



Town of Aurora
Special Council Public Planning
Meeting Revised Agenda

Date: Tuesday, November 19, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit aurora.ca/participation.

	Pages
1. Call to Order	
Note: Added items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Planning Applications	
5.1 PDS24-131 - Application for Zoning By-law Amendment, Town of Aurora, 115 George Street, Part of Lots 1 and 2, Registered Plan 38, File Number: ZBA-2024-07	1
1. That Report No. PDS24-131 be received; and	
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.	
*5.1.1 Staff Presentation	15
6. Confirming By-law	
6.1 By-law Number XXXX-24 - Being a By-law to confirm actions by Council resulting from a Special Council Public Planning meeting on November 19, 2024	24
7. Adjournment	



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Town of Aurora

Public Planning Report

No. PDS24-131

Subject: Application for Zoning By-law Amendment
Town of Aurora
115 George Street
Part of Lots 1 and 2, Registered Plan 38
File Number: ZBA-2024-07

Prepared by: Antonio Greco, Senior Planner

Department: Planning and Development Services

Date: November 19, 2024

Recommendation

1. That Report No. PDS24-131 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the proposed Zoning By-law Amendment (ZBA) application on 115 George Street. The following is a summary of the development proposal:

- The proposed ZBA seeks to rezone the subject property from “Institutional (I) Zone” to “Detached Third Density Residential (R3) Zone,” and “Public Open Space (O1) Zone.” The existing “Environmental Protection (EP) Zone” boundary on the property will remain unchanged as part of this proposed application.

Background

Location / Land Use

The subject property is municipally known as 115 George Street and is owned by the Town. The property is located on the east side of George Street, just northeast of the Kennedy Street West and George Street intersection (Figure 1 – Location Map). The property has an area of 1.61 hectares (4.0 acres) and contains 134.27 metres (440 feet) of frontage along George Street. The subject property currently contains the George Street Public School, which is permanently closed and is anticipated to be demolished by the end of January 2025. The building demolition will be completed by the Town of Aurora Operations Department.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Single detached dwellings

South: Single detached dwellings

East: Lions Park and Tannery Creek

West: Single detached dwellings

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 and encourages the creation of diverse housing opportunities that capitalize on proximity to goods, services, and transit.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. The Growth Plan provides a framework which guides decisions on how land will be planned, designated, zoned and designed, with assigned population, employment, and intensification targets to be met.

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. The subject lands are not within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA).

York Region Official Plan 2022 (YROP)

The subject property is designated as part of the established “Urban Area” of the YROP. Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification. The planning vision for the Urban Area is to strategically focus growth while conserving land and resources, and to create livable, accessible and complete communities. A primary goal of the YROP is to enhance the Region’s urban structure through intensification. Additionally, the property is specifically recognized as part of the “Built Up Area”, where a minimum fifty (50) per cent intensification target applies (Region-wide). The YROP further applies a residential unit intensification target to Aurora of 4,600 units to 2051.

Town of Aurora Official Plan 2024

The subject property is designated “Community Services and Facilities” and “Environmental Protection” within the Town of Aurora Official Plan (Figure 2 – Existing Official Plan Designation).

It is the intent of the “Community Services and Facilities” designation to permit a broad range of community service uses including social, cultural, educational, public recreational, governmental, health, counseling, welfare, emergency services and utility services. This designation serves to protect the function of existing uses and to facilitate the development of additional facilities to support the local community and strengthen the role of the Town as a regional service provider. Furthermore, section 10.2.2 (d) of the Town’s Official Plan states, if a building and/or property within the Community Services and Facilities designation is deemed to be surplus by the owner of the building, residential uses may be permitted without amendment to this Plan, subject to a site-specific Zoning By-law Amendment application to establish appropriate densities and performance standards.

The “Environmental Protection” designation is designed to identify, protect and enhance the 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 passive recreational facilities,

appropriately located stormwater management facilities and environmental enhancement. The portion of the subject property that is designated Environmental Protection is to recognize the floodplain limits on the subject property.

Zoning By-law 6000-17, as amended

As shown on Figure 3, the subject property is currently zoned “Institutional (I) Zone” and “Environmental Protection (EP) Zone” within the Town’s Zoning By-law 6000-17, as amended. The Institutional zone permits for broad range of community service uses including social, cultural, educational, public recreational, governmental, health, counseling, welfare, emergency services and utility services. The Environmental Protection zone permits for a range of agricultural uses, conservation uses, public parks and private parks. The existing EP zone boundary will remain unchanged as part of this proposed application.

Proposed Application

Proposed Zoning By-law Amendment

The proposed ZBA seeks to rezone the subject property from “Institutional (I) Zone” to “Detached Third Density Residential (R3) Zone,” and “Public Open Space (O1) Zone.” The existing “Environmental Protection (EP) Zone” boundary on the property will remain unchanged as part of this proposed application.

As shown in Figure 4, the applicant proposes to rezone the subject property from “Institutional (I) Zone” to “Detached Third Density Residential (R3) Zone,” and “Public Open Space (O1) Zone.” The following is a table to demonstrate the as of right zoning permissions under the “Detached Third Density Residential (R3) Zone” in the Town of Aurora Zoning By-law 6000-17.

Residential Zones Minimum Requirements	Parent R3 Zone Requirement
Permitted Uses	<ol style="list-style-type: none"> 1. Dwelling, Detached 2. Dwelling, Second Suite 3. Home Occupation
Lot Area (minimum)	460 m ²

Residential Zones Minimum Requirements	Parent R3 Zone Requirement
Lot Frontage (minimum)	15 m
Front Yard (minimum)	6 m
Rear Yard (minimum)	7.5 m
Exterior Side Yard (minimum)	6.0 m
Interior Side Yard (minimum)	1.2 m (for one storey buildings) 1.5 m (for buildings greater than one storey)
Lot Coverage (maximum)	35%
Height (maximum)	10 m
Parking (minimum)	2.0 spaces per dwelling unit

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Proposed Conceptual Site Plan

As illustrated on Figure 5, a conceptual site plan has been prepared by staff to demonstrate the potential development layout for the subject property. The conceptual site plan illustrates seven (7) 61.5ft lots fronting onto George Street. The proposed lots will also contain a depth between 211ft to 214ft. The subject lots will back onto the proposed Open Space block, which will serve as a public park, containing access off the existing three (3) metre Town Right-of-way (ROW) located at the north end of the property. The Town of Aurora Parks Department will commence their Community Engagement Process regarding the proposed park design in the later part of Q1 2025.

Analysis

Department / Agency Comments

The following is a summary of matters that will require further discussions on:

- Conformity to the Provincial Policy Statement, the Growth Plan, Regional and Local policies.
- Proposed site-specific zoning standards.
- Further evaluation of the various residential lotting options for the proposed development.

Public Comments

Planning Staff have not received any comments from the public on the proposed planning application at the time of writing this report.

Advisory Committee Review

N/A

Legal Considerations

The Town, as owner of the property, is considered the applicant for the purposes of this rezoning application and is required to follow the steps within the *Planning Act* to rezone the property, which includes bringing this report to this Public Planning meeting. When the property is to be sold, Council will have to follow the process to declare the lands surplus. A future report and by-law will be required in this regard.

Financial Implications

There are no direct financial implications as a result of this report.

Communications Considerations

A Notice of Public Planning Meeting was published in the local newspapers and posted on the Town's website. In addition, the notice was given by mail to all addressed property owners within a 120-metre radius of the subject lands, including all the properties on Hawthorne Lane. A Notice of the Public Planning meeting sign was also

posted directly on the property on October 23, 2024. Public Meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

The proposed Zoning By-law Amendment application will increase the Town's ability to adapt to a changing climate by removing, redeveloping, improving and/or rehabilitating an old building to a more efficient use; as well as by improving natural assets on the same property and protecting flood plain areas.

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 proposed Zoning By-law Amendment on the subject lands, the application will assist to ensure future growth includes housing opportunities for everyone and to meet intensification targets to 2031 as identified in the Town's Official Plan.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised.
2. That Council provide further direction to staff.

Conclusions

Staff will receive the comments from this Public Planning Meeting and continue to review the subject application. A recommendation report will then be prepared for a future Committee of the Whole meeting once the technical review is completed.

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 – Conceptual Site Plan – 60ft Lots

Figure 6 – Plan of Survey

Previous Reports

None.

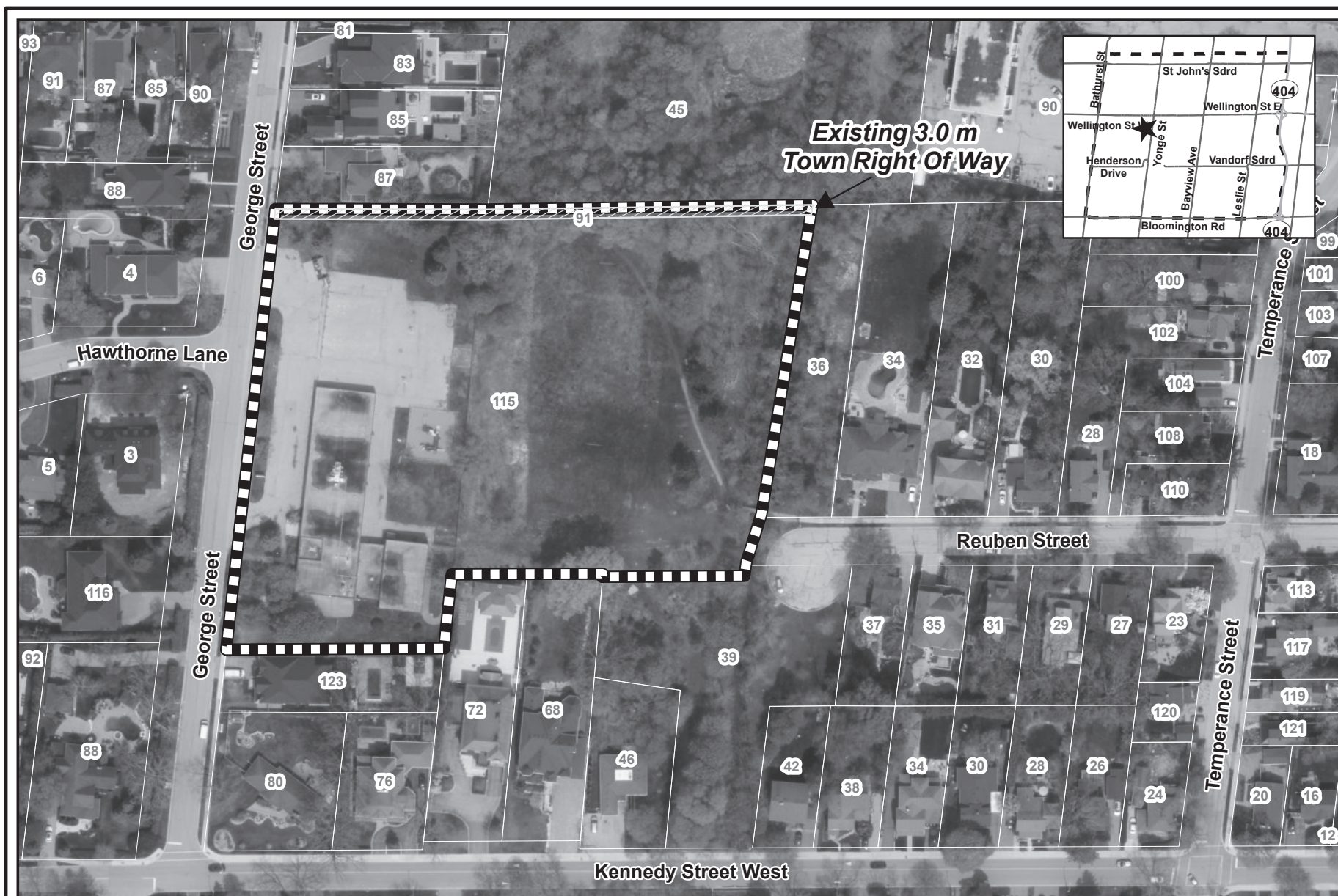
Pre-submission Review

Agenda Management Team review on November 7, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



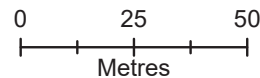
LOCATION MAP

APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 1



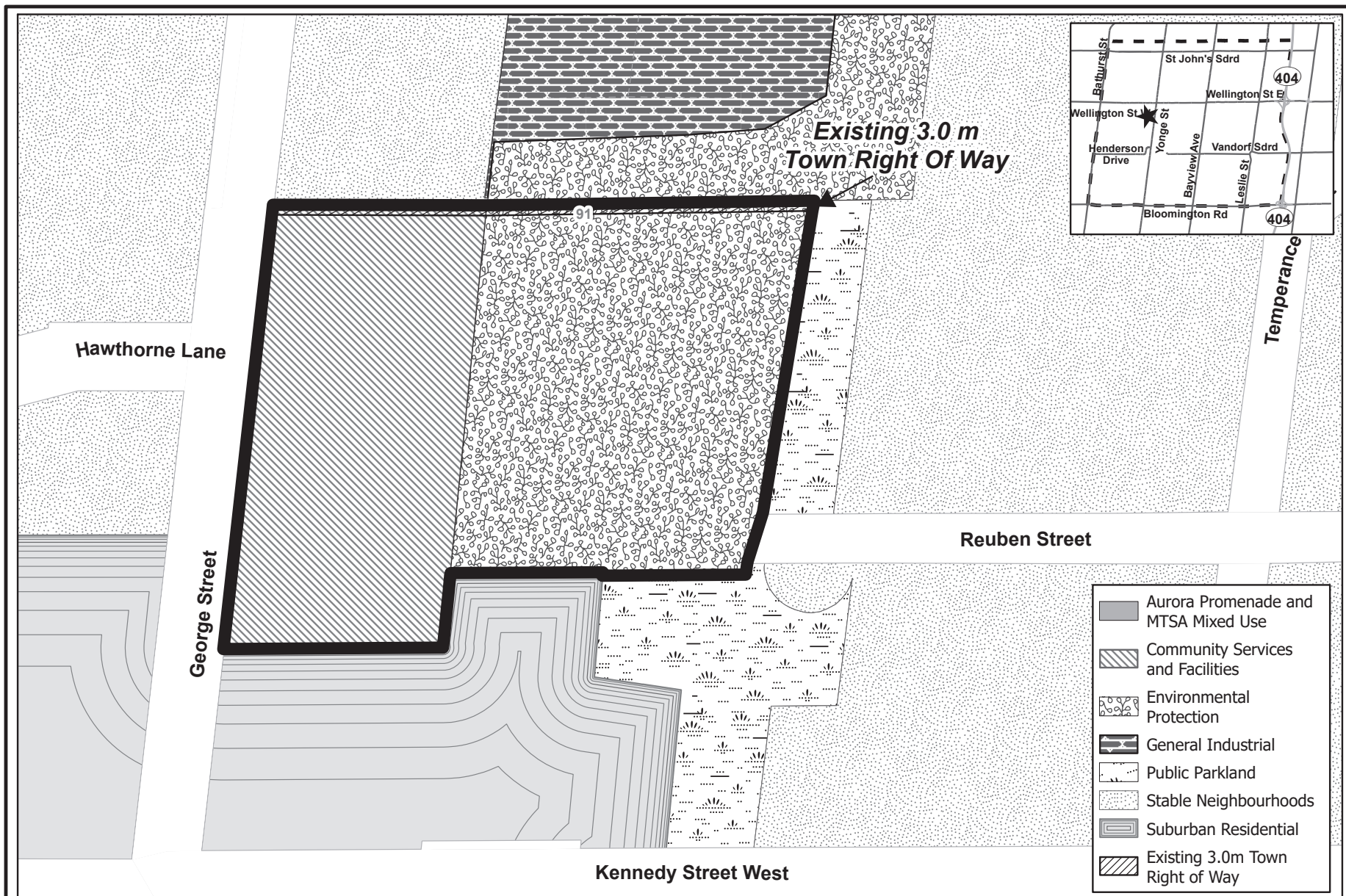
SUBJECT LANDS

Existing 3.0m Town Right of Way



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.



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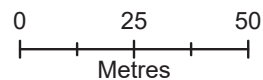


-  Aurora Promenade and MTSA Mixed Use
-  Community Services and Facilities
-  Environmental Protection
-  General Industrial
-  Public Parkland
-  Stable Neighbourhoods
-  Suburban Residential
-  Existing 3.0m Town Right of Way

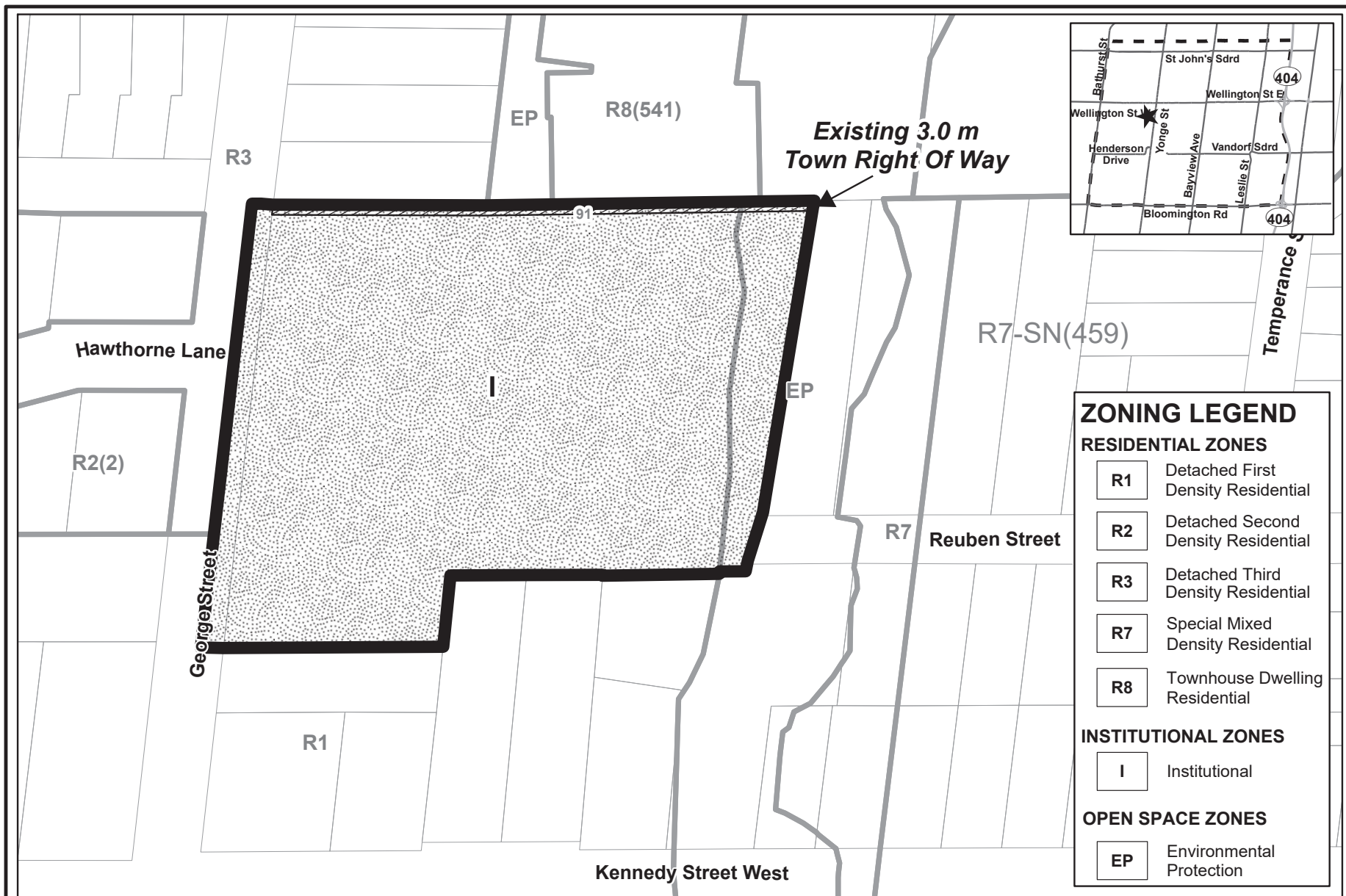
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 2

-  Subject Lands
-  Existing 3.0m Town Right of Way



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by York Region & the Town of Aurora.



EXISTING ZONING

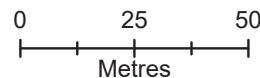
APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 3

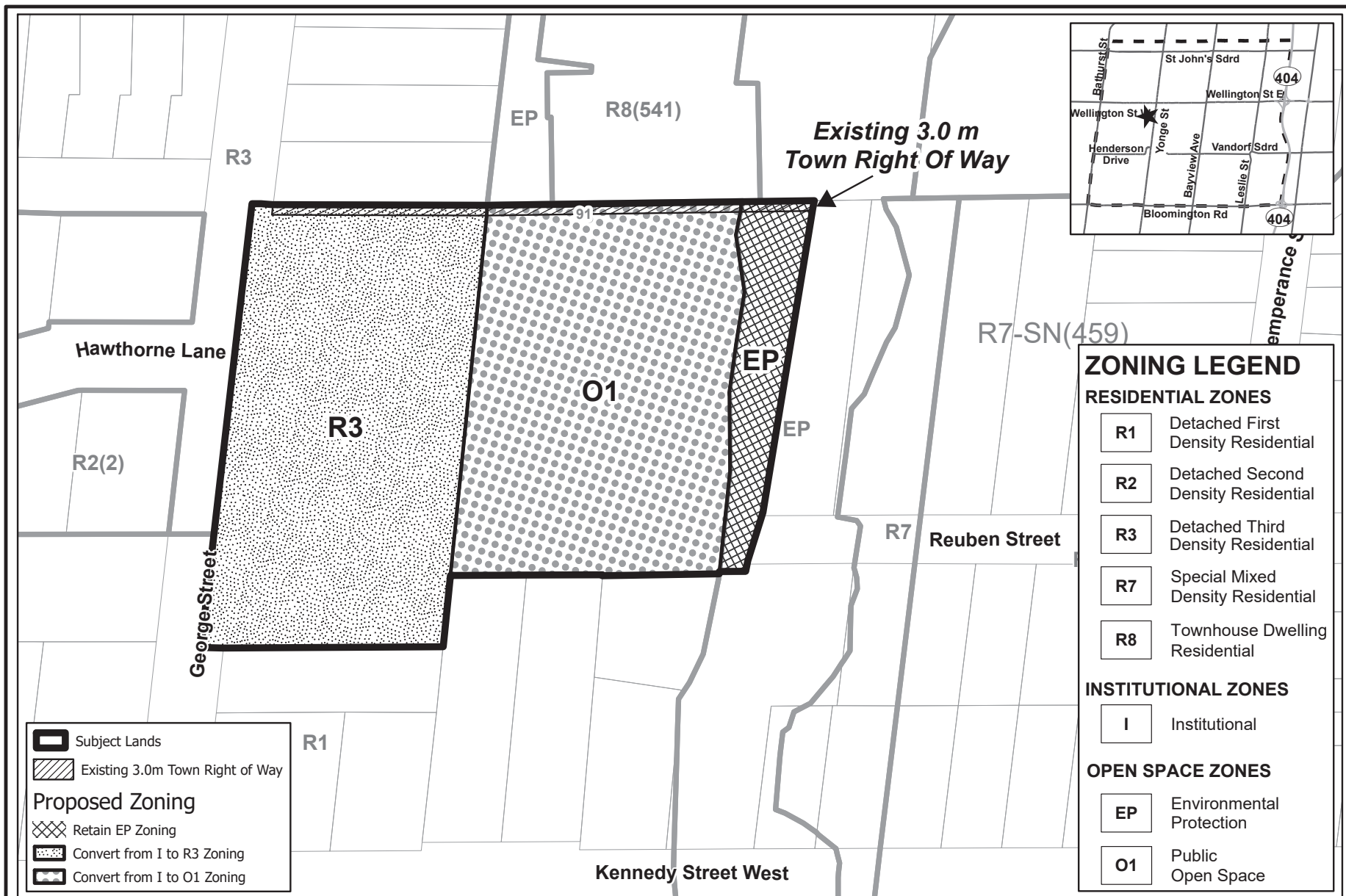


Subject_Lands



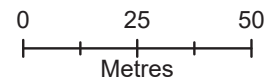
Existing 3.0m Town Right of Way



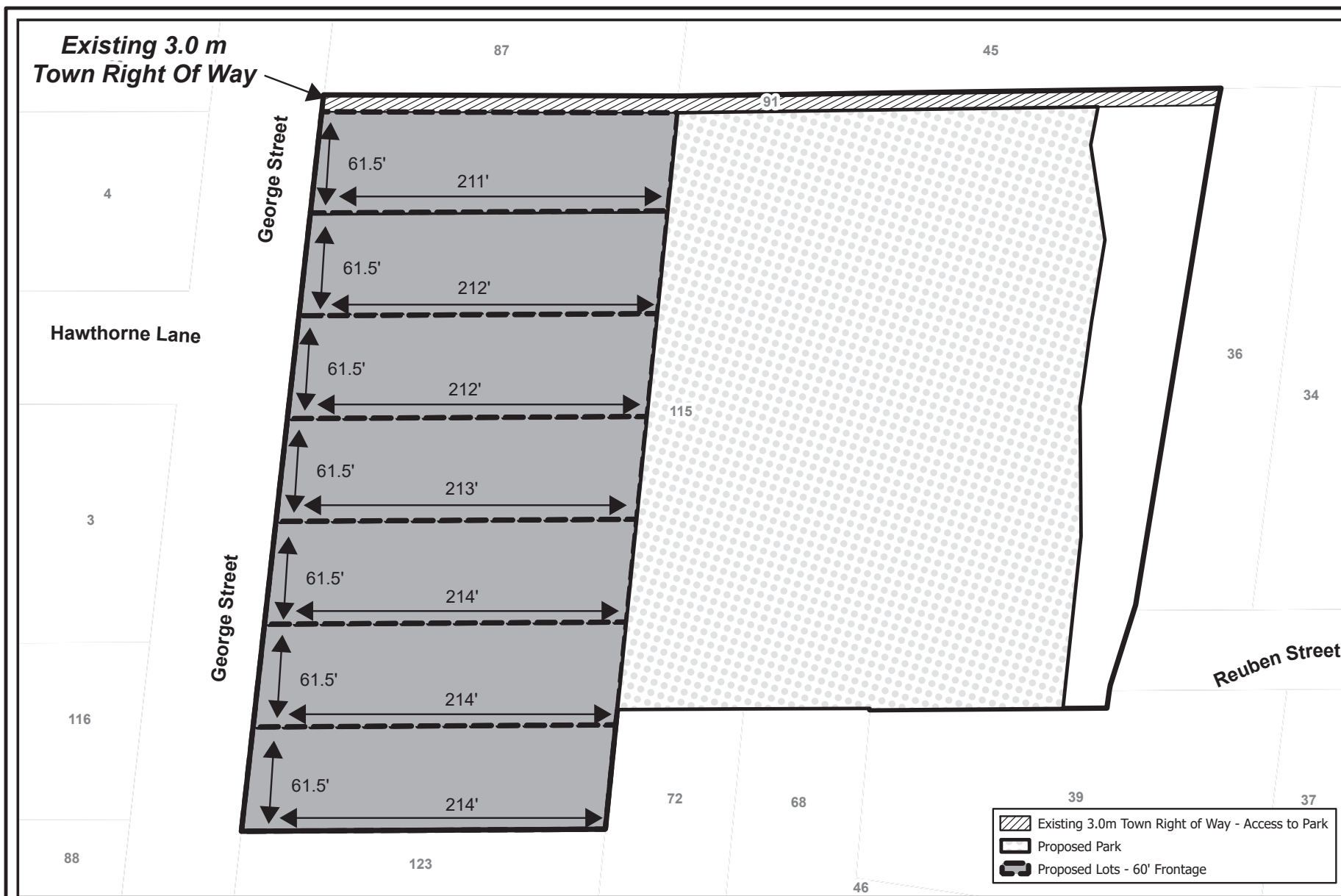


PROPOSED ZONING

APPLICANT: TOWN OF AURORA
 FILES: ZBA-2024-07
 FIGURE 4

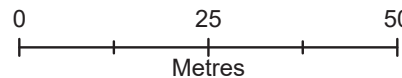


Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN - 60' LOTS

APPLICANT: TOWN OF AURORA
FILES: ZBA-2024-07
FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-18. Base data provided by the Town of Aurora and the Region of York.

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FIGURE 6 - PLAN OF SURVEY

NOTE

ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010). DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9997483. FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED. P1 - 110°50' COUNTER CLOCKWISE. THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

LEGEND

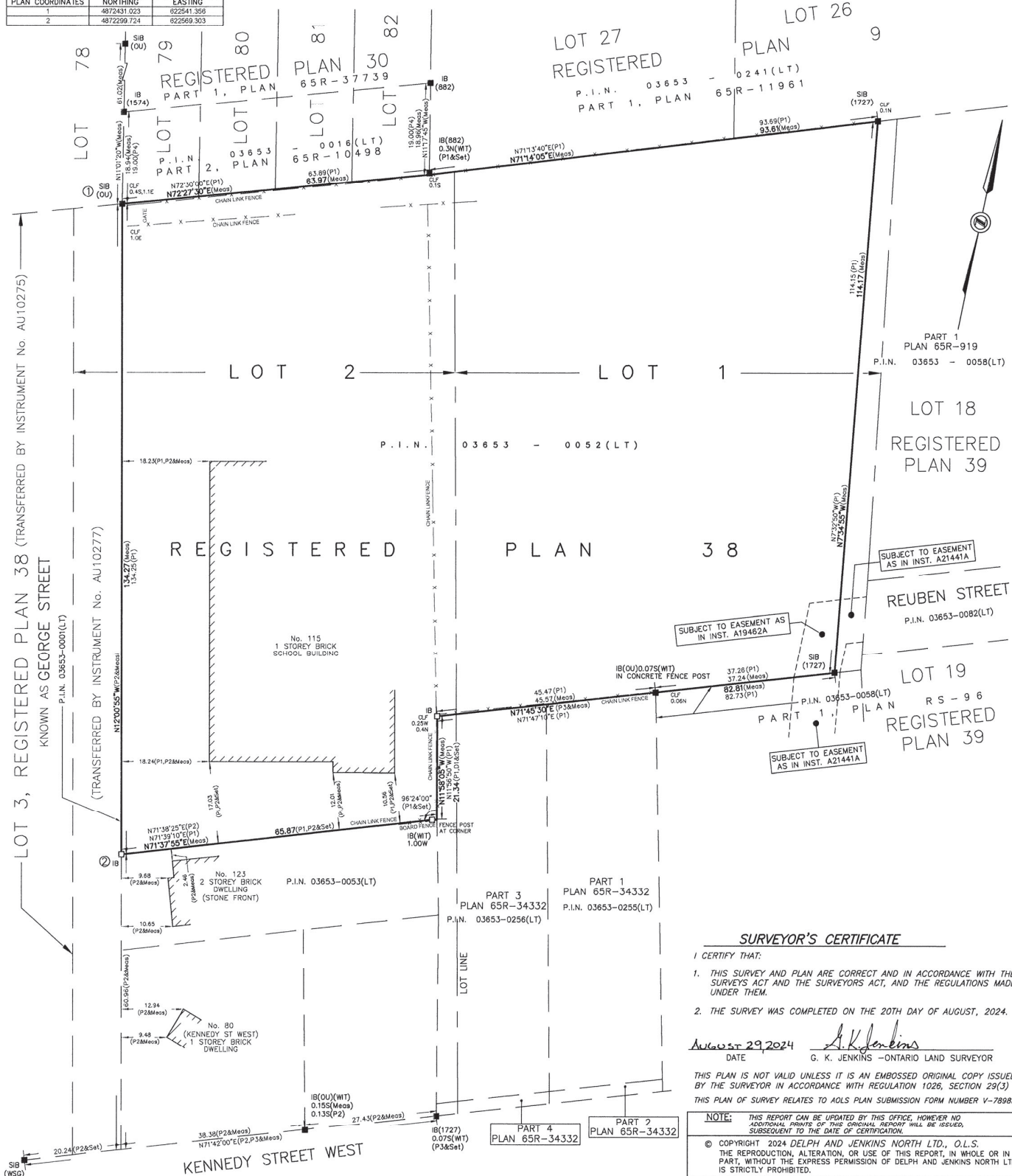
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- OU DENOTES ORIGINAL UNKNOWN
- WT DENOTES WITNESS
- 882 DENOTES J. C. MOORE, O.L.S.
- 1215 DENOTES ERIL SURVEYORS, O.L.S.
- 1574 DENOTES DELPH & JENKINS NORTH LTD., O.L.S.
- 1727 DENOTES E. GARDEN LTD., O.L.S.
- WSG DENOTES W. S. GIBSON, O.L.S.
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY E.R. GARDEN LTD., O.L.S. DATED AUGUST 18, 1995
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY MITSCH & A717 INC. O.L.S. DATED NOVEMBER 28, 2016
- P3 DENOTES PLAN 65R-34332
- P4 DENOTES PLAN 65R-10498
- D1 DENOTES INST. A10343

PLAN OF SURVEY OF
PART OF LOTS 1 AND 2
REGISTERED PLAN 38
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN COORDINATES	NORTHING	EASTING
1	4872451.023	822541.356
2	4872299.724	822569.303



SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 20TH DAY OF AUGUST, 2024.

August 29, 2024 *A. K. Jenkins*
DATE G. K. JENKINS - ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3). THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-78983

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.

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Delph & Jenkins North Ltd. Ontario Land Surveyors 220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6 www.djurveyors.com info@djurveyors.com Tel: 905-361-8828	24298-1 DRAWN: J. A. CHECKED: G. K. J.
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Public Planning Meeting

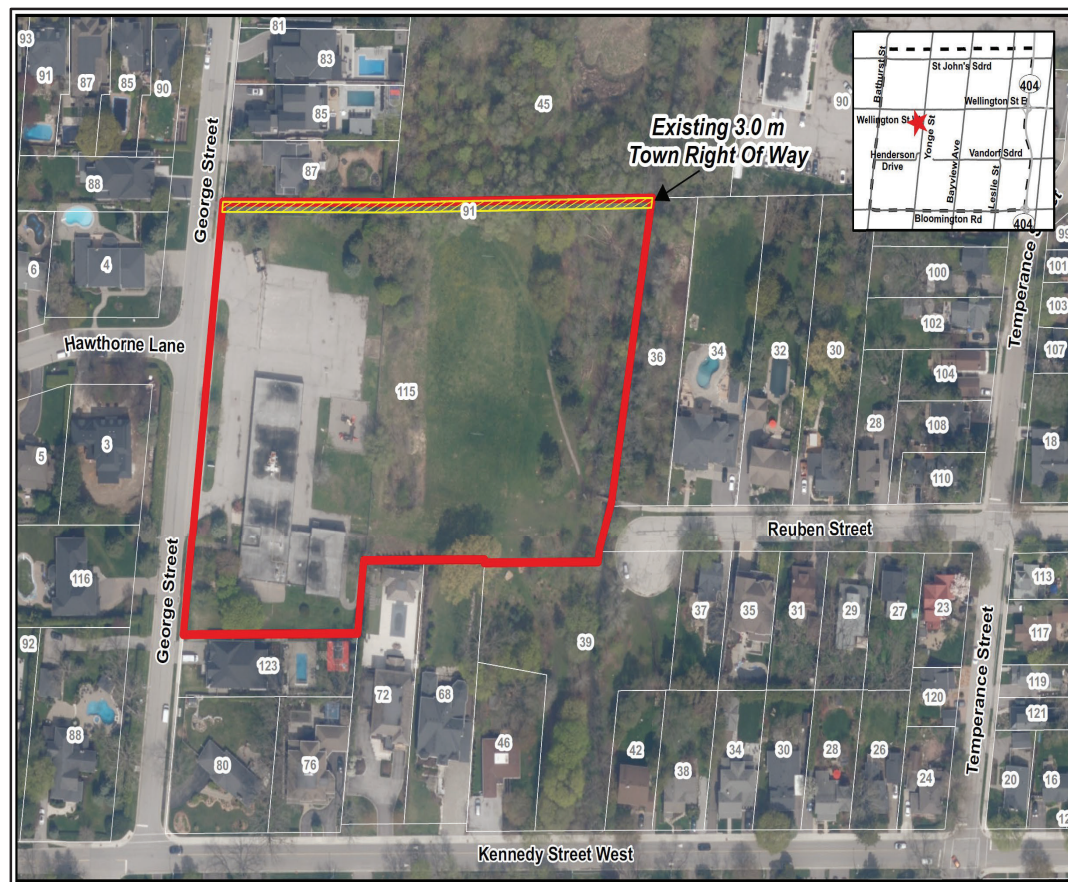
115 George Street

Application: Zoning By-law Amendment
Applicant: Town of Aurora
Location: 115 George Street
File Number: ZBA-2024-07



November 19, 2024

Subject Property: 115 George Street



Subject Lands



Existing 3.0m Town Right of Way

Total size:

- 1.61 hectares (4.0 acres)

Total Frontage:

- 134.27 metres (440 feet) along George Street

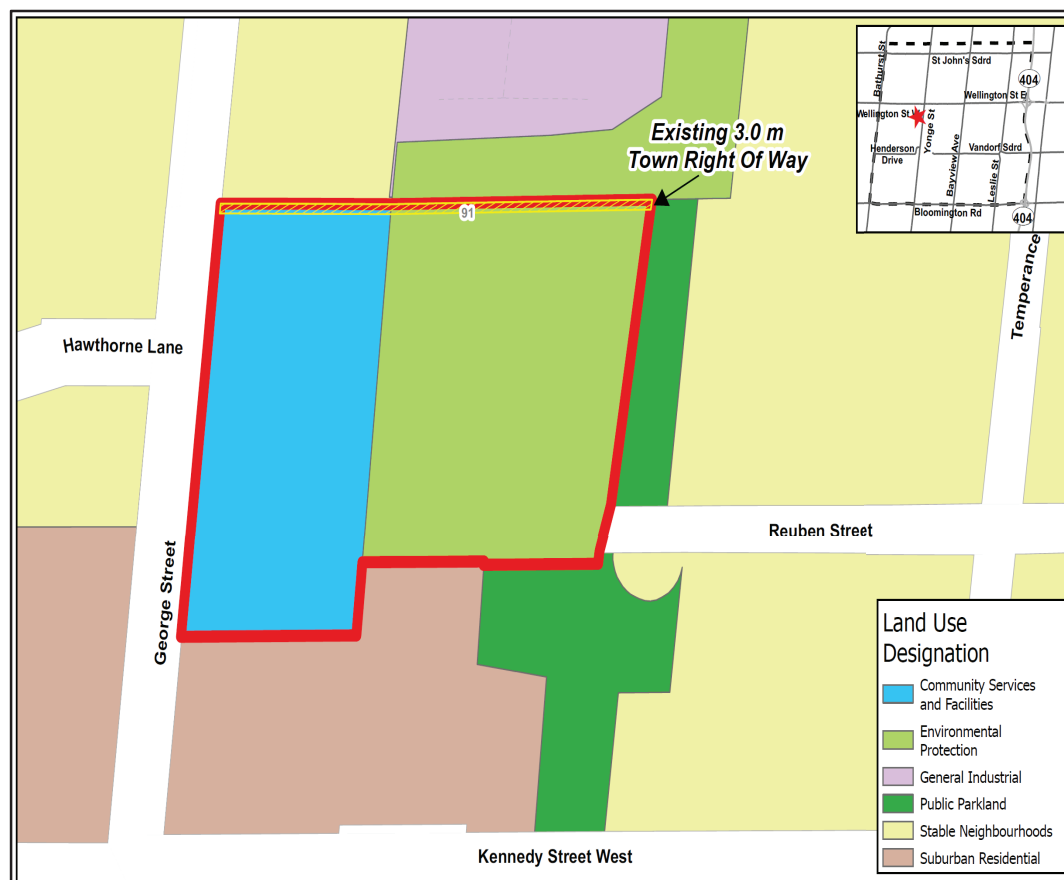
North: Single detached dwellings and Townhouse development (45 Tyler Street)

South: Single detached dwellings


East: Single detached dwellings

West: Single detached dwellings

Official Plan Designation: “Community Services and Facilities” and “Environmental Protection”

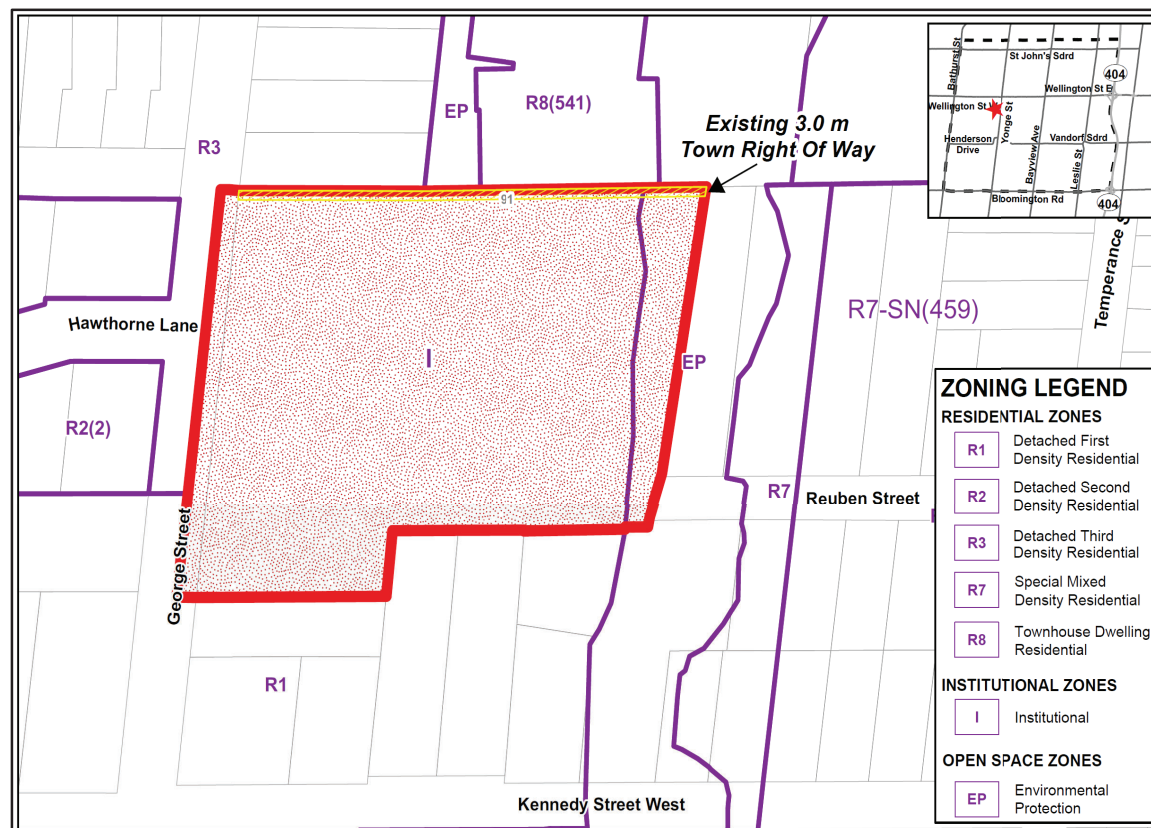


 **Subject Lands**

 Existing 3.0m Town Right of Way

- The intent of the **“Community Services and Facilities”** designation is to permit a broad range of community service uses.
- The intent of the **“Environmental Protection”** designation is to permit agricultural uses, conservation uses, public parks and private parks.

Comprehensive Zoning By-law 6000-17: “Institutional (I) Zone” and “Environmental Protection (EP) Zone”



The current “**Institutional (I) Zone**” permits for:

- Private/Public School
- Recreation Centre
- Place of Worship
- Library
- Long Term Care Facility
- Museum

The current “**Environmental Protection (EP) Zone**” permits for:

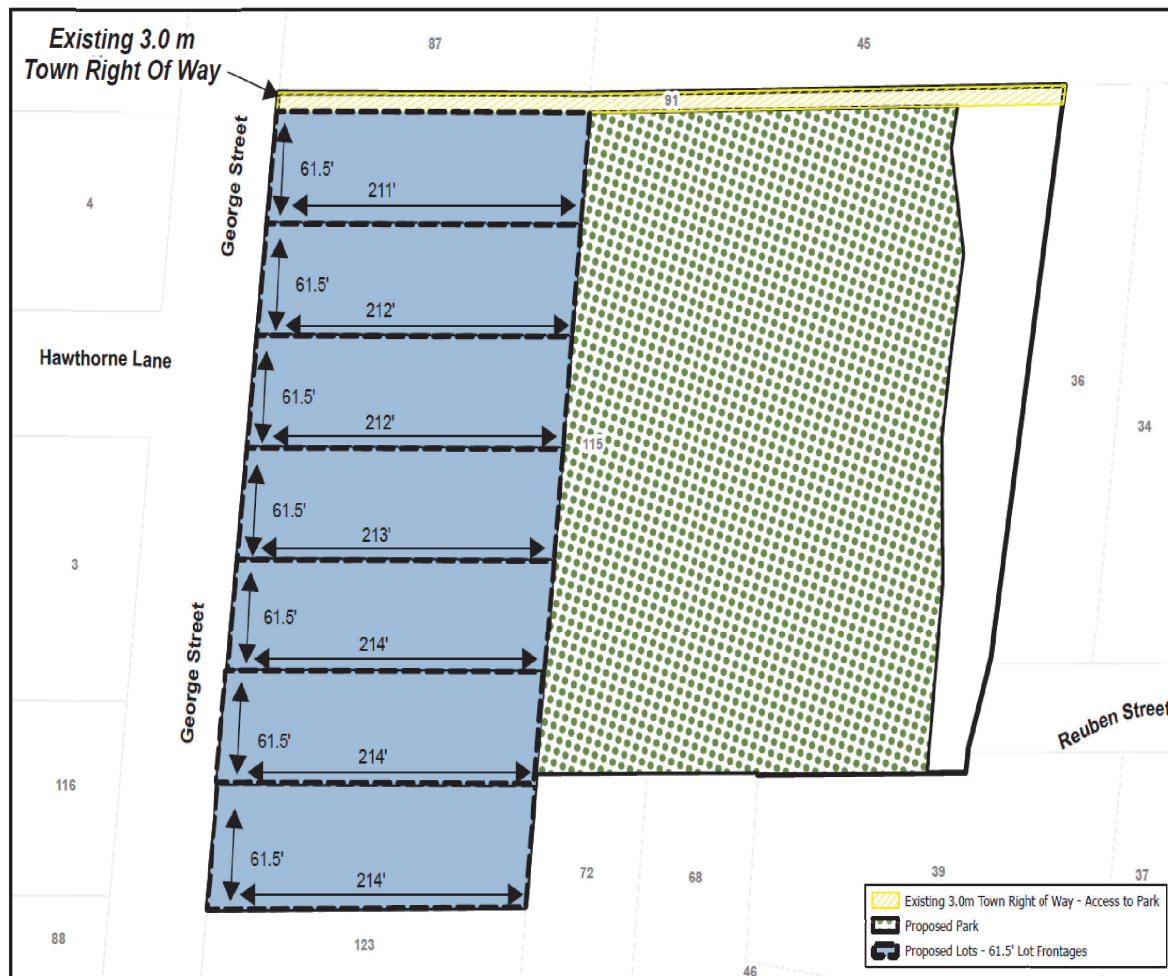
- Agricultural uses
- Conservation uses
- Public/Private parks

 **Subject Lands**

 Existing 3.0m Town Right of Way



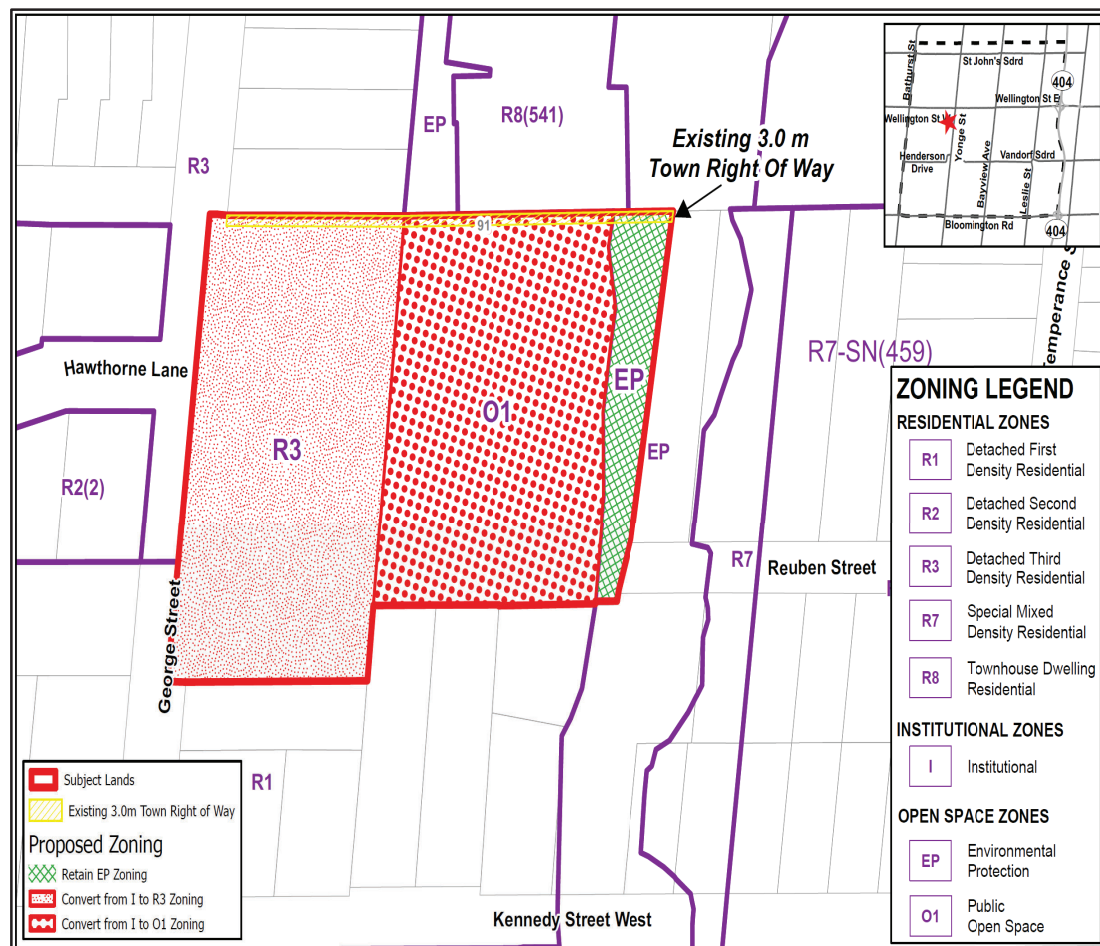
Proposed Development



- Seven (7) 61.5ft lots fronting onto George Street
- Lots will also contain a depth between 211ft to 214ft
- Lots will back onto the proposed Open Space block, which will serve as a Public Park
- Access to the public park via the existing three (3) metre Town Right-of-way (ROW) located at the north end of the property



Proposed Zoning By-law



- “Detached Third Density Residential (R3) Zone,” and “Public Open Space (O1) Zone”
- The existing “Environmental Protection (EP) Zone” boundary on the property will remain unchanged as part of this proposed application
- The **R3 Zone** will implement the as of right zoning permissions as stated in Zoning By-law 6000-17
- The **O1 Zone** will implement the use of public parks, open spaces and trails



Staff have identified the following matters to be addressed:

- Detailed review of the subject application to be undertaken to address all comments including those received from this Public Planning Meeting.
 - Further evaluation of the various residential lotting options for the proposed development.
 - All technical matters will be addressed through the Site Plan Approval process.
-



Next Steps in the Planning process:

- Receive Council feedback and when appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration.
 - All interested parties will be notified of updates relating to the subject application.
 - Any further planning applications will be subject to the approval of the land use amendments as presented tonight.
-



Thank you

For any questions please contact:
Antonio Greco
Senior Planner

agreco@aurora.ca
365-500-3103

The Corporation of The Town of Aurora

By-law Number XXXX-24

**Being a By-law to confirm actions by Council
resulting from a Special Council Public
Planning meeting on November 19, 2024.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Special Council Public Planning meeting held on November 19, 2024, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 19th day of November, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk