



**Town of Aurora
Council Public Planning
Meeting Revised Agenda**

Date: Tuesday, February 18, 2025
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	
The Mayor will introduce the procedure that will be followed during the meeting.	
5.1 PDS25-025 - Application for Zoning By-law Amendment, 2854756 Ontario Inc., 8 Kennedy Street East, Part Lot 162, Plan 246, File Number: ZBA-2024-08	1
1. That Report No. PDS25-025 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
*5.1.2 Applicant Presentation	26
6. Confirming By-law	
6.1 By-law Number XXXX-25 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on February 18, 2025	40

7. Adjournment



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

Town of Aurora

Public Planning Report

No. PDS25-025

Subject: Application for Zoning By-law Amendment
2854756 Ontario Inc.
8 Kennedy Street East
PT LOT 162, PLAN 246
File Number: ZBA-2024-08

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: February 18, 2025

Recommendation

1. That Report No. PDS25-025 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 at 8 Kennedy Street East (the 'subject property'). The following is a summary of the proposal:

- A Zoning By-law Amendment application was submitted to facilitate the development of a 3 storey townhouse block consisting of 4 freehold townhomes;
- The subject property is being rezoned from (R7) Zone to (R8-XXX) Zone to permit townhouse with site specific lot frontage and parking requirements;
- Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

Background

Application History

The Zoning By-law Amendment application was received on November 12, 2024, and deemed complete on December 17, 2024.

A Community Information Meeting (CIM), hosted by the applicant, was held on December 17, 2024, to introduce the application to area residents and to obtain feedback. The meeting was attended by 2 residents, representatives of the Town, the owner and their consulting team and Town Councillors.

Location / Land Use

The subject property, municipally known as 8 Kennedy Street East, is located on the north side of Kennedy Street East, between Yonge Street and Gurnett Street (Figure 1). The subject property has a lot area of 0.12 ha (0.3 ac), with frontage on 8 Kennedy Street East of approximately 28.7 m (94.16 ft). The subject property presently contains a single detached dwelling, bordered by mature vegetation.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Retirement home, and Town-owned open space

South: Low density residential, and commercial uses

East: Low density residential

West: Retirement home, low density residential, and commercial uses

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 Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which address aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Town of Aurora Official Plan

The subject lands are designated “Stable Neighbourhoods” by the Town of Aurora Official Plan (Figure 2). The Stable Neighbourhoods designation permits the development of new townhouse dwellings subject to the development policies of the Official Plan.

The Stable Neighbourhood designation seeks to ensure that residential neighbourhoods are protected from incompatible forms of development, while also allowing neighbourhoods to be enhanced over time.

Zoning By-law 6000-17, as amended

The subject lands are zoned “Special Mixed Density Residential (R7)” by the Town of Aurora Zoning By-law #6000-17, as amended, which permits a range of low-density residential uses, including detached, semi-detached, duplex and triplex dwellings.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application:

Report Name	Report Author
Draft Zoning Bylaw Amendment	Groundswell Urban Planners Inc.
Planning Justification Report	Groundswell Urban Planners Inc.
Stage 1-2 Archaeology Report	Archaeological Services Inc.
Environmental Impact Study	Beacon Environmental Limited
Servicing and SWM Report	SMD Consultants Inc.
Servicing and Grading Plan	SMD Consultants Inc.
Architectural Package	Julius Horvath Architect Inc.

Report Name	Report Author
Arborist Report	Canopy Consulting
Tree Protection Plan	Canopy Consulting
Landscape Plan	Landscape Planning Limited

Proposed Application

Proposed Zoning By-law Amendment

The subject property is being rezoned from (R7) Zone to (R8-XXX) Zone to permit townhouse with site specific lot frontage and parking requirements.

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Special Mixed Density Residential (R7) Zone” to “Townhouse Dwelling Residential Exception (R8-XXX) Zone”. The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the parent Townhouse Dwelling Residential Exception (R8) zoning requirements with the proposed Townhouse Dwelling Residential (R8-XXX) Exception Zone.

	Parent R8 Zone Requirement	Proposed R8 Exception Zone
Lot Frontage (maximum)	30 m (6 m per unit)	28 m (6 m per unit)
Parking	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking	2 spaces per dwelling unit

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.

Conceptual Site Plan

Pursuant to subsection 41(1.2) of the *Planning Act*, residential buildings that contain fewer than 10 residential units are exempt from site plan control. Given that the proposed development only consists of 4 freehold townhouses, the subject development will not be required to obtain Site Plan approval.

As part of the Zoning By-law Amendment application, the applicant has provided a conceptual Site Plan and Elevations Drawing, as shown in Figures 5 and 6, respectively. The proposed development consists of four 3-storey freehold townhouses measuring 9.9 metres tall. Each townhouse contains its own driveway, front porch, individual garage, and front and rear yard space. The yard setback is in compliance with the zoning by-law requirement and the amenity area provided far exceeds the square footage requirement. The Access to each individual townhouse will be provided via separate driveways directly from Kennedy Street East. Each townhouse will have two parking spaces, one provided via the garage and one provided via parking space on the driveway.

Department / Agency Comments

Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration

A preliminary review of the proposed application has been undertaken by Town departments and public agencies. Staff and agencies have identified the following matters to be addressed in greater detail prior to bringing a recommendation report to Council for consideration:

- The proposal will be reviewed in context of the Provincial and applicable local planning policies
- Availability of servicing allocation
- Revised engineering submissions in accordance with staff comments related to drainage and servicing
- Submission of a Cultural Heritage Evaluation report to justify delisting (demolition) of the listed heritage property, the delisting will require a future heritage committee meeting prior to council approval of the application
- Comments to be received at the February 18 Public Planning Meeting.

Public Comments

At the time of drafting this report, no comments were received from the public regarding the proposed planning application. At the December 17, 2024 Community Information Meeting (CIM), residents attended and raised questions regarding the proposed access and urban design for the townhouses, as well as what future process would entail for the development to progress. The responses provided are detailed below:

Access to individual townhouses: Access to each individual townhouse would be provided via individual driveways on Kennedy Street East, each townhouse is equipped with an indoor garage to accommodate for any parking needs.

Urban Design: Urban design matters such as scale and massing, height, materials used and amenity areas are thoroughly reviewed and managed by Town staff in accordance with stable neighbourhood policies in the Town Official Plan, ensuring delivery of quality design and architectural treatment.

Future steps for the development to progress: The development will require council approval of the rezoning application to progress. A future consent application is required to divide the property lines of each freehold townhouse. This will occur when the foundation of the townhouse building is completed and the surveyor can locate the pins for the shared walls.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee. Any final review comments that need to be addressed with the Accessibility Advisory will be done prior to approval of the subject application, in the event that decisions of approval are rendered.

Legal Considerations

As mentioned above, this development is not required to obtain Site Plan approval.

As for the zoning, subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, states that if Council refuses the 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 (OLT). The subject application was deemed as complete on November 12, 2024, and therefore, the applicant may appeal to the OLT anytime after February 10, 2025.

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

On January 28, 2025, Notice of Public Planning Meeting was issued to all addressed property owners within 120 m of the subject lands. In addition, the notice was published in the Auroran and Aurora Banner newspapers. Signage on the subject lands was posted with information regarding the Public Meeting. Public Meeting notification has been provided in accordance with the Planning Act. Community Information Meeting notification was also provided using the exact methods of communication, via public notice distribution and publishment in the Auroran and Aurora Banner newspaper.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of any future Consent application on the subject lands.

Link to Strategic Plan

The proposed Zoning By-law Amendment application 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. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.

Conclusions

Staff will continue to review the subject application having consideration for the above noted matters, the comments received from the agency circulation, and the feedback to be received from the Public and Council at the February 18, 2025 Public Planning Meeting. A recommendation report will be prepared for a future General Committee meeting for council's consideration when 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 – Proposed Site Plan

Figure 6 – Proposed Elevations

Pre-submission Review

Agenda Management Team review on February 6, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

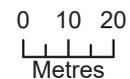
Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

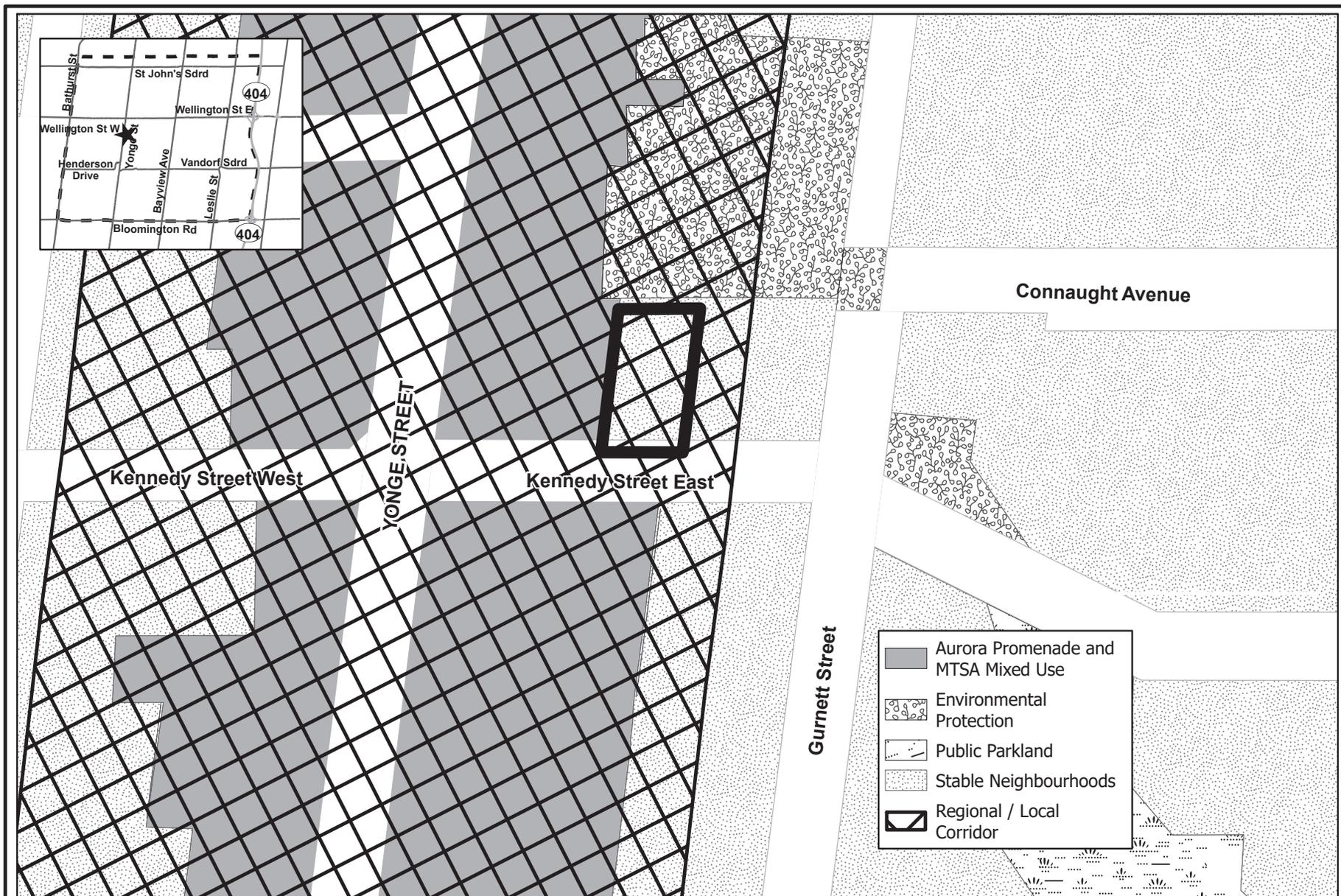
APPLICANT: STELLAR HOMES INC.
 FILES: ZBA-2024-09
 FIGURE 1

 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 21/01/2025. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.

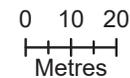
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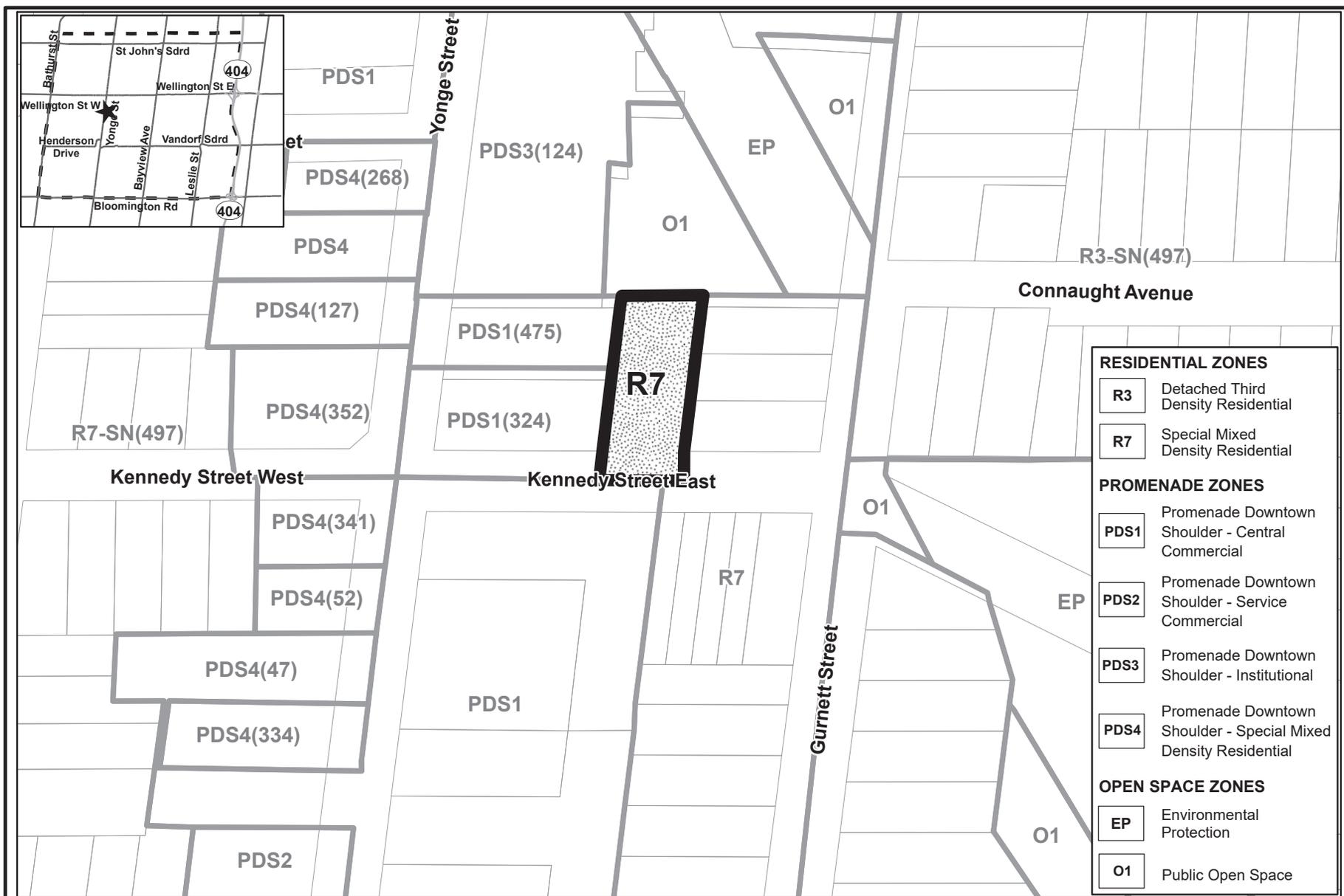


EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: STELLAR HOMES INC.
 FILES: ZBA-2024-09
 FIGURE 2

 Subject Lands

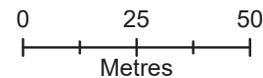




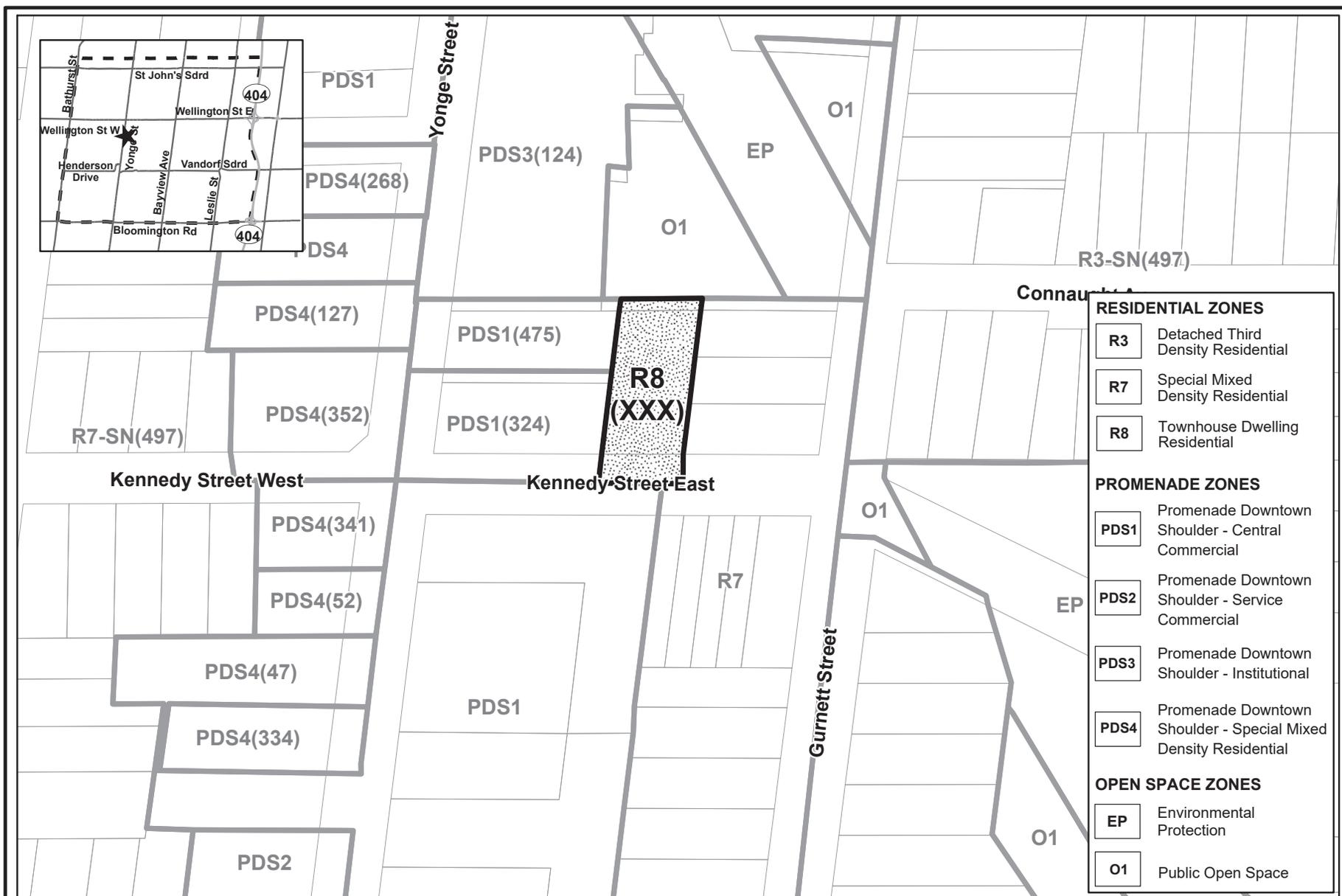
RESIDENTIAL ZONES	
R3	Detached Third Density Residential
R7	Special Mixed Density Residential
PROMENADE ZONES	
PDS1	Promenade Downtown Shoulder - Central Commercial
PDS2	Promenade Downtown Shoulder - Service Commercial
PDS3	Promenade Downtown Shoulder - Institutional
PDS4	Promenade Downtown Shoulder - Special Mixed Density Residential
OPEN SPACE ZONES	
EP	Environmental Protection
O1	Public Open Space

EXISTING ZONING

APPLICANT: STELLAR HOMES INC.
 FILES: ZBA-2024-09
 FIGURE 3



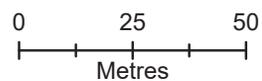
Map created by the Town of Aurora Planning and Building Services Department, 21/01/2025. Base data provided by York Region & the Town of Aurora.



RESIDENTIAL ZONES	
R3	Detached Third Density Residential
R7	Special Mixed Density Residential
R8	Townhouse Dwelling Residential
PROMENADE ZONES	
PDS1	Promenade Downtown Shoulder - Central Commercial
PDS2	Promenade Downtown Shoulder - Service Commercial
PDS3	Promenade Downtown Shoulder - Institutional
PDS4	Promenade Downtown Shoulder - Special Mixed Density Residential
OPEN SPACE ZONES	
EP	Environmental Protection
O1	Public Open Space

PROPOSED ZONING

APPLICANT: STELLAR HOMES INC.
 FILES: ZBA-2024-09
 FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 21/01/2025. Base data provided by York Region & the Town of Aurora.



Front Elevation (South)



Rear Elevation (North)



Side Elevation (East)

PROPOSED ELEVATIONS

APPLICANT: STELLAR HOMES INC.

FILES: ZBA-2024-09

FIGURE 6



Map created by the Town of Aurora Planning and Building Services Department, 22/01/2025. Julius Horvath Architecture Inc.

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Zoning By-law Amendment

Public Planning Meeting

8 Kennedy Street East

Applicant: Stellar Homes Inc.
File Number: ZBA-2024-08
Date: February 18, 2025





Site Statistics

Lot Area:
1,200 m²
(129,16.7 ft²)

Lot frontage:
28.7 m
(94.16 ft)

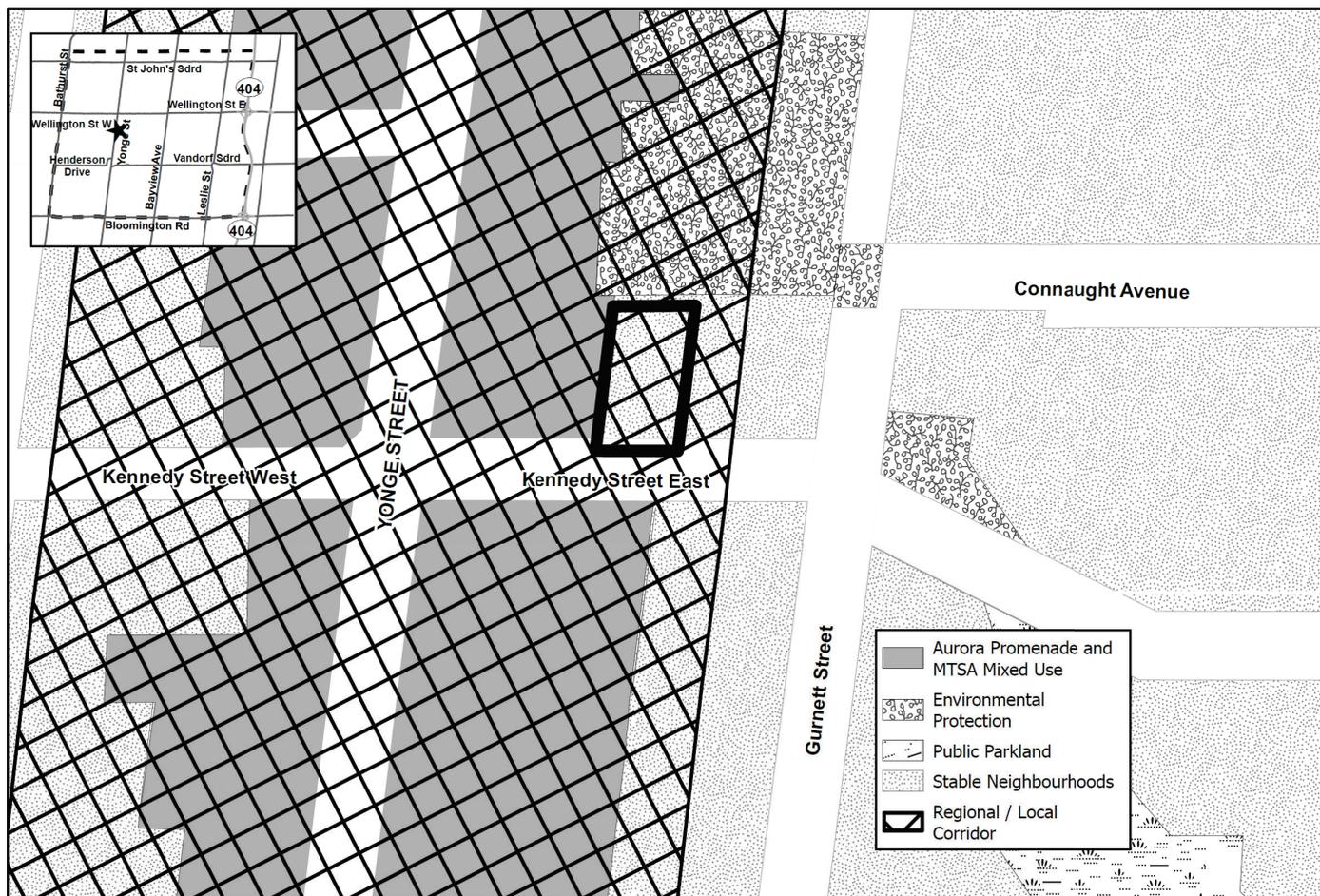
Mix of uses in the
surrounding area
including low
density residential,
commercial,
retirement home





TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

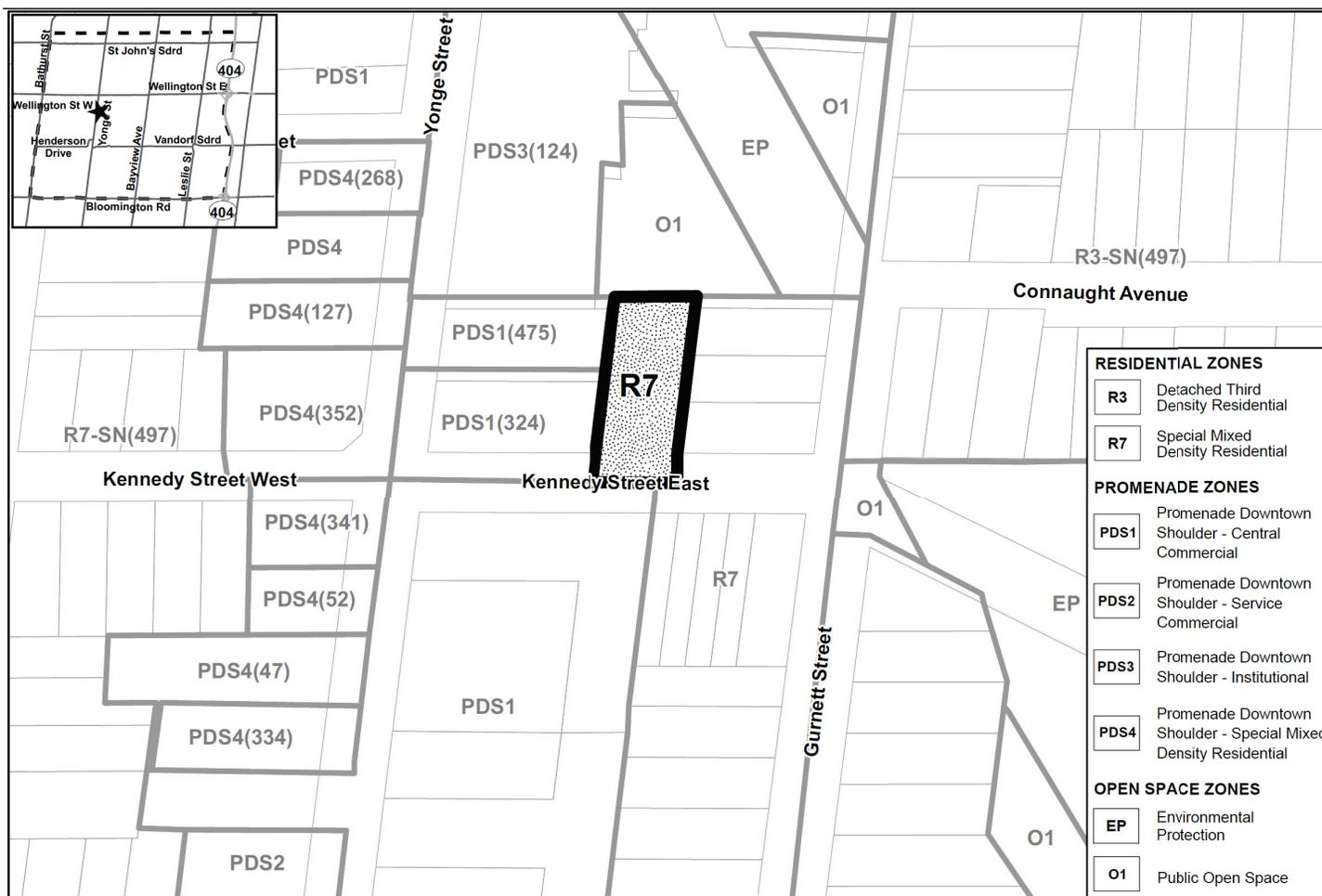
Existing Official Plan Designation



Stable Neighbourhoods Designation

- Townhouse is a permitted use

TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES
Existing Zoning By-law

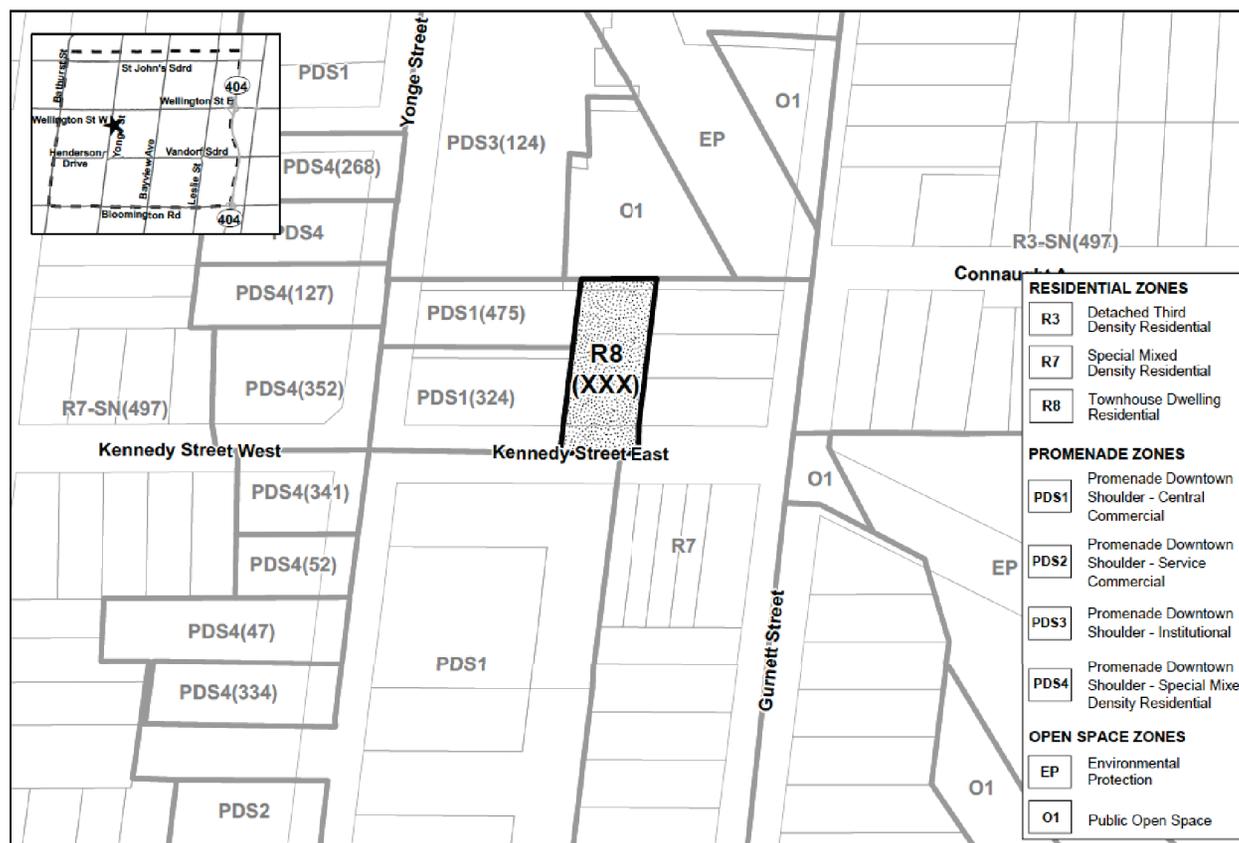


- Special Mixed Density Residential (R7) Zone
- Permits for low density residential uses including single detached, semi-detached, duplex and triplex dwellings

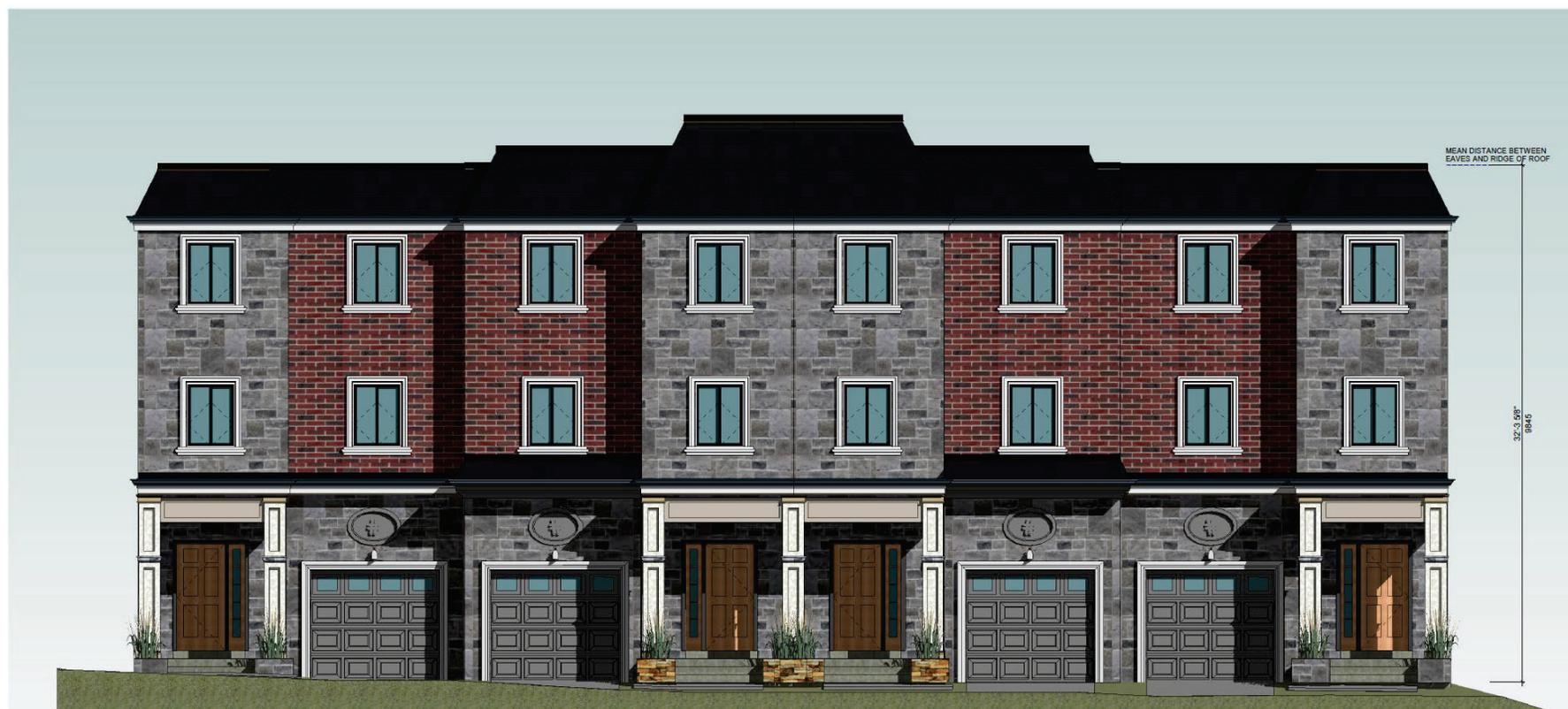


TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Proposed Zoning By-law Amendment



- Rezone to Townhouse Dwelling Residential Exception (R8-XXX)
- Amend development standards on lot frontage and parking requirements



- 9.9 metres in height, 2 parking spaces are provided per unit (one via garage and one via driveway)



A further review of the proposed applications has been undertaken by Town departments and public agencies since the initial public planning meeting. Following matters to be addressed:

- **Availability of servicing allocation**
- **Revised engineering submissions addressing staff comments related to drainage and servicing**
- **Submission of a Cultural Heritage Evaluation report to justify delisting (demolition) of the listed heritage property, future heritage committee meeting required**
- **Comments to be received at this Public Planning Meeting**



**Questions and responses provided at the December 17, 2024
CIM:**

Access to townhouse unit

**Access to each unit is provided via individual driveway on
Kennedy Street East**

Urban Design

**Urban design of the project will be reviewed in accordance
with stable neighbourhood policies in the Town Official Plan,
ensuring delivery of quality design and architectural
treatment**

Future application

**A future consent application is required to divide the property
line (shared walls of the building) of the townhouse units, this
will occur when the foundation of the building is completed**



Following review of comments received and revisions necessary, a recommendation report will be prepared for a future Committee of the Whole Meeting for Council's consideration.

All interested parties will be notified of any updates relating to the subject application.

A decorative graphic consisting of several overlapping colored squares and lines. On the left, there is a large yellow-green square partially overlapping a smaller teal square. Below these, a dark blue square is partially overlapping the bottom edge of the teal square. To the right, a small light blue square is positioned above a larger teal rounded rectangle. A thin teal line runs horizontally across the top, then turns right and then down to the top of the teal rounded rectangle. Another thin teal line runs horizontally across the bottom, then turns right and then up to the bottom of the teal rounded rectangle. A vertical teal line runs from the top to the bottom of the teal rounded rectangle.

Following tonight's meeting,
questions and comments on this file
may be directed to:

Kenny Ng, Planner
365-500-3102
kng@aurora.ca

8 Kennedy Street East, Aurora

Statutory Public Meeting

Proposed Zoning By-law Amendment

File: ZBA-2024-08

February 18th, 2025

Project Team

Speakers:

Maggie Way *MCIP, RPP Associate Planner*– Groundswell Urban Planners Inc.

- Groundswell Urban Planners – Land Use Planner
- Julius Horvath Architect – Architect
- Landscape Planning – Landscape Architect
- SMD Consultants – Civil Engineer
- ASI – Archaeology
- Beacon Environmental – Environmental Consultants
- Delph & Jenkins North – Surveyor



Delph & Jenkins North Ltd.
Ontario Land Surveyors



Key Application Dates



Subject Site

- Lot Area = 0.12 ha (0.30 ac)
- Existing Residential building
- Abutting Residential and Commercial uses



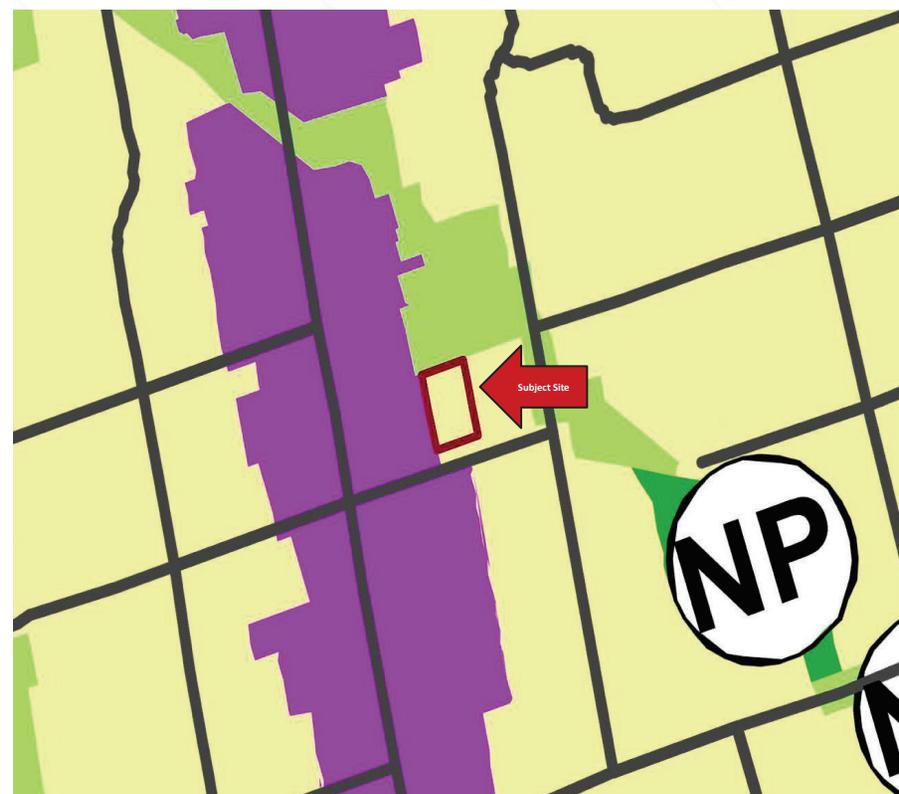
Site Context

- Access to public schools and public amenities
- Access to local and regional transit
- 600m south of Wellington Street E, under 100 m from Yonge Street
- 20 min walk to Aurora GO Station



Town Official Plan

- Designated 'Stable Neighbourhood'
- Abutting the 'Aurora Promenade and MTSA Mixed Use' Designation
- Excellent location for transition from higher density mixed use to lower density stable neighbourhood
- Conforms with the permitted uses and heights for the Stable Neighbourhood designation
- Proposal overall conforms with the Town of Aurora Official Plan

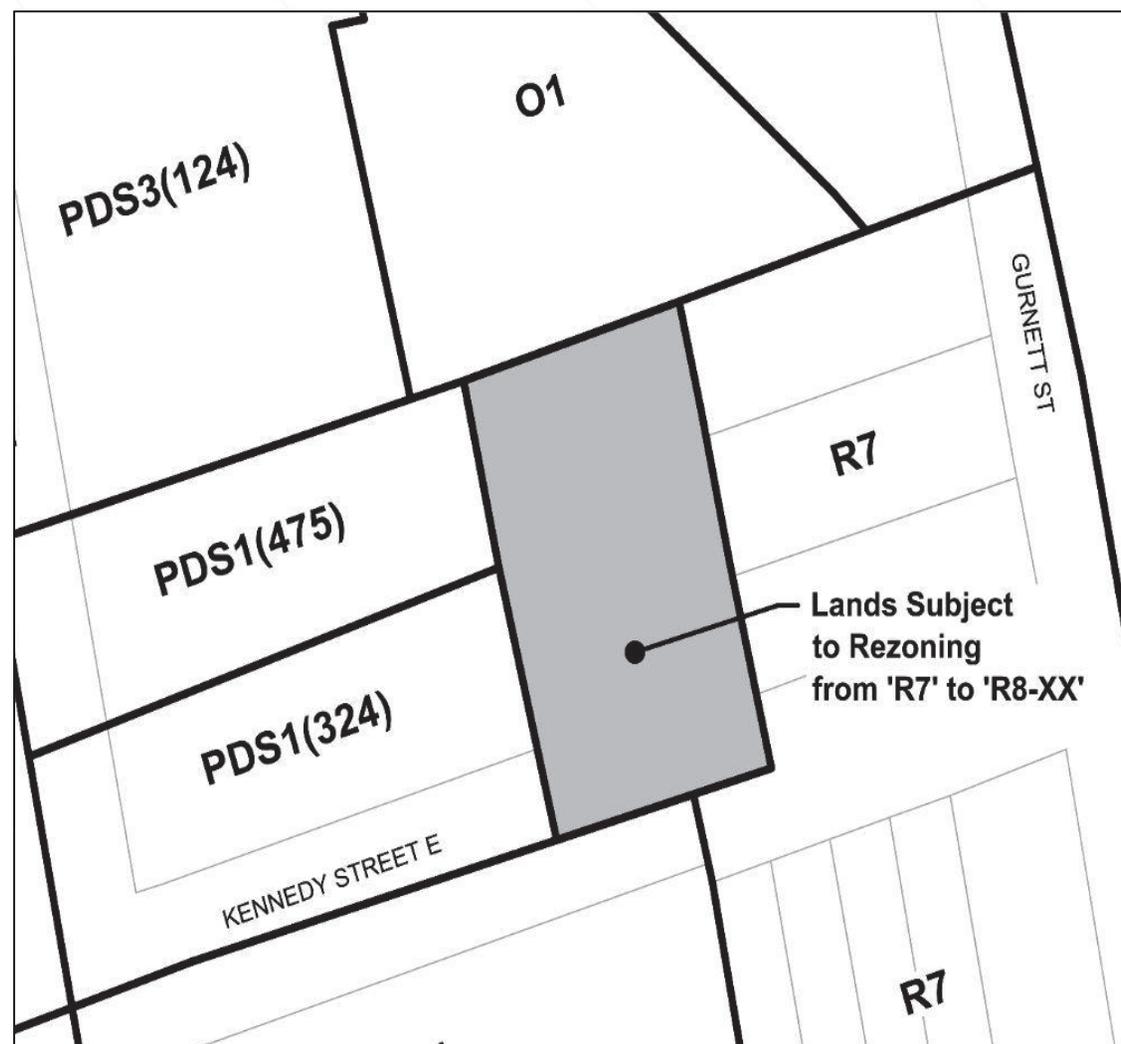


LEGEND

-  Subject Lands
-  Aurora Promenade and MTSA Mixed Use
-  Stable Neighbourhoods
-  Environmental Protection
-  Public Parkland
-  Neighbourhood Park

Zoning By-law Amendment Application

- “R8” Townhouse Dwelling Residential (Exception Zone XX)
- Rezoning to allow for townhouse uses
- Proposed zoning includes site specific development standards



Proposal

- Four 3-Storey Townhouse units (9.9 m height)
- Four bedroom Units
- Two parking spaces per unit (Inc. Single Car Garage and Driveway)
- Minimum 102.5 m² Rear yard outdoor amenity space
- Minimum lot area 268m² per unit



Rendering - View from Kennedy St E (looking north)



Rendering - View from Kennedy St E (looking east)



Site Plan



Contact Information

Groundswell Urban Planners

Maggie Way, MCIP, RPP, Associate Planner
maggie@groundswellplan.com
(437) 928-6746

**Brad Rogers, MCIP, RPP, Principal Planner,
President**

Thank you

Statutory Public Meeting

Proposed Zoning By-law Amendment

File: ZBA-2024-08

February 18th, 2025

groundswell
URBAN PLANNERS INC.

GIVING YOU SOMETHING TO BUILD ON.

The Corporation of The Town of Aurora

By-law Number XXXX-25

**Being a By-law to confirm actions by Council
resulting from a Council Public Planning
meeting on February 18, 2025.**

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

1. That the actions by Council at its Council Public Planning meeting held on February 18, 2025, 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 18th day of February, 2025.

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk