



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

Date: Tuesday, June 3, 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**
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 **PDS25-060 - Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora Mavrinac Retirement Developments Limited and Aurora Mavrinac Retirement Developments Limited Partnership, 25 Mavrinac Boulevard**

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Block 38, Plan 65M-4731, File Number: OPA-2025-01 & ZBA-2025-02,
Related File Number: SP-2022-07

1. That Report No. PDS25-060 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.

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 June 3, 2025**

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7. **Adjournment**



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Town of Aurora

Public Planning Report

No. PDS25-060

Subject: Applications for Official Plan Amendment and Zoning By-law Amendment
Aurora Mavrinac Retirement Developments Limited and Aurora Mavrinac Retirement Developments Limited Partnership
25 Mavrinac Boulevard
Block 38, Plan 65M-4731
File Number: OPA-2025-01 & ZBA-2025-02
Related File Number: SP-2022-07

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: June 3, 2025

Recommendation

1. That Report No. PDS25-060 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 Official Plan and Zoning By-law Amendment at 25 Mavrinac Boulevard (the 'subject property'). The following is a summary of the proposal:

- The Official Plan Amendment is requesting to increase the overall building height from 6 storey to 7 storeys.
- The Zoning By-law Amendment will amend the existing site-specific provisions including the permitted use, height, amenity and parking requirements.

- The purpose of the subject applications is to consider a seven-storey senior apartment building consisting of 135 senior apartment units, 69 independent supported living units and 25 supported living units.
- 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

In 2017, the applicant submitted applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OPA-2017-01, ZBA-2017-03 and SUB-2017-02) for 20 and 25 Mavrinac Boulevard to facilitate a residential development which included a six-storey senior apartment building, 40 single detached dwellings, and 209 townhouse units. These applications were approved by Council in October 2020. The Draft Plan of Subdivision which created the subject lands (Block 38) was registered in 2022 (Plan 65M-4731).

Subsequently in 2022, the applicant applied for Site Plan Approval to develop a senior apartment building. The related Site Plan application (SP-2022-07) is currently active and has not been approved by The Town. The site plan application was put on hold as the applicant adapts to the market demands.

As a result, a pre-consultation meeting for the subject applications was held with the applicant in December 2024. The subject applications were then received and deemed complete by the Town in March 2025.

Location / Land Use

The subject lands are municipally known as 25 Mavrinac Boulevard (see Figure 1) and are located on the northeast corner of Wellington Street East and Mavrinac Boulevard. The subject lands were previous used as sales offices for the surrounding subdivisions. The subject lands have an area of approximately 0.77 hectares (1.91 acres) and approximately 83.43 metres (272.72 feet) of frontage on Wellington Street East. The subject lands are currently vacant, with fill soils which originated from off site.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Approved future low-medium density development;

South: Wellington Street East, open playing fields, and Magna Headquarters;

East: Future parkette, approved low-medium density residential land, open space;

West: Mavrinac Boulevard, and low-medium density residential.

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

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

Town of Aurora Official Plan

The subject lands are designated as “Medium-High Urban Residential” in Schedule “B” of the Town’s Official Plan (see Figure 2) and are within the Bayview Northeast Area 2B Secondary Plan Area under the same designation. Additionally, Schedule “A” of the Town Official Plan identifies a portion of the subject lands fronting Wellington Street East is within Local Corridor.

The Subject Lands are also identified in Schedule “H” – Site-Specific Policy Areas as Site-Specific Policy Area 55 (see Figure 3). Site-Specific Policy 55 permits the use of a six-storey Supportive Housing Building (Senior Citizen/Retirement Residence).

Zoning By-law 6000-17, as amended

June 3, 2025

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Report No. PDS25-060

The subject lands are zoned “Second Density Apartment Residential – Exception 540 (RA2(540)) Zone” by the Town of Aurora Zoning By-law 6000-17, as amended (see Figure 4). The site-specific zoning limited the future senior apartment to a maximum of 6 storeys and a total of 86 units.

Reports and Studies

The applicant submitted the following documents as part of a complete application to the proposed Official Plan and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Justification Letter	Malone Given Parsons Ltd.
Draft Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
Schedule of Lots and Blocks	Malone Given Parsons Ltd.
Green Development Standards	Malone Given Parsons Ltd.
Circulation Plan	Malone Given Parsons Ltd.
Architectural Package	Global Architects Inc.
Accessibility Design Standards Analysis	Global Architects Inc.
Urban Design Addendum	MBTW
Transportation Study Addendum	WSP
Parking Study/Analysis	WSP
Survey	David & Searles Surveying
Functional Servicing Stormwater Management Report	Husson
Salt Management Plan	Husson
Lighting Study/Plan	Hammerschlag & Joffe Inc.
Noise and Vibration Study/Assessment	Jade Acoustics

Report Name	Report Author
Hydrogeological Report	R.J. Burnside & Associates Limited
Landscape Plan	Ron Koudys Landscape Architects Inc.

Proposed Applications

The Official Plan Amendment is requesting to increase the overall building height from 6 to 7 storeys.

As per site-specific policy area 55 a), the overall maximum height for a Supportive Housing Building (Senior Citizen/Retirement Residence) is 6 storeys. The proposed amendment is to change from six-storey to seven-storey to reflect the revised proposal.

The proposed additional 49 apartment units will result in an overall unit density of approximately 72 units per hectare across the special policy area, which will continue to comply with the maximum net residential unit density permitted.

The Zoning By-law Amendment will amend the existing site-specific provisions including the permitted use, height, amenity and parking requirements.

The draft by-law includes several amendments to the site-specific provisions, which includes permitted uses, maximum height, definition of amenity area and reduced parking requirements. The following is a table to compare the difference between the existing site-specific "RA2 (540)" zoning requirements with the proposed amendments.

	RA2 Exception Zone Requirement	Proposed Amended Zone Requirement
Permitted Uses	A maximum of 86 apartment dwelling units	A maximum of 135 apartment dwelling units
Height (maximum)	26 metres (6 storeys)	28 metres (7 storeys)
Amenity Area Definition	Amenity area provided through a combination of shared indoor building	Amenity area provided through a combination of shared indoor/outdoor

	RA2 Exception Zone Requirement	Proposed Amended Zone Requirement
	amenities and/or private balconies.	building amenities and/or private balconies.
Parking Requirements (Apartment unit)	1 space per dwelling unit plus 0.2 visitor's parking spaces per dwelling unit	1 space per dwelling unit plus 0.15 visitor's parking spaces per dwelling unit
Parking Requirements (Retirement home)	0.35 parking spaces per suite	0.20 parking spaces per suite

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 Site Plan

As illustrated on Figures 5 and 6, the proposed development contemplates a seven-storey retirement home & senior apartment consisting of 135 senior apartment units, and 94 retirement suites (69 independent supported living units, and 25 assisted living units), for a total of 229 units. The original proposal included 86 senior apartment units, and 117 retirement suites (92 independent supported living units, and 25 assisted living units), for a total of 203 units. The proposal will add 26 senior apartment units and convert 23 independent supported living units to apartment units. The result is a net increase of 26 total units from the previous proposal.

The 135 senior apartment units (comprised of 84 one-bedroom and 51 two-bedroom) are typical apartment units geared to seniors, with a full kitchen including a cooking range/oven. The 69 independent supported living units (comprised of 48 one-bedroom and 21 two-bedroom) are similar to the senior apartment units, however their kitchens do not include an oven. The 25 assisted living units (comprised of 21 studio and 4 one-bedroom) do not contain kitchens and residents of these units are provided with meals and on-site care by staff.

The proposed senior apartment will employ a u-shaped building block located close to the street edges along Wellington Street East and Mavrinac Boulevard. The proposed building is approximately 27.50 metres (90.22 feet) in height, with an approximate Gross Floor Area (GFA) of 21,805.5 m² (234,712.45 ft²). Figure 7 provides a comparison

of the previously proposed six storeys and the currently proposed seven storeys building elevations.

To service the resident's parking needs, the development will provide a total of 186 parking spaces through a combination of at grade and underground parking, which includes 37 surface parking spaces, and 149 underground parking spaces. In addition, 17 bicycle parking spaces are proposed. A full move vehicular access is proposed at the northwest corner of the subject lands and the private driveway will lead vehicles to the underground parking or to the pick ups/drop offs location located in front of the main entrance as well as surface parking.

The development will provide a mixture of indoor and outdoor amenities, which includes a pool, fitness spaces, game room, kids play area, arts and cultural spaces, theatre room, lounge and a library. Outdoor amenity spaces including landscaped and seating areas are also provided along with a party room on the roof of the building. There will also be a future parkette located adjacent to the subject lands, which contains planting, play and outdoor exercise equipment and a shade structure that will provide amenity seating for residents' use.

The proposed Site Plan application is currently under review by Town departments and relevant agencies.

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:

- Proposed site-specific amendments
- Compatibility of the additional height to adjacent residential neighborhood and to the public realm.
- Updated Parking Study to justify parking space deficiency.
- Comments to be received at the June 3 Public Planning Meeting.

Public Comments

At the time of drafting this report, no comments were received from the public regarding the proposed planning applications.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided comments related to the Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to approval of the Site Plan application.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

The Official Plan and Zoning By-law Amendment applications were deemed as complete on March 31, 2025, and therefore, the applicant may appeal to the OLT after the date of July 29, 2025.

Financial Implications

There are no financial implications.

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. A Notice of the Public Planning meeting sign was also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

To better understand if there are any adverse climate change impacts, staff has requested a Green Development Report in accordance with Section 5 of the Official Plan as part of the complete application submission of the site plan application.

Link to Strategic Plan

The proposed Official Plan and Zoning By-law Amendments support 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 addition of 229 retirement units, housing is provided in accordance with the objective to collaborate 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.

Conclusions

Staff will continue to review the subject applications having consideration for the above noted matters and comments received. The applicant can address the comments and incorporate required revisions as appropriate. 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 – Site-Specific Policy Areas

Figure 4 – Existing Zoning By-Law

Figure 5 – Conceptual Site Plan

Figure 6 – Conceptual Elevations

Figure 7 – Elevations Comparison

Previous Reports

None.

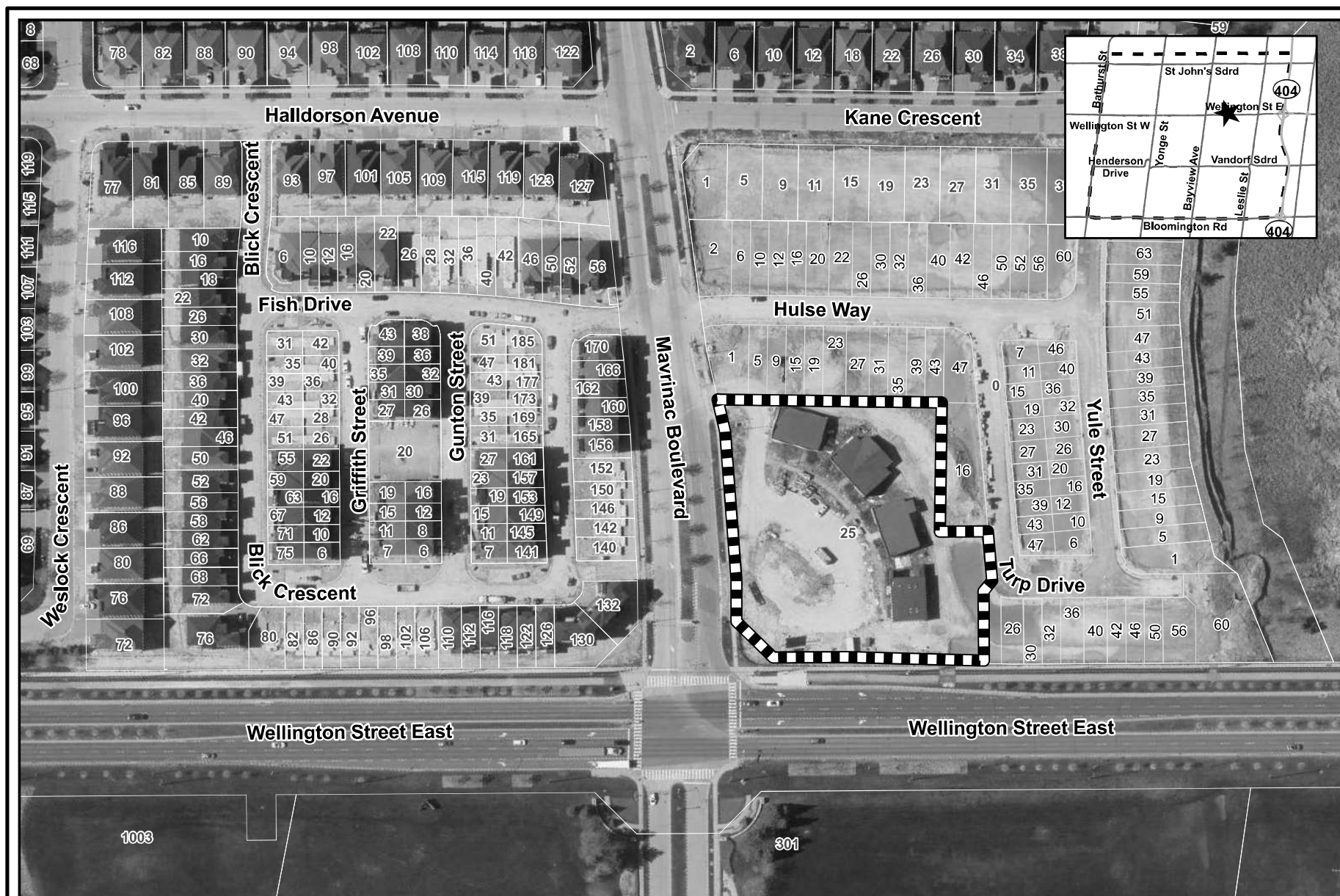
Pre-submission Review

Agenda Management Team review on May 8, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

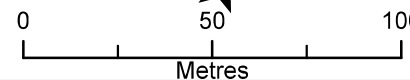
APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.

FILES: OPA-2025-01 AND ZBA-2025-02

FIGURE 1



SUBJECT LANDS

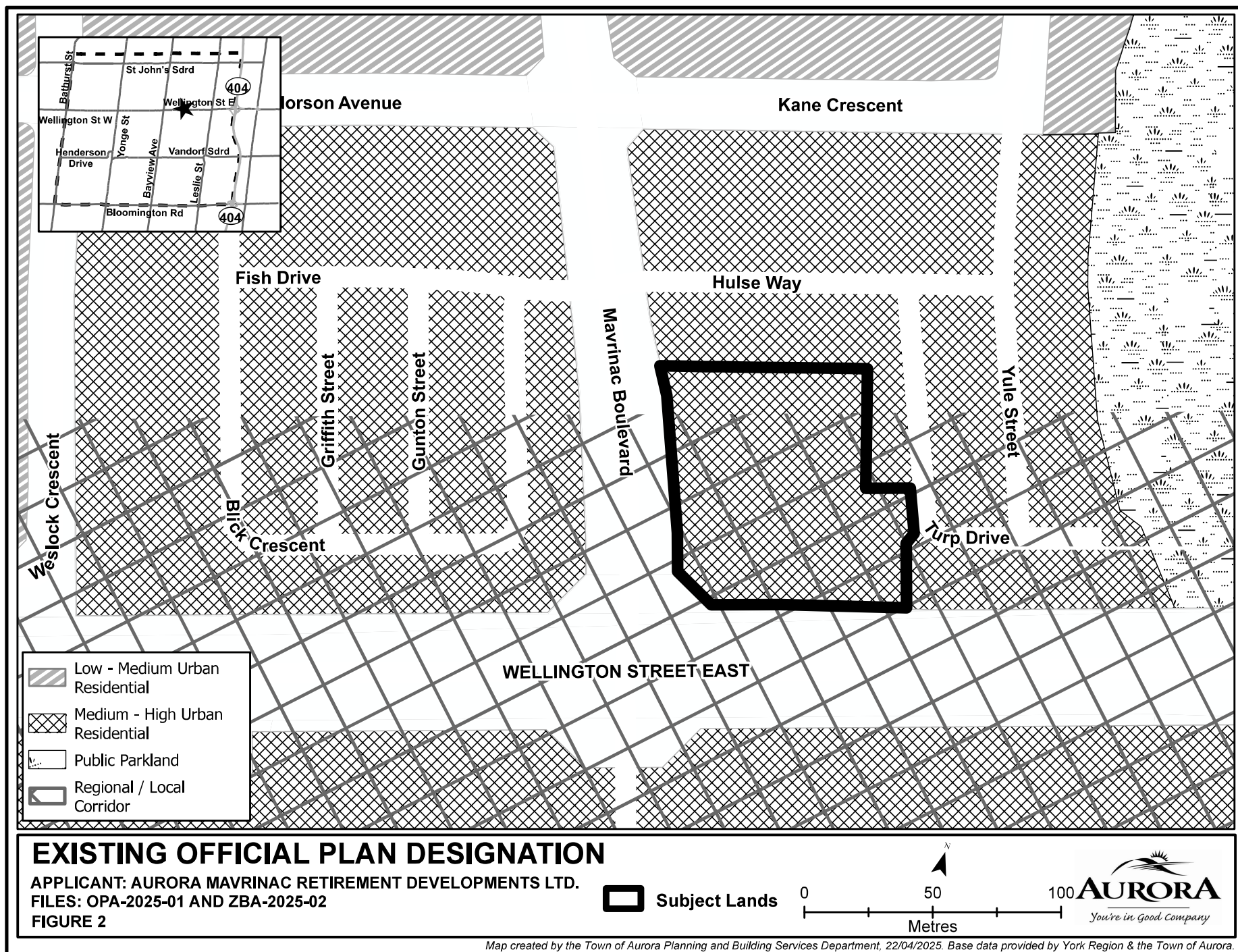


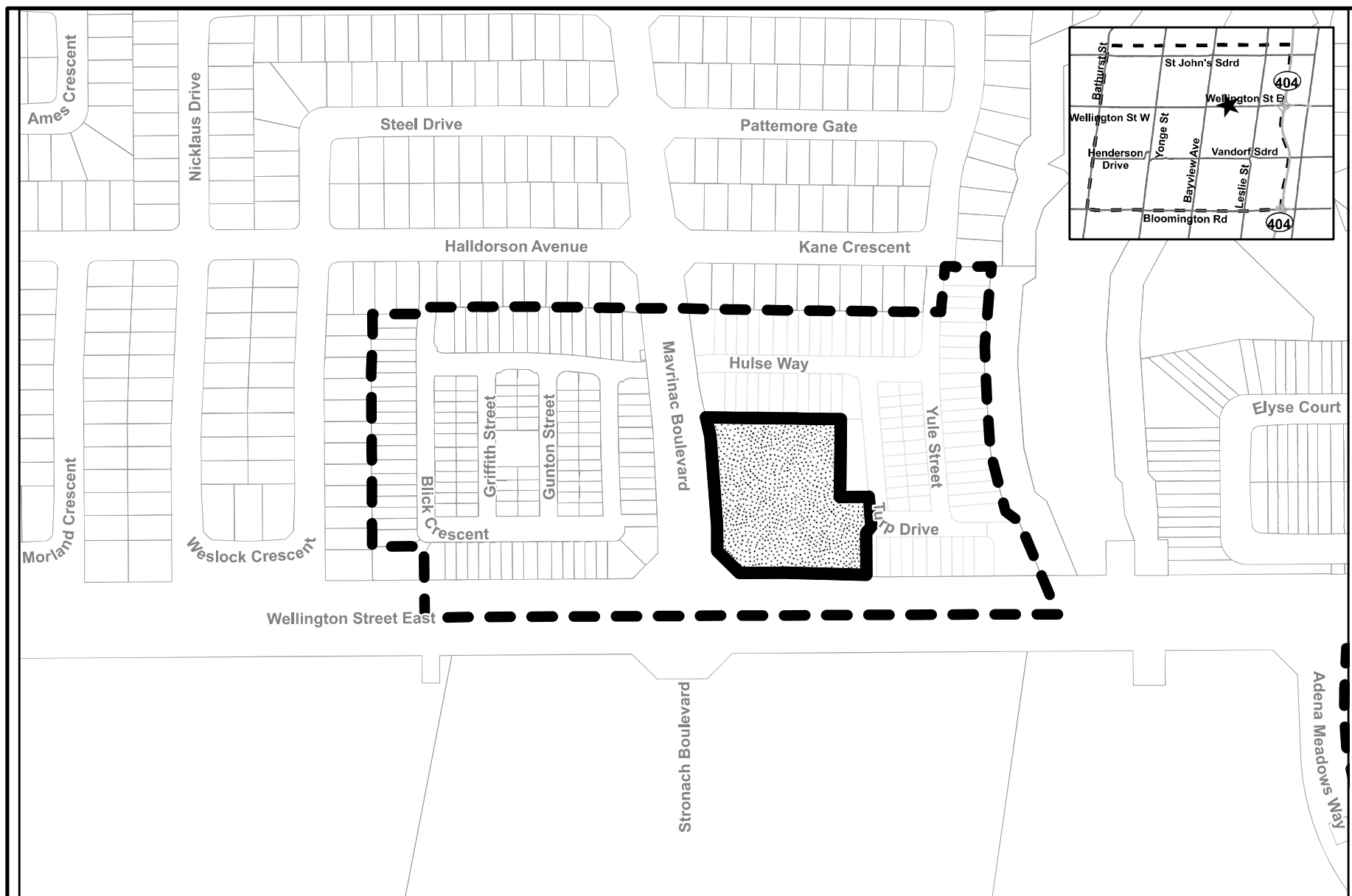
Metres



Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.

Document Path: J:\data\data\Planning Maps\25 Mavrinac (Aurora Mavrinac Retirement Developments Ltd, OPA-2025-01, ZBA-2025-02)\Planning_Report_25_Mavrinac_Bldg_OPA-2025-01_ZBA-2025-02\Planning_Report_25_Mavrinac_Bldg_OPA-2025-01_ZBA-2025-02.aprx





SITE SPECIFIC POLICY AREAS

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.

FILES: OPA-2025-01 AND ZBA-2025-02

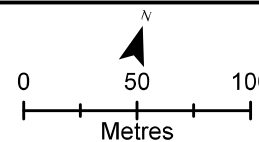
FIGURE 3



Site Specific Policy Area 55



Subject Lands



Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\25 Mavrinac (Aurora Mavrinac Retirement Developments Ltd, OPA-2025-01, ZBA-2025-02)\Planning_Report_25_Mavrinac_Bldg_OPA-2025-01_ZBA-2025-02\Planning_Report_25_Mavrinac_Bldg_OPA-2025-01_ZBA-2025-02.aprx

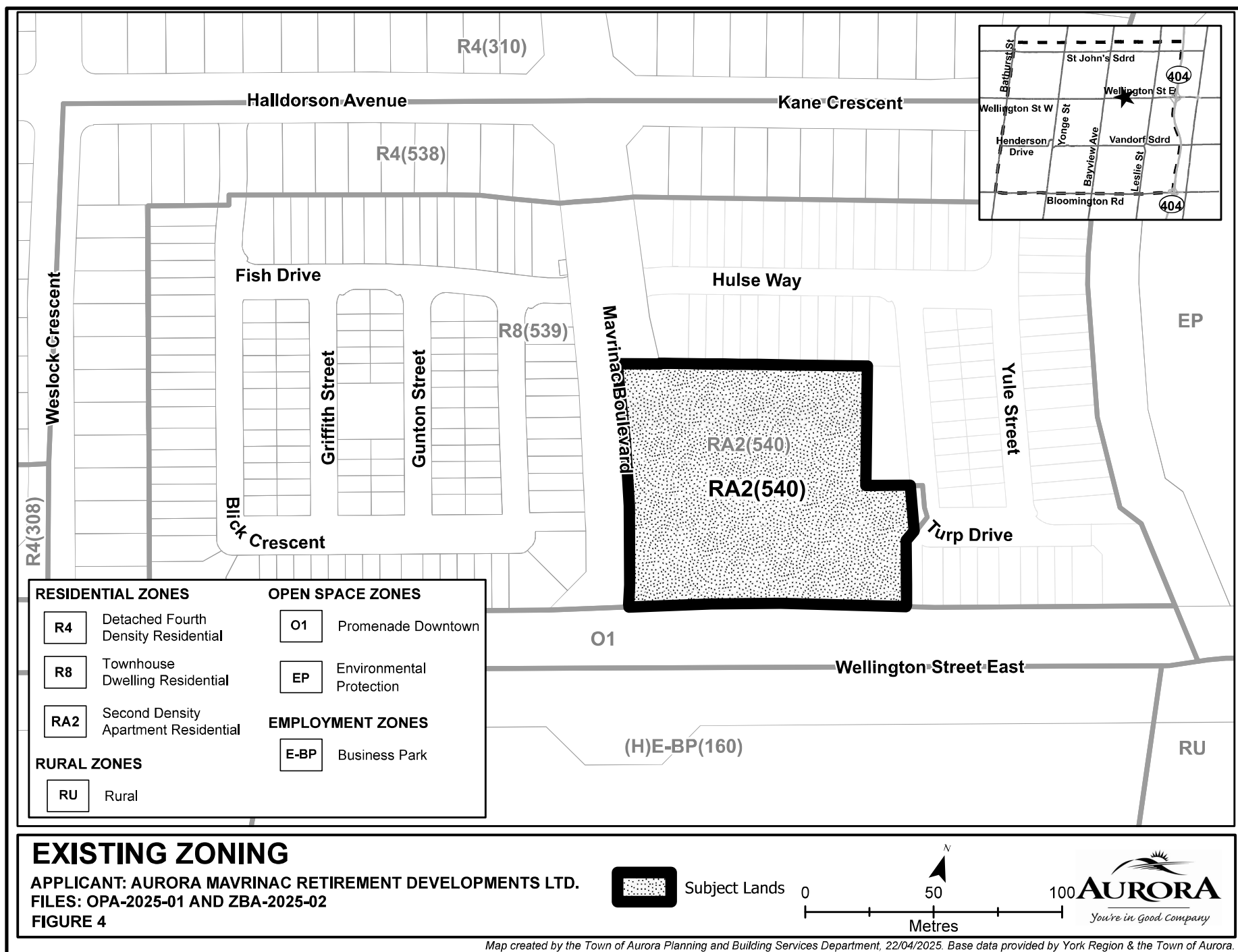


FIGURE 5



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Map created by the Town of Aurora Planning and Building Services Department, 07/05/2025. Base data provided by Global Architect Inc

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Previously Proposed Six-Storeys



Currently Proposed Seven-Storeys

ELEVATIONS COMPARISON

APPLICANT: Aurora Mavrinac Retirement Developments Ltd.

FILES: OPA-2025-01 and ZBA-2025-02

FIGURE 7



Map created by the Town of Aurora Planning and Building Services Department, 07/05/2025. Base data provided by Richard Ziegler Architect Inc.

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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 June 3, 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 June 3, 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 3rd day of June, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk