical value including the Memorial Chapel, Flavelle House, Memorial House, Sifton House, Dunlap Hall, and McDonald House, which were constructed in the Georgian architectural style. The Chapel was designed by E. H. Paisley of Marani and Paisley, the School's original architects, who were well-known Toronto-based architects. The property is associated with St. Andrew's College which was originally established in Toronto in 1899. The College re-located to the Aurora location in the 1920s and has become Canada's largest all-boys boarding school. The aforementioned buildings on the property are functionally and visually connected to one another.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 15800 Yonge Street, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

(a) Memorial Chapel:

- Overall massing and brick construction with a steeple;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - A portico with stone pillars;

- Circular windows;
- Cornice with return;
- Architrave around main entrance; and
- Arched window openings on the north elevation.

(b) Flavelle House:

- Overall 2 – 2.5 storey massing and brick construction;
- Archways to the south;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Centered main entrance with architrave, transom and side lights;
 - Shed dormers;
 - Semi-circular bay windows with belt course;
 - Polychromatic brick voussoirs;
 - A northern portion of building that has a belt course and parapet with classical balusters.

(c) Memorial House:

- Overall 2-2.5 storey massing and brick construction;
- Archways to the north;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Centered main entrance with architrave, transom and side lights;
 - Shed dormers;
 - Semi-circular bay windows with belt course;
 - Polychromatic brick voussoirs;
 - A building portion to the south with parapet, classical balusters, and a centered entrance with fanlight and side lights.

(d) Sifton House:

- Overall 2.5 storey massing and brick construction;
- Archways to the south and north;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Shed dormers;
 - Polychromatic brick voussoirs;
 - Roundels;
 - Rounded arches over first storey window/door openings.

(e) Dunlap Hall:

- Overall 2 storey massing and brick construction;

- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Main entrances with transom light, frontispiece, and entablature with pilasters;
 - Polychromatic brick voussoirs;
 - A centered clock with pediment above;
 - Parapet with classical balusters;
 - Belt course and entablature;
 - Roundels;
 - Rounded arches around the windows on the northern and southern portions of the building with keystones.

(f) McDonald House:

- Overall 2 – 3 storey massing and brick construction;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Main entrance with transom light, frontispiece, entablature, belt coursing, roundels, and parapet with classical balusters;
 - Shed dormers;
 - Semi-circular bay windows with belt coursing;
 - Polychromatic brick voussoirs.

Note to staff: It is strongly recommended that a site visit occur in order to take stock of the heritage attributes of the site, which are located on private property and could not be fully assessed as part of the Review of the Aurora Register project.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 14314/14378 Yonge Street, Aurora ON

Legal Description: Pt Lt 75 Con 1 King Pt 25 65r35315 Town Of Aurora

PIN: 036700962

The property located at 14314/14378 Yonge Street is of Cultural Heritage Value or Interest as it includes a rare and unique example of a pet cemetery in the context of Aurora as well as Ontario.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest for the existing Aurora Pet Cemetery, referred to locally as “Happy Woodlawn Pet Cemetery”, which began in 1933 under the ownership of the Blochin family. The property was formerly owned by Victor P. Blochin and his wife Anne. Victor was a major in the Russian Red Army. He was captured and became a Prisoner of War in Germany. He befriended a man who kept West Highland Terriers (Westies). After the war, Blochin worked as a gardener for Campbell and brought home dogs of his own when he moved to Canada in the 1920s. Blochin settled on the property and constructed a stone house named Silverdale Farm and opened Bencruachan Kennels in 1927. Anne Blochin (nee Wilson) was successful in her own right as the founding editor of Chatelaine magazine, a position she resigned from in 1929. Victor and Anne buried their own beloved pets in the cemetery and over time, others began to add their pets as well. The burials are marked by gravestones of all different sizes and materials. Elizabeth Blochin wrote a book called “That Dog of Yours” in 1941 about raising and caring for dogs. The cemetery is set within a forested area which was set away from the former Blochin house. Happy Woodlawn is said to be the first Pet Cemetery in Canada. The property was later sold and became part of the Kennell Inn after 1978.

3. Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

Happy Woodlawn Pet Cemetery:

- All grave stones and markers, including any existing built features, such as fences, ornamentation or commemorative features in their existing location in-situ;
- All burials and interred remains in their existing location in-situ;
- Location set within a forested area which includes naturalized vegetation and mature trees, devoid of any paths and manicured gardens; and
- Distance between graves, markers and burials, and their spatial relationship to each other.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.





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Town of Aurora

General Committee Report

No. PDS22-082

Subject: Heritage Permit Application File: HPA-2022-06
20 Catherine Avenue

Prepared by: Brashanthe Manoharan, Planner/ Heritage Planning

Department: Planning and Development Services

Date: June 21, 2022

Recommendation

1. That Report No. PDS22-082 be received; and
2. That Heritage Permit Application HPA-2022-06 be approved to permit a two-storey rear addition to the existing dwelling at 20 Catherine Avenue.

Executive Summary

This report seeks Council's approval to the application for Heritage Permit Application HPA-2022-06. The purpose of the application is to replace the existing one and a half addition with a two-storey addition to the existing dwelling at 20 Catherine Avenue. The subject property is designated under Part V of the *Ontario Heritage Act* and is located within the Northeast Old Aurora Heritage Conservation District.

- Staff have no concerns with the proposal as the two-storey addition to the existing dwelling is not anticipated to adversely impact the character of the streetscape.
- Staff are satisfied that the proposal meets the design guidelines of the Northeast Old Aurora Heritage Conservation District Plan.

Background

Property Description

The subject property) is located on the north side of Catherine Avenue, north of Wellington Street East and east of Yonge Street (see Attachment 1). The existing house

(also known as the “Phillips House”) was constructed c1885 by Daniel A. Phillips. The house can be described as late 19th century two and a half (2 ½) storey Ell-shaped dwelling with Italianate and Gothic Revival style influences of the Victorian era. Features include decorative bargeboards, louvered wood shutters, double hung windows including segmental arched and round headed varieties.

The property contains a garage located in the northwest portion of the property. Parking is provided on the existing driveway located on the west side of the property. Mature vegetation exists on the property, which includes two (2) large trees in the front yard, two (2) large trees and a cedar hedge along the east side yard, two large trees located in the rear yard, and vegetation along the west and rear property line.

Heritage Designation

In 2006, Town Council passed By-Law 4804-06.D to designate 20 Catherine Avenue under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Town Council also passed By-Law 4809-06.D to adopt the “Northeast Old Aurora Heritage Conservation District Plan” as the document to guide the preservation, redevelopment and alteration of the properties and streetscapes located within the boundaries of the District.

Heritage Permit Application

The applicant has submitted a heritage permit to replace the existing one and a half storey addition with a 130.9 m² (1,410 ft²) two-storey addition to the existing dwelling. The proposed addition will be finished with vertical rough pawn siding in a buttercream colour, fibreglass Cambridge style driftwood or weatherwood colour to match existing, windows and doors in cream frames and trim, and is designed with gable roofs that is consistent in slope and style to the main building.

The proposed north elevation features a patio style door and windows that are similar in style to the existing windows. The proposed west elevation is designed with two (2) windows, and the proposed east elevation is designed with three (3) windows.

One (1) Manitoba Maple tree located in the rear yard is proposed to be removed to facilitate the proposed addition to the existing dwelling.

The applicants have obtained a Preliminary Zoning Review (dated April 11, 2022) that confirms that the proposed addition complies with the requirements of the Zoning By-law.

Analysis

Staff support the replacement of the existing one and a half storey addition with a two-storey rear addition as it will not adversely impact the heritage value of the property.

The proposed two-storey addition will not adversely affect the heritage integrity of the existing dwelling as it is located entirely behind the main building. Further, the proposed rear addition is not visible from the streetscape. As such, there will be minimal impacts on the streetscape.

Staff are satisfied that the proposed addition generally meets the design guidelines in the Northeast Old Aurora Heritage Conservation District Plan.

As indicated in Section 9.1.2.5 of the District Plan, exterior additions are to be located at the rear or an inconspicuous side of the historic building. The proposed two-storey addition is located directly and entirely behind the existing dwelling. The proposed addition will not be visible from the street and will not adversely impact the streetscape. Further, the existing mature trees in the front yard, as well as the vegetation along the west and east property lines will provide further screening to mitigate any visual impacts to the streetscape.

Section 9.1.3 of the District Plan states that additions and alterations to an existing heritage building should be consistent with the style of the original buildings. Staff consider the overall design of the proposed addition to be compatible with the original architectural character of the main building. The proposed board and batten siding, asphalt shingles, and proposed windows are consistent with the guidelines of the Heritage District Plan.

Section 9.3 of the District Plan provides that new addition should not have a greater height or scale than the original building. The proposed two-storey addition does not exceed the peak height of the existing dwelling. Further, the floor area of the proposed addition is less than 20% of the footprint of the existing house.

The proposed vertical siding and shingles are considered appropriate materials as per Section 9.8.1 of the District Plan as they respect the integrity of the existing dwelling and context of the neighbourhood.

Town Forestry Staff assessment confirms information in tree removal application and compensation requirements.

On May 10, 2022, the Parks Division received a formal Tree Removal Application and supporting documentation for the removal of one (1), Manitoba Maple tree from the rear yard of the property.

Staff attended the site and confirm a Manitoba maple with a diameter at DBH of 71.5 cm is located in the rear yard along the property line. The tree is in poor to fair condition with a large open cavity approximately 5 meters above grade. This indicates that there was a second codominant branch that was removed or broke away from the tree at some point in time. Due to the size of the cavity the long-term health and structural integrity of the tree is compromised. Staff agree with the recommendation to remove the tree due the impacts of the construction and associated risks the tree poses to adjacent property.

In addition, a Scott's Pine on the property to be retained, as construction will have a minimal impact to the root zone. The report recommends utilizing a root reduction method which includes trenching just outside the foundation excavation to clearly identify roots and properly pruning impacted roots as per industry standard arboriculture practices to ensure tree health is not compromised.

As per the Town's Tree Removal Compensation Policy, the value of this tree \$350. Should the removal be approved staff will work with the applicant to fulfill the requirements of the compensation policy.

Advisory Committee Review

The Heritage Advisory Committee discussed Heritage Permit Application HPA-2022-06 at its meeting on June 6, 2022. The Committee expressed their support to the application as the proposal is located directly behind the dwelling and is compatible with the original architectural character of the dwelling. The Heritage Advisory Committee had no objection to the approval of HPA-2022-06.

Legal Considerations

Under Section 42 of the *Ontario Heritage Act*, any developments or alterations that would potentially impact the heritage character of a property located within a Heritage Conservation District requires Council's consent. This legislative requirement is implemented in the Town of Aurora through the process of a Heritage Permit

Application, which is subject to Council's approval in consultation with the Heritage Advisory Committee. Council must make a decision on a heritage permit application within 90 days after the notice of receipt is served on the applicant, otherwise Council shall be deemed to have consented to the application. The 90-day deadline for this permit application is July 18, 2022. Council may extend the review period of a heritage application in a heritage conservation district without any time limit under the *Ontario Heritage Act* provided it is agreed upon by the owner.

If Council refuses the application, the owner may appeal the refusal to the Ontario Land Tribunal.

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

The Town will use 'Inform' as the level of engagement for this application. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision-making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The conservation of heritage resources supports the Strategic Plan goal of *Supporting an Exceptional Quality of Life for All* through its accomplishment in satisfying requirements in objective *Celebrating and Promoting our Culture*.

Alternative(s) to the Recommendation

1. That Council approve the application with terms and conditions.
2. That Council refuse the Heritage Permit Application HPA-2022-06 with an explanation for the refusal.

Conclusions

Staff have reviewed Heritage Permit Application HPA-2022-06 for 20 Catherine Avenue and are satisfied that the proposed work is consistent with the design guidelines of the Northeast Old Aurora Heritage Conservation District Plan. Staff recommend to Council that Heritage Permit Application HPA-2022-06 for 20 Catherine Street be approved.

Attachments

Attachment 1 – Location Map

Attachment 2 - Drawings

Previous Reports

Heritage Memorandum - Heritage Permit Application File: HPA-2022-06 – June 6, 2022

Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

LEGAL DESCRIPTION: PLAN 5 LOT 47 & PT LOT 48

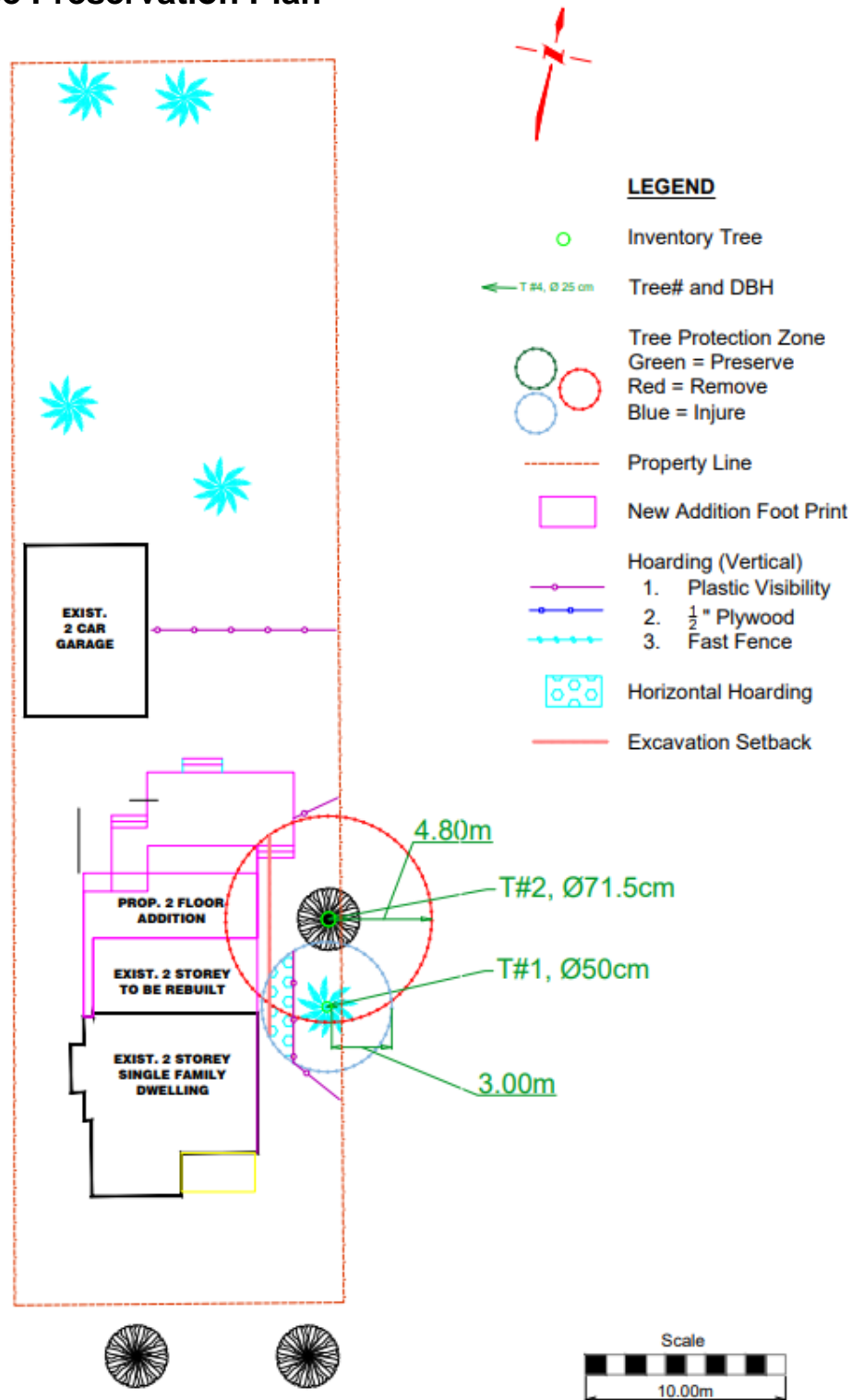
MUNICIPAL ADDRESS: 20 Catherine Avenue

File No.: HPA-2022-06

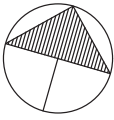


Map created by the Town of Aurora
Planning Department, May 9, 2022
Base data provided by York Region. This map is for
addressing purposes only and should not be used for
calculations or measurements.

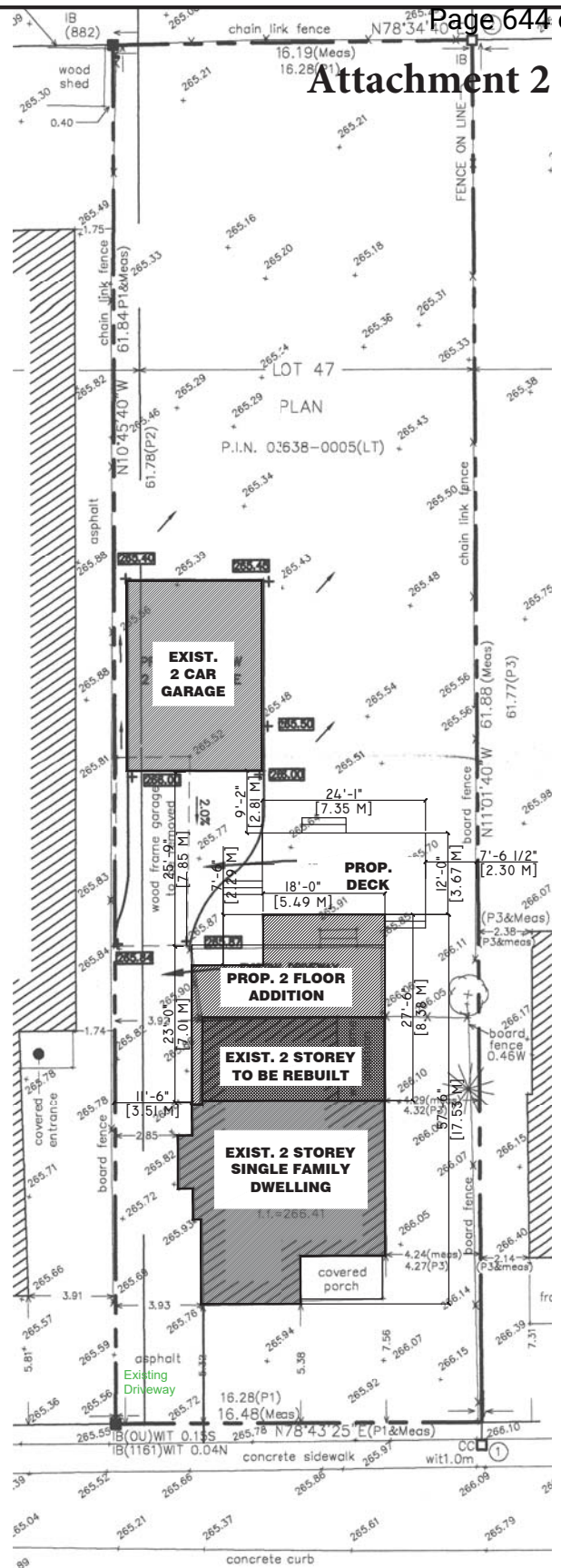
Tree Preservation Plan



CONSTRUCTION NORTH



STATISTICS




CATHERINE STREET
(BY REGISTERED PLAN No. 5)

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20220481 **DATE:** Apr. 12, 2022

APPROVED BY: Ashley Vandervaal

PRELIMINARY ZONING REVIEW

DRAWING NO. A1		DRAWING TITLE SITE PLAN		CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.		 <p>MICHAEL E. BAYTMAN, ARCHITECT</p> <p>1048 BROADVIEW AVENUE UNIT 604 TORONTO, ONTARIO M2N 6B9 TEL: (416) 579-1791 FAX: (416) 630-5714</p>	
DRAWN BY MIB		PROJECT ADDRESS ADDITION AND RENOVATION 20 CATHERINE ST. AURORA, ON		<p>SUBMISSION No. 1</p> <p>TOWN OF AURORA PLANNING AND DEVELOPMENT SERVICES Development Planning Division</p> <p>DATE: Apr. 13, 2022</p> <p>RECEIVED</p>			
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PROJECT NO. 22-08							
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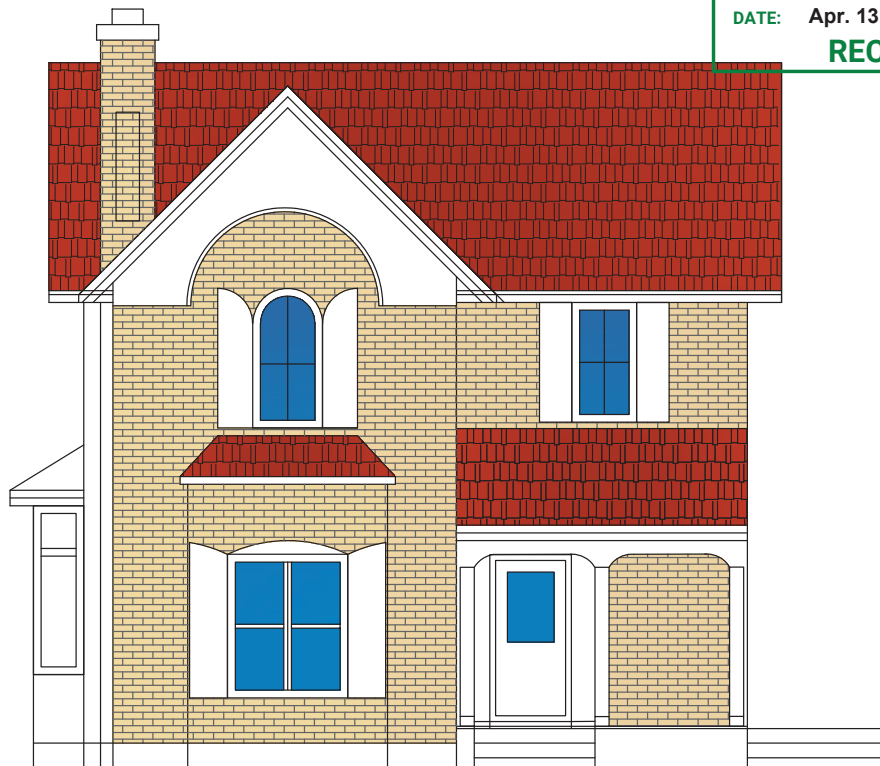
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A7 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'

SUBMISSION No. 1

**TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division**

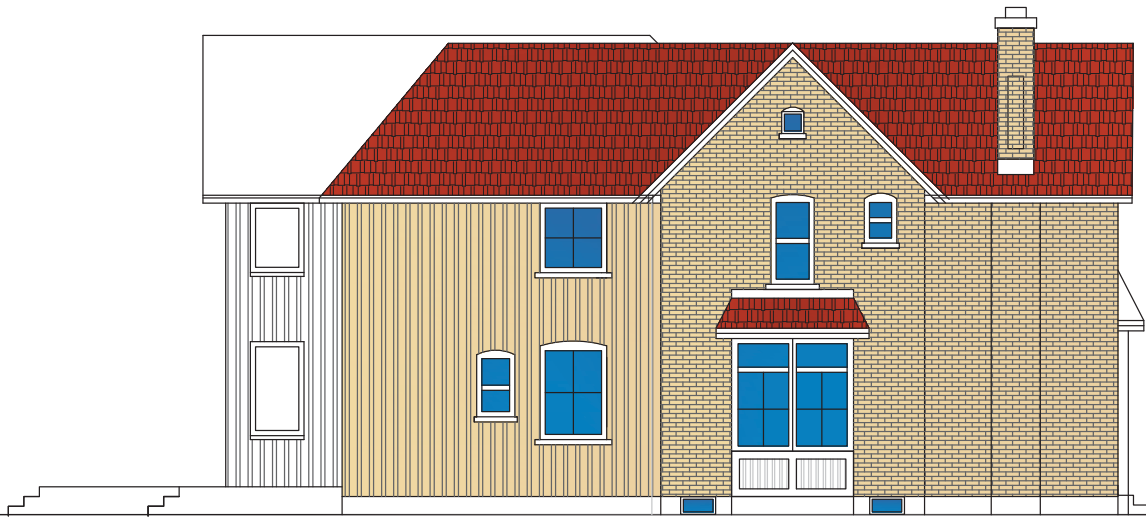
DATE: Apr. 13, 2022

RECEIVED



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A7 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'

DRAWING NO. A7	DRAWING TITLE PROPOSED NORTH AND SOUTH ELEVATIONS	CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.						
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DATE MAR 11 /22								
PROJECT NO. 22-08								



1
A8 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'



1
A8 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'

DRAWING NO. A8		DRAWING TITLE PROPOSED WEST AND EAST ELEVATIONS		CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.							
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Town of Aurora

General Committee Report

No. PDS22-103

Subject: Snow Disposal Facility – Request for Additional Budget

Prepared by: Glen McArthur, Municipal Engineer

Department: Planning and Development Services

Date: June 21, 2022

Recommendation

1. That Report No. PDS22-103 be received; and
2. That the total approved capital budget authority for Project No. 34006 be increased to \$1,761,900.00, representing an increase of \$452,900 to be funded by \$312,500 in Roads & Related development charges and \$140,400 from the Storm Water Reserve.

Executive Summary

The intent of this report is to seek Council's approval of an increase to the previously approved capital budget authority for Project 34006, the construction of the Aurora Snow Disposal Facility in Lambert Willson Park.

- Various factors, including increased oil prices and supply chain disruptions have resulted in significant increases to construction costs.

Background

The construction of the Aurora Snow Disposal Facility in Lambert Willson Park was included in the Town of Aurora 10-Year Capital plan. Council approved a total of \$900,000 in capital budget authority for this project as part of the 2021 capital budget. In June 2021 Council approved a further \$290,000 in capital budget authority for this project. An additional \$119,000 in unrequired capital project authority was added in 2021 to this project bringing its total capital budget authority to its present value of \$1,309,000. The original contractor installed the stormwater conveyance and treatment system as well as the new gravel base for the facility which was prepped for paving, however the paving was not completed and the main access road to the facility was not reconstructed.

To complete the project Town staff must hire a new contractor.

Analysis

Various factors, including increased oil prices and supply chain disruptions have resulted in significant increases to construction costs.

The various factors, including increased oil prices and supply chain disruptions have resulted in significant increases to both raw material for construction and labour costs. These increased costs are resulting in the Town's construction tender bids coming in higher than originally estimated as part of the budget process. This project's updated estimated requirements which include the lowest contract bid received for the work to be performed are presented under Table 1.

Table 1
Updated Estimated Requirements for Capital Project No. 34006

Description	Amount
Approved capital budget authority	\$1,309,000.00
Less Previous Commitments	865,134.97
Total Funding Available	\$443,865.03
Remaining Planned Expenditures	
Subject Contract Award excluding HST	\$724,351.35
Other planned expenses	12,100.00
Sub - Total	\$736,451.35
Contingency amount (20% of the Contract Award Amount)	147,300
Non-refundable taxes (1.76%)	12,961.54
Total remaining project requirement (rounded)	\$896,700.00
Total approved capital budget authority short-fall	(\$452,900.00)

Project Schedule

The Contract to complete the remaining works is anticipated to commence in early August of 2022 and be completed within 25 working days (weather permitting). The parking lot at Lambert Willson is currently closed to the public and will remain closed during construction. Users and visitors to Lambert Willson Park will be able to park at the AFLC during the construction period.

Legal Considerations

Pursuant to the Town's Procurement By-law, the Town staff is authorized to award and execute any related agreement with respect to any procurement, provided that budget for such award has been approved by Council. The procurement process with respect to this project yielded bids that were all above the approved budget. Consequently, Council approval is required to increase the project budget for staff to be able to award the project to a compliant bidder.

Financial Implications

As outlined above, this project's revised total estimated cost including contingencies and unrecoverable HST is \$1,761,900. It is proposed that the total capital budget authority for Project No. 34006 be increased by \$452,900 to a total revised amount of \$1,761,900. This proposed increase is to be funded by \$312,500 in Roads & Related development charges and \$140,400 from the Storm Water reserve.

The Roads & Related development charges reserve presently sits at a healthy balance of \$12,850,300, with a projected balance of \$10,200,000 at the end of 2031. This reserve is able to comfortably accommodate the proposed funding increase of \$312,500.

The storm water reserve presently sits at a balance of \$8,932,200 but is projected to dip into a deficit position by the end of 2031 based upon the Town's currently identified ten-year capital costs. This may impact the plan for future projects but the needs of this reserve will be reviewed as part of the ongoing asset management planning in the next few years.

Communications Considerations

The parking lot at Lambert Willson is currently closed to the public and will remain closed during construction. This will impact numerous third-party events

(tournaments), third party summer camps, Town summer camps and other planned Town recreation programming. Community Services Department has been advised of this parking lot closure and are making the required adjustments to their programs and with impacted third parties. These impacts will be communicated to all users who pay to use the facilities within Lambert Willson Park and to the general public through:

- Direct communication to users paying to use the facilities and general public inquiries;
- Town's website construction updates page; and,
- Construction signage at the Lambert Willson Park Entrances.

Engineering Division will coordinate these communications with the Community Services Department as well as Access Aurora Division and Communications.

Climate Change Considerations

The recommendations of this report will allow the Town to complete the remaining works for this project as originally intended, which includes reconstructing the main access road and asphalt paving of the gravel surfaces.

By paving the gravel surfaces so that the surfaces do not soften or erode from freeze thaw, heavy rains, high winds causing dust, and quick snow melts the facility will be more adaptable to the changing climate. The recommendations will also improve the efficiency of spring clean-up and debris removal from melted snow reducing the Town's carbon footprint over the long term and allowing the public access sooner to a clean parking lot with a solid surface to traverse on.

The above considerations will result in a more reliable hard surface that will help mitigate and adapt to climate change while at the same time improving the level of service it provides to the public and Town's Operations.

Link to Strategic Plan

This project supports the Strategic Plan goal of Supporting and Exceptional Quality of Life for All by Investing in Sustainable Infrastructure. This ensures Town roads and sidewalks can be cleared of snow to meet the needs and expectations of our community while minimizing environmental impacts.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

In order to allow the completion of the remaining works for this important project, staff recommend that the capital budget authority for Capital Project 34006 be increased by \$452,900. Furthermore, it is recommended that this additional required budget authority be funded by the Roads and Related Development Charges and Stormwater reserves.

Attachments

Attachment 1 – Proposed location of the Lambert Willson snow disposal facility

Previous Reports

PDS21-061, Request for Increased Capital Budget Authority for the Aurora Snow Storage Facility – Lambert Willson Park, June 1, 2021

Pre-submission Review

Agenda Management Team review on June 2, 2022

Approvals

Approved by Marco Ramunno, MCIP, RPP, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

ATTACHMENT #1


Joint Operations Centre

Industrial Parkway North

Lambert Willson Park

KEY PLAN

2022-61-PDS-ENG SNOW STORAGE FACILITY
- LAMBERT WILLSON PARK

 Area Subject to Proposed Snow Storage Facility

 Parcel Line



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Town of Aurora

Notice of Motion

Councillor's Office

Re: Traffic Safety on Wells Street
To: Mayor and Members of Council
From: Councillor Sandra Humfryes
Date: June 21, 2022

Whereas Wells Street has increasingly more traffic and high-speed vehicular activity; and

Whereas Wells Street at Connaught Avenue and Wells Street at Harrison Avenue have four-way intersections; and

Whereas with the development of our vibrant Downtown Core (The Aurora Town Square), vehicular traffic and speed will only increase;

1. Now Therefore Be It Hereby Resolved That staff be directed to install four-way stops at the following intersections:
 - a) Wells Street and Connaught Avenue; and
 - b) Wells Street and Harrison Avenue