



Town of Aurora Council Meeting Agenda

Date: Tuesday, January 27, 2026
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. Community Presentations	
5.1 Mary Ann McConkey, President, and Morry Patoka, Vice President, Aurora Cultural Centre Board; Re: Aurora Cultural Centre 2026-2030 Strategic Plan	1
6. Delegations	
7. Consent Agenda	
7.1 Council Meeting Minutes of December 9, 2025	54
1. That the Council Meeting Minutes of December 9, 2025, be adopted as circulated.	
7.2 Council Closed Session Minutes of January 13, 2026 (confidential attachment)	
1. That the Council Closed Session Minutes of January 13, 2026, be adopted as circulated.	
7.3 Council Closed Session Public Meeting Minutes of January 13, 2026	67
1. That the Council Closed Session Public Meeting Minutes of January 13, 2026, be adopted as circulated.	

7.4	Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 19, 2025	70
	1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 19, 2025, be received for information.	
8.	Committee of the Whole Meeting Report of January 13, 2026	75
8.1	Advisory Committee Meeting Minutes	
8.1.1	Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 26, 2025	85
	1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 26, 2025, be received for information.	
8.1.2	Heritage Advisory Committee Meeting Minutes of December 8, 2025	89
	1. That the Heritage Advisory Committee Meeting Minutes of December 8, 2025, be received for information.	
8.1.3	Accessibility Advisory Committee Meeting Minutes of December 10, 2025	93
	1. That the Accessibility Advisory Committee Meeting Minutes of December 10, 2025, be received for information.	
8.2	Consent Agenda	
8.2.1	Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025	98
	1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025, be received for information.	
8.3	Community Services Committee Agenda	
8.3.1	CMS26-001 - York Region Food Charter Information Report	102
	1. That Report No. CMS26-001 be received for information.	

8.4	Corporate Services Committee Agenda	
8.5	Finance and Information Technology Committee Agenda	
8.5.1	FIN26-001 - 2026 Final Budget Reconciliation to Full-Accrual Accounting	119
	<ol style="list-style-type: none"> 1. That Report No. FIN26-001 be received; and 2. That the reconciliation of the 2026 operating budget to the full-accrual basis of accounting, as required under Ontario Regulation 284/09, as summarized in Attachment 1, be endorsed. 	
8.6	Administration Committee Agenda	
8.7	Operational Services Committee Agenda	
8.8	Planning and Development Services Committee Agenda	
8.8.1	PDS26-001 - Community Planning Permit System and Official Plan Amendment, Downtown Community Planning Permit System, File Number: OPA-2025-08	123
	<ol style="list-style-type: none"> 1. That Report No. PDS26-001 be received; and 2. That Official Plan Amendment application OPA-2025-08 be approved to enable the Downtown Community Planning Permit System; and 3. That the draft Official Plan Amendment By-law (Attachment 1) and the draft Downtown Community Planning Permit System By-law (Attachment 2) be brought forward to a future Council meeting for enactment. 	
8.8.2	PDS26-003 - Traffic Calming Requests on Limeridge Street and Gateway Drive	279
	<ol style="list-style-type: none"> 1. That Report No. PDS26-003 be received; and 2. That this matter be referred back to the Active Transportation and Traffic Safety Advisory Committee for further public consultation and discussion of the traffic calming options, and that staff report back to Council. 	
8.8.3	PDS26-004 - Application for Draft Plan of Condominium,	285

1. That Report No. PDS26-004 be received; and
2. That the Draft Plan of Condominium (File Number CDM-2025-01) to establish a standard condominium consisting of a total of 7 industrial units within 1 building, be approved, subject to the conditions attached hereto as Schedule 'A'.

8.9 Member Motions

8.9.1 Councillor Gallo; Re: Alternative Development Charges (DC) Collection Model 300

1. Now Therefore Be It Hereby Resolved That staff be directed to investigate and report back to Council by the end of Q2 2026 on the feasibility of implementing an alternative development charges collection model whereby:
 - a. Developers would remove the cost of DCs from the purchase price of new homes;
 - b. New homeowners would be given the option at the time of purchase to either:
 - i. Pay the full DC amount upfront as part of their home purchase price; or
 - ii. Opt into a DC repayment program, whereby the DC amount would be amortized over 25 years and appear as a separate line item on their annual property tax bill, remaining with the property until fully paid notwithstanding changes in ownership;
 - c. The Town of Aurora would obtain an appropriate financing mechanism to collect the full DC revenue upfront;
 - d. The Town of Aurora would administer the collection of the amortized DC repayments as part of the property tax system; and
2. Be It Further Resolved That the Town of Aurora recommends to the Province to amend Section 26 of

the *Development Charges Act, 1997* (DCA) to allow municipalities to collect DCs through property taxation mechanisms, tied to the property rather than at building permit issuance; and/or add a new enabling provision authorizing municipalities to pilot or adopt alternative collection models (e.g., amortization over time, homeowner opt-in) with provincial oversight; and

3. Be It Further Resolved That staff consult with legal, financial, and housing policy experts, as well as the development industry, to assess implementation requirements, risks, and potential impacts on affordability, market competitiveness, and long-term municipal financial sustainability; and
4. Be It Further Resolved That a copy of this motion be sent to the Hon. Doug Ford, Premier of Ontario, all MPP's in Ontario, all Ontario municipalities, the Association of Municipalities of Ontario (AMO) and the Ontario Home Builders' Association (OHBA).

8.10 Regional Report

8.10.1 York Regional Council Highlights of December 11, 2025 302

1. That the York Regional Council Highlights of December 11, 2025, be received for information.

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 Councillor Thompson; Re: Interim Control By-law for Yonge Street South Regional Corridor (OPA 34 Area) 307

(Deferred from Committee of the Whole meeting of January 13, 2026)

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare and bring forward an Interim Control By-law for the Yonge Street Regional Corridor within the OPA 34 Secondary Plan area (south of the CN rail tracks) in order to temporarily prohibit or restrict new development while further planning work is undertaken; and
2. Be It Further Resolved That staff be directed to undertake a focused planning study of this portion of the Yonge Street Regional Corridor, including its relationship to OPA 34, to clearly define:

- Size of the corridor
- Density and unit permissions;
- Appropriate building heights;
- Built form and massing;
- Transitions to adjacent low-density neighbourhoods; and

3. Be It Further Resolved That the results of this study be brought back to Council with recommendations to establish clear development parameters and any required Official Plan Amendments for this area.

9.2 Memorandum from Mayor Mrakas; Re: Committee Appointments 2026 308

1. That Members of Council be appointed to the following Task Force effective February 1, 2026:
 - Cannabis Retail Review Task Force - Councillors Ron Weese and John Gallo

10. New Business

11. By-laws

11.1	By-law Number XXXX-26 - Being a By-law to assume highways on Plan 65M-4614 for public use and maintenance by The Corporation of the Town of Aurora.	309
11.2	By-law Number XXXX-26 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 511, 521, 531 and 543 Wellington Street West (File No. ZBA-2024-05). (Committee of the Whole Report No. PDS25-114, Dec. 2, 2025)	311
11.3	By-law Number XXXX-26 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 42 (File No. OPA-2025-08). (Committee of the Whole Report No. PDS26-001, Jan. 13, 2026)	315
11.4	By-law Number XXXX-26 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 12 (File No. OPA-2025-08). (Committee of the Whole Report No. PDS26-001, Jan. 13, 2026)	322
11.5	By-law Number XXXX-26 - Being a By-law to establish the Downtown Community Planning Permit By-law for the Corporation of the Town of	329

Aurora.

(Committee of the Whole Report No. PDS26-001, Jan. 13, 2026)

12. Closed Session

13. Confirming By-law

**13.1 By-law Number XXXX-26 - Being a By-law to confirm actions by Council
resulting from a Council meeting on January 27, 2026**

14. Adjournment

405

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 (Choose One) *

Council

Council or Committee Meeting Date * 

2026-1-27

**Subject ***

Aurora Cultural Centre 2026-2030 Strategic Plan

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

Mary Ann McConkey, President, and Morry Patoka, Vice President, Aurora Cultural Centre Board

Brief Summary of Issue or Purpose of Delegation *

The Board of the Aurora Cultural Centre would like to present our 2026-2030 strategic plan to Council as part of the continued partnership in activating Aurora Town Square and our cultural services agreement. We will likely need more than 5 minutes to review the plan properly for Council.

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

Robin McDougall, Phil Rose

Date you spoke with Town staff or a Council member

2025-7-18

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

Agree

I acknowledge that I understand and accept the delegate conduct expectations as outlined in Section 32(b) of the Procedure By-law 6228-19, as amended (link below) *

Agree

[Click to view Procedure By-law 6228-19, as amended.](#)



AURORA CULTURAL CENTRE STRATEGIC PLAN

2026 TO 2030



PERFORMING ARTS
GALLERIES
EDUCATION



When culture thrives at the centre of civic life, people don't just attend events, they **belong here**.







HUMAN IMPACT

4 SPECIAL COUNCIL BRIEFING



COMMUNITY IMPACT

 Aurora Cultural Centre Strategic Plan | 2026 to 2030



Serpa Motor Sports
Powersports & Marine



Apple Suites Flexible
Office Space

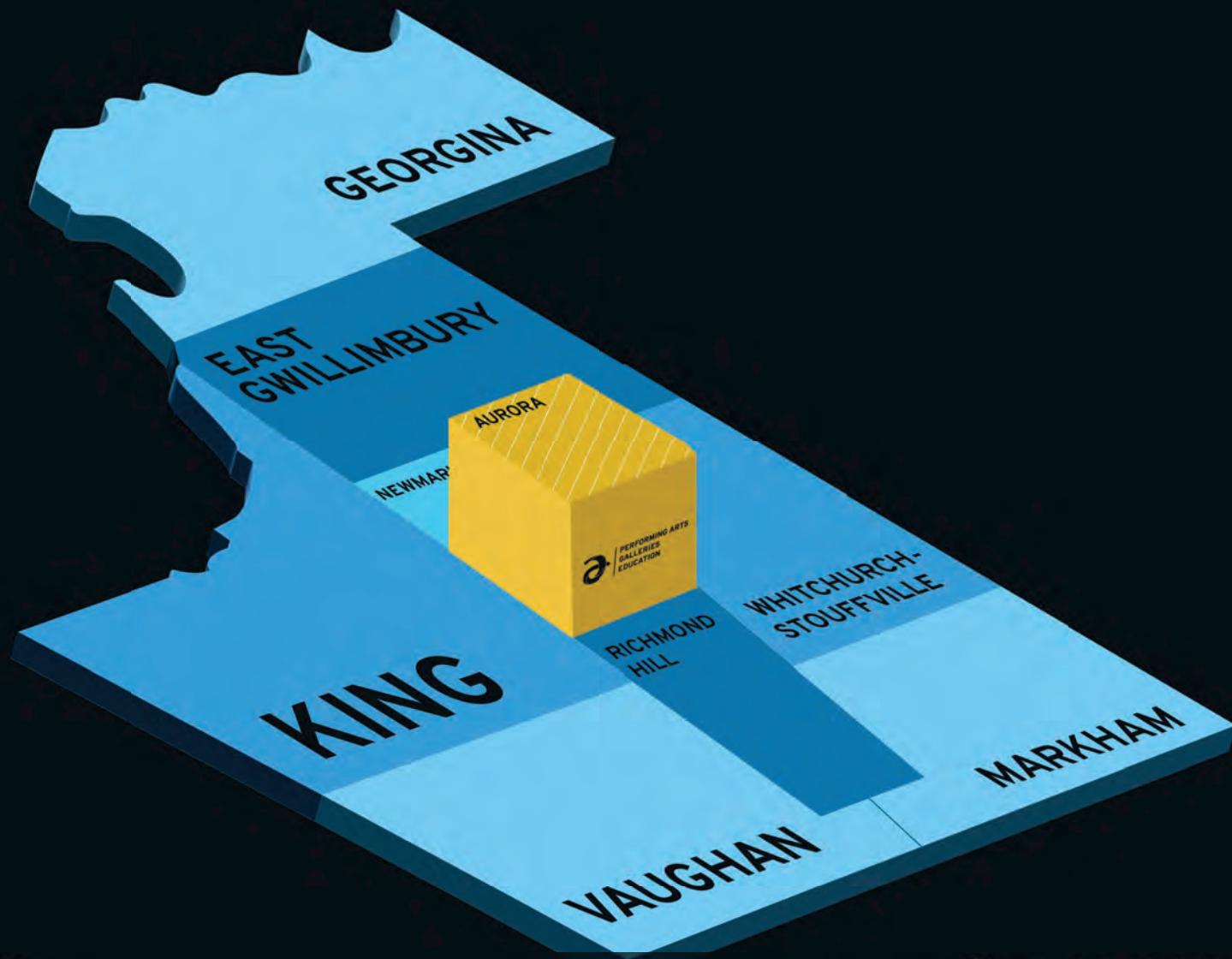


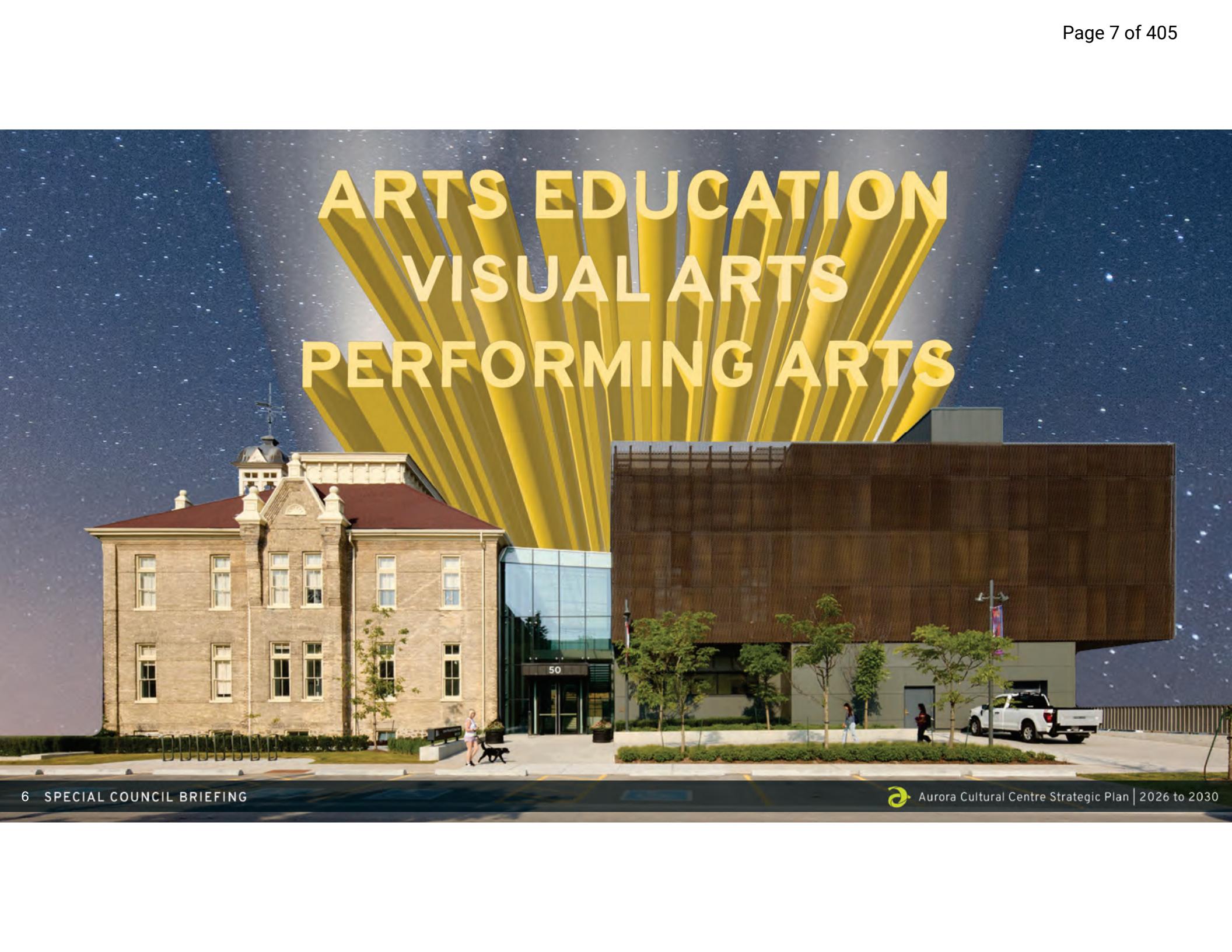
Desjardins Insurance



RBC Foundation

ECONOMIC IMPACT





ARTS EDUCATION VISUAL ARTS PERFORMING ARTS



“As a not-for-profit charitable organization, we offer excellent and inclusive experiences, celebrate diverse voices, and connect people through live performance, visual arts, and arts education.”

Excellence

Collaboration

Inclusivity

Artistic integrity

Responsible Governance

Stewardship



IMAGINE
CANADA

- 01 **Cultural Leader & Artistic Hub**
- 02 **Strengthen Community & Audience**
- 03 **Build Funding & Diversify Revenue**
- 04 **Enhance Branding & Visibility**
- 05 **Broaden Reach & Recognition**
- 06 **Strengthen Capacity & Governance**





STRONGER community connection for residents.

BROADER reach and recognition to attract people and businesses.

ENDURING organizational sustainability to enrich our community.







When culture thrives at the centre
of civic life, people don't just attend
events, they know they **belong here**
in Aurora.





2026-2030 STRATEGIC PLAN



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PRESIDENTS MESSAGE

AURORA CULTURAL CENTRE BOARD OF DIRECTORS



THE AURORA CULTURAL CENTRE STANDS AT AN IMPORTANT CROSSROADS, REMINDING US THAT GREAT CULTURAL EXPERIENCES ARE NOT BUILD BY INSPIRATION ALONE, BUT BY THOUGHTFUL GOVERNANCE, RESPONSIBLE STEWARDSHIP, AND A SHARED COMMITMENT TO COMMUNITY.

As we returned to Aurora Town Square, we re-opened our doors to artists and audiences and reaffirmed our responsibility as caretakers of a public trust. The arts belong to everyone, and our role as a Board is to ensure that what we build together remains accessible, sustainable, and deeply connected to the community we serve.

For fifteen years, the Aurora Cultural Centre has earned the confidence of our residents, partners, and funders by demonstrating transparency, accountability, and integrity in everything we do. Our ongoing partnership with the Town of Aurora is central to this trust. Thanks to the Town of Aurora's funding contribution to Aurora Cultural Centre, our deeply collaborative relationship, and their commitment to supporting arts and culture, we can all feel secure that the cultural heart of our community will continue to thrive at the centre of civic life.

1. To uphold responsible governance that safeguards the organization's long-term stability and impact.
2. To strengthen relationships with the Town and our many community partners so that cultural growth supports local economic vitality.
3. To champion fundraising and partnerships that sustain our programs and expand access, ensuring everyone can experience and afford the arts.
4. To nurture an environment where creativity, business responsibility, and public benefit coexist harmoniously.

We believe that every concert ticket purchased, every gallery exhibit viewed, every art class attended, and every volunteer hour given contributes to personal enrichment and the prosperity of our local economy supporting restaurants, small businesses, and a thriving downtown core. This is the ripple effect of culture done responsibly: it uplifts everyone.

On behalf of the Board of Directors, I extend sincere gratitude to our staff, artists, donors, sponsors, volunteers, and our partners at the Town of Aurora. Your shared dedication ensures that our vision for an inclusive, innovative, and accountable arts organization continues to flourish.

As we embark on this new five-year plan, we do so with optimism and resolve, knowing that through sound governance, collaboration, and creativity, we will deliver cultural experiences that everyone in Aurora can enjoy and take pride in.

The Aurora Cultural Centre's success is, and always will be, a shared achievement, one that strengthens both our cultural spirit and our community's future.

MARY ANN MCCONKEY, PRESIDENT
Aurora Cultural Centre Board of Directors

MESSAGE FROM THE EXECUTIVE DIRECTOR

Our first year back home in Aurora Town Square has been one of discovery, renewal, and connection. After years of anticipation, stepping back into our permanent home offered both joy and insight, a chance to listen, to observe, and to learn what our community most values about the Aurora Cultural Centre in this new chapter. That first year has been a foundation, an essential period of learning that shaped the priorities, ambitions, and clarity of this **2026-2030 Strategic Plan**.

At the Aurora Cultural Centre, the arts are our focus and our field of expertise – the place where we create impact. Through professional presentation, education, and community engagement in visual and performing arts, we contribute to Aurora's cultural vitality and sense of belonging. Our work supports artists, enriches audiences, and nurtures creative growth across generations. This is where culture takes shape: through the arts that inspire imagination, deepen connection, and give expression to the shared human experience.

THIS IS WHERE CULTURE TAKES SHAPE—THROUGH THE ARTS THAT INSPIRE IMAGINATION, DEEPEN CONNECTION, AND EXPRESS OUR SHARED HUMAN EXPERIENCE.

Through this process, we have reaffirmed who we are and why we matter. Our newly adopted vision, mission, and core values reflect how we already operate and what we aspire to be, a trusted, inclusive, and imaginative organization that connects people through the arts. These guiding principles have grounded our decisions and inspired our future. They express our belief that the arts are not peripheral to community life, they are central to it. They bring people together, spark curiosity, and build shared pride in what our community can create.

The Aurora Cultural Centre now stands on a strong base of expertise and collaboration, a team and Board with deep experience in artistic programming, education, marketing, fundraising, and responsible governance. The past fifteen years have strengthened our capacity; the past year has deepened our understanding. Together, they have prepared us to move forward with confidence, relevance, and a renewed sense of purpose.

This plan positions us to lead and to define what that leadership means. For us, a Cultural Leader is an organization that shows both artistic and civic leadership: shaping the cultural conversation, contributing to policy development, and working with partners in tourism and economic development to ensure that culture is woven into the fabric of Aurora's growth. It means being a trusted collaborator in our sector, a go-to for others who want to learn, to innovate, and to make a difference. It means modelling excellence in programming and integrity in practice, demonstrating how an arts organization can be both visionary and accountable.

And as an Artistic Hub, we embody that leadership through the experience we create every day. We are a gathering place where creativity welcomes everyone – individuals and families, newcomers and long-time residents, young people discovering their voices, and older adults sharing the wisdom of lived experience. We are a space where those from diverse cultural backgrounds, languages, and life stories find connection through shared expression and inspiration from professional artistry. Our stages, galleries and classrooms host exceptional professional artists, educators, and creators who enrich our programming and model artistic excellence. Whether arriving alone or with others, visitors feel a sense of belonging and possibility.

We are a welcoming “third space”, beyond home and work, where everyone belongs, where creativity is contagious, and where imagination finds a home. It is a space that invites all voices to participate, to contribute, and to shape what comes next. Here, community and professional artistry meet, each elevating the other. If we are not yet offering it, perhaps someone will dream it – and together we will make it real. That, too, is part of our purpose.

The next five years will be defined by curiosity, collaboration, and courage. We will embrace new systems, technology, and innovation not as replacements for creativity, but as catalysts for it. Using tools that deepen emotional connection, and spark moments of awe and discovery, we can respond to our community in more dynamic and timely ways. We will build sustainability through thoughtful partnerships and creative cross-pollination, ensuring that innovation enhances, not replaces, the human experience at the heart of our work.

We envision a fluid, connected ecosystem, one that maintains our reputation for exceptional artist care while expanding opportunities for shared learning and inspiration. Knowledge and creativity will flow freely between stakeholders, participants and partners.

This is what a living artistic hub looks like: A space that learns, grows, and creates in every direction.

The next five years will see us grow as a catalyst for creativity and community pride. Guided by our values of excellence, collaboration, inclusivity, artistic integrity, and responsible governance, this plan will strengthen our relevance and expand our reach, ensuring the Aurora Cultural Centre continues to shine as one of the region's most vital cultural assets.

Thank you to our artists, staff, volunteers, Board, patrons, donors, sponsors, and partners. Your vision, dedication, and trust have shaped this plan, including the spirit that drives it. Together, we will continue to build a cultural home that reflects the very best of Aurora: creative, welcoming, and full of possibility.



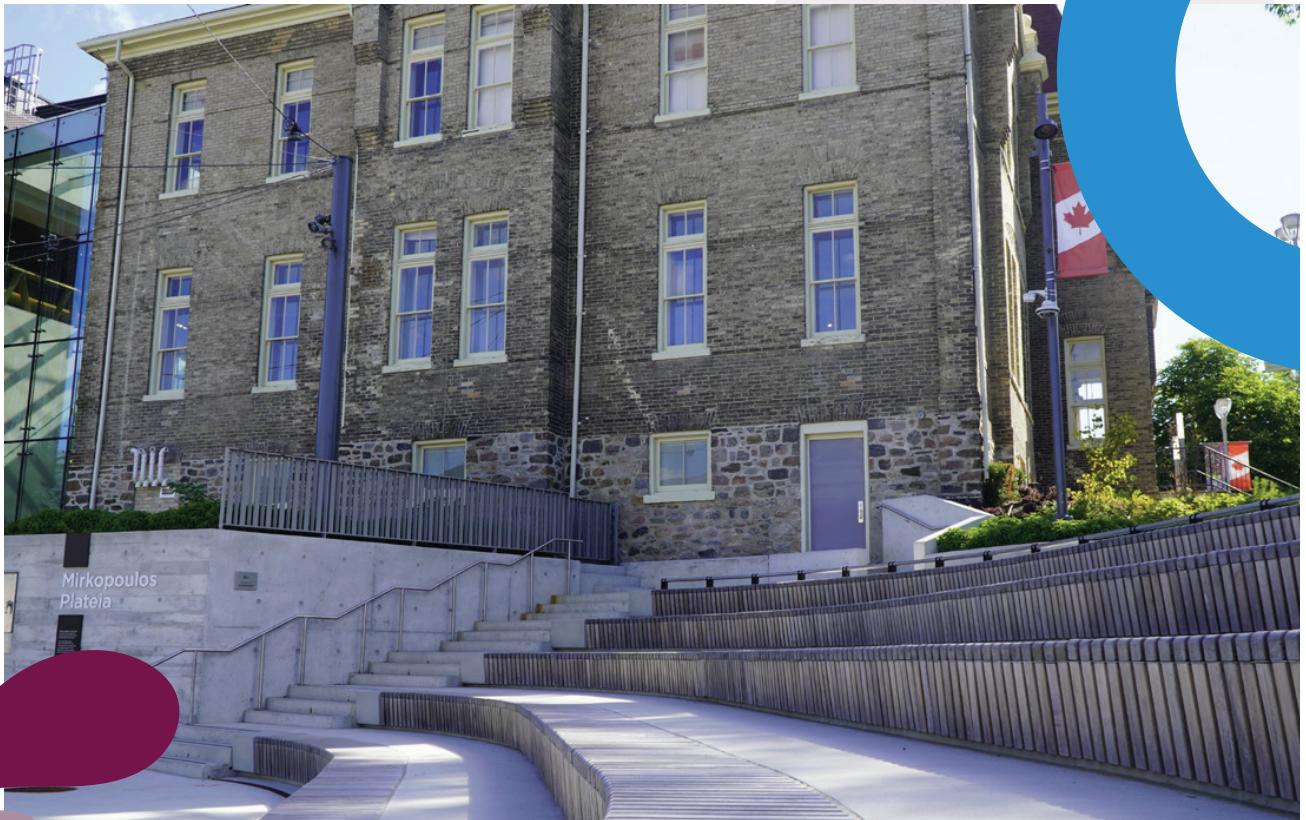
Suzanne Haines, Executive Director



ABOUT THE STRATEGIC PLAN

The **2026 to 2030** strategic plan is a living document to be referenced, considered, evaluated, and updated ensuring that the Aurora Cultural Centre develops in alignment with the evolving needs of our community. The plan was formed collaboratively with

the Board of Directors, Aurora Cultural Centre staff, volunteers, and stakeholder viewpoints. As a living document, it will continue to develop with input and ideas from everyone who wants to join us in contributing to the Aurora Cultural Centre's future.



EXECUTIVE SUMMARY

The Aurora Cultural Centre aspires to be broadly recognized as a cultural leader and artistic hub, delivering exceptional experiences through diverse performing arts, engaging visual arts, and vibrant arts education. As a not-for-profit charitable organization accredited by Imagine Canada, we are committed to excellence, inclusivity, and responsible stewardship while celebrating diverse voices and connecting people through the arts.

**THE AURORA
CULTURAL
CENTRE ASPIRES
TO BE BROADLY
RECOGNIZED AS A
CULTURAL LEADER
AND ARTISTIC HUB**

Aurora is evolving rapidly. With a population projected to reach **85,800 by 2051**, 37% of residents are immigrants bringing rich cultural diversity. Our community generates **1,154** arts and culture jobs and contributes **\$128** million to local GDP, according to the Ontario Arts Council **2025** report “Arts Across Ontario”. However, we face economic uncertainty with predicted recession conditions, declining charitable giving trends, and growing competition for audience attention and funding. These challenges demand strategic, innovative responses.

Operating from the state-of-the-art Aurora Town Square facility, we have built strong partnerships with the Town of Aurora, established a diverse revenue model blending municipal support with grants, donations, sponsorships, and earned revenue, and developed a robust governance structure with active Board committees and dedicated volunteers.



Strategic Goals for 2026-2030

- 1. Establish ACC as a Recognized Cultural Leader and Artistic Hub**
Position Aurora Cultural Centre as York Region's premier cultural destination through enhanced visibility, tourism partnerships, and integrated programming across our three pillars.
- 2. Strengthen Community Connection and Audience Development**
Broaden engagement with diverse demographics through persona-driven programming, multilingual marketing, and removing barriers to access while building our future audience among youth and young adults.
- 3. Continue to Build Funding**
Diversify revenue through strategic donor cultivation, corporate sponsorship expansion, foundation grants, and innovative fundraising programs that ensure long-term organizational health.
- 4. Enhance Marketing, Branding, Visibility and Connections**
Deploy data-driven, persona-aligned marketing strategies using digital tools, ambassadors, and cross-promotions to amplify our reach and deepen relationships with all stakeholders.
- 5. Amplify Signature Programming to Broaden Reach and Recognition**
Balance artistic excellence with bold innovation through artist residencies, cross-disciplinary collaborations, pop-up experiences, and signature events that surprise and inspire.
- 6. Strengthen Internal Capacity and Governance**
Invest in staff development, implement project management systems, and maintain responsible governance through regular evaluation, professional development for staff and Board, and scenario planning.

Our Impact

The Aurora Cultural Centre generates tangible economic and social value. We contribute to local economic vitality, reduce social isolation through shared cultural experiences, provide accessible arts education year-round, support local artists and emerging talent, and position Aurora as a distinctive, culturally vibrant community. Our flagship KITS program brings professional performances directly into schools, ensuring equitable access for all students.

Looking Ahead

This strategic plan is a living document that will guide our evolution while remaining responsive to community needs. Through careful implementation of these goals, we will strengthen our role as a cultural and artistic hub that enriches lives, supports artists, stimulates economic activity, and builds a more connected, culturally engaged Aurora and region.

Success will be measured through audience growth and diversity, financial sustainability, community partnerships, artistic excellence, and tangible impact on quality of life in our community.

WHY THE AURORA CULTURAL CENTRE MAKES A DIFFERENCE

The Aurora Cultural Centre is more than a local cultural centre. It's a gathering place where people from near and far can feel seen, heard, and connect with the arts in its many forms and expressions.

When people connect with the arts at the Aurora Cultural Centre, they also experience something more. They enjoy Aurora's many attributes, restaurants, and shops. They bring friends, colleagues and business associates who share the connection and joy of music, comedy, visual arts, and arts education programs. They witness senior and young, emerging and established artists interacting and creating synergies for their art and creative journey.

All of which makes Aurora Cultural Centre a cultural leader and artistic hub that delivers real social and economic value for our town.

It's a human impact story

A child's first art camp experience, collaborating to build a popsicle stick sculpture with new campmates. A senior rekindling their love of watercolour painting. A newcomer's first concert in Canada, stomping their feet and clapping their hands as they learn about fishing off the coast of Nova Scotia. A gathering of friends, families, neighbours, singing along with the performers they've idolized, sitting close enough to watch lightening fingers electrifying the strings of a guitar. The arts at the Aurora Cultural Centre represent lifelong learning and discovery. Visual arts exhibitions, talks, and hands-on courses build creativity and critical thinking at every age. Youth discover their voice and adults rediscover theirs.

WHEN PEOPLE CREATE, LISTEN, OR WITNESS ART TOGETHER, THEY CONNECT TO SOMETHING LARGER THAN THEMSELVES – AND TO EACH OTHER.

Well-being through the arts is both emotional and spiritual. When people create, listen, or simply witness art together, they connect to something larger than themselves. Artistic experiences awaken empathy, reduce stress, and open pathways to healing and belonging. Each program we offer on stage, in the studio, or in the gallery is an invitation to reflect, imagine, and to grow. Shared cultural experiences are proven to reduce isolation, lower stress, and stimulate positive behaviours. Our programs intentionally include accessible options so that the benefits of the arts reach everyone, ensuring that the Aurora Cultural Centre is a place where creativity supports community and the human spirit.

As a cultural leader and artistic hub rooted in Aurora, we provide a platform for local, regional, Canadian and international stories with diverse perspectives, helping each other appreciate what makes us unique and share the experiences that bring us together.

It's a community impact story

When people meet across cultures, ages, and shared experiences, we learn from each other and we build trust in each other. Aurora Cultural Centre's programs are designed to bring different audiences together, igniting relationships that extend well beyond our walls.

Subsidized tickets, outreach partnerships, and accessible facilities ensure that cost, mobility, and language are not barriers to participation.

From children's matinees to mentorship programs with visiting artists, the Aurora Cultural Centre offers constructive pathways that build confidence and leadership.

When we celebrate Aurora's heritage and the many cultures that shape it today, Aurora Cultural Centre inspires a shared identity that makes our town distinctive and proud. Transforming cultural moments into community momentum improves quality of life, strengthens the local economy, and builds a more connected Aurora.



AURORA CULTURAL CENTRE, FROM HUMBLE BEGINNINGS TO CULTURAL LEADER AND ARTISTIC HUB

Aurora began as a small commuting town with big dreams: a place where residents built strong neighbourhoods, cared deeply about their community, and imagined more for the town they called home. Out of that spirit, the Aurora Cultural Centre was born: a grass-roots idea to give Aurora a welcoming home for the arts.

In the early **2000s**, the Town of Aurora was looking to infuse new life into the historic **1886** Church Street School, and a Town-led cultural planning process began to imagine the site as a hub for arts, culture, and heritage. After much consultation and work by the Town's Arts & Culture Committee, Council passed a **2008** resolution to rename the former Aurora Heritage Centre as the Church Street School Cultural Centre with a mission of “community engagement through arts, culture and heritage programming and promotion”.

It created an arm's-length not-for-profit charitable corporation to operate with dedicated municipal funding and facility support. Following major Town-funded restoration and renovation of the building,

the doors were officially re-opened January **2010**, as what the community now knows as the Aurora Cultural Centre. Subsequent lease and Provision of Cultural Services agreements formalized the relationship, with the Aurora Cultural Centre delivering cultural programming on the Town's behalf while preserving one of Aurora's most important heritage sites.



Aurora Cultural Centre
2026-2030 Strategic Plan

The original Town of Aurora's Cultural Master Plan and, more recently, its Cultural Action Plan have made a clear, long-term commitment to arts, culture, and heritage as being essential to quality of life and community identity. That vision has been backed by consistent support for the Aurora Cultural Centre over all these years through stable funding, shared planning, and an explicit expectation that our organization helps deliver on the Town's cultural goals for the whole community.

WHAT BEGAN AS A GRASS-ROOTS IDEA IN A HERITAGE SCHOOLHOUSE HAS GROWN INTO A CULTURAL LEADER AND ARTISTIC HUB FOR THE ENTIRE REGION.

From those early days in the heritage schoolhouse staging small concerts, volunteer-led exhibitions, and pilot workshops, we've grown into a year-round presenter and producer whose two stages, five galleries, multiple classrooms, and many public spaces pulse with activity. What began as a local experiment is becoming a regional destination where today people plan their weekends around the concerts, exhibitions, and workshops that connect them to the arts and to each other.

Aurora Cultural Centre is a recognized hub for performing arts, visual arts, and arts education, situated at Aurora Town Square and connected with residents and partners across the community.

How we got here

Early programming focused on intimate performances and community art shows, building trust with residents and artists while proving that Aurora wanted, and would support, high-quality cultural and arts experiences.

We added professional presenting, curated exhibitions, and structured courses led by practicing artists. As audiences and participation grew, the Aurora Cultural Centre invested in production standards, accessibility, and artist support.

With our move into Aurora Town Square, close collaboration with the Town's team and local organizations, Aurora Cultural Centre matured into a central gathering place that is equally comfortable hosting a sold-out concert, a family-friendly workshop, and a reflective artist talk.

What We Do

We present a diverse season of first-class entertainment including music and family events with a growing representation of performing art forms, from emerging voices to celebrated headliners representing many genres and cultures.

Rotating visual arts exhibitions showcasing multiple disciplines and perspectives feature local, regional, and national artists, paired with curator talks, artist walkthroughs, and experiences for all ages.

Aurora Cultural Centre's educational programs run year-round with multi-week courses and single-session workshops for beginners to experienced makers, emphasizing skill-building, creative confidence, and inclusive access.

Our school break arts camps offer creative immersion for children and youth. Led by experienced instructors, they ensure campers learn skills, make new friends, and develop a strong sense of self.

Our volunteer program brings people together through shared creativity and community spirit. Volunteers of all ages and backgrounds contribute to events, exhibitions, and programs that make the arts welcoming and accessible for everyone, fostering connection, belonging, and inclusion. Through their participation, volunteers gain valuable skills, teamwork experience, and a sense of altruism that strengthens both personal growth and community bonds. Their dedication enhances the impact of every program we deliver and reflects the caring, collaborative spirit that defines Aurora.

You'll find the Aurora Cultural Centre at town festivals, events, cultural celebrations, and pop-ups. We partner with educators, service agencies, cultural groups, and businesses to extend the arts beyond our walls, reduce participation barriers, and meet people where they are.

Beyond our programming, we serve as an operational and cultural asset to Aurora Town Square and the Town of Aurora. We operate arts and cultural spaces on behalf of the community supporting rentals with technical and front of house services, delivering excellent customer service and keeping the venue active and

welcoming. As more residents and visitors discover and use the space, we strengthen local awareness of Aurora Town Square as a destination for creativity and connection.

This growing visibility helps us build stronger, more integrated teams and systems that benefit everyone from Town partners to audiences and artists. Our success is symbiotic with the Town's: as Aurora grows and thrives, so too does the Aurora Cultural Centre. Together, we are expanding the community's creative capacity, deepening engagement, and building a stronger, more vibrant cultural ecosystem for all.





Spotlight on Kaleidescope in the Schools (KITS)

KITS is Aurora Cultural Centre's flagship in-school program that brings professional, curriculum-linked performances and workshops directly into French and English elementary school communities. **KITS** brings artists to students, reducing logistical and financial barriers while ensuring equitable access.

- Performances at schools by touring and local artists with age-appropriate themes
- Teacher resources aligned to learning goals, with pre- and post-show activities
- Hands-on workshops that translate performance themes into creative making, reflection, and discussion
- Equity focused to prioritize schools and classes that benefit most from barrier-reduced arts access



The result is a consistent, high-quality arts experience that reaches students who might not have enough opportunities to visit a performance hall or art gallery, building their curiosity, empathy, and creative problem-solving.

Becoming a cultural leader and artistic hub

What makes a hub is not one thing. It's a steady layering of many, many good things. Over time, Aurora Cultural Centre's mix of performances, exhibitions, classes, camps, KITS, and community events has created...

1. A rhythm of activity that keeps people coming back and brings new people into the fold
2. A trusted platform for artists to present work and build audiences
3. A bridge between arts, education, business, and social services to strengthen daily life
4. A shared civic identity, where Aurora sees itself reflected on stage, on the gallery walls, and in the classroom.

As we continue growing into our role as a cultural leader, we model how arts organizations can connect creativity with community impact. Through partnerships, inclusive programming, and artist development, we demonstrate leadership that is collaborative, amplifying local voices, nurturing cultural literacy, and championing equitable access to the arts. This leadership extends beyond presenting and teaching; it shapes how the community – our community here in Aurora – imagines itself as a creative, caring, and connected place of belonging.



VISION, MISSION & CORE VALUES

(2026-2030)

Formally adopted by the Board of Directors October 2025.

VISION



The Aurora Cultural Centre aspires to be broadly recognized as a cultural leader and artistic hub that delivers exceptional experiences through diverse performing arts, engaging and thought-provoking visual arts, and serves as a vibrant centre for advancing arts education where people of all backgrounds can deepen their appreciation for creative endeavours.



**Aurora
Cultural
Centre**

**PERFORMING ARTS
GALLERIES
EDUCATION**

MISSION



Our mission as a not-for-profit charitable organization is to be a leading cultural and artistic hub, offering excellent and inclusive experiences to our community and beyond, celebrating diverse voices, and connecting people through the presentation of live performance, visual arts, and arts education that...

1. Deepen our engagement with the creative industries that support our growth and strengthen our connections with the community;
2. Provide tangible opportunities for artists to learn and grow;
3. Invite partnerships to build our reputation, inspire innovation, and expand our voice;
4. Stimulate economic activity and tourism in Aurora with exciting, entertaining, and distinctive experiences.



CORE VALUES



Excellence

We are committed to the highest quality standards in our performances, exhibitions, educational offerings, and the manner in which we serve our artists, patrons and volunteers.

Collaboration & Community Engagement

We believe that engaging with community groups, listening to community interests, working together with artists, Aurora town leaders, sponsors, donors, volunteers and staff creates stronger programming and greater impact.

Inclusivity

We provide equal opportunity for people to join our team, and actively work together to remove barriers to participation, embrace diverse perspectives, and create programming that reflects and celebrates our community's many cultural identities and lived experiences.

Artistic Integrity

We respect artistic integrity, innovation, new approaches to traditional art forms, and artists pushing boundaries, while maintaining standards that we set in consideration of our community, to present meaningful experiences that resonate with our audiences.

Responsible Governance & Stewardship

As a not-for-profit charitable organization, we operate with a long-term view to fulfill our vision and mission through responsible governance and stewardship of our resources, being accountable for decisions that ensure our financial and organizational health while delivering quality programming at prices that are accessible to the community.



BUSINESS MODEL, GOVERNANCE AND ORGANIZATIONAL STRUCTURE

Aurora Cultural Centre delivers high-quality experiences through a resilient, transparent model that blends diversified revenue streams, strong governance, and a nimble, professional team supported by dedicated volunteers. This model enables us to plan boldly, operate responsibly, and accomplish our goals as a cultural leader and artistic hub.

How we're funded and steward resources

To remain accessible and sustainable, Aurora Cultural Centre balances multiple revenue streams.

1. The Town of Aurora continues to be a valued partner since our inception, supporting Aurora Cultural Centre through a significant base funding program
2. Funding from provincial and federal arts bodies
3. Individual and corporate donations, corporate sponsorships, and foundation grants
4. Ticket sales, course and camp fees, art sales, and show merchandise

We build financial plans tied to strategic priorities, with annual operating budgets approved by the Board and reviewed on a monthly basis.

We monitor liquidity and cash flow, and stress-test different scenarios. Insurance, safeguards, and clear policies protect both the organization and artists.

Every program is assessed on outcomes that include audience participation, artistic contribution, and fit within our financial capacity. Management of our various and diverse programming allows for higher-margin activities to support our access-driven and emerging artist programming.

We strictly adhere to recognized not-for-profit accounting standards, conduct annual audits by an independent accountant, and report regularly to the public, Town of Aurora, and other stakeholders on financials, participation, and impact.

Aurora Cultural Centre has been accredited by Imagine Canada for high standards of good governance since **2013**. The standards of Imagine Canada cover Board governance, financial accountability and transparency, fund raising, human resources, and volunteer involvement. To qualify for accreditation, not-for-profit organizations like the Aurora Cultural Centre must complete a rigorous independent peer review of operating and governance practices. Achieving and maintaining these high standards assures our funders, partners, staff, volunteers, and the community whom we serve, that the Aurora Cultural Centre is in good and trustworthy hands.



IMAGINE
CANADA

Aurora Cultural Centre
2026-2030 Strategic Plan

Aurora Town Square: A Hybrid Governance Model

On June 16, 2020, Aurora Town Council strategically adopted a Not-for-Profit/Municipal Hybrid Governance Model for Aurora Town Square, positioning the Aurora Cultural Centre as a vital resident tenant and partner. This pivotal decision forged an expanded, deeply collaborative relationship with the Town of Aurora, centered on defining mutual roles and responsibilities for the new venue. Together, we established a comprehensive operational framework governing programming, space utilization, and the specific services the Centre would provide to the Town, alongside the essential support required from the municipality to ensure our shared success.

The Aurora Cultural Centre's established expertise in performing and visual arts, arts education, and volunteer management became the programmatic foundation for our cultural offerings at Aurora Town Square. In addition to our core programs, the Centre assumed responsibility for providing professional front-of-house, audience services, and technical support for the state-of-the-art Davide De Simone Performing Arts Hall and Brevik Hall.

To maximize community impact and operational efficiency, programming was streamlined into a model where delivery is led by the partner best suited to the role. This collaborative synergy is maintained through ongoing dialogue aimed at continuously improving services, developing joint programming, enhancing patron communications, and strengthening the relationship between all partners.

How we lead and safeguard our vision, mission and core values

The Aurora Cultural Centre is governed by a volunteer Board of Directors that holds fiduciary responsibility, and sets strategy and policies. The Board recruits for diverse skills including finance, legal, education, arts, fundraising, marketing, and community leadership.

There are four standing committees that provide input, develop and implement initiatives that are in alignment with the established Board strategy.

Finance & Audit

Budgeting, reserves, investments, audit oversight, and risk.

Governance & Nominating

Board recruitment, policy, code of conduct, conflict-of-interest.

Development

Fundraising including sponsorships, donation activities, relationship building.

Outreach

Community and social engagement.

Organizational structure

We are staffed by a core team of full-time and part-time professionals, augmented by contract artists, educators and seasonal staff.

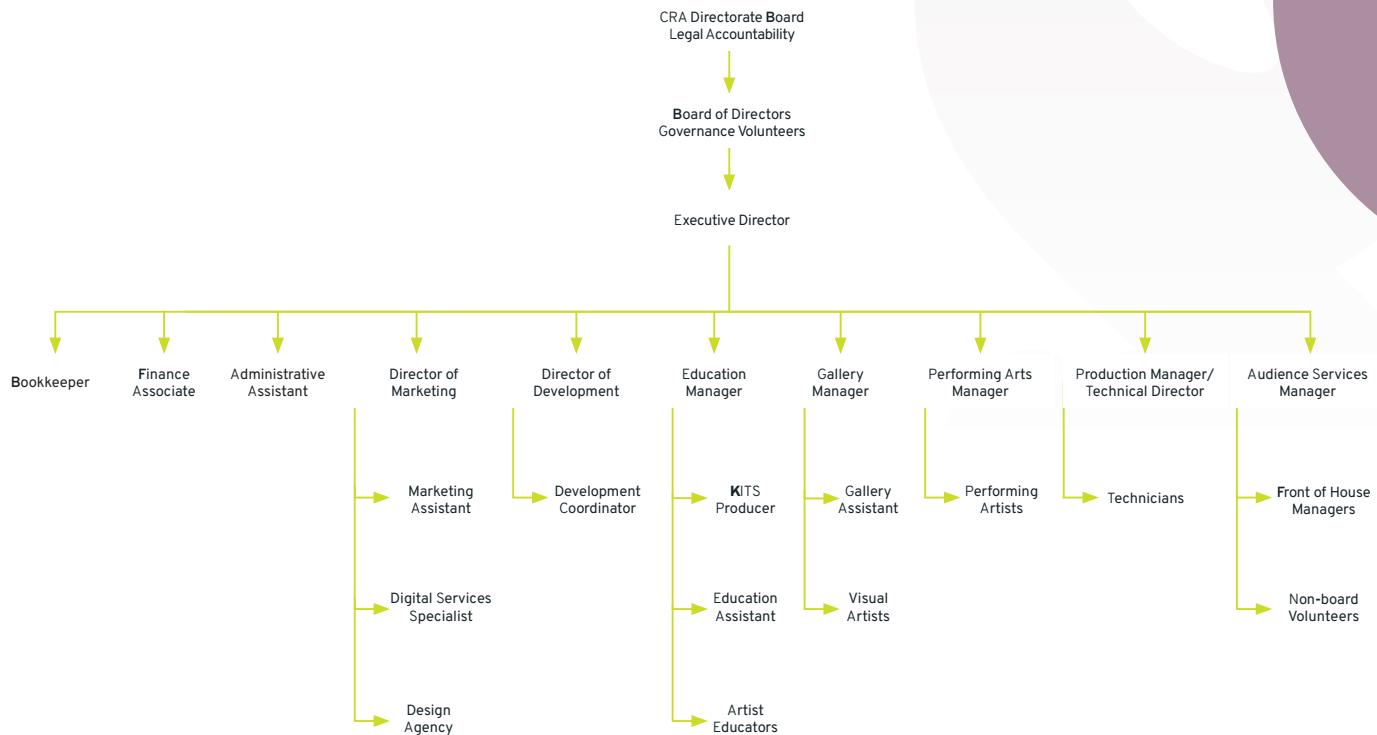
The Aurora Cultural Centre invests deeply in its people. We prioritize staff growth and professional development through ongoing learning, mentorship, and sector-informed training. Our team is encouraged to embrace flexibility and innovation, adapting to evolving community needs and emerging trends in arts management, education, and technology. By nurturing curiosity and keeping pace with

best practices that change and evolve, we ensure that our organization remains relevant, resilient, and responsive to both our local community and the broader cultural landscape.

This approach builds a workplace culture grounded in collaboration, inclusivity, and continuous improvement where staff feel empowered to contribute ideas, expand their expertise, and lead with purpose.

AURORA CULTURAL CENTRE HAS BEEN ACCREDITED BY IMAGINE CANADA FOR HIGH STANDARDS OF GOOD GOVERNANCE SINCE 2013. THE STANDARDS OF IMAGINE CANADA COVER BOARD GOVERNANCE, FINANCIAL ACCOUNTABILITY AND TRANSPARENCY, FUND RAISING, HUMAN RESOURCES, AND VOLUNTEER INVOLVEMENT.

2026 Organizational Leadership Chart



Volunteers, at the heart of our organization

Aurora Cultural Centre's volunteer base is a powerhouse of dedicated, passionate people who share their time, energy and experience to deliver exceptionally high-quality experiences to everyone who participates in our programming, from audiences to artists.

Volunteers receive training in accessibility, visitor services, and safety, ensuring that every engagement reflects our commitment to inclusion and hospitality. Their contribution extends far beyond operational support reflecting community spirit in action and creating a welcoming environment where people feel connected and valued.

Senior volunteers bring a remarkable combination of skill, altruism, and lived experience that enriches our organization. Many have spent years in leadership, education, or service roles, and now choose to share their valuable time with us, teaching through example what exceptional customer service, patience, and empathy look like in action. Their calm presence during busy events, their kindness toward guests and staff, and their consistent professionalism set a tone of care and excellence that uplifts the entire organization.

Their lived experience is a vital resource as a bridge between generations that strengthens our culture of learning and respect. Senior volunteers share stories and insights that give depth and context to our community work, mentoring others with gentle guidance and practical wisdom. By modelling generosity, inclusivity, and lifelong



engagement, they remind us that giving back is both a privilege and an art form. Their contributions strengthen our organizational capacity, ensuring that experience, empathy, and wisdom continue to shape a vibrant and sustainable cultural future for Aurora.

Youth engagement is a cornerstone of our volunteer culture. The Aurora Cultural Centre offers volunteer, co-op, and internship opportunities designed to build skills, confidence, and leadership among emerging generations. Participants gain hands-on experience in arts administration, event coordination, education, and community outreach, translating passion into professional growth.

These programs reflect our ongoing investment in people: nurturing curiosity, teamwork, and responsibility while opening doors to future careers in the arts and culture sector. Our youth bring fresh ideas, creativity, and digital fluency that help us stay current and connected. They infuse our social media and outreach efforts with content that resonates with younger audiences and ensures that the arts remain relevant and exciting for their peers.

They grow with us as we grow with them shaping the future of the Aurora Cultural Centre and contributing to the next generation of cultural leaders in our community.

RESEARCH AND IMPLICATIONS

A cornerstone for our organization is to understand the realities of what happens in our community, region, province, country and the world we all share. Sometimes we must respond to change, and at other times we can prepare for change. That is why we are committed to ongoing research and consideration of the events that shape our future.

We are impacted by many factors. Political. Economic. Social. Technology. Legal. Environmental. And of course, as a not-for-profit, we must also understand funding our organization in a way that will allow us to fulfill our vision and mission.

The PESTLE+F research reflect the conditions in which we operate. This research will be updated internally by the organization and considered each year to continually refine our five-year plan. This research, along with an internal SWOT analysis, is found in the appendices to this document.



ACC STRATEGIC GOALS AND STRATEGIES

With the contributions of our Board, Aurora Cultural Centre staff, and input from stakeholders, we have established strategic goals to direct our efforts for the **2026 to 2030** period.

How goals will be implemented

Aurora Cultural Centre staff will translate goals and prioritized strategies into initiatives that will be built into annual operating plans with timelines, budgets, success metrics, KPIs, and owners. Work will be phased to ensure teams are properly equipped and have the capacity to deliver quality outcomes.

Functional requirements such as planning tools, data practices, partnerships, and skills development give our initiatives a solid springboard, and instill confidence they will be managed effectively.

We will pilot, learn, and scale, retire or refine initiatives based on results. We will also monitor the evolving needs of the Aurora Cultural Centre and our community to ensure the work we focus on remains aligned with the intended outcomes.

GOAL 1

Establish the Aurora Cultural Centre as a recognized cultural leader and artistic hub

STRATEGIES

1. Use research, benchmarking, and professional development to learn from cultural leaders and artistic hubs around the world about how we build upon our Town of Aurora's economic and tourism strategies, to establish the Aurora Cultural Centre as a destination that must be experienced.
2. Enhance our mission to deliver accessible live performances, education programs, and gallery exhibits that build new and recurring audience participation.
3. Educate, inspire, and equip team members from the Aurora Cultural Centre, Aurora Town Square, the Town of Aurora, and other partners to passionately communicate the value and joy of our programming to the public.



GOAL 2

Strengthen community connection and audience development STRATEGIES

1. Ongoing refinement of target personas to broaden outreach to visitor and tourism patrons and diverse demographics including, youth, seniors, newcomers, culturally specific groups, including developing our future audience through engagement with young people in high schools, universities and through their 30's.
2. Market through hyper-local community touchpoints, expand marketing that connects with demographic groups and cultures, and institutionalize feedback loops to ensure we remain connected and relevant throughout our community.
3. Leverage “Buy Local / Support Local” movement by establishing local partnerships with retailers, restaurants, and hotels to create unique and valued-added experiences that focus on visitor growth to the community and give residents more options to enjoy day, evening, and weekend art and entertainment at the Aurora Cultural Centre.

GOAL 3

Continue to build funding through grants, donor, and sponsor development

STRATEGIES

1. Develop and implement donor/sponsor/grant pipeline management system and approaches for targeting, tracking, measuring, forecasting, and achieving objectives.
2. Enhance donor and sponsor stewardship program, integrating communication channels, marketing strategies, and team member engagement to build, nurture, and retain relationships that support efforts to fund the Aurora Cultural Centre's mission.
3. Focus energy and resources on opportunities with highest potential yield to optimize the return on investment of our time, energy, resources, and investments to generate funding from all potential sources.

GOAL 4

Enhance marketing, branding, visibility, and connections with all target personas

STRATEGIES

1. Align messaging and objectives to target personas, giving all involved in our marketing and sales initiatives clarity about who we are talking with, what we need to share with them, and how to build strong, meaningful connections that lead to greater engagement.
2. Invest in digital marketing capacity and training including, SEO, paid campaigns, content creation, and performance analytics, leveraging AI tools for improved personalization, predictive analysis, and campaign fine tuning to fully optimize outcomes.
3. Implement a process to guide prioritization, development, execution, and measurement of all marketing activities to achieve objectives, while ensuring alignment with our brand and target audiences.

GOAL 5

Amplify Signature Programming to Broaden Reach and Recognition

STRATEGIES

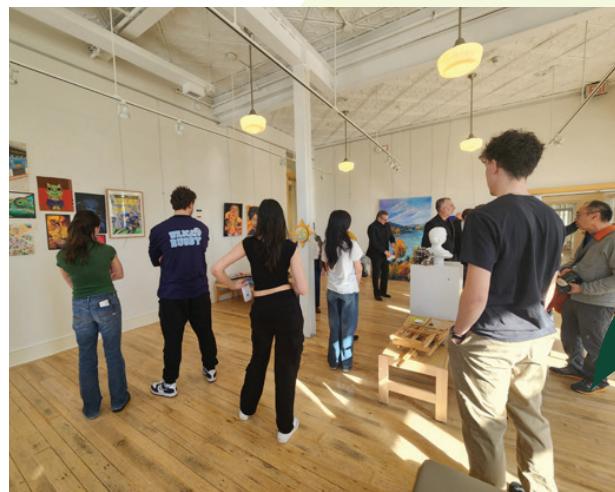
1. Create processes, procedures, and implement tools that provide a deeper understanding of emerging trends, as well as our audiences' interests, enhancing our ability to evaluate and balance risk vs reward for bold programming.
2. Develop our mentorship and training programs for emerging artists to attract more applicants and broadening the scope of artistic expression we can support, advancing the Aurora Cultural Centre's cultural leadership and artistic hub positioning in the marketplace.
3. Support ongoing communication and collaboration between visual arts, performing arts and arts education to explore and experiment with programming synergies that attract new audiences and introduce existing audiences to new experiences.

GOAL 6

Strengthen internal capacity and governance

STRATEGIES

1. Refine and update Board, staff, and volunteer roles and job descriptions based on growing the Aurora Cultural Centre as a cultural leadership and artistic hub, explaining how individuals and departments support fundraising, sponsorship, and program development.
2. Embed technologies that improve internal communications, cross-departmental collaboration, and knowledge sharing.
3. Ensure responsible governance with ongoing KPI tracking, risk assessment, and scenario planning.



APPENDIX: PESTL-F AND SWOT

AS OF AUGUST 2025

P | POLITICAL

International Context

2025 is characterized by significant international tension, conflict, political and economic upheaval, and widespread uncertainty. The US administration's policies continue to impact Canada directly. Ongoing conflicts in Ukraine, Yemen, Gaza, and Sudan resonate deeply within Canada's multicultural society, creating an environment where uncertainty and fear prevail.

The Philanthropic Foundation of Canada's **2025** report highlights the profound impact on the sector:

As the US navigates the return of Donald Trump's presidency, the philanthropic landscape faces profound uncertainty and transformation... From economic disruptions, including tariffs on Canadian goods, to broader geopolitical shifts, the ripple effects of Trump 2.0 will be felt deeply. But beyond policy and politics, this moment is about humanity, about the real lives impacted by these changes and the moral responsibility to respond with generosity and solidarity.

The following research reflects information relevant to Aurora Cultural Centre, not-for-profit organizations, and arts and culture.

Federal Government

Current government as of **2025**:

- Liberal Minority Government elected Spring **2025**
- New cabinet sworn in May **13, 2025**
- Parliament opened with Speech from the Throne delivered by King Charles III
- Federal budget delayed, to be presented in October **2025**

Announced measures:

- Various tariff relief measures
- Temporary expansion of EI Work-Sharing program eligibility for organizations experiencing revenue reduction due to tariffs, including the nonprofit sector
- Imagine Canada has approached the Prime Minister to strengthen government-nonprofit sector relationship

Government platform commitments:

- \$130 billion in new spending over **4** years
- Increased funding to CBC
- Enhanced support for Canadian artists and creators through agencies like Canada Council for the Arts, "recognizing the economic importance of Canada's creative industries and creators"
- Expansion of Student Work Placement Program, Youth Employment and Skills Strategy, Canada Summer Jobs, and Canadian Service Corps
- Commitment to work with nonprofit sector to improve federal funding effectiveness

ACC funding sources:

- Canadian Heritage
- Canada Council for the Arts
- Federal student work placement opportunities

Political risk:

- Given the narrow election results resulting in a minority government, significant government change is possible during the strategic plan period

Ontario Provincial Government

Current government as of **2025**:

- Progressive Conservative Party, led by Premier Doug Ford
- In power since **2018**
- Re-elected with majority government in **2024**

Ministry of Tourism, Culture and Gaming (MTCG):

- Provides funding through grants and investment agencies supporting the nonprofit sector, artists, arts organizations, and tourism industries

Ontario Arts Council (OAC):

- In **2024**, they awarded...
 - **3,192** grants awarded totaling **\$53.3** million
 - **2,149** grants to individual artists
 - **1,043** grants to organizations (**\$42.6** million)

Ontario Trillium Foundation:

- From **2023 to 2024**, **\$110** million distributed to community organizations
- Their focus remains on community-based projects, healthy and resilient communities
- They support new program initiatives, community youth programs, capital funding

Minister's statement (Stan Cho, **2024**):

“Ontario’s arts and culture sectors are vital pillars of our economy, contributing tens of billions of dollars to our GDP annually and supporting nearly **300,000** jobs. By investing in arts and culture, we are investing in both our economy and in the very fabric of our society.”

Additional government announcements:

- MPP Dawn Gallagher Murphy announced nearly **\$20** million investment in **350** festivals and events across Ontario
- Provincial support for Ontario Culture Days, in partnership with municipalities
- **2025** provincial budget (May **15**):
- No new investments in the arts announced

Housing:

- Commitment to build **1.5** million homes by **2031**
- Aurora must fast-track development to meet targets
- Expected impact on community growth and service demands

Population forecast:

- Continued growth to over **2** million people by **2051**

Newcomer inclusion plan **2024 to 2028**:

- Key objective is to promote welcoming and inclusive communities for newcomers

Experience York Region recognition:

- Aurora Cultural Centre ranked **#1** of top **10** things to do in Aurora:
 - *For those who love culture, the Aurora Cultural Centre has much to see and do. This beautiful historic venue has a wealth of arts programming and classes, arts displays, special events and live performances related to arts, culture and heritage.*

Town of Aurora Municipal Government

Cultural Action Plan (2024 to 2028)

- Goal #3:

- Review cultural services (heritage, music, art) to provide more cohesive and coordinated cultural services
- Expand opportunities and partnerships celebrating community culture
- Work with community partners to deliver community-building events celebrating diversity and multiculturalism

Economic development:

- Leverage Aurora's cultural resources to support business investment, accelerate downtown revitalization, and grow tourism
- Use Culture Days to increase awareness of local cultural groups and demonstrate their value
- Allocated up to **\$10,000** to support Culture Days

Aurora Town Square:

- Grand opening was September 20 through October **13, 2024**
- Official ribbon-cutting took place September **21, 2024**
- Mayor Tom Mrakas spoke about Aurora Town Square, that it "represents the culmination of our community's vision for a dynamic gathering place in the heart of downtown Aurora"

Aurora Cultural Centre and Town of Aurora agreements:

- Temporary Amending Agreement (TAA):
 - Defines ACC's role as resident tenant and cultural service provider at Aurora Town Square

- Provision of Cultural Services Agreement (PCSA):
 - In place for **13** years
 - Expires December **31, 2027**

- Lease Agreement (LA):
 - In place for **13** years
 - Expires December **31, 2027**

- Intention to renew PCSA and LA upon TAA conclusion and establishment of new long-term agreement with Town of Aurora

Bill 9 - Municipal Accountability Act

(May 1, 2025):

- Creates standardized municipal code of conduct
- Mandates training for council members and certain boards
- Changes to integrity commissioner inquiry process
- Confers authority on municipal government to require and provide training
- Unlikely to have direct ACC impact but continue to monitor

Town funding:

- Town of Aurora is Aurora Cultural Centre's largest and most significant funder
- Two Town Councillors serve on Aurora Cultural Centre's Board of Directors

Community growth:

- Government housing focus driving significant community growth
- Increased service demands from new residents in Aurora and region

E | ECONOMIC

National Perspective

Canada's Tourism Sector (2024):

- Tourism spending reached **\$116** billion, up **8%** from **2023**, **23%** from **2019**
- Domestic spending grew **35%** since **2019**, international spending grew **25%**
- GDP growth was **1.5%** in **2024**, improved from near-stagnation in **2023**
- Tourism sector growth rates significantly exceed non-tourism economy

International markets:

- North American and European markets recovering faster than Asian markets
- **2024** vs **2019** arrivals to Canada: US **+2%**, Mexico **+2%**, UK **-9%**, France **-8%**, Germany **-18%**, China **-61%**, Japan **-31%**, South Korea **-28%**

2025 economic forecasts:

- Expected GDP growth **1 to 2%**, trending lower due to trade tensions
- Inflation projected to stabilize near **2%**
- Higher interest rates and housing affordability constraining consumer spending
- US trade disputes creating uncertainty for business investment
- Unemployment potentially surpassing **7.5%** before easing in **Q4**
- Wage growth falling in the **2% to 3%** range, from **3.5%** in March **2025**
- Almost **1.5** million unemployed in Canada as of August **2025**
- Ontario experienced worst employment declines with **26,000** jobs lost

Recessionary pressures:

- Conference Board of Canada forecasts **65%** probability of recession in next **12** months

- TD Bank forecasts mild recession mid-**2025**, below-trend growth until **2027**
- Wells Fargo predicts Canada entering technical recession in **2025**
- Tariffs and trade war with US creating inflationary risk and sapping consumer confidence
- Slowing population growth impacting economic momentum

Tourism sector impacts:

- Cross-border spending imbalance with Canadians spending **\$27** billion in US vs **\$13** billion from Americans in Canada
- If US travel decreases, Canadian domestic tourism could backfill losses
- Data show Canadian travel to US declining more than US travel to Canada
- Declining Canadian dollar making Canada more attractive to international visitors
- Long-term forecast remains positive, with Oxford Economics projecting **16%** to **31%** spending growth by **2030**

Ontario Perspective

Ontario Arts Council Impact Report 2025 and Ontario Trillium Foundation funding:

- Ontario Arts Council distributed **\$53.3** million across **3,192** grants in **2024**
- OAC-funded operating organizations generated approximately **\$1.1** billion in GDP and created **16,164** jobs
- With tourism spending on arts and culture activities included, total contribution reached **\$2.7** billion to GDP and supported **28,600** jobs in **2022**
- Arts and culture sector attracts domestic and international tourists who stay longer and account for **30%** of tourist spending in the province

- Ontario's culture sector provided more jobs in **2022** than real estate, auto manufacturing, and forestry and mining industries combined
- Ontario Trillium Foundation distributed **\$110 million** in **2023-2024**

Regional impact (South-Central Ontario):

- Total culture sector jobs: **69,590**
- Contributes **25%** of Ontario's culture sector GDP
- In Aurora specifically, Arts & Culture sector generates **1,154** jobs

Central Counties Visitor Economy **2024**:

- Total visitor spending: **\$3.5 billion** in **2024** (**7%** increase over **2023**)
- **47%** higher than **2019**, marking full recovery since pandemic and setting new record
- Even after adjusting for inflation, **24%** real growth since **2019**

Economic activity generated:

- **\$5.5 billion** in total economic activity (**\$15 million** daily business revenue)
- **\$2.6 billion** in GDP contribution
- **28,400** jobs supported (**2.5%** of all Central Counties jobs)
- **\$1.5 billion** in income (**2.4%** of all income in Central Counties)
- **\$130 million** in municipal tax revenue (**\$190** tax offset per household)

Visitor spending by category (**2024**):

- Food and Beverage: **\$1.177 billion** (**33%**)
- Transportation: **\$720 million** (**20%**)
- Accommodation: **\$613 million** (**17%**)
- Retail: **\$575 million** (**16%**)
- Recreation and Entertainment: **\$430 million** (**12%**)

Market composition:

- Ontario visitors: **60%** of total spending (**\$2.12 billion**)

- Toronto alone: **\$1.306 billion** (**37%** of all spending)
- Rest of Ontario: **\$815 million**
- Overseas markets: **14%** (**\$471 million**)
- US visitors: **13%** (**\$466 million**)
- Inter-provincial: **13%** (**\$460 million**)

Growth trends and seasonal patterns:

- International markets driving growth with US spending up **26%**, overseas up **21%** in **2024**
- Domestic markets relatively flat with Ontario up **2%**, inter-provincial down **1%**
- Central Counties outpacing provincial growth by **47%** since **2019** vs Ontario's **31%**
- Gained market share within Ontario is now **9.2%** of provincial tourism spending
- Peak spending is August (**\$403 million**)
- Lowest spending is January (**\$202 million**)
- Strong correlation between visitor spending and accommodation revenue

Community Perspective

Aurora and York Region:

- Aurora maintains standing as one of Canada's most affluent communities
- Significant population growth forecast with York Region expected to exceed **2 million** by **2051**
- Housing development pressure means **1.5 million** homes needed by **2031**
- Aurora fast-tracking development to meet targets
- Growing diversity creating new economic opportunities through entrepreneurship and innovation

S | SOCIAL

Ontario Arts Council - ARTS Across Ontario Impact Report 2025:

- Beyond economics, participation in arts and culture activities enhances quality of life, fosters inclusion, and strengthens communities
- Arts build community through volunteer opportunities
- Volunteering enhances job skills, communication skills, and knowledge while reducing social isolation

Aurora demographics (2021 Census)

- Population Growth:
 - Population increased **11.9%** from **2016** to **2021**, reaching **63,455**
 - Immigrants accounted for **84%** of population increase
 - Population projected to reach **85,800** over next **30** years
 - Aurora's arts and culture sector employs approximately **1,200** people and contributes **\$128** million to local GDP
- Cultural and Linguistic Diversity:
 - **37%** of population are immigrants
 - Among those born outside Canada:
 - ▶ **41%** born in Europe
 - ▶ **32%** born in East Asia
 - ▶ **20%** born in Middle East and West Central Asia
 - Primary non-English languages spoken at home are Mandarin, Cantonese, and Persian, in that order
 - Close to **450** people identified as Indigenous

• Age Demographics:

- Seniors (**65+**) represent approximately **10,000** people, **15.4%** of population
- Preschool-aged children declined by **9%**
- Aging population with significant senior cohort

• Socioeconomic Profile:

- Average household income was **\$161,800**, which is higher than national average
- Aurora ranks among wealthiest towns in Canada
- Approximately **65%** of population hold post-secondary degrees or diplomas
- Highly educated, affluent community

CanadaHelps 2025 Giving Report:

- Donors **65+** account for **35%** of all donors and **50%** of all donated dollars
- Wealthy families contribute **29%** of overall donation dollars
- Wealthy families spread giving across causes but disproportionately donate to health, education, followed by arts and culture
- Senior demographic represents critical donor base

Hate crime, antisemitism and islamophobia:

- Police-reported hate crime in Canada jumped sharply in **2023** with **4,777** incidents, up **32%** YoY
- Largest drivers were religion motivated crimes (+**67%**), notably anti-Jewish (**900** incidents, +**71%**) and anti-Muslim (**211** incidents, +**94%**), and crimes targeting sexual orientation (+**69%**)

- Ontario recorded **15.6** incidents per **100,000** in **2023**, among the highest provincial rates
- Latest national release shows slight rise in **2024** (+1%) to **4,882** incidents, following large **2023** increase
- York Regional Police recorded **456** total hate occurrences in **2024** (-19% YoY), religion accounting for 39% with **76** anti-Jewish (-8% YoY) and **26** anti-Muslim (+8% YoY) incidents, while race/ethnicity accounted for **54%** (notably Black and Arab/West Asian)
- Toronto reported **443** hate motivated occurrences in **2024** (+19% YoY), with anti-Jewish incidents **40%** of all cases (**177**), anti-2SLGBTQI+ (**79**), anti-Black (**76**) and anti-Muslim (**28**)

T | TECHNOLOGY

Audience segmentation:

- Digital divide exists across age, education, and other demographics
- Younger audiences showing growing adoption of virtual/AI-enhanced experiences
- Segment of market “absolutely against AI/virtual experiences”, wanting in-person only
- Technology tools enabling arts access for those who couldn’t otherwise participate
- Long-term adoption patterns unclear

AI potential:

- Will become industry standard for operational efficiency, reporting, analysis, and trend prediction
- Nonprofit fundraising expected to use AI for contact and donation record management
- Can enhance learning and audience experiences
- Fundamental questions about AI’s relationship to art creation
- Rapid evolution outpacing arts industry adaptation
- Legal and intellectual property issues
- Ethical considerations around AI-generated art

ACC experience:

- Intersection of digital technology, dance, sound, and visual arts
- Bridging disparate cultural communities
- Successful technology-art integration model

L | LEGAL

Governance framework:

- ACC operates under nonprofit corporate structure subject to federal and provincial regulations
- Three major agreements with Town of Aurora govern operations:
 - Temporary Amending Agreement (TAA) - expires December **31, 2025**
 - Provision of Cultural Services Agreement (PCSA) - expires December **31, 2027**
 - Lease Agreement (LA) - expires December **31, 2027**
- Two Town Councillors serve on Aurora Cultural Centre Board of Directors appointed by Mayor for one-year terms

Bill 9 - Municipal Accountability Act

(May **1, 2025**):

- Creates standardized municipal code of conduct
- Mandates training for council members and certain boards

- Changes to integrity commissioner inquiry process
- Confers authority on municipal government to require and provide training
- Unlikely to have direct Aurora Cultural Centre impact but establishes precedent for increased accountability

Not-for-profit regulations:

- CRA charitable registration requirements and ongoing compliance
- T3010 annual reporting obligations
- Donation receipting requirements
- Gift acceptance policies
- Anti-money laundering considerations

E ENVIRONMENTAL

Municipal environmental:

- ACC operates under nonprofit corporate structure subject to federal and provincial regulations
- Three major agreements with Town of Aurora govern operations:
 - Temporary Amending Agreement (TAA) ongoing until new agreement in place
 - Provision of Cultural Services Agreement (PCSA) - expires **December 31, 2027**
 - Lease Agreement (LA) - expires **December 31, 2027**
- Town dedicated to environmental protection and sustainability
- All Town facilities built to LEED (Leadership in Energy and Environmental Design) standard
- Aurora Town Square developed consistent with environmental commitments
- Corporate energy plan and commitment to reduce greenhouse gas emissions
- Joined ClimateWise Building Challenge to take action on climate change
- Participating in “friendly competition” among York Region municipalities and local businesses
- Two Town Councillors serve as ex-officio members of the Board of Directors

• *“Aurora is an environmentally savvy town that is dedicated to the management and protection of our local environment. The Town of Aurora takes pride in its environmental stewardship actions and is continually working towards greater sustainability.”*

- Aurora Cultural Centre values align with Town of Aurora's environmental commitments
- Potential partnerships with Environmental Defense for art in natural settings

Concerns:

- Aurora Town Square water supply through its artesian well potentially vulnerable to climate change impacts
- Climate refugees from uninhabitable regions may add to Aurora/York Region population
- Physical infrastructure resilience and access implications

F FUNDING

National perspective:

- Percentage of tax filers making charitable donations declined to historic low of **16.8%** in **2023**
- Overall charitable giving declining for **11th consecutive year**
- Inflation-adjusted donations in **2023** were **7%** higher than **2022**, but **2.5%** lower than **2021**
- Donor participation rate erosion even as total dollars fluctuate

Conference Board of Canada - Nonprofit Industry Outlook (July 23, 2025):

- Despite economic uncertainties, charitable giving historically remains resilient during downturns
- Giving does not always decline during recessions
- Foundation giving has historically increased during recessions
- Charitable contributions increase significantly during economic growth and decrease less significantly during recessions
- Nonprofits should persist in bold fundraising initiatives, sustain donor relationships, diversify revenue streams

Local giving shift:

- CanadaHelps **2025** Giving Report identifies strong connection between social connection and generosity
- Donors increasingly directing support to causes and organizations rooted in their own communities
- Major opportunity for local nonprofits

Demographics and wealth:

- New wealth and wealth transfer during COVID created opportunities
- Young adults represent untapped donor market requiring education on giving benefits
- Legacy and planned giving opportunities such as insurance policies benefiting donors
- Corporate fundraising potential in Aurora and Greater York Region

Recent ACC funding performance and trends:

- Grant funding declined since **2023**
- Program revenue increasing since **2023**
- Development team established in **2023** bringing professional expertise, strategy, and focus to fundraising

SWOT Analysis

The Aurora Cultural Centre, like any well-run organization, must take a critical and honest look at what makes us who we are, and how we do things.

The SWOT analysis gives us better clarity into our strengths, weaknesses, opportunities and threats. Like the research we undertake, this is an evolving set of insights that we use to guide our efforts, prioritize our initiatives and continually evaluate our performance.

Strengths

Programming and artistic excellence

- High-quality performing arts, visual arts, and educational programming with growing recognition of excellence
- Reputation for attracting artists with significant professional pedigree
- Investment in local and emerging artists building loyalty and return engagement
- Gallery exhibition demonstrates successful technology-art integration
- Increased attention to diversity with more inclusive programming for diverse cultural groups
- Strong I.D.E.A. (Inclusivity, Diversity, Equity, Accessibility) framework in programming and recruitment

Brand and market position

- Trusted brand known as community-centric and grassroots
- Reputation for “hyper-local entertainment” with large York Region target audience
- #1 ranking on Experience York Region’s top things to do in Aurora
- Level of professionalism creates repeat patronage and growth
- Contributes to Aurora’s **1,154** arts & culture jobs and **\$128M** local GDP

Infrastructure and partnerships

- State-of-the-art Aurora Town Square facility (LEED-certified)
- Co-location of all programs creating synergies between disciplines
- Strong relationship and effective working agreements with Town of Aurora
- Expanded relationships with local institutions and community groups
- Partnership with Imagine Canada offering credibility and accountability

Governance and human resources

- Skilled and active Board of Directors
- Highly skilled, talented, and committed staff
- Professional Development team hired **2023** bringing fundraising expertise
- Strong volunteer program and recruitment
- Access to growing group of skilled, dedicated community volunteers

Financial and operational

- Program revenue increasing since **2023**
- Diversified funding model in development
- Strong relationship with largest funder (Town of Aurora)

Weaknesses

Organizational capacity and systems

- Staffing requirements assessment in growing community requires regular review and monitoring
- Staff capacity challenged by increased artist interest and audience growth
- Insufficient technology implementation for organizational efficiency
- Lack of integrated CRM, ticketing, and financial systems
- Feedback/complaint management challenging within current staff capacity
- Not fully equipped with skill sets and resources to fulfill vision, mission, and core values
- Unclear environmental policy or sustainability measurement

Data and intelligence

- Limited tools for metrics through survey and sales data on attendees
- Lack of demographic mapping and audience segmentation strategy

- Cultural programming underperforming due to insufficient actionable insights
- PESTLE+F and SWOT not dynamic/living documents updated regularly
- Limited capacity for KPI capture, trending, and analysis over time

Market reach and engagement

- Difficulty engaging broader demographic through program offerings and digital presence
- Small network of patrons, online presence, and donor base limits prospects
- Shrinking donor participation rate (**16.8%** of Canadians donate)
- Limited media coverage and local promotional outlets
- Insufficient marketing budget requiring creative approaches
- Digital divide considerations not fully addressed across age and demographic groups

Financial Sustainability

- Grant funding declined since **2023**
- Difficulty building sustainable funding model based on variety of sources
- Donor base concentrated in older demographic and seniors; young adults underrepresented
- Challenge diversifying revenue streams to mitigate economic challenges
- High dependence on Town of Aurora funding creating concentration risk

Strategic planning and competitive intelligence

- Lack of in-depth competitive landscape analysis and competitor differentiation assessment
- Insufficient identification of programming, marketing, and fundraising gaps

- No clear organizational position on AI use in operations vs. artistic production
- Limited scenario planning for economic recession or agreement non-renewal

Infrastructure and Operations

- High security costs for bigger-name artists
- Privacy and cybersecurity compliance requires detailed review

Opportunities

Strategic positioning and market leadership

- Leverage **#1** regional ranking and strong Town relationship during agreement renewals (PCSA/LA expire **Dec 2027**)
- Increase visibility and brand awareness distinguishing ACC from regional competitors
- Position as economic development asset (tourism, downtown revitalization, job creation)
- Sector leadership demonstrating municipal-nonprofit partnership best practices
- Thought leadership on climate-arts and technology-arts intersection

Facility and programming

- Maximize Aurora Town Square facility potential through partnership with Town
- Develop programming activating the Square creating visible community value
- Continue previous models of technology-integrated, culturally bridging programming
- Explore innovative artistic genres meeting changing community needs
- Leverage co-location for cross-programming and cross-promotion synergies
- Climate-focused programming and Indigenous environmental partnerships

- Community engagement
 - Address **84%** of population growth from immigrants through culturally responsive programming
 - Serve growing senior population (**15.4%**) with age-appropriate programming and legacy giving cultivation
 - Multilingual access (Mandarin, Cantonese, Persian) for linguistic diversity
 - Indigenous partnership for reconciliation and land-based art
 - Messaging and financial accessibility strategy countering “affluent only” perception
- Tourism and economic development
 - Capture share of **\$3.5** billion Central Counties visitor economy (**7% growth 2024**)
 - Target high-spending international markets (US **\$466M**, China **\$138M**)
 - Attract Toronto day-trippers (**\$1.3** billion market)
 - Tourism partnerships leveraging ACC's visitor appeal
 - Programming timed to peak tourism months (May-October)
 - Cultural tourism packages with accommodation providers
- Fundraising
 - COVID wealth transfer created new donor prospects
 - Foundation giving historically increases during recessions
 - Local giving trend of donors prioritizing community causes (CanadaHelps **2025**)
 - Legacy and planned giving with financial institution partnerships
 - Young adult donor cultivation through education and partnerships
 - Corporate fundraising throughout Aurora and Greater York Region business community
- Environmental grant pursuit as climate-arts intersection grows
- Federal platform promises of **\$130B** including arts, student employment programs
- Technology and innovation
 - AI for administrative efficiency (fundraising, donor management, reporting)
 - Hybrid programming (in-person, virtual, on-demand) expanding access
 - Data-driven decision-making through integrated systems and analytics
 - Digital content monetization and virtual revenue streams
 - Technology enabling accessibility for people with disabilities or mobility limitations
- Environmental leadership
 - Align with Town's environmental commitments and LEED facility standards
 - Green operations and carbon measurement demonstrating stewardship
 - Arts-based environmental education and climate dialogue experiences
- Partnerships and collaboration
 - York Region Newcomer Inclusion Plan alignment and partnerships
 - Town Cultural Action Plan alignment (coordination, diversity, partnerships)
 - Regional cultural organization collaboration and sector capacity building
 - Cross-promote with other Aurora Town Square events
 - Environmental Defense partnerships for art in natural settings
 - Settlement agency partnerships reaching newcomer populations

- Local artist and community investment
 - Investing in local artists elevates Aurora and brings national attention
 - Support **1,200** local arts sector workers
 - Volunteer opportunities reducing social isolation and building skills (per OAC research)
- Threats**
- Economic
 - **65%** probability of recession in next **12** months (Conference Board)
 - Unemployment potentially surpassing **7.5%**, wage growth falling to **2-3%**
 - US tariffs and trade tensions creating economic uncertainty
 - Charitable giving declining **11th** consecutive year; only **16.8%** of Canadians donating
 - Inflation and economic downturn reducing government funding, corporate and patron donations
 - Sponsors may reduce long-term commitments
 - Consumer confidence deteriorating; discretionary spending under pressure
 - Audience hesitancy due to economic stress
- Competitive landscape
 - Competition from arts and entertainment organizations for funding, space, audience
 - Central Counties tourism market share competition
 - Grant competition intensifying across nonprofit sector
 - Audience fatigue with many events/activities
 - People preferring home-based entertainment (post-pandemic behaviour)
- Demographic and social
 - Shifting local and regional demographic/cultural trends requiring responsive programming
- Potential flashpoint geopolitical issues impacting visual arts and performing arts programming
- Rapid population growth (**11.9%** increase **2016-2021**) creating integration challenges
- Declining preschool population (-9%) requiring programming adjustment
- Risk of fragmentation without intentional community-building
- Digital divide across age and education creating technology adoption challenges
- Environmental
 - Climate change affecting venue operations, access, and participation
 - Extreme weather events reducing attendance and earned revenue
- Governance and regulatory
 - PCSA and LA expire December **31, 2027** (medium-term pressure)
 - Bill 9 precedent potentially increasing accountability/reporting requirements
 - Risk of unfavorable agreement renewal terms during economic uncertainty
- Technology
 - AI and technology changing faster than arts industry can adapt
 - Generational divide as some wanting in-person experiences, others expecting virtual/AI-enhanced
 - Cybersecurity vulnerabilities as organization digitizes
 - Intellectual property uncertainty around AI-generated art
- Operational Capacity
 - Staff capacity insufficient for growing demand and complexity
 - Technology infrastructure not supporting data-driven decision-making
 - Insufficient development capacity relative to fundraising need



**Town of Aurora
Council
Meeting Minutes**

Date: Tuesday, December 9, 2025
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland
Councillor Wendy Gaertner
Councillor Michael Thompson
Councillor John Gallo
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Robin McDougall, Director, Community Services
Marco Ramunno, Director, Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Slav Szlapczynski, Deputy Town Solicitor
Carley Smith, Manager, Corporate Communications
Ishita Soneji, Deputy Town Clerk
Julia Shipcott, Council/Committee Coordinator

1. Call to Order

The Mayor called the meeting to order at 7 p.m.

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the

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Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Councillor Thompson
Seconded by Councillor Weese

That the revised agenda as circulated by Legislative Services be approved.

Yea (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

5. Community Presentations

None.

6. Delegations

None.

7. Consent Agenda

Moved by Councillor Gilliland
Seconded by Councillor Kim

That the Consent Agenda, items 7.1 to 7.2 inclusive, be approved.

Yea (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

7.1 Council Meeting Minutes of November 25, 2025

1. That the Council Meeting Minutes of November 25, 2025, be adopted as circulated.

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Carried

7.2 Special Public Planning Meeting Minutes of December 1, 2025

1. That the Special Council Public Planning Meeting Minutes of December 1, 2025, be adopted as circulated.

Carried

8. Committee of the Whole Meeting Report of December 2, 2025

Moved by Councillor Gilliland**Seconded by Councillor Kim**

That the Committee of the Whole Meeting Report of December 2, 2025, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.3.2, 8.4.2, 8.4.3, 8.8.1 and 8.8.3, which were discussed and voted on separately as recorded below.

Yea (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.1 Advisory Committee Meeting Minutes

8.1.1 Accessibility Advisory Committee Meeting Minutes of November 12, 2025

1. That the Accessibility Advisory Committee Meeting Minutes of November 12, 2025, be received for information.

Carried

8.1.2 Finance Advisory Committee Meeting Minutes of November 18, 2025

1. That the Finance Advisory Committee Meeting Minutes of November 18, 2025, be received for information.

Carried

8.1.3 Community Recognition Review Advisory Committee Meeting Minutes of November 12, 2025

1. That the Community Recognition Review Advisory Committee Meeting Minutes of November 12, 2025, be received for information.

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Carried**8.1.4 Parks and Recreation Advisory Committee Meeting Minutes of November 20, 2025**

1. That the Parks and Recreation Advisory Committee Meeting Minutes of November 20, 2025, be received for information.

Carried**8.2 Consent Agenda**

None.

8.3 Community Services Committee Agenda**8.3.1 CMS25-034 - Municipal Alcohol Policy - 2025 Update**

1. That Report No. CMS25-034 be received; and
2. That the updated Municipal Alcohol Policy be approved.

Carried**8.3.2 CMS25-035 - Third Party Events Policy Update****Moved by** Councillor Weese**Seconded by** Councillor Thompson

1. That Report No. CMS25-035 be received; and
2. That the Third Party Events Policy be approved.

Yea (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)**8.3.3 CMS25-037 - Town Hall Accommodation Plan - Funding Increase**

1. That Report No. CMS25-037 be received; and
2. That Capital Project No. S00077- Town Hall Accommodation Plan budget authority of \$80,000 be increased by \$16,400 to a total of \$96,400; and
3. That this project's total revised budget authority of \$96,400 be funded from the Studies & Other Reserve.

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Carried**8.4 Corporate Services Committee Agenda****8.4.1 CS25-026 - Procedure By-law Update**

1. That Report No. CS25-026 be received for information.

Carried**8.4.2 CS25-027 - 2025 Pending List Review****Moved by Councillor Weese****Seconded by Councillor Gilliland**

1. That Report No. CS25-027 be received; and
2. That the items marked "Complete" be removed from the Pending List.

Yea (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)**8.4.3 CS25-029 - Council Compensation Committee****Main motion****Moved by Councillor Gallo****Seconded by Councillor Gilliland**

1. That Report No. CS25-029 be received.

Amendment No. 1**Moved by Councillor Gallo****Seconded by Councillor Weese**

That the main motion be amended by adding the following clauses:

"That the Council Compensation Committee be established; and

That the Terms of Reference (Attachment 1) for Council Compensation Committee be approved as amended to include "and the Committee's feedback" in the first paragraph of the Reporting section."

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Yays (2): Councillor Weese, and Councillor Gallo

Nays (5): Mayor Mrakas, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Kim

Defeated (2 to 5)

Amendment No. 2

Moved by Councillor Gallo

Seconded by Councillor Weese

That the main motion be amended by adding the following clause:

"That a consultant not be engaged, and staff provide a report on the findings of Council Compensation Review."

Yays (4): Mayor Mrakas, Councillor Weese, Councillor Thompson, and Councillor Gallo

Nays (3): Councillor Gilliland, Councillor Gaertner, and Councillor Kim

Carried (4 to 3)

Main motion as amended

Moved by Councillor Gallo

Seconded by Councillor Gilliland

1. That Report No. CS25-029 be received; **and**
2. **That a consultant not be engaged, and staff provide a report on the findings of Council Compensation Review.**

Yays (4): Mayor Mrakas, Councillor Weese, Councillor Thompson, and Councillor Gallo

Nays (3): Councillor Gilliland, Councillor Gaertner, and Councillor Kim

Carried (4 to 3)

8.5 Finance and Information Technology Committee Agenda

None.

8.6 Administration Committee Agenda

None.

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8.7 Operational Services Committee Agenda

None.

8.8 Planning and Development Services Committee Agenda**8.8.1 PDS25-114 - Application for Zoning By-law Amendment, Armis Holding Inc., 511, 521, 531 and 543 Wellington Street West, Part Lot 1 and Part 40 Acres, Plan 102, King, File Number ZBA-2024-05, Related File Number SP-2024-07****Moved by** Councillor Gilliland**Seconded by** Councillor Kim

1. That Report No. PDS25-114 be received; and
2. That Zoning By-law Amendment Application ZBA-2024-05 be approved to rezone the subject lands to "Townhouse Dwelling Residential Exception Zone R8-579" and "Environmental Protection (EP)"; and
3. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

Yea (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, Councillor Gallo, and Councillor Kim

Nay (1): Councillor Gaertner

Carried (6 to 1)**8.8.2 PDS25-115 - Extension of Approval to Draft Plan of Subdivision, Charlieville Developments Limited, 45 Tyler Street, Lot 26 and Part Lots 24, 25 and 27, Plan 9, File Number SUB-2015-03, Related File Number SP-2022-03**

1. That Report No. PDS25-115 be received; and
2. That the Draft Approval to Plan of Subdivision for 45 Tyler Street, File SUB-2015-03, be extended for one year, with a lapsing date of December 17, 2026.

Carried

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8.8.3 PDS25-116 - Application for Official Plan Amendment and Zoning By-law Amendment, Aurora-Leslie Developments Ltd., 25 and 55 Addison Hall Circle, Blocks 29 and 30, Plan 65M-4650, File Number OPA-2025-06, ZBA-2025-06

Main motion

Moved by Councillor Kim

Seconded by Councillor Gilliland

1. That Report No. PDS25-116 and PDS25-118 be received; and
2. That Official Plan Amendment application OPA-2025-06 be approved to redesignate the subject lands from "Business Park" to "Medium-High Urban Residential" and implement a Site-Specific Policy Area (73); and
3. That Zoning By-law Amendment application ZBA-2025-06, as amended to remove the requirement of a Holding (H) Symbol, be approved to rezone the subject lands from "Business Park (BP) Exception Zone (443)" and "Business Park (BP) Exception Zone (445)" to "Townhouse Dwelling Residential (R8) Exception Zone (577)"; and
4. That the implementing by-laws for the Official Plan and Zoning By-law Amendments be brought forward to a future Council meeting for enactment.

Amendment

Moved by Councillor Gallo

Seconded by Councillor Gaertner

That the third clause of the main motion be amended as follows:

"That Zoning By-law Amendment application ZBA-2025-06, as amended to remove the requirement of a Holding (H) Symbol, to rezone the subject lands from "Business Park (BP) Exception Zone (443)" and "Business Park (BP) Exception Zone (445)" to "Townhouse Dwelling Residential (R8) Exception Zone (577)" be postponed until a report on the holding provisions is brought forward to a future meeting."

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Yea (3): Councillor Weese, Councillor Gaertner, and Councillor Gallo

Nay (4): Mayor Mrakas, Councillor Gilliland, Councillor Thompson, and Councillor Kim

Defeated (3 to 4)

Yea (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, Councillor Gallo, and Councillor Kim

Nay (1): Councillor Gaertner

**Main motion
Carried (6 to 1)**

8.8.4 PDS25-117 - 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. That Report No. PDS25-117 be received; and
2. That Zoning By-law Amendment Application ZBA-2024-07 be amended to approve the zoning for the subject lands to a maximum of six lots instead of seven lots; and
3. That Zoning By-law Amendment Application ZBA-2024-07, as amended, be approved to rezone the subject lands from "Institutional (I) Zone" and "Environmental Protection Zone" to "Detached Third Density Residential (R3) Exception Zone (578)," and "Public Open Space (O1) Zone", and maintain the existing Environmental Protection Zone boundaries; and
4. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

Carried

8.9 Member Motions

8.9.1 Councillor Gilliland; Re: Establish an Ultimate Grilled Cheese Challenge in Aurora

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Whereas community-based culinary events have proven successful in engaging residents and supporting local businesses in other municipalities; and

Whereas an Ultimate Grilled Cheese Challenge in Aurora would provide a creative and enjoyable platform for local restaurants, regardless of their usual specialties, to showcase unique and inventive takes on a classic comfort food; and

Whereas such an event can stimulate economic development by encouraging residents and visitors alike to explore Aurora's dining scene, thus supporting local businesses and fostering a sense of community pride; and

Whereas the proposed Ultimate Grilled Cheese Challenge is a relatively low-cost event to organize, requiring only minimal resources such as the printing of tasting passports and the coordination of participating restaurants, making it an accessible and financially feasible initiative for the town; and

Whereas collaboration with key stakeholders, including local businesses, the Aurora Economic Development Board, and the Aurora Chamber of Commerce, would strengthen the event's reach, support participation, and help ensure its success;

1. Now Therefore Be It Hereby Resolved That Town staff, in collaboration with stakeholders, explore the establishment of an Ultimate Grilled Cheese Challenge and report back to Council with recommendations.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)**9.1 PDS25-128 - Additional Information-Employment Land Analysis for 25 and 55 Addison Hall Circle - File No. OPA-2025-06, ZBA-2025-06**

(See section 8.8 Planning and Development Services Committee Agenda item 8.8.3).

10. New Business

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Councillor Thompson inquired on the status of the exchange process of the new recycling bins and the ongoing communication strategy to keep residents informed, and the Mayor and staff provided responses.

Councillor Gaertner expressed feedback received from residents on the new recycling bins still being generally too large.

Councillor Gaertner extended best wishes for the holiday season.

Councillor Gaertner emphasized on adequate process to provide responses to resident questions posed during a delegation.

Councillor Gilliland referred to Item 8.8.4 and sought further clarification regarding the lot depth, width, and border lines since the approval of reduction in number of lots to six, and staff provided a response.

Councillor Weese concurred with Councillor Gaertner on the process of providing a response to delegate questions.

Councillor Gallo requested an update on the status of the Queen's Diamond Jubilee Park outdoor ice rink, and staff provided a response.

The Mayor requested an update on the status of all outdoor ice rinks, and staff provided a response.

11. Regional Report

11.1 York Regional Council Highlights of November 27, 2025

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That the York Regional Council Highlights of November 27, 2025, be received for information.

Yea (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

12. By-laws

12.1 By-law Number 6742-25 - Being a By-law to levy Interim Property Taxes for the 2026 taxation year

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- 12.2 By-law Number 6743-25 - Being a By-law to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.
- 12.3 By-law Number 6744-25 - Being a By-law to amend By-law Number 5590-14, as amended, for the collection of solid waste in the Town of Aurora.
- 12.4 By-law Number 6745-25 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 39 (File No. OPA-2024-03).
- 12.5 By-law Number 6746-25 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 9 (File No. OPA-2024-03).
- 12.6 By-law Number 6747-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 14070 Yonge Street (File No. ZBA-2024-03).
- 12.7 By-law Number 6748-25 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 40 (File No. OPA-2025-06).
- 12.8 By-law Number 6749-25 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 10 (File No. OPA-2025-06).
- 12.9 By-law Number 6750-25 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 41 (File No. OPA-2025-01).
- 12.10 By-law Number 6751-25 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 11 (File No. OPA-2025-01).
- 12.11 By-law Number 6752-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 25 Mavrinac Boulevard (File No. ZBA-2025-02).

Moved by Councillor Weese

Seconded by Councillor Gallo

That the By-laws, items 12.1 to 12.11 inclusive, be enacted.

Council Meeting Minutes

December 9, 2025

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Yea (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim
Carried (7 to 0)

13. Closed Session

None.

14. Confirming By-law

14.1 By-law Number 6753-25 Being a By-law to confirm actions by Council resulting from a Council meeting on December 9, 2025

Moved by Councillor Gaertner
Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

15. Adjournment

Moved by Councillor Gilliland
Seconded by Councillor Kim

That the meeting be adjourned at 8:06 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk



**Town of Aurora
Council Closed Session Public
Meeting Minutes**

Date: Tuesday, January 13, 2026
Time: 5:45 p.m.
Location: Holland Room, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Wendy Gaertner*
Councillor Michael Thompson
Councillor John Gallo

Members Absent: Councillor Rachel Gilliland
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Patricia De Sario, Director, Corporate Services/Town Solicitor,
Deputy Clerk

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 5:48 p.m.

Council consented to resolve into a Closed Session at 5:48 p.m.

Council reconvened into open session at 5:54 p.m.

2. Approval of the Agenda

Moved by Councillor Weese
Seconded by Councillor Gallo

That the agenda as circulated by Legislative Services be approved.

Carried

Council Closed Session Public Meeting Minutes
January 13, 2026

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3. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

4. Consideration of Items Requiring Discussion

Moved by Councillor Weese

Seconded by Councillor Thompson

That Council resolve into a Closed Session to consider the following matter:

1. Closed Session Report No. CS26-001 - Appointments to Cannabis Retail Review Task Force

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001.*

Carried

4.1 Closed Session Report No. CS26-001 - Appointments to Cannabis Retail Review Task Force

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001.*

Moved by Councillor Gallo

Seconded by Councillor Weese

1. That Council Closed Session Report No. CS26-001 be received; and
2. That the confidential direction to staff be confirmed.

Yea (5): Mayor Mrakas, Councillor Weese, Councillor Gaertner, Councillor Thompson, and Councillor Gallo

Absent (2): Councillor Gilliland, and Councillor Kim

Carried (5 to 0)

Council Closed Session Public Meeting Minutes

January 13, 2026

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5. Confirming By-law

5.1 By-law Number 6754-26 - Being a By-law to confirm actions by Council resulting from a Council Closed Session on January 13, 2026

Moved by Councillor Thompson
Seconded by Councillor Gaertner

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Weese
Seconded by Councillor Gaertner

That the meeting be adjourned at 7:01 p.m.

Carried

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk



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

Town of Aurora
Memorandum
Councillor Thompson

Re: **Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 19, 2025**

To: Mayor and Members of Council

From: Councillor Michael Thompson

Date: January 27, 2026

Recommendation

- 1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 19, 2025, be received for information.**

Attachments

1. Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 19, 2025



Board Meeting Highlights

December 19, 2025

Presentations:

a) 2026 Draft Capital and Operating Budget

General Manager, Corporate and Financial Services/CFO, Mark Critch, provided an overview of the Conservation Authority's 2026 Draft Capital and Operating Budget, first outlining what's new for the 2026 Budget, including a reduction in Development Services fees of \$860K or 22% and matching adjustments in staffing and program costs. He advised the new education Facility at Scanlon Creek Conservation Area is expected to open in September, and the 2026 budget will begin phasing in facility and Education and Engagement programming costs. He also advised that Investment yields are expected to be well above the variable market returns for 2026.

GM Critch noted that staff have worked within the Board approved 2026 budget assumptions in developing the budget, and municipal funding partners have been supportive of the 2026 Budget. The total amount of expenditures for the 2026 Draft Capital and Operating Budget is \$30.0M, down \$1.3M from 2025. An operating decrease of \$0.4M is mainly being driven by a reduction in consulting expenses and a reduction in anticipated legal expenses in the Development Services program, offset with the overall 2% increase in cost-of-living allowance for staff.

Next steps, upon approval of the draft 2026 Budget, include making the draft budget available on the Conservation Authority's Governance webpage for the general public and participating municipalities to view in advance of the 2026 Budget being brought forward for approval by weighted vote at the January 23, 2026 Board of Directors' meeting.

To view this presentation, please click this link: [2026 Draft Capital and Operating Budget Presentation](#)

Correspondence and Staff Reports:

2026 Draft Capital and Operating Budget

The Board received Staff Report No. 39-25-BOD regarding the 2026 Draft Capital and Operating Budget. The Board endorsed the 2026 Draft Capital and Operating Budget for use in consultation with participating and specified municipalities, as well as for circulation on the Conservation Authority's Governance webpage for the general public and participating and specified municipalities to view in advance of the 2026 Budget weighted vote, planned for January 23, 2026.

Comments on ERO No. 025-1257 – Proposed Consolidation of Ontario’s Conservation Authorities

The Board received Staff Report No. 40-25-BOD regarding a resolution and letter for submission to ERO No. 025-1257 regarding the proposed consolidation of Ontario’s conservation authorities. The Board approved the attached amended resolution, which was submitted, along with their comments letter, to the Environmental Registry of Ontario posting No. 025-1257.

Regulation Mapping Update

The Board received Staff Report No. 41-25-BOD outlining the changes to Regulation Mapping (Ontario Regulation 41/24) and endorsed the use of the updates for screening purposes, both internal and external, including public viewing on the Conservation Authority’s website.

Purchasing Policy Updates

The Board received Staff Report No. 42-25-BOD regarding updates to the Lake Simcoe Region Conservation Authority’s Purchasing Policy and approved the updates for implementation effective January 1, 2026.

Standing Timber Sales – Durham Regional Forest

The Board received Staff Report No. 43-25-BOD regarding the record of tenders for the Durham Regional Forest Tender No. DRF-2025-001 and approved staff’s recommendation to award Tender No. DRF-2025-001 to Gee’s Lumber and Logging/ Penguin Poles.

For more information or to see the full agenda package, visit [LSRCA’s Board of Directors’ webpage](#).

LSRCA Board of Directors' Resolution No. BOD-119-25 – December 19, 2025

Moved by: I. Lovatt

Seconded by: T. Roy-DiClemente

BOD-119-25 Whereas the Provincial Government has amended the *Conservation Authorities Act* through Bill 68 "Plan to Protect Ontario (Budget Measures)" that allows for establishing the Ontario Provincial Conservation Agency to oversee the transition to Regional Conservation Authorities, and direct the strategic direction, finances, and operational activities of the new Regional Conservation Authorities; and

Whereas the Ministry of the Environment, Conservation and Parks has posted Environmental Registry Notice No. 025-1257 ("Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities"), proposing to consolidate Ontario's 36 conservation authorities into 7 regional entities as part of a broader consolidation; and

Whereas under this proposal, the Lake Simcoe Region Conservation Authority would be consolidated into a new "Huron-Superior Regional Conservation Authority", together with the Nottawasaga Valley Conservation Authority, Grey Sauble Conservation Authority, Saugeen Valley Conservation Authority, Maitland Valley Conservation Authority, Ausable Bayfield Conservation Authority, and Lakehead Region Conservation Authority, forming a single organization of Lake Huron watershed conservation authorities.

Therefore, be it Resolved That Staff Report No. 40-25-BOD regarding Lake Simcoe Region Conservation Authority's Environmental Registry of Ontario response to proposed consolidation of Conservation Authorities be received; and

Further that the Attachment A, the Lake Simcoe Region Conservation Authority's comments letter, be approved as amended for submission by the December 22, 2025 deadline for submissions; and

Further That the Lake Simcoe Region Conservation Authority recognizes and supports the Province's desired outcome of improved consistency and modernized digital permitting processes, aligned with its goals and objectives for cutting red tape and getting more homes built faster, and safely; and

Further That the Lake Simcoe Region Conservation Authority recommends that the Province engages in detailed consultation with all conservation authorities, municipalities, and watershed stakeholders in a meaningful manner and provide the detailed information required to implement such a significant undertaking; and

Further That should the proposed regional consolidation of conservation authorities be implemented, the current implementation of the *Lake Simcoe Protection Act* and Plan by the

Lake Simcoe Region Conservation Authority be transferred to the proposed Huron-Superior Region Conservation Authority; and

Further That should the proposed consolidation proceed, the Lake Simcoe Region Conservation Authority requests the Province establish consistency between the *Lake Simcoe Protection Act* jurisdiction and the Lake Simcoe Region Conservation Authority jurisdiction through the inclusion of Upper Talbot River Arm and the portion of the City of Orillia that is within the Lake Simcoe watershed; and

Further That in order to achieve the stated goals of consistency through consolidation and elimination of duplication of efforts, consideration be given to requests from municipalities regarding municipal boundaries when determining membership in individual conservation authorities; and

Further That should the proposed consolidation proceed, consideration be given to the consolidation of Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority, and Grey Sauble Conservation Authority to be called the Lake Simcoe Georgian Bay Regional Conservation Authority; and

Further That the Lake Simcoe Region Conservation Authority recommends the removal of the Lakehead Region Conservation Authority from the proposed Huron-Superior Regional Conservation Authority. **Carried**



**Town of Aurora
Committee of the Whole
Meeting Report**

Date: Tuesday, January 13, 2026

Time: 7 p.m.

Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas
Councillor Ron Weese
Councillor Wendy Gaertner*
Councillor Michael Thompson
Councillor John Gallo

Members Absent: Councillor Rachel Gilliland
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Patricia De Sario, Director, Corporate Services/Town Solicitor,
Deputy Clerk
Robin McDougall, Director, Community Services
Marco Ramunno, Director, Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Adam Robb, Manager, Policy Planning and Heritage
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 7:02 p.m.

2. Land Acknowledgement

Committee of the Whole Meeting Report
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The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Committee of the Whole approved the revised agenda as circulated by Legislative Services on a two-thirds majority vote to include the addition of Delegations item 6.5 and Member Motions item 15.2.

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

5. Community Presentations

None.

6. Delegations

6.1 Morgan Sage, York Region Food Council; Re: Item 9.1 - CMS26-001 - York Region Food Charter Information Report

Morgan Sage presented an update on the final York Region Food Charter completed in December 2024, highlighting the vision, six pillars and value statements, Food Charter Action Document, impact, and working groups.

Committee of the Whole received and referred the comments of the delegation to item 9.1.

6.2 Irina Sfranciog, Resident; Re: Item 14.2 - PDS26-003 - Traffic Calming Requests on Limeridge Street and Gateway Drive

Irina Sfranciog, on behalf of their neighbours, expressed concerns regarding speeding vehicles and the safety of residents, and requested Council's support for the implementation of traffic calming measures on Limeridge Street.

Committee of the Whole received and referred the comments of the delegation to item 14.2.

6.3 Ari Hofstedter, Orchard Heights St. Andrews Inc.; Re: Water Meter Charges

Ari Hofstedter, Property Manager of St. Andrew's Plaza at 2 Orchard Heights Boulevard, and representing the tenants, expressed concerns regarding the Town's increasing fixed water meter charges, and requested Council's consideration of providing relief on the fixed charges.

Committee of the Whole received the comments of the delegation for information.

6.4 Michael Annarilli, Resident; Re: Item 14.2 - PDS26-003 - Traffic Calming Requests on Limeridge Street and Gateway Drive

Michael Annarilli expressed concerns regarding speeding vehicles and the safety of residents on Gateway Drive, and requested Council's support for implementation of speed mitigation measures including speed cushions, flexible bollards, boulevard slow-down signs, on-road slow down or maximum 40km pavement markings, and edge lines to narrow the roadway.

Committee of the Whole received and referred the comments of the delegation to item 14.2.

6.5 Shawn Deane, Resident; Re: Item 11.1 - FIN26-001 - 2026 Final Budget Reconciliation to Full-Accrual Accounting and Item 15.1 - Councillor Gallo; Re: Alternative Development Charges (DC) Collection Model

Shawn Deane made inquiries regarding several aspects of the Finance report and budget document, and expressed opposition to Councillor Gallo's member motion and the Town becoming a finance organization.

Committee of the Whole received and referred the comments of the delegation to items 11.1 and 15.1.

Committee of the Whole Meeting Report
January 13, 2026

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7. Advisory Committee Meeting Minutes

Committee of the Whole recommends:

That the Advisory Committee Meeting Minutes, items 7.1 to 7.3 inclusive, be received for information.

Carried

7.1 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 26, 2025

1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 26, 2025, be received for information.

Carried

7.2 Heritage Advisory Committee Meeting Minutes of December 8, 2025

1. That the Heritage Advisory Committee Meeting Minutes of December 8, 2025, be received for information.

Carried

7.3 Accessibility Advisory Committee Meeting Minutes of December 10, 2025

1. That the Accessibility Advisory Committee Meeting Minutes of December 10, 2025, be received for information.

Carried

8. Consent Agenda

8.1 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025

Committee of the Whole recommends:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025, be received for information.

Carried

Committee of the Whole Meeting Report
January 13, 2026

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8.2 Agenda Items Approved on Consent

That the Agenda items of sections 8 through 16 inclusive be approved, with the exception of items 11.1, 14.1, 14.2, 15.1, and 15.2, which were discussed and voted on separately.

Carried

Committee of the Whole consented to consider items in the following order: 14.2, 11.1, 14.1, 15.1, and 15.2.

9. Community Services Committee Agenda

9.1 CMS26-001 - York Region Food Charter Information Report

Committee of the Whole recommends:

1. That Report No. CMS26-001 be received for information.

Carried

10. Corporate Services Committee Agenda

None.

11. Finance and Information Technology Committee Agenda

11.1 FIN26-001 - 2026 Final Budget Reconciliation to Full-Accrual Accounting

Committee of the Whole recommends:

1. That Report No. FIN26-001 be received; and
2. That the reconciliation of the 2026 operating budget to the full-accrual basis of accounting, as required under Ontario Regulation 284/09, as summarized in Attachment 1, be endorsed.

Carried

12. Administration Committee Agenda

None.

Committee of the Whole Meeting Report

January 13, 2026

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13. Operational Services Committee Agenda

None.

14. Planning and Development Services Committee Agenda

14.1 PDS26-001 - Community Planning Permit System and Official Plan Amendment, Downtown Community Planning Permit System, File Number: OPA-2025-08

Staff provided a brief introduction and background. Tim Smith, Principal, Urban Strategies Inc., presented an overview of the Urban Design Study and how it has informed the draft Community Planning Permit System By-law, including new renderings and a fly-through video showing the vision for downtown Aurora. Mohammed Mubarak, Urban Designer, Urban Strategies Inc., was also present.

Committee of the Whole recommends:

1. That Report No. PDS26-001 be received; and
2. That Official Plan Amendment application OPA-2025-08 be approved to enable the Downtown Community Planning Permit System; and
3. That the draft Official Plan Amendment By-law (Attachment 1) and the draft Downtown Community Planning Permit System By-law (Attachment 2) be brought forward to a future Council meeting for enactment.

Carried

14.2 PDS26-003 - Traffic Calming Requests on Limeridge Street and Gateway Drive

Committee of the Whole recommends:

1. That Report No. PDS26-003 be received; and
2. That this matter be referred back to the Active Transportation and Traffic Safety Advisory Committee for further public consultation and discussion of the traffic calming options, and that staff report back to Council.

Carried as amended

14.3 PDS26-004 - Application for Draft Plan of Condominium, 2815503 Ontario Inc., 32 Don Hillock Drive, Part Lot 2, Plan 65M-3974 being Parts 1, 4, 5, 6, 7 and 8, Plan 65R-31631, File Number: CDM-2025-01, Related File Number: SP-2021-14

Committee of the Whole recommends:

1. That Report No. PDS26-004 be received; and
2. That the Draft Plan of Condominium (File Number CDM-2025-01) to establish a standard condominium consisting of a total of 7 industrial units within 1 building, be approved, subject to the conditions attached hereto as Schedule 'A'.

Carried

15. Member Motions

15.1 Councillor Gallo; Re: Alternative Development Charges (DC) Collection Model

Committee of the Whole recommends:

Whereas residential development charges (DCs) are currently collected by the Town of Aurora from developers in full upon occupancy; and

Whereas the cost of DCs is typically embedded into the purchase price of new homes, effectively passing this cost directly to first-time and other homebuyers through higher purchase prices; and

Whereas the current practice contributes to housing affordability challenges for new homebuyers in Aurora; and

Whereas alternative models for the collection of development charges may improve transparency, enhance affordability, and provide more flexible options for new homeowners while ensuring the Town maintains the necessary revenue to fund growth related infrastructure; and

Whereas the Town does not have the capacity to issue bonds or other financing instruments to secure the full amount of DC revenues upfront, while amortizing repayment through the municipal tax system;

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1. Now Therefore Be It Hereby Resolved That staff be directed to investigate and report back to Council by the end of Q2 2026 on the feasibility of implementing an alternative development charges collection model whereby:
 - a. Developers would remove the cost of DCs from the purchase price of new homes;
 - b. New homeowners would be given the option at the time of purchase to either:
 - i. Pay the full DC amount upfront as part of their home purchase price; or
 - ii. Opt into a DC repayment program, whereby the DC amount would be amortized over 25 years and appear as a separate line item on their annual property tax bill, remaining with the property until fully paid notwithstanding changes in ownership;
 - c. The Town of Aurora would obtain an appropriate financing mechanism to collect the full DC revenue upfront;
 - d. The Town of Aurora would administer the collection of the amortized DC repayments as part of the property tax system; and
2. Be It Further Resolved That the Town of Aurora recommends to the Province to amend Section 26 of the Development Charges Act, 1997 (DCA) to allow municipalities to collect DCs through property taxation mechanisms, tied to the property rather than at building permit issuance; and/or add a new enabling provision authorizing municipalities to pilot or adopt alternative collection models (e.g., amortization over time, homeowner opt-in) with provincial oversight; and
3. Be It Further Resolved That staff consult with legal, financial, and housing policy experts, as well as the development industry, to assess implementation requirements, risks, and potential impacts on affordability, market competitiveness, and long-term municipal financial sustainability; and
4. Be It Further Resolved That a copy of this motion be sent to the Hon. Doug Ford, Premier of Ontario, all MPP's in Ontario, all Ontario

Committee of the Whole Meeting Report
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municipalities, the Association of Municipalities of Ontario (AMO) and the Ontario Home Builders' Association (OHBA).

Carried

15.2 Councillor Thompson; Re: Interim Control By-law for Yonge Street South Regional Corridor (OPA 34 Area)

Committee of the Whole recommends:

That Member Motions item 15.2 be deferred to the Council meeting of January 27, 2026.

Carried

16. Regional Report

16.1 York Regional Council Highlights of December 11, 2025

Committee of the Whole recommends:

1. That the York Regional Council Highlights of December 11, 2025, be received for information.

Carried

17. New Business

Councillor Weese referred to the earlier delegation of Ari Hofstedter regarding water meter charges at St. Andrew's Plaza, and noted he would be submitting a member motion to explore how the Town could help in this circumstance.

18. Public Service Announcements

Councillor Weese announced that the Aurora Winter Blues Festival is returning with six shows during February 26 to March 1, 2026, in partnership with the Aurora Cultural Centre and Music Aurora. It was further noted that the Aurora Cultural Centre is also offering a series of four free, drop-in blues workshops.

Mayor Mrakas announced the following activities and events:

- Ontario Heritage Week will occur from February 16 to 22, 2026, and a full day of free programming is planned for Family Day on Monday, February 16 from

Committee of the Whole Meeting Report

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10 a.m. to 4 p.m. at Aurora Town Square; for more information on activities, visit aurora.ca/HeritageWeek.

- New recycling carts are now in use and old recycling bins can be dropped off at the Joint Operations Centre at 229 Industrial Parkway North or the Georgina Waste Transfer Station in Keswick; for more details on the new recycling program, visit aurora.ca/BlueBox.
- Black History Month will be celebrated during February 2026 starting with the Pan-African Flag Raising Ceremony on January 30 at 6 p.m. at Aurora Town Hall, and the Black History Month Gala on February 7 from 5 p.m. to 9 p.m. at the Royal Venetian Mansion; for gala tickets and more details on this year's events, visit aurora.ca/BlackHistoryMonth.

19. Closed Session

None.

20. Adjournment

The meeting was adjourned at 9:16 p.m.



Town of Aurora
Active Transportation and Traffic Safety Advisory Committee
Meeting Minutes

Date: Wednesday, November 26, 2025

Time: 7 p.m.

Location: Holland Room, Aurora Town Hall

Committee Members: Councillor Wendy Gaertner (Chair)
Steve Fleck
Owen Heritage (Vice Chair)
Lil Kim*
John David McLaughlin
Gino Martino

Members Absent: Heidi Schellhorn

Other Attendees: Councillor John Gallo
Michael Ha, Traffic and Transportation Analyst
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7:03 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

Active Transportation and Traffic Safety Advisory Committee Meeting Minutes
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3. Approval of the Agenda

Moved by Owen Heritage

Seconded by Gino Martino

That the revised agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

5. Receipt of the Minutes

5.1 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of September 24, 2025

Moved by Gino Martino

Seconded by Owen Heritage

1. That the Active Transportation and Traffic Safety Advisory Committee meeting minutes of September 24, 2025, be received for information.

Carried

6. Delegations

6.1 Roy Bradshaw, Resident; Re: Speeding on residential road - Golf Links Drive

Roy Bradshaw expressed concerns regarding the number of speeding passenger and commercial vehicles on Golf Links Drive, despite the presence of speed humps and "No Trucks Allowed" signage. It was noted that speed humps are lacking on a certain portion of the road and it was suggested that road bollards also be installed. Further concerns were expressed regarding the noise level of modified vehicle exhausts.

Moved by Owen Heritage

Seconded by John David McLaughlin

That the comments of the delegation be received for information.

Carried

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6.2 Michael Annarilli, Resident; Re: Item 7.1 - Memorandum from Transportation and Traffic Analyst; Re: Request for Traffic Calming Measures on Limeridge Street and Gateway Drive

Michael Annarilli expressed concerns regarding the safety of children, pedestrians, and cyclists due to frequent speeding in the subject area and referenced the traffic speed data for Gateway Drive between Blaydon Lane and Kirkvalley Crescent. It was requested that speed mitigation measures be installed, such as speed cushions, flexible bollards, warning signage, and pavement markings, e.g., edge lines, to narrow the roadway.

Moved by Owen Heritage
Seconded by Gino Martino

That the comments of the delegation be received and referred to Item 7.1.

Carried

7. Matters for Consideration

7.1 Memorandum from Transportation and Traffic Analyst; Re: Request for Traffic Calming Measures on Limeridge Street and Gateway Drive

Staff provided an overview of the memorandum noting that traffic calming measures are not warranted at the subject locations based on the requirements outlined in the Town's Traffic Calming Policy.

The Committee suggested that consideration should be given to traffic calming measure options including flexible bollards; delineation of the bike lane with a painted double line; or precast curb barriers. The Committee generally agreed that the entire stretch of Gateway Drive, from St. John's Sideroad to Earl Stewart Drive/Birkshire Drive, should be addressed.

Moved by John David McLaughlin
Seconded by Owen Heritage

1. That the memorandum regarding Request for Traffic Calming Measures on Limeridge Street and Gateway Drive be received; and

Active Transportation and Traffic Safety Advisory Committee Meeting Minutes
November 26, 2025

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2. That the Active Transportation and Traffic Safety Advisory Committee comments regarding Request for Traffic Calming Measures on Limeridge Street and Gateway Drive be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

Further to concerns raised by the earlier delegation, the Committee expressed interest in staff exploring the opportunity to install flexible bollards as a potential, cost-effective solution for Golf Links Drive.

The Committee inquired about the possibility to further discuss traffic calming measure options for Gateway Drive, and staff noted that the staff report on this matter is being submitted to Council in January 2026.

The Committee expressed general support for the Yonge Street Multi-Use Path design and provided comment on various issues.

The Committee expressed concerns regarding potential traffic issues related to three new high-density developments located at St. John's Sideroad (Newmarket), Yonge Street, and Mavrinac Boulevard, and requested that this matter be discussed at the next meeting. The Committee inquired about the possibility of providing input on traffic impact studies for new developments.

10. Adjournment

Moved by Steve Fleck

Seconded by John David McLaughlin

That the meeting be adjourned at 8:55 p.m.

Carried



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date: Monday, December 8, 2025

Time: 7 p.m.

Location: Holland Room, Aurora Town Hall

Committee Members: John Green, Aurora Historical Society Representative (Vice Chair)
Linda Durlinger
Bob McRoberts, Honourary Member
Rocco Morsillo
Chris Polzinelli*

Members Absent: Councillor Wendy Gaertner (Chair)
Cynthia Bettio

Other Attendees: Councillor Ron Weese
Adam Robb, Manager, Policy Planning and Heritage
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Vice Chair called the meeting to order at 7:10 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the

Heritage Advisory Committee Meeting Minutes

December 8, 2025

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Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda**Moved by** Linda Duringer**Seconded by** Bob McRoberts

That the revised agenda as circulated by Legislative Services be approved.

Carried**4. Declarations of Pecuniary Interest and General Nature Thereof**

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

5. Receipt of the Minutes**5.1 Heritage Advisory Committee Meeting Minutes of October 6, 2025****Moved by** Rocco Morsillo**Seconded by** Linda Duringer

1. That the Heritage Advisory Committee meeting minutes of October 6, 2025, be received for information.

Carried**6. Delegations****6.1 Christopher Watts, The Aurora Heritage Authority; Re: The Town of Aurora's Sesquicentennial Plaques**

Christopher Watts presented background on the Town's commemorative sesquicentennial plaque program implemented in 2017 and requested that details of the program and heritage properties that received the Canada 150 plaque be made available to the public.

Moved by Bob McRoberts**Seconded by** Rocco Morsillo

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That the comments of the delegation be received for information.

Carried

7. Matters for Consideration

7.1 Memorandum from Manager of Policy Planning and Heritage; Re: Heritage Grant Application HGP-2025-01 - 220 Old Yonge Street

Staff provided an overview of the memorandum and grant application for the repair of significant heritage attributes at the subject property designated as the "Partege House," also known as the "Bunker House."

The Committee made various inquiries and staff provided clarification on the two contractor quotes, the impact of a mid-project property ownership change, and the annual grant funding cap balance.

The Committee expressed support for the grant application and its categorization as "major" work eligible for funding of up to \$10,000.

Moved by Bob McRoberts

Seconded by Linda Duringer

1. That the memorandum regarding Heritage Grant Application HGP-2025-01 - 220 Old Yonge Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Grant Application HGP-2025-01 - 220 Old Yonge Street be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Manager of Policy Planning and Heritage; Re: Heritage Grant Application HGP-2025-02 - 57 Fleury Street

Staff provided an overview of the memorandum and grant application for the maintenance of heritage attributes at the subject property designated as part of the Northeast Old Aurora Heritage Conservation District.

The Committee inquired about the distinction between minor vs. moderate works and staff provided clarification on the scale of work involved and significance of the heritage attributes. The Committee further inquired about the potential to allow unused portions of the annual grant funding cap to be carried over to subsequent years, and staff confirmed this would

Heritage Advisory Committee Meeting Minutes

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be included in a report to Council for consideration. The Committee and staff discussed the Heritage Grant Program criteria in the context of being more impact-based while appreciating the uniqueness of any application.

The Committee expressed support for the grant application and its categorization as "moderate" work eligible for funding of up to \$5,000.

Moved by Bob McRoberts

Seconded by Linda Duringer

1. That the memorandum regarding Heritage Grant Application HGP-2025-02 - 57 Fleury Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Grant Application HGP-2025-02 - 57 Fleury Street be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

With reference to the earlier delegation, the Committee inquired about the status of the Town's commemorative sesquicentennial plaques dating back to the Canada 150 celebrations in 2017. Staff indicated they did not have information on the plaques but would continue to investigate the matter.

10. Adjournment

Moved by Chris Polzinelli

Seconded by Bob McRoberts

That the meeting be adjourned at 7:54 p.m.

Carried



**Town of Aurora
Accessibility Advisory Committee
Meeting Minutes**

Date: Wednesday, December 10, 2025

Time: 7 p.m.

Location: Holland Room, Aurora Town Hall

Committee Members: Councillor Wendy Gaertner*
Lois Davies*
Alison Hughes (Chair)*
John Lenchak* (departed 8:07 p.m.)
Elaine Martini*
Jo-anne Spitzer*
Marilyn Williams*

Other Attendees: Gregory Peri, Accessibility Advisor
Phillip Rose, Manager, Cultural Services*
Michelle Johnson, Collections and Exhibitions Coordinator*
Garry Anggawinata, Municipal Engineer*
Glen McArthur, Municipal Engineer*
Julia Shipcott, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7:02 p.m.

Committee consented to extend the hour past 9:10 p.m. to 9:15 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the

Accessibility Advisory Committee Meeting Minutes
December 10, 2025

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Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Councillor Gaertner
Seconded by John Lenchak

That the agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

5. Receipt of the Minutes

5.1 Accessibility Advisory Committee Meeting Minutes of November 12, 2025

Moved by Marilyn Williams
Seconded by John Lenchak

1. That the Accessibility Advisory Committee meeting minutes of November 12, 2025, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Exhibitions and Collections Coordinator; Re: Community Reflection Space Concept Plan

Staff provided a brief update of the project's history and introduced Adam Nordfors, Landscape Architect with Fotenn Planning and Design to

Accessibility Advisory Committee Meeting Minutes
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present 30% designs of the proposed Community Reflection Space located in the south-west quadrant of the Town Office main entrance.

Adam Nordfors outlined the symbolic and spiritual concepts incorporated into the proposed fully accessible 'River Plaza' and 'Sky Ribbon Forest' as a combined social gathering and contemplative/offering space, integrating natural elements, a wind phone, barrier-free surfaces, speaking platform and seating with a 'Sky Ribbon' water feature flowing into a private grieving space. Also noted was the plan to relocate barrier-free parking to the north side of the main entrance adjacent to existing EV parking.

The Committee provided feedback on the importance of suitable element heights and ground surface materials for barrier-free access to the wind phone and water feature, barrier-free seating requirements to include seating both with and without arms, proper lighting and visual indicators for safe navigation around the space.

Moved by Jo-anne Spitzer

Seconded by Marilyn Williams

1. That the memorandum regarding the Community Reflection Space Concept Plan be received; and
2. That the Accessibility Advisory Committee comments regarding the Community Reflection Space Concept Plan be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Municipal Engineer; Re: Yonge Streetscape Promenade Presentation

Staff briefly outlined the status of the Yonge Streetscape Promenade project and introduced Ron Albright, Associate Partner/Director and Jenna Rowland, Project Coordinator, CIMA+ to present 30% designs of the project.

Jenna Rowland outlined the project's objectives including incorporating Aurora Town Square design elements into the downtown business core, enhancing pedestrian features, plantings, seating and accessibility, rehabilitating underground infrastructure and improving lighting and

Accessibility Advisory Committee Meeting Minutes

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wayfinding/signage. Also noted was a project schedule overview, with 90% design submission planned for a July 2026 Public Information Centre.

Ron Albright spoke to the accessible features of the design including two meter wide unobstructed sidewalks on both sides of Yonge Street, audio pedestrian signals, and high contrast pavings with dropped curbs and tactile plates at crosswalks. Additional improvements will extend to minor barrier eliminations at business exterior grade levels, with existing ramp entries remaining. It was noted that on-street accessible parking will incorporate the results of the Town-Wide Parking Study currently underway.

The Committee discussed the importance of accessibility seating requirements including seatbacks to provide stability, and providing seating both with and without arms, in addition to signal timing improvements and high-contrast treatments for crosswalk safety. Further noted was the significance of selecting large slab surface materials over small pavers for wheelchair safety, and high-contrast, legible wayfinding signage to direct users to public buildings and barrier-free parking.

Moved by Lois Davies

Seconded by Marilyn Williams

1. That the memorandum regarding Yonge Streetscape Promenade Presentation be received; and
2. That the Accessibility Advisory Committee comments regarding Yonge Streetscape Promenade Presentation be received and referred to staff for consideration and further action as appropriate.

Carried

7.3 Round Table Discussion; Re: Town of Aurora Multi-Year Accessibility Plan 2022 to 2026

Staff provided an update from Accessibility Standards Canada which is currently reviewing Emergency Egress standards to develop best practices in accessibility for the evacuation of people with disabilities.

Requirements of this standard will apply to the design and construction of all new federal buildings, and renovations and alterations of existing buildings.

Accessibility Advisory Committee Meeting Minutes
December 10, 2025

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Moved by Lois Davies
Seconded by Marilyn Williams

1. That the Accessibility Advisory Committee comments regarding the Town of Aurora Multi-Year Accessibility Plan 2022 to 2026 be received and referred to staff for consideration and action as appropriate.

Carried

8. Informational Items

None.

9. New Business

Staff advised that due to scheduling limitations in relation to the upcoming holidays, January's meeting of the Accessibility Advisory Committee will be cancelled.

10. Adjournment

Moved by Councillor Gaertner
Seconded by Lois Davies

That the meeting be adjourned at 9:13 p.m.

Carried



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Town of Aurora
Memorandum
Councillor Thompson

Re: **Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025**

To: Mayor and Members of Council

From: Councillor Michael Thompson

Date: January 13, 2026

Recommendation

- 1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025, be received for information.**

Attachments

1. Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025



Board Meeting Highlights

December 5, 2025

Deputations:

a) Responding to Water Soldier in Lake Simcoe

Mr. Colin Cassin, Executive Director, Invasive Species Centre, made a deputation on behalf of the Lake Simcoe Water Soldier Working Group regarding Water Soldier in Lake Simcoe. The Working Group is a collaborative effort to support water soldier surveillance, monitoring and response in Lake Simcoe, and to explore options to reduce impacts of this new plant. Water soldier, he noted, is an aquatic invasive species native to Europe and Northwest Asia first detected in North America in the Trent-Severn Waterway in 2008. In 2024, approximately 40 floating plants were detected in Lake Simcoe around Young's Harbour. The initial shoreline survey at that time determined it was a large, well-established mass limited to Cook's Bay.

Monitoring efforts in 2025 found 450 hectares of water soldier in Cook's Bay, and while it's currently contained to Cook's Bay, the risk of spreading is increasing, and action is essential to prevent further expansion. Mr. Cassin went on to note that for 2026, an integrated management plan is needed that includes prevention, detection, monitoring, management options and funding. In closing, he noted that new members to the Working Group are encouraged and welcome. Continued outreach with the public, key stakeholders, and rights holders is necessary, and anyone interested in joining this Working Group may email Katie Church Kchurch@invasivespeciescentre.ca. To view this presentation, please click this link: [Responding to Water Soldier in Lake Simcoe](#)

Presentations:

a) Third Quarter 2025 Financial Report and Year-end Forecast

Director, Finance, Katherine Toffan, provided an overview of the Third Quarter 2025 Financial Report and Year-end Forecast, noting highlights include an overall operational surplus of \$185K, about 1.2% of the overall operating budget. This is down from the second quarter surplus of 300K, and it's expecting this surplus will continue to narrow towards the end of the year. Main drivers are in Corporate Services related to gapping and lower expenses. A variance in Development Services reflects what is seen in the market. The volume of new planning applications and permits is down, and a decrease in applications of 30-40% overall by end of year is forecasted. This variance in fees is being offset with deferral of expenses and a pause on filling open positions. Lower than budgeted consulting expenses for the review of stormwater guidelines and offsetting policies are the result of staff determining that some of this work can be completed internally rather than engaging external support. Legal expenses are also down in 2025 as there are fewer open cases.

Ms. Toffan noted that most projects are on track. The largest variance is in offsetting projects; however, it is anticipated that an additional \$1.7M will be spent by year-end on offsetting projects. Highlights of the year-end Forecast include an overall operational deficit of approximately \$50K, down from \$186K at the second quarter. To view this presentation, please click this link: [Third Quarter 2025 Financial Update and Forecast](#)

b) Phosphorus Loads to Lake Simcoe Update - 2021-2023

Director, Watershed Science and Monitoring, David Lembcke, provided an overview of the 2021-2023 Phosphorus Loads Report, noting the Lake Simcoe Protection Plan is focused on restoring a healthy and sustainable cold-water fish community in Lake Simcoe, and to help achieve this goal, the target of 7 mg/L dissolved oxygen at the end of summer was set. He explained the connection between phosphorus loads and dissolved oxygen in a lake, where decomposing plants and algae use up dissolved oxygen, and the amount of algae present in the lake is controlled to some extent by in-lake phosphorus levels. Phosphorus levels are in-turn controlled by phosphorus loading. Accordingly, the target 7 mg/L of dissolved oxygen is linked to an ideal phosphorus loading goal of 44 tonnes per year. Phosphorus loads have been monitored since the 1990s to track the total amount of phosphorus entering Lake Simcoe from all sources. The three most recently calculated hydrologic years are 2021 to 2023.

He went on to explain that a hydrologic year runs from June 1 of one year to May 31 of the next, and accordingly the newly calculated phosphorus loads cover the three hydrologic years of June 1, 2021 to May 31, 2024. The phosphorus load for these hydrologic years is 70 tonnes in 2021, 66.7 tonnes in 2022 and 77.3 tonnes in 2023, which are lower than the previous three-year period, where there was an average tonne of 83.2. The latest period represents a return to more typical loading conditions, although they still exceeded the 44 tonne/year goal established in the Lake Simcoe Protection Plan. For comparison, the long-term average total phosphorus load is 81.6 tonnes. Total tributary flows, which are a key component of the total phosphorus loads, were also typical throughout this period.

He also noted that climate change is altering when and how much phosphorus flows from tributaries. Staff are seeing higher phosphorus loads – and higher flows – during winter months due to increased snowmelt and rain-on-snow events, as well as during summer due to intense rainstorms. To view this presentation, please click this link: [Phosphorus Loads to Lake Simcoe 2021-2023](#)

c) Bill 68 and the Proposed Consolidation of Conservation Authorities

Chief Administrative Officer, Rob Baldwin, provided an overview of the Province's proposed consolidation of 36 conservation authorities into seven regional conservation authorities, noting the proposal includes amending the *Conservation Authorities Act* to create a provincial board-governed agency. This agency, the Ontario Provincial Conservation Agency, will provide province-wide coordination, shared digital and technical resources, and consistent practices to

strengthen the work of conservation authorities. Also proposed are boundaries for the consolidation of the existing 36 conservation authorities into seven regional conservation authorities. Some of the reasons cited for these changes include a patchwork of standards and service delivery; outdated and fragmented systems; administrative duplication, as well as the need for more accountability and transparency.

CAO Baldwin reviewed the list of what the Province has advised will not be changing, noting the local operations of each conservation authority will not be changing; current programs and services, as well as areas served, will remain unchanged. CAO Baldwin overviewed the objects of the Ontario Provincial Conservation Agency, which has received Royal Assent. He reviewed the proposed boundaries, noting that Lake Simcoe will be consolidated with Nottawasaga Valley, Grey Sauble, Saugeen Valley, Maitland Valley, Ausable Bayfield, and Lakehead conservation authorities to form the Huron-Superior Regional Conservation Authority. More information may be found on the Environmental Registry of Ontario through <https://ero.ontario.ca/notice/025-1257>

To view this presentation, please click this link: [Bill 68 and the Proposed Consolidation of Conservation Authorities](#)

Correspondence and Staff Reports:

Third Quarter 2025 Financial Report and Year-end Forecast

The Board received Staff Report No. 35-25-BOD regarding the Conservation Authority's Third Quarter 2025 Financial Report and Year-end Forecast.

Phosphorus Loads to Lake Simcoe Update - 2021-2023

The Board received Staff Report No. 36-25-BOD regarding the 2021-2023 Phosphorus Loads Report.

Scanlon Creek Nature Centre Construction and Project Budget Update

The Board received Staff Report No. 37-25-BOD regarding an update on the construction progress and project budget for the Scanlon Creek Nature Centre.

Projected Operating Costs for the new Nature Centre at Scanlon Creek Conservation Area

The Board received Staff Report No. 38-25-BOD regarding the projected operating costs for the new Nature Centre. These projected operating costs are to be incorporated into the draft 2026 Budget.

For more information or to see the full agenda package, visit [LSRCA's Board of Directors' webpage](#).



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Town of Aurora
Committee of the Whole Report
No. CMS26-001

Subject: York Region Food Charter Information Report

Prepared by: Phil Rose, Manager, Cultural Services

Department: Community Services

Date: January 13, 2026

Recommendation

1. That Report No. CMS26-001 be received for information.

Executive Summary

This report provides a summary of the York Region Food Charter that was adopted in December 2024.

- The York Region Food Council started the process of updating the Food Charter in 2023.
- The Food Charter is a vision of thriving urban and rural communities where residents, organizations, businesses, and governments work together to create a resilient food system that fosters healthy communities and values food sovereignty.
- Town staff will continue to use existing resources to take concrete action to address food insecurity within Aurora

Background

In April 2024, Council passed the following resolution:

1. That Report No. CMS24-009 be received; and
2. That Council make a commitment to support the York Region Food Charter; and
3. That Council authorize staff to continue to work with local agencies and York Region in pursuit of food security for Aurora residents.

Since that time, the original York Region Food Charter, published in 2013, was updated as a guiding document for food-related policies and action throughout York Region.

Analysis

The York Region Food Council started the process of updating the Food Charter in 2023.

The process of updating the Food Charter focused on ensuring it reflects the voices, needs, and priorities of diverse communities and the current challenges facing the agri-food sector.

Over 10 months, five rounds of community consultations were conducted using a mix of surveys, focus groups, and public events. Nearly 300 community members and sector representatives contributed their insights. The updated York Region Food Charter (Attachment 1) was finalized and adopted by the York Region Food Council in December 2024.

The Food Charter is a vision of thriving urban and rural communities where residents, organizations, businesses, and governments work together to create a resilient food system that fosters healthy communities and values food sovereignty.

Accompanying the Food Charter is an Action Document (Attachment 2) that includes recommended actions for organizations that endorse the Food Charter. The Action Document identifies aspirational initiatives that the Town can choose to advance in collaboration with other groups, such as the York Region Food Council, York Region, the business community, and other public-facing organizations.

Some of these initiatives align with the Town's current efforts to address food insecurity, including support for the mini food pantries and community gardens on municipal property. The Food Charter presents additional tangible options for the Town to expand its efforts to combat food insecurity as added resources (i.e., budget and staff allocation) become available.

Town staff will continue to use existing resources to take concrete action to address food insecurity within Aurora.

The Town will seek meaningful partnerships that help create a resilient food system that fosters healthy communities. As new opportunities become available, staff will bring them forward during budget deliberations.

Advisory Committee Review

None.

Legal Considerations

None.

Financial Implications

Should any incremental funding requirements arise in support of the York Region Food Charter and the Town's efforts to combat food insecurity, staff will present them to Council for its consideration as they arise.

Communications Considerations

The Town will continue to work with community partners to share information on and promote the initiatives outlined in this report.

Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

GOAL: Supporting an exceptional quality of life for all

- Objective 2: Invest in sustainable infrastructure
- Objective 5: Strengthening the fabric of our community

GOAL: Supporting environmental stewardship and sustainability

- Objective 1: Encouraging the stewardship of Aurora's natural resources
- Objective 2: Promoting and advancing green initiatives

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

This report provides a summary of the updated York Region Food Charter. In support of improving access to food for the community, staff recommend continuing to work with local and regional partners to take concrete action to address food insecurity within Aurora.

Attachments

Attachment 1 – York Region Food Charter (2024)

Attachment 2 – York Region Food Charter Action Document (2024)

Previous Reports

CMS24-009, Food Insecurity in Aurora, April 2, 2024

Pre-submission Review

Agenda Management Team review on December 11, 2025

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



YORK REGION FOOD CHARTER

The York Region Food Charter outlines collective values and priorities and is a guiding document for food-related policies and action.

The Food Charter is a vision of thriving urban and rural communities as well as First Nations and Indigenous Communities where residents, organizations, businesses, and governments work together to create a resilient food system that fosters healthy communities.

The Food Charter is centered on food sovereignty¹ and community-determined food and agriculture systems. This document is intended to build connection and responsibility to the land, and healthier food systems.



We seek to meaningfully engage diverse voices that represent York Region's communities and address issues in appropriate and relevant ways. By addressing food related issues, we strive to have a local impact while working towards systemic change in food, community and social justice. This includes reconciliation and supporting the resurgence of knowledge and traditional ways of knowing and doing.

The York Region food system is built on a history of oppression that continues to this day. The impact of this oppression is vast and includes a disconnection from the land and the loss of natural ways of living on the land, such as freely foraging and harvesting food. The ongoing process of colonialism has attempted to undermine the traditional and cultural food traditions of Indigenous, Black and racialized communities. We recognize that these communities continue to be impacted disproportionately by food insecurity, which can only be addressed by self-governance and support, if requested.

OUR VALUES



01. Equity, Social Justice & Food Security¹

We value the right to food and community-determined food and agriculture systems². We believe everyone should have enough income to effectively prevent food insecurity³.

We Support

- Evidence-based income and social policies which have been proven to reduce food insecurity.
- Community engagement, advocacy and action around income-related issues.
- Collaboration with governments and community partners in First Nations, Indigenous, racialized and other marginalized communities to determine priorities for action to address food insecurity and poverty⁴.

02. Health & Well-being

We value the role of food in promoting health, including physical, mental, emotional, cultural, social and spiritual well-being.



We Support

- Equitable and dignified access to safe, nutritious, culturally relevant, and affordable food.
- Food programs, policies and practices to improve, support and promote holistic⁵ well-being.
- The role of food and nutrition in preventing and managing diseases.
- Reducing health inequities⁶ so that everyone has the same opportunities for health regardless of social, economic and spatial⁷ and environmental factors.
- Body liberation⁸ and the importance of creating positive, holistic relationships with food, culture and the land.

03. Local Agri-Food Sector⁹

We value the role of the agri-food sector in cultivating a strong economy and equitable local food system while ensuring environmental sustainability.



We Support

- Indigenous knowledge around hunting, harvesting and gathering.
- Connections between farmers and the broader community.
- Maintaining farmland for agricultural uses.
- The local food sector's growth and development by promoting sustainable technology and innovation in agriculture and food-related industries.
- Growth and production of foods representing York Region's diversity, including traditional world foods, and alternative diets.
- Access to land and training for individuals, communities, and new & small-scale farmers.
- Fair compensation and safe and respectful work environments across the agriculture and agri-food sectors.



04. Environmental Stewardship

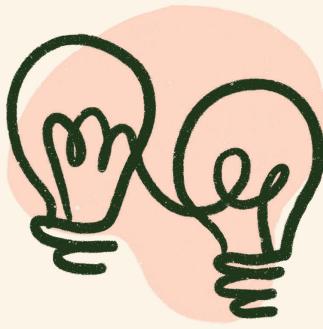
We value a sustainable food system that protects and enhances the natural environment while working alongside First Nations and Indigenous Communities.

We Support

- Meaningful engagement with and support for First Nations Communities in conserving biological and cultural diversity.
- The conservation and enhancement of land and natural resources, including water, seeds and livestock breeds, and any other species identified by the First Nations and other Indigenous People.
- Indigenous knowledge holders in sharing their knowledge, within both Indigenous and non-Indigenous communities, on ways to preserve and protect the land.
- Policies and practices that increase climate change resilience in food and agriculture.
- Land-use and planning policies that promote natural environments, enhance food security, and secure urban and rural agriculture land as well as other lands in which harvesting may take place, such as wetlands and forests.
- The creation of a circular food economy¹⁰, including reducing food waste, minimizing food packaging, promoting avenues for reuse and regenerating natural systems.

05. Knowledge & Sharing

We value sharing knowledge and supporting food literacy¹¹ so that all community members can confidently choose to grow, cook, compost, or participate in food-related careers, contributing to a more sustainable future for the next seven generations.



We Support

- Creating an understanding of truth and reconciliation across the food system and amplifying First Nations leadership and innovation.
- Promotion of intergenerational and Indigenous learnings and the use of food to share teachings, stories, cultural practices, and ways of knowing.
- Education opportunities that support careers for skilled, knowledgeable workers in entering the agriculture and food sector.
- Learning the components of the food system and the connections between farming, food, the environment and health and well-being.
- Opportunities to learn and share food skills, traditions and knowledge.
- Nutrition and food literacy within schools and the community.



06. Culture & Community

We value food as a link that brings communities together and connects people to people, land, culture and identity.

We Support

- The promotion of public dialogue and initiatives for reconciliation within the food system.
- Celebrating and promoting diversity through culturally and spiritually significant foods and traditions to connect communities and strengthen collaborations.
- Building community and cross-cultural connections through food initiatives such as community food programs and events.
- Information sharing, collaboration and collective action between First Nations Communities, community organizations, and local governments.

Attachment 1 - CMS26-001 YR Food Charter

1 Food security is "when all people, at all times, have physical and economic access to sufficient safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life." (Food and Agriculture Organization, World Food Summit, 1996)

2 "The right of peoples to healthy and culturally appropriate food produced through ecologically sound and sustainable methods, and their right to define their own food and agriculture systems" (La Via Campesina).

3 "Food insecurity is the inadequate or insecure access to food due to financial constraints" (PROOF, 2024).

4 Poverty takes different forms and is not limited to those living below a set income (Canada Without Poverty, 2015). "Poverty exists where people lack the material and financial resources to thrive" (The Canadian Poverty Institute, 2024).

5 Holistic is viewing the whole person (physical, emotional, spiritual, etc.) as interconnected to land and in relationship with others (family, community, nations, etc) (Cull et al., 2018).

6 Health inequities are avoidable and unjust differences in health between groups of people. These differences arise from social, economic, and political factors that shape the conditions in which people are born, grow, live, work, and age. These factors determine individuals' access to resources, their risk of illness, and their ability to prevent or treat health conditions (WHO, 2013).

7 Spatial factors refer to the characteristics and organization of physical space, which influence how objects, elements, or organisms are arranged, distributed, or interact within an environment.

8 Body liberation is a movement rooted in the belief that all bodies have a right to exist as they are. Everyone deserves to feel empowered within their own body and embrace their bodies without fear of judgement or prejudice. Body liberation challenges the dominant culture of body shaming and discrimination towards fat, racialized, trans, queer, and disabled individuals. It aims to dismantle systems of oppression including anti-fatness, ableism, healthism and other forms of oppression focused on how bodies exist (Oxford Review, 2024; Centre for Health and Wellbeing, 2024).

9 The agri-food sector is the actors and activities involved in the production of agricultural products, as well as in storage, post-harvest handling, value-added activities, transportation, processing, distribution, marketing, disposal and consumption of all food and agricultural products (FAO, 2021).

10 "A circular economy eliminates waste and pollution, and conserves resources. It is a shift from a throw-away to a circular mindset to extend the lifecycle of goods, food and resources through better design and continuous reuse, so nothing goes to waste" (Regional Municipality of York, 2024). We are promoting human food sustainability practices such as eat locally and seasonally, reduce food waste, use sustainable packaging, conserve water and energy, grow your own food, and educate others.

11 "Food literacy includes food skills and practices that are learned and used across the lifespan to participate within a complex food environment. Food literacy also means considering the social, cultural, economic and physical factors related to food." (Health Canada, Canada's Food Guide, 2019)

YORK REGION

FOOD CHARTER ACTION DOCUMENT



Attachment 2 - CMS26-001 YR Food Charter Action Document

York Region Food Council	Working Groups	Municipal Gov	Regional Gov	Organizations	Businesses	Public Institutions
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Equity, Social Justice & Food Security

Advocate at all levels of government for evidence-based policies which have been proven to reduce food insecurity. This could include advocating for the implementation of a livable minimum wage, increasing social assistance rates and enhancing the Canada Disability Benefit.

✓	✓	✓	✓	✓	✓	✓
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Support partners with the creation of advocacy tools and training geared towards municipal, provincial and federal governments. Use these tools to support the development of robust policies that ensure adequate incomes so that all York Region residents have equitable access to food.

✓	✓	✓				
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Collaboration with governments and community partners in First Nations, Indigenous, racialized and other marginalized communities to determine priorities for action to address food insecurity and poverty.

✓				✓		
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Increase awareness of poverty, food insecurity, and income related issues for politicians, policymakers and the public through channels such as social media, events, and press releases.

✓		✓	✓	✓		
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Empower people with lived experience of food insecurity and poverty to create systems change through peer advocacy while offering the appropriate support and infrastructure (e.g., peer networks, compensation).

✓	✓			✓		
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Collaborate with the York Region Food Council in the creation of advocacy tools and training geared towards municipal, provincial and federal governments.

				✓		
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Attachment 2 - CMS26-001 YR Food Charter Action Document	York Region Food Council	Working Groups	Municipal Gov	Regional Gov	Organizations	Businesses	Public Institutions
Health & Well-Being							
Advocate for coordination between governments for policies that support peoples' access to food (e.g., affordable housing, employment, and transit policies).	✓	✓					
Support dignified food access initiatives directed by those with lived experience (e.g., fresh food vouchers, food co-ops, low-cost markets/grocers, grocery gift cards).	✓	✓			✓		
Improve funding to school food programs to increase food access in schools (e.g., breakfast programs).			✓	✓	✓		
Increase the availability of culturally relevant food locally (e.g., procurement policies that support cultural food businesses, making them more available in publicly owned buildings; promoting innovation and growth of warm climate produce, through incubation spaces or grants for farmers to trial new crops).			✓	✓			
Promote nutrition and food literacy in schools and the community, including body liberation and the importance of creating positive relationships with food, culture and the land, through social media, outreach, workshops, posters, etc.			✓	✓	✓		✓
Implement food procurement policies for institutions (including schools, hospitals, government buildings, recreation centers) to support local food businesses and producers while providing fresher, more culturally relevant foods.			✓	✓			✓

Local Agri-Food Sector

Advocate at the provincial level for reduced barriers (e.g., labour, capital, land access) for young and diverse farmers to start viable farm and food businesses that serve their communities.



Advocate at the provincial level for improved financial supports for new farmers through affordable crop insurance programs and income support so farmers can make a livable wage growing food.



Advocate at the provincial and federal levels to create stronger labour and legal protections for migrant farm workers to have secure work, living wages and pathways to permanent residency.



Connect communities to where food is grown, hunted and gathered and grow food closer to where people live.



Make connections, support agri-food players (e.g., producers, distributors, packaging, retail, research) and raise awareness/show the value of the sector.



Promote jobs within the agri-food sector as viable career paths to attract and retain youth and job seekers to the sector.

Work with educational institutions and the Government of Ontario to develop and offer farm-focused education and learning opportunities such as incubators, college programs, co-op opportunities, job training, and mentorship.



Work with higher levels of government to provide grants to implement sustainable innovation and technology in the agriculture and agri-food sector.



Connect communities to where food is grown, hunted and gathered and grow food closer to where people live. For example:

- Collaborate with the agri-tourism sector and incentivize communities to visit farms
- Host community events to promote local agriculture (like fairs or competitions) that reflect the cultural diversity of York Region.



Local Agri-Food Sector (Continued)

Remove barriers (e.g., explore updates to By-laws) for community members to access public land for local food production purposes.

Reduce barriers (e.g., labour, capital, land access) for young and diverse farmers to start viable farm and food businesses that serve their communities.

Increase access to land for individuals, communities, new farmers, and especially for equity deserving groups¹ who face additional barriers to accessing land.

Increase access to land for new and small-scale farmers through:

- Farm incubators².
- Information sharing about land access and develop a way to match prospective growers to available land.
- Alternative ways to access land (e.g., Rouge National Urban Park, conservation authorities, etc.).

Environmental Stewardship

Support Indigenous knowledge holders in sharing their knowledge on ways to preserve and protect land.

Create and support policies that preserve agricultural land, farming, natural harvesting areas, and local food production. Incorporate Indigenous ways of knowing into the preservation and protection of land.

Advocate for the creation of affordable housing without jeopardizing farmland and natural harvesting areas through urban intensification.

			✓			
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✓	✓					
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✓	✓	✓	✓			
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✓	✓					
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Environmental Stewardship (Continued)

Advocate for the protection of farmland and natural harvesting areas through land use policies that prioritize agriculture such as increased housing density and keeping agricultural land in agricultural uses.	✓	✓				
Advocate for municipal governments to embed language that supports the value of food into all policy.	✓	✓				
Embed language that supports the value of food into all policy.				✓		
Establish and invest in more community food growing spaces close to where people live. Use an equity lens to implement municipal policies and standards that promote community gardens and set clear processes for the establishment of community gardens.				✓		
Prioritize community growing and agricultural uses for land when reviewing municipal master plans and development applications.				✓		
Pilot circular food economy initiatives (e.g., reusable containers and utensils program in mall food courts) and support organizations and businesses to make initiatives financially sustainable.				✓		
Create policies and practices that work in collaboration with municipalities, communities and businesses (from farms to grocers) to increase sustainability and prevent and reduce food wastage (e.g., biomass energy generation, organic waste processing infrastructure, small scale composting).				✓		
Create partnerships and work with the provincial government and post-secondary institutions to carry out research for environmental practices for sustainable agriculture (e.g., cover crops, cultural foods, programs for farmers) to assist in climate change mitigation.				✓		

Environmental Stewardship (Continued)

Provide grants to assist with farm management practices that increase environmental protection.				✓				✓
Engage in knowledge mobilization around Best Management Practices ³ in Agriculture to increase public awareness of these practices and how climate change impacts the food system.				✓	✓			
Embed language that supports the value of food into all policy.			✓					
Establish and invest in more community gardens and community farms close to where people live.								
Use an equity lens to implement municipal policies and standards that promote community gardens and set clear processes for the establishment of community gardens.			✓					
Prioritize community growing and agricultural uses for land when reviewing municipal master plans and development applications. Meaningful engagement and partnerships with First Nations communities in conserving biological and cultural diversity.								
Increase access to composting bins in public spaces, municipal facilities, and public events.			✓	✓	✓			✓
Meaningful engagement and partnerships with First Nations communities in conserving biological and cultural diversity.	✓	✓	✓	✓	✓	✓		✓
Continued use and evolution of Best Management Practices in agriculture to mitigate and adapt to climate change and a growing population.						✓		✓

Knowledge & Sharing

Increase public and stakeholder awareness of community resources and programming.	✓	✓					
Work with First Nations leadership to bridge western and Indigenous knowledge on food and land through events and initiatives.	✓	✓					
Fund and promote accessible food literacy resources and hands-on programming on topics such as growing and agriculture, sustainability and environment, food waste, cooking, preserving, and composting.			✓	✓	✓		
Establish lending libraries for kitchen equipment and garden tools and promote existing initiatives.			✓	✓	✓		✓
Increase public and stakeholder awareness of community resources and programming.			✓	✓			
Increase community access to physical spaces for growing and cooking, food training, and connections.			✓				
Run school programming that encourages food discovery and food skill building.				✓			✓
Promote seed preservation and plant/seed exchanges.			✓		✓		

Community & Culture

Develop plan to implement the Truth and Reconciliation Commission's Calls to Action within the York Region Food System.	✓	✓	✓	✓	✓	✓	✓
Create opportunities for supporting, sharing and learning between organizations and agencies that are already fostering food security.	✓	✓					
Host events with and for youth to learn about the food system and create change-makers.	✓	✓	✓	✓			✓
Build a community of service providers to support community organizations and foster collaboration.	✓	✓					
Create a knowledge hub and support network for community organizations and First Nations Communities to connect, share resources and ideas, and advocate.	✓	✓					
Support community organizations in cooking and serving culturally appropriate food or meals by providing resources and learning opportunities.	✓	✓					
Host events and workshops celebrating cultural food and promoting cross-cultural exchange (e.g., Municipal-run food festivals, chef showcases, cultural cooking classes).			✓	✓	✓		



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Town of Aurora
Committee of the Whole Report
No. FIN26-001

Subject: 2026 Final Budget Reconciliation to Full-Accrual Accounting

Prepared by: Jason Gaertner, Manager, Financial Management

Department: Finance

Date: January 13, 2026

Recommendation

1. That Report No. FIN26-001 be received; and
2. That the reconciliation of the 2026 operating budget to the full-accrual basis of accounting, as required under Ontario Regulation 284/09, as summarized in Attachment 1, be endorsed.

Executive Summary

This report seeks Council's endorsement of the Town's reconciliation of the 2026 budget to the full-accrual basis of accounting.

- Ontario Regulation 284/09 requires the budget to be reconciled on the full-accrual basis of accounting

Background

The Budget Committee completed its review of the Mayor's budget in November 2025. The amended budget was then adopted on December 7, 2025.

Analysis

Ontario Regulation 284/09 requires the budget to be reconciled on the full-accrual basis of accounting

Ontario Regulation 284/09 requires municipalities to report on whether they are budgeting for amortization expenses, post-employment benefit expenses, asset

retirement obligations and post-closure expenses. It also requires that this report normally be prepared prior to adopting the budget for that year.

Table 1 presents a reconciliation of the adopted 2026 Budget. This Budget was completed based upon a modified accrual method of accounting which differs from the Public Sector Accounting Board Standards that use the full-accrual method.

Table 1
Reconciliation of the Adopted 2026 Budget with PSAB Standards

(in \$000's)	Modified Accrual		Reporting Change	Accrual Operating & Capital
	Operating	Capital		
Revenues				
Adopted budget	131,737	67,838		199,575
Transfer from reserves			(61,121)	(61,121)
Total Revenues	131,737	67,838	(61,121)	138,454
Expenses				
Adopted budget	131,737	67,838		199,575
Transfers to reserves			(19,507)	(19,507)
Acquisition of tangible capital asset			(51,324)	(51,324)
Debt principal repayments			(820)	(820)
Amortization			26,989	26,989
WSIB			206	206
Post employment benefits			73	73
Total Expenses	131,737	67,838	(44,383)	155,192
Deficit	-	-	(16,738)	(16,738)

The budgeted transfers to/from reserves are considered expenses or revenues under the Town's traditional balanced budget. However, under the Public Sector Accounting Standards (PSAS) in consideration that these transfers represent the movement of Town surplus, they are not considered to be true expenses or revenues and therefore should be removed from the budget.

Similarly, as the Town's repayment of debt principal and purchase of tangible capital assets result in a cash outlay, these items are included in the Town's budget. PSAS does not consider these cash outlays to be expenses as they result in a reduction to the

Town's liabilities or an increase to its tangible capital assets. Therefore, these items need to be removed from the Town's budget for reconciliation purposes.

In some instances, the Public Sector Accounting Standards require the recognition of expenses that do not result in a cash outlay to the Town. Examples of these transactions include amortization, WSIB and post employment benefits liability adjustments. Because transactions of this nature do not result in a cash outlay, the Town does not include them in its budget and therefore, they must be added to the budget for reconciliation purposes.

Advisory Committee Review

Not applicable

Legal Considerations

This report, including Table 1, satisfies the requirements under Ontario Regulation 284/09 filed under the Municipal Act, 2001.

Financial Implications

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

Communications Considerations

The public has been informed of Council's adoption of the 2026 Budget and 10-Year Capital Plan through regular channels, including a press release, social media and external newsletters. Updated budget information will be included on the reverse side of the Final Tax Bill Brochure included with all mailed tax billings to be issued in June. The full budget details have been updated to the Town's Budget and Financial Information page on our website, including the detailed capital sheets of all approved projects. Communications will inform and educate the public about the revised in-year budget process through its various channels.

Climate Change Considerations

This report does not directly impact greenhouse gas emissions or climate change adaptation. Climate change has been considered in the adopted 2026 Budget.

Link to Strategic Plan

The previous adoption of the Town's three-year operating, and 10-year Capital Budget supports all aspects of the Strategic Plan.

Alternative(s) to the Recommendation

None

Conclusions

In accordance with Ontario Regulation 284/09 section 2, the Town of Aurora has provided the reconciliation of the recently adopted 2026 Budget and 10-Year Capital Plan to the full-accrual basis of accounting.

Attachments

None

Previous Reports

[FIN25-054, 2026 Budget and 10-Year Capital Plan, October 28, 2025](#)

Pre-submission Review

Agenda Management Team review on December 11, 2025

Approvals

Approved by Rachel Wainwright-van Kessel, CPA, CMA, Director, Finance

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora
Committee of the Whole Report
No. PDS26-001

Subject: Community Planning Permit System and Official Plan Amendment
Downtown Community Planning Permit System
File Number: OPA-2025-08

Prepared by: Dania Asahi Ogie, MScPl, Policy Planner

Department: Planning and Development Services

Date: January 13, 2026

Recommendation

1. That Report No. PDS26-001 be received; and
2. That Official Plan Amendment application OPA-2025-08 be approved to enable the Downtown Community Planning Permit System; and
3. That the draft Official Plan Amendment By-law (Attachment 1) and the draft Downtown Community Planning Permit System By-law (Attachment 2) be brought forward to a future Council meeting for enactment.

Executive Summary

This report seeks Council's approval of OPA-2025-08 and the Downtown Community Planning Permit System/By-law (the By-law).

- The Community Planning Permit System consolidates zoning, site plan, and minor variance applications into one streamlined approval process.
- The statutory Public Planning meeting for the Downtown Community Planning Permit System was held on October 29, 2025.
- The Downtown Community Planning Permit System has been developed based on the consultant recommended 'Alternative Development' concept, which will encourage growth in a sensible manner that promotes downtown revitalization.

Background

The Community Planning Permit System consolidates zoning, site plan, and minor variance applications into one streamlined approval process.

The Community Planning Permit System (CPPS) is a tool that consolidates Zoning, Site Plan, and Minor Variance applications into one streamlined review and approval process. This tool promotes efficiency in the planning process while also setting upfront expectations for the development of the area. The CPPS sets the development standards and requirements for the by-law area. Through the Downtown Community Planning Permit, the Town is proactively setting the criteria for development in the Downtown and positioning itself to responsibly manage future growth in the area.

On October 15, 2019, Council passed a motion directing staff to develop a CPP By-law. The motion recognized the Downtown core as a significant area in the Town and that the By-law could be used as a tool to streamline development approvals and promote collaborative and predictable community building, while also achieving the growth targets for the area and Promenade.

On January 14, 2025, staff prepared an information report at Committee of the Whole to provide Council and the public with information on the project and its initiation. Urban Strategies, a reputable planning and design firm, was retained to develop design options and development standards to inform the By-law.

The accompanying Official Plan Amendment will formally delineate the boundary of the By-law area in the Official Plan Schedules and recognize the lands as a special policy area subject to the development standards and administrative processes set by the implementing CPP By-law. The By-law will then become the primary tool setting the development standards for the area, replacing Zoning By-law 6000-17.

The statutory Public Planning meeting for the Downtown Community Planning Permit System was held on October 29, 2025, with the public generally being in favour of the proposed development standards.

An initial Open House for the By-law was held on June 19, 2025, with the public being generally supportive of the planned direction. In addition, a statutory Special Public Planning meeting was held on October 29, 2025, to receive comments from the public and Council regarding the development options for the By-law area and to direct staff to develop the By-law.

Feedback on the project from the Public Meeting was largely supportive. Key comments on the project have included a desire to have the Downtown CPPS incorporate progressive growth oriented policies by introducing greater densities based on current and future housing demands, support the protection of the downtown heritage façades through step-backs, and to promote mixed-use development and encourage walkability in the area as a means of revitalizing the Downtown. All of these suggestions received from the public have become fundamental principles built into the Downtown CPPS. Additional comments received are also provided below, including a summary on how they are addressed in the CPPS:

Table One: Comments Addressed

Comments	Addressed in the CPPS/By-law
Need to account for public parking and traffic	<ul style="list-style-type: none"> The required minimum parking rates for multi-unit residential buildings are lowered to encourage more walkability and decrease dependency on the private automobile. No driveways are permitted onto Yonge Street or Wellington Street to ease with traffic flow. If a development proposal involves any existing municipal parking spaces, the applicant(s) must enter into an agreement with the Town to secure and/or allocate public parking spaces within the proposed development.
Need to protect heritage façades	<ul style="list-style-type: none"> The Heritage Permit Application review process is required for any proposals involving designated heritage buildings. Any development involving a designated heritage buildings shall comply with the respective heritage designation by-law for the property. Architectural articulation and details and the pallet of materials and colours should be chosen to respond to the existing designated heritage buildings. 10 metre step-backs are required above the 3rd and 5th storey to preserve heritage façades and the street-wall along Yonge Street.
Need to provide amenities and greenery/greenspaces	<ul style="list-style-type: none"> Multi-unit developments are encouraged to provide landscaped areas to support tree plantings, shrubs, flowers, grass, or other such vegetative elements. The Town can request that the applicant provide community benefits which include things like green roofs, community gardens, and/or other landscape amenities or sustainable design matters.

Need to consider appropriate transitions and shadowing effects of proposed developments on existing homes	<ul style="list-style-type: none"> Greatest heights are strategically located in areas that do not have adjacent residential uses. Any variances to the established standards will be required to provide required justification, detailed analysis, and supporting studies. Appropriate step-backs are incorporated on upper stories.
Need to clarify financial impacts, if any	<ul style="list-style-type: none"> The <i>Planning Act</i> prevents the CPP By-law from charging Community Benefits Charges (since benefits are anticipated to be provided in-kind or as part of the direct development approval), however, in accordance with a municipal best practice review, the by-law has built in a “Community Levy” that mirrors the 4 per cent that is established from Community Benefits Charges ensuring that community benefits from development can be provided either in-kind or financially, giving the Town further flexibility.

Analysis

The Downtown Community Planning Permit System has been developed based on the consultant recommended ‘Alternative Development’ concept, which will encourage growth in a sensible manner that promotes downtown revitalization

The Downtown Urban Design Study prepared by Urban Strategies recommends several development standards for the By-law area. Comparing two development concepts, as-of-right development (drawn from the current Aurora Promenade Plan) and the alternative development, the study makes recommendations based on current urban design best practices.

Following the feedback provided from the various public engagement opportunities, the development policies of the By-law area draw from the alternative development concept. The By-law area will see increased step-backs, heights, and setbacks; the new standards are to make sure that the taller buildings introduced into the Downtown will have less impact on the pedestrian realm, the heritage building façades, and the street-wall of Yonge Street.

The passing of the By-law will designate the area as “Downtown Mixed-Use” or the “DMU” zone, setting the new design, development and land use policies dictating built form and a new review and approval process. In addition, establishing the DMU zone will repeal the existing zoning standards within the area. Within the DMU zone, development applications will be classified into three categories: Standard, Minor

Variation, and Major Variation. The table below outlines the differences in the three application categories:

Table Two: By-law Application Categories

	Application Category		
	Class One	Class Two	Class Three
Class Types	Standard Application	Minor Variation Application	Major Variation Application
Variations	Application meets all development standards of the Downtown CPPS by-law. No variation is required.	<p>Application generally meets the intent, standards, and provisions of the CPPS but may require a minor variation based on:</p> <ul style="list-style-type: none"> • A minor variation to the provisions outlined in the General Provisions Section and the Parking Section (E.g., variations in materiality). • A development standard variation that is within 10% of the defined Development Standards Section of the by-law (E.g., setbacks). Height is excluded. • Approval of a listed discretionary use, with supporting studies as required. 	<p>Application generally meets the intent, standards, and provisions of the CPPS but requires a major variation based on¹:</p> <ul style="list-style-type: none"> • Any development standard variation exceeding 10%, as identified in the Development Standards Section of the by-law. • Any increase in the maximum permitted building height. • Approval of additional uses not permitted under the list of permitted uses.

Approval Authority	Director of Planning and Development Services and/or delegate.	Director of Planning and Development Services and/or delegate (Note: There is a "referral to Council" policy which permits the escalation of Class 2 applications to Council review as needed).	Council.
Timeline	45 days.	45 days.	Requires a separate application and OPA approval process outside the 45 day approval timeline ² .
Notification Requirements	No notice required.	No notice required.	Staff to post notification on the Town website for public access. Notice shall be given by mail to residents within 120 metres of the subject lands. On-site signage shall be provided. Notice shall also be given by publishing in a newspaper.
Conditions	<p>A development agreement will be required.</p> <p>Other requirements may also be imposed as conditions of approval for any class (i.e. preparation of additional studies, or requirements to provide community benefits or to complete infrastructure improvements etc.).</p>		

^{1,2} There is a 5 year moratorium on any major amendment of the CPP By-law, which at the discretion of Council can be waived.

The categorization of applications into standard, minor, and major classes streamlines the review and approval timeline by reducing the need for applications to go to Council if it already aligns with the approved by-law policies and established vision for the area.

Certain policies from the Zoning By-law 6000-17 were carried over to the CPPS, including the permitted uses. Most permitted uses in the Downtown today will continue to be either a permitted use or a discretionary use under the By-law. The permitted and discretionary uses in the By-law area are listed below:

Table Three: Permitted and Discretionary Uses in the DMU Zone

Uses	DMU Permitted Use	DMU Discretionary Use ¹
Accessory Use	X	
Additional Dwelling Units	X	
Art Gallery	X	
Bed and Breakfast	X	
Clinic	X	
Club	X	
Commercial Schools		X
Dry-Cleaning Establishment		X
Dry-Cleaning Distribution Centre and Depot		X
Dwelling Units (singles)		X
Dwelling Units, Apartment Building	X	
Dwelling Units, Mixed-use Building	X	
Dwelling Units, Townhouses ²	X	
Financial Institutions	X	
Fitness Centre	X	
Hospital		X
Hotel	X	
Laundromat		X
Library, Public	X	
Long-Term Care Facility	X	
Museum	X	
Offices	X	
Personal Service Shop	X	
Pet Services	X	
Place of Entertainment	X	
Place of Worship	X	
Private Park	X	
Public Parking	X	
Restaurants	X	
Retail Stores	X	
Retirement Home	X	
School, Post-Secondary		X

Service Shops	X	
Studios	X	
Veterinarian Clinic	X	

¹ Permitted uses are those considered permitted as of right, whereas discretionary uses are those that the Approval Authority can consider as part of a Class 2 variation application.

² Townhouse dwellings are only permitted on Temperance Street, Victoria Street, and internal laneways.

Other policies from Zoning By-law 6000-17 act as the foundation for the Downtown CPPS, including policies on maneuvering spaces, parking space specifications, and accessory building and structures. Taking these Zoning By-law provisions as a starting point, necessary modifications were made to ensure that they aligned with the long-term goals and visions for the Downtown.

With the vision of creating a Downtown that is vibrant, the proposed reduction in the minimum residential parking rate for apartments buildings is a necessary change to achieve the vision laid out in the Official Plan for the Downtown as a place to live, shop, work, and play without reliance on the private automobile. The minimum parking rate policy in the by-law is intended to increase pedestrian porosity in the area leading to a higher foot-traffic and pedestrian activity. In addition, this policy aligns with the Province of Ontario's direction on reduction of parking in strategic growth areas like the Major Transit Station Area. The table below outlines the proposed minimum parking rates:

Table Four: Minimum Parking Rate in the DMU Zone

Use	Minimum Parking Rate
Residential Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	None
Residential Requirement for a Dwelling Unit in a Townhouse	1.0 for each Townhouse unit
Residential Requirements for any Additional Residential Unit (ARU's in townhouses)	1.0 for each additional residential unit, tandem parking permitted.
Requirement for Long-term Care Home, Group Home, Supportive Housing, Retirement Home, or a Hospice Care Home/Facility	0.5 for each dwelling unit, as a general visitor rate
Requirement for all non-residential uses	3.5 for each 100 square meters of gross floor area
Electric Vehicle Parking Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	A minimum of 20 per cent of the total number of parking spaces provided must be Level 3 Electric Vehicle Parking ready, if parking spaces are provided.

Electric Vehicle Parking Requirement for all non-residential uses	A minimum of 10 per cent of total number of required parking spaces provided must be Level 3 Electric Vehicle Parking ready.
Visitor Parking Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	A minimum of 5 per cent of the total number of parking spaces provided or 0.1 per unit if no parking is provided for residents.

It is necessary for the By-law to be forward-looking. This is why there is a reduction in multi-unit residential minimum parking requirements and also new minimum requirements for electric vehicle parking. The By-law needs to provide enough flexibility for it to be up to date with the future needs and development landscape of the Town.

Advisory Committee Review

The Downtown Urban Design Study was reviewed by the Heritage Advisory Committee on October 6, 2025. The Committee was supportive of the vision and plan for the area, recognizing that the By-law allows for an opportunity to revitalize the Downtown, while stressing the importance of protecting the heritage façades and character of the area. The Committee noted that although the alternative development concept introduced greater height, because the height was complemented through increased step-backs, the built form produced through this concept actually better enhanced the heritage façades along Yonge Street.

Gathering the Committee's feedback on protecting the heritage buildings, the By-law also incorporates policies on heritage protection. The By-law explicitly states that nothing in the by-law will waive the requirement of and need for a heritage permit application for any alterations of a designated heritage building within the by-law area. This policy ensures that any development that occurs involving designated heritage buildings will be required to go through the heritage permit process and be reviewed by the Heritage Advisory Committee.

Additionally, the Downtown CPPS was reviewed by the Aurora Economic Development Corporation (AEDC) on June 10, 2025. Feedback from AEDC was positive, with the AEDC recognizing that the Downtown CPPS can be an instrument to revitalize the Downtown in a manner that supports economic development, tourism, employment, and place-making.

Legal Considerations

The attached draft Official Plan Amendment By-law and the CPPS By-law are being provided for reference and may require further updates and formatting adjustments. If

this report is endorsed by Council as requested, updated versions of the by-laws will be brought forward for passage at a future Council meeting as required. The CPPS By-law will also repeal the application of the Town's Zoning By-law with respect to the downtown area that will become subject to the new CPPS By-law.

The Community Planning Permit System and Official Plan Amendment are pursuant to the provisions of the *Planning Act* and *O. Reg. 173/16: Community Planning Permits*. All owners within the By-law area would be entitled to appeal the By-law to the OLT within 20 days of a Notice of Passing being issued. There is also a 5-year moratorium on amendments being made to the By-law once it is passed (unless an amendment is otherwise supported by Council). Once a CPPS By-law is in place, only the applicant can appeal a decision made on its application no later than 20 days after the day notice of the decision is given. The applicant also has the right to appeal if no decision is made on its application within 45 days.

Financial Implications

In accordance with the *Planning Act*, Community Benefit Charges are not applicable within the By-law area, as the By-law can be used as an alternative tool for municipalities to secure community benefits directly.

Despite this, a review of municipal best practices determined that some municipalities with Community Planning Permit By-laws have incorporated Community Charges/Contributions in the amount of four per cent of the value of the land that is subject to any development with five or more storeys and 10 or more residential units. This By-law follows suit and sets out a requirement for a "Community Levy" of four per cent, which is also in line with Town's Community Benefit Charge By-law. This is a charge to developers specifically.

Development Charges would also still be applicable to any development within the by-law area as per the Development Charges By-law, and appropriate fees for each class of development under the By-law will be incorporated into the Town's Fee By-law.

Communications Considerations

Notification regarding this report has been shared with all interested parties. Town staff will notify residents and landowners of the Downtown CPPS By-law area and interested parties of any future Council decisions through mail and/or email, as well as updates through the Downtown Community Planning Permit By-law Engage Aurora page.

Climate Change Considerations

The By-law introduces reductions in minimum parking requirements for multi-unit residential buildings and sets new requirements for allocating parking spaces for electric vehicles. This can lead to the reduction in greenhouse gas emissions and air pollutant emissions from motor vehicles and encourage future residents to take public transportation and/or active transportation.

Furthermore, developments within the By-law area are expected to provide community benefits, as identified by the Town. These community benefits can include items like green roofs, sustainable design initiatives or other landscape elements, which help combat the impacts of climate change.

Link to Strategic Plan

The Downtown Community Planning Permit System supports the strategic plan goal of supporting an exceptional quality of life for all through satisfying requirements of strengthening the fabric of our community through downtown revitalization.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

The proposed Downtown Community Planning Permit System positions the Town proactively in terms of setting the vision and framework for downtown growth and revitalization. The development and design standards in the proposed by-law build off the alternative development concept from the Downtown Urban Design Study to create a public realm that is pedestrian friendly and sensitive to the heritage façades while introducing sensible growth in the area.

Attachments

- Attachment 1 – Draft Official Plan Amendment By-law
- Attachment 2 – Draft Downtown Community Planning Permit System By-law
- Attachment 3 – Location Map
- Attachment 4 – Downtown Urban Design Study

Previous Reports

PDS25-001, January 14, 2025; and
PDS25-103, October 29, 2025.

Pre-submission Review

Agenda Management Team review on December 11, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

The Corporation of the Town of Aurora

Attachment 1

By-law Number **XXXX-26**

Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. **XX (File No. OPA-2025-08).**

Whereas on January 30, 2024, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6579-24, as amended, to adopt the Town's Updated Official Plan dated January 2024, and to repeal By-law Number 5285-10, as amended (the "Official Plan");

And whereas authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") to pass a by-law amending the Official Plan;

And whereas the Council of the Town deems it necessary and expedient to amend the Official Plan and enable the Downtown Community Planning Permit By-law.

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

1. Official Plan Amendment No. **XX** to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.
2. This By-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

Enacted by Town of Aurora Council this **XXth** day of **XX**, 2026.

Tom Mrakas, Mayor

Town Clerk

Amendment No. **XX**

To the Official Plan for the Town of Aurora

Statement of Components

Part 1 – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

Part I – The Preamble**1. Introduction**

This part of the Official Plan Amendment No. XX (the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to enable the Downtown Community Planning Permit System By-law (Community Planning Permit By-law). The Amendment will allow the subject lands to be recognized as a special policy area subject to the standards of the Community Planning Permit By-law, including all design and planning components such as heights, permitted uses, and stepbacks, amongst other matters. The Town’s Updated Official Plan already largely enables the utilization of a Community Planning Permit System, however, this Amendment specifically recognizes the subject lands as a special Community Planning Permit System policy area for Downtown Aurora and provides minor technical amendments and recognitions as required to enable the implementation of the Community Planning Permit System By-law for the subject lands.

3. Location

The lands affected by this Amendment are considered “Downtown Aurora” and are generally bound by just north of Wellington Street to the north, just south of Church Street to the south, Temperance street to the west and Victoria Street to the east. A more detailed location map is included with this By-law, per Schedule “A”.

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 Town Council passed a motion on October 15, 2019, directing staff to develop a Community Planning Permit System for the Downtown.
- 4.2 A statutory open house was held on June 9, 2025, and a statutory public meeting was held on October 29, 2025, to obtain input from the public and Council regarding the Downtown Community Planning Permit System.
- 4.3 The Amendment is consistent with the applicable Provincial Policies and Plans.
- 4.4 The Amendment enables the implementation of a Community Planning Permit By-law for the Downtown Aurora area.

Part II – The Amendment**1. Introduction**

This part of the Amendment entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedules "A" and "B", constitutes Amendment No. XX to the Official Plan (File No. OPA-2025-08).

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1): Schedule "A", "B", "C", "D1", "D2" and "D3" – being part of the Town of Aurora Official Plan, be and are hereby amended to recognize the subject lands (shown in Schedule "A" to this by-law) as part of the "Downtown Community Planning Permit System (CPPS) Special Policy Area", with a specific designation of "Downtown Mixed Use", and being subject to the development standards as outlined in the Downtown Community Planning Permit By-law.

Item (2): This Official Plan Amendment is intended to fully enable the use of the Community Planning Permit System for the subject lands and enable all development standards and policies as outlined in the implementing Community Planning Permit By-law, as well as administrative matters delegated to staff, including but not limited to the ability to approve certain Classes of development, impose conditions, and execute agreements.

Item (3): Permitted heights and stepbacks for the subject lands shall be as outlined through Schedule "B" attached to this by-law, as implemented by the Community Planning Permit By-law.

Item (4): The Town of Aurora Comprehensive Zoning By-law 6000-17, as amended, is deemed to not apply to the subject lands, with the implementing Community Planning Permit By-law being the primary measure of development standards and zoning requirements for the subject lands.

Item (5): The Town of Aurora Site Plan Control By-law 6106-18, as amended, is deemed to not apply to the subject lands, with site plan matters to be addressed through the Community Planning Permit approval process as described in the implementing Community Planning Permit By-law.

Item (6): That Ontario Regulation 173/16 pertaining to Community Planning Permit Systems and By-laws shall apply to the subject lands.

Item (7): The Town of Aurora, in its sole discretion, remains the determinant of the completeness of any development application/Community Planning Permit application received within the subject lands, and the Town retains full discretion in determining and assigning the appropriate class of development and application process under the Community Planning Permit By-law, as well as any other required development application review process as necessary.

Item (8): The development standards and requirements of the Community Planning Permit By-law are deemed to conform to the Town's Official Plan.

Item (9): That in the event of any clerical or administrative revisions/matters required to implement this Official Plan Amendment and the Community Planning Permit By-law, such as typographical, numbering, mapping, or housekeeping/clarification revisions, staff be authorized to undertake such minor revisions to the Official Plan and Community Planning Permit By-law accordingly and in a timely manner.

Item (10): Any future amendments to the Community Planning Permit By-law can be considered, but these amendments shall conform with the general intent of this Official Plan Amendment and the Town's Official Plan and other relevant Provincial Plans and policies, with the Town retaining the authority to determine the appropriateness of the amendment and administration and review process required through the implementing Community Planning Permit By-law or other development application(s) as necessary. Any application to amend the Community Planning Permit By-law shall be supported by a comprehensive planning rationale and required studies as determined by the Town.

Item (11): All other relevant policies of the Official Plan dealing with the general administration of a Community Planning Permit System (including but not necessarily limited to Section 18 of the Official Plan) shall continue to apply, and in the event of any potential conflict, the Town retains the authority and discretion over the required review and administrative process for any application.

3. Implementation

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Part III – The Appendices

Schedule "A" – Subject Lands

Schedule "B" – Height and Step-back Development Standards

Schedule "A"**Subject Lands for Official Plan Amendment No. **XX****

Location: The Downtown Aurora Community Planning Permit System is generally bound by just north of Wellington Street to the north, just south of Church Street to the south, Temperance Street to the west and Victoria Street to the east. A detailed map is below:



Schedule "B"**Height and Step-back Development Standards**

The Corporation of the Town of Aurora

Attachment 2

By-law Number XXXX-26**Being a By-law to establish the Downtown Community Planning Permit
By-law for the Corporation of the Town of Aurora**

Whereas Section 2 of Ontario Regulation 173/16 under the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act"), authorizes the Council of a local municipality to establish by by-law a Community Planning Permit System within the municipality for any area or areas set out in the by-law;

And whereas Section 18 of the Town of Aurora Official Plan, as amended, identifies that a community planning permit area may be established for the subject lands;

And whereas Section 18 of the Town of Aurora Official Plan, as amended, meets all other requirements under Section 3 of Ontario Regulation 173/16 to pass a Community Planning Permit By-law in accordance with Section 24 and 34 of the *Planning Act*, R.S.O 1990. C. P. 13 and amendments thereto;

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

1. THAT the Town of Aurora Downtown Community Planning Permit By-law (By-law XXXX-26), applies to the lands identified on Schedule "A" attached hereto.
2. THAT the Town of Aurora Downtown Community Planning Permit By-law (By-law XXXX-26), attached as Schedule "B" hereto, is hereby passed.
3. THAT the Zoning By-law 6000-17, as amended, be repealed for the subject lands identified on Schedule "A," and are thereby replaced with the development standards as per the attached Schedule "B" Downtown Community Planning Permit By-law on the Effective Date of this By-law XXXX-26.

Enacted by Town of Aurora Council this XXth day of January, 2026.

Tom Mrakas, Mayor

Town Clerk

Schedule "A"

Location: North of Wellington, East to Victoria, West to Temperance and south along Yonge past Church



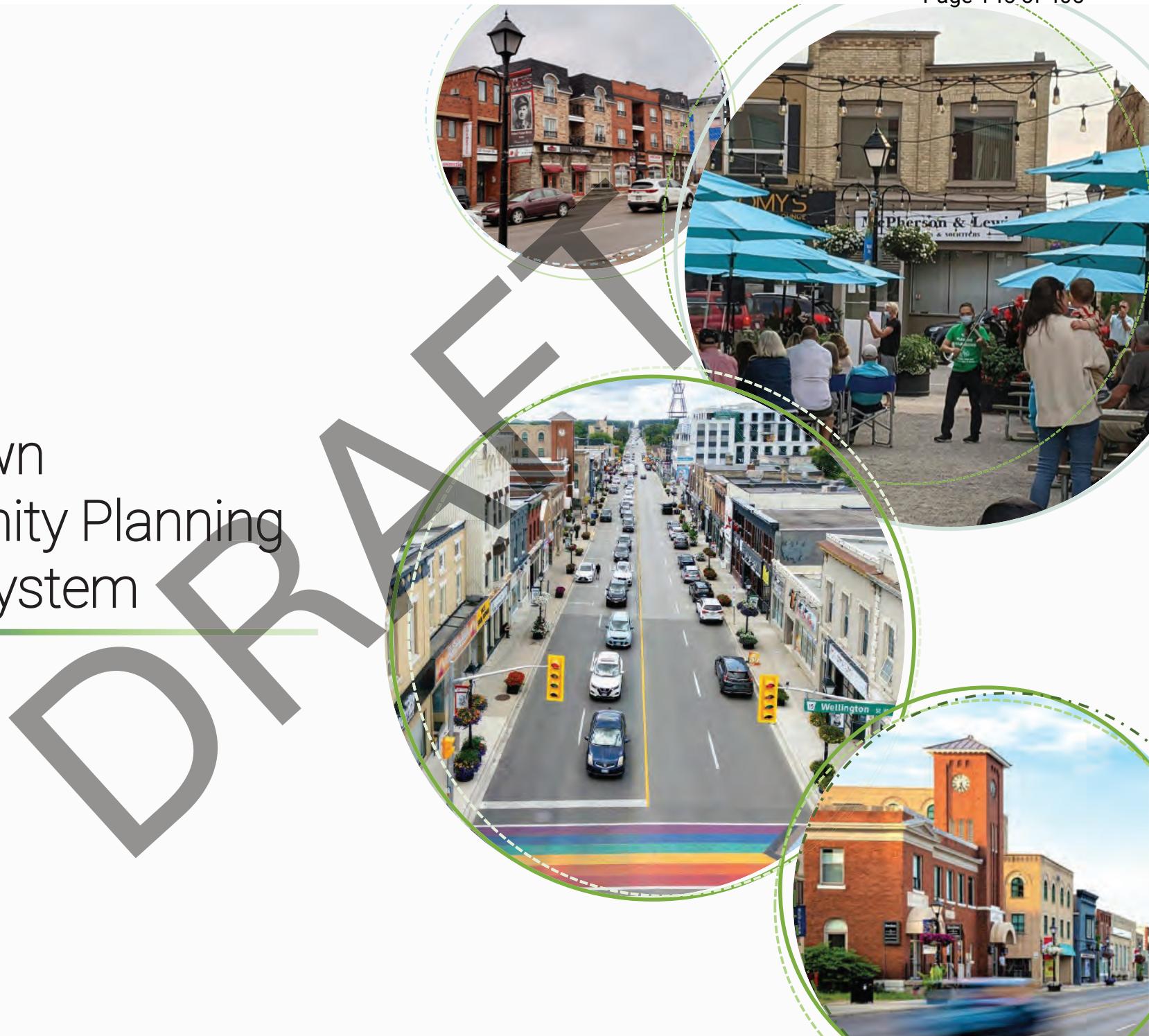
Schedule "B"

Schedule B is the Downtown Community Planning System which is attached hereto and commences on the next page.

DRAFT

Downtown Community Planning Permit System

JANUARY 13, 2026



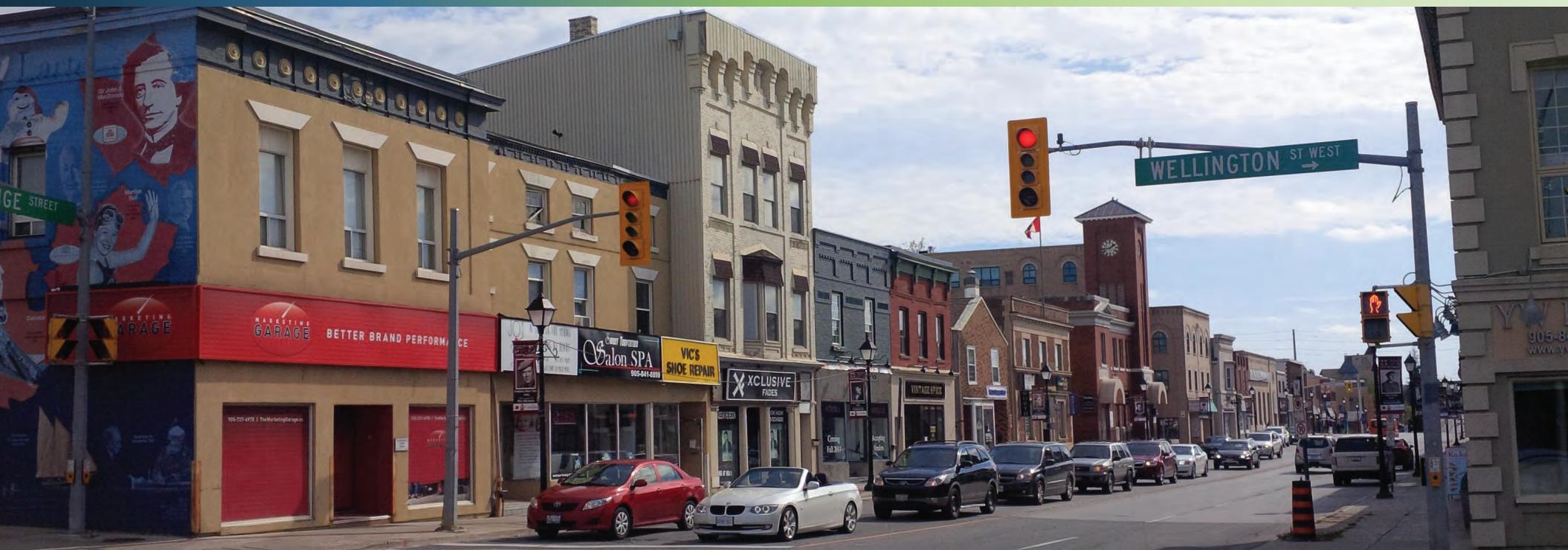


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ADMINISTRATION

1.0

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1.1 Title

1. The Downtown Community Planning Permit System shall be referred to as the Downtown Community Planning Permit By-law ("the By-law") of The Corporation of the Town of Aurora.

1.2 Applicability and Area Restricted

1. The lands affected by this **by-law** apply to the Community Planning Permit Area within the Town of Aurora as outlined and identified on Schedule A.

1.3 Requirement and Compliance

1. All **development** or changes of **use** within the Community Planning Permit Area shall comply with the provisions of this **by-law** and require a Community Planning Permit.

1.4 Effective Date

1. This **by-law** shall come into force and effect on the date that it is passed.

1.5 Administration

1. This **by-law** shall be administered by the Town of Aurora staff as delegated by **Council**.

1.6 By-laws Repealed

1. On the day that this **by-law** comes into force and effect, the provisions of the Comprehensive Zoning By-law 6000-17, will be deemed to no longer apply to lands within the Community Planning Permit Area as outlined on Schedule A of this **by-law**.

1.7 Compliance with Other Legislation

1. Nothing in this **by-law** shall be construed to exempt any person from any obligation to comply with the requirements of any other by-law of the Town of Aurora or any other regulation of the Regional Municipality of York, Province of Ontario, or Government of Canada that would otherwise affect the use of land, **buildings**, or **structures**.

1.8 Compliance for Designated Heritage Buildings

1. Nothing in this **by-law** shall waive the requirement of and need for a heritage permit application for any alterations, enlargement, reconstruction of a **designated heritage building** within the **by-law** area.

1.9 Technical Revisions

1. Provided that the purpose, effect, intent, meaning, and substance of this **by-law** are in no way affected, the following technical revisions to this **by-law** are permitted without a need for an amendment:
 - a) Changes to the numbering, cross-referencing, format, and arrangement of the text, tables, schedules, and maps;
 - b) Additions to and revisions of technical information on maps and schedules including, but not limited to infrastructure and topographic information, notes, legends, shading, and title blocks;
 - c) Alterations of punctuation or language;

- d) Correction of grammatical, dimensional, boundary, mathematical, or typographic errors or revisions to format in a manner that does not change the intent of a provision; and
- e) Changes to appendices, footnotes, headings, indices, notes, tables of contents, illustrations, historical or reference information, footers, and headers, which do not form a part of this **by-law** and are editorially inserted for convenience or reference purposes.

1.10 Enforcement

1.10.1 Conformity

- 1. No person shall **erect**, alter, enlarge, reconstruct, or **use** any **building or structure** in whole or in part, nor use any land in whole or in part, except in conformity with this **by-law**.

1.10.2 Offence - General

- 1. Any person who **uses** land contrary to any provision of this **by-law** and any person who owns land which is **used** contrary to any provisions of this **by-law** can be found to be guilty of an offence.

1.10.3 Offence - Bedroom

- 1. No person shall **use**, in whole or in part, a den, study, living room, dining room, family room, recreation room, or similar **habitable floor space** as a bedroom where such use would contravene the provisions of this **by-law**, or any other applicable legislation or by-laws.

- 2. No person shall convert, in whole or in part, a den, study, living room, dining room, family room, recreation room, or similar **habitable floor space** into a bedroom where such conversion would contravene the provisions of this **by-law**, or any other applicable legislation or by-laws.

1.10.4 Penalty

- 1. Every person who contravenes the provisions of this **by-law** is guilty of an offence and on conviction is liable to the penalties described in the *Planning Act*.
- 2. Every corporation who contravenes the provisions of this **by-law** is guilty of an offence and on conviction is liable to the penalties described in the *Planning Act*.

1.10.5 Severability

- 1. In the event that any section, clause, or provision of this **by-law**, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the **by-law** as a whole or any part thereof other than the section, clause, or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses, or provisions of this **by-law** shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

1.11 Transition Matters

1.11.1 Building Permit

1. This **by-law** shall not prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** prohibited by this by-law for which an application for a building permit was accepted on or prior to the **effective date** of this **by-law**, if the **development** in question complies, or the building permit application for the **development** is amended to comply, with the provisions of the applicable Zoning By-law as it read on the day before the **effective date** of this **by-law**.

1.11.2 Site Plan Application

1. This **by-law** shall not prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** prohibited by this **by-law** for which a complete application for Site Plan Approval under Section 41 of the *Planning Act* was deemed complete on or prior to the **effective date** of this **by-law** provided that the building permit application for the said **development** complies with the approved site plan and the provisions of the applicable Zoning By-law as it read on the day before the **effective date** of this **by-law**.
2. Notwithstanding subsection 1 of Section 1.11.2, if the site plan application was approved prior to the **effective date** of this **by-law**, nothing shall prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** in the approved site plan application, provided that the subsequent application for a building permit was accepted within two years after the **effective date** of this **by-law**.

1.11.3 Minor Variances

1. This **by-law** shall not prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** prohibited by this **by-law** which is permitted by an application pursuant to Section 45 of the *Planning Act* which was made prior to the **effective date** of this **by-law**, provided that:
 - a) Such application has been approved by the Committee of Adjustment at the **Town**, or on appeal by the Ontario Land Tribunal or its predecessor before or after the **effective date** of this **by-law**.
 - b) An application for a building permit for the **erection** or **use** of the **building** or **structure** has been accepted within two years of the **effective date** of this **by-law**.
 - c) Where a minor variance was authorized by the Committee of Adjustment at the **Town**, or the Ontario Land Tribunal or its predecessor, before or on the **effective date** of this **by-law** as a condition of Site Plan Approval, Section 1.11.2 shall apply to give effect to the applicable Site Plan Approval.
 - d) Any other circumstance authorized by the **Director**, including the full exemption of the Community Planning Permit application for minor alterations to existing **buildings** where it may be more appropriate for it to undergo the traditional minor variance application process based on the zoning that was in effect before the **effective date** of this **by-law**.

1.12 Exemptions

1. Notwithstanding any provisions in this **by-law**, the following types of **development** shall not require a Community Planning Permit:
 - a) An activity involving only site alteration subject to the **Town's** Site Alteration By-law, as amended;
 - b) Any **development** consistent with Site Plan Control approval issued pursuant to the Town of Aurora Site Plan Control By-law prior to the **effective date** of this **by-law**, as amended;
 - c) Any development consistent with a minor variance approval issued prior to the **effective date** of this **by-law**;
 - d) Maintenance or repairs of existing **buildings** and **structures**, such as the replacement of windows or doors, which will not result in changes to the footprint or **gross floor area** of the **structure** and location;
 - e) Maintenance or repairs to **existing buildings** and foundations provided that the work does not involve the placement of fill, alteration of **existing** grades or changes to the footprint or **gross floor area** of the **structure**;
 - f) Interior renovations provided that there is no change in the **use** or intensification;
 - g) Minor additions to **structures** or **accessory structures** that meet all the requirements of this **by-law**;
 - h) Infrastructure projects initiated by a **Public Authority**; and
 - i) Any other circumstances as so authorized at the discretion of the **Director**.

1.13 Permit Classes and Delegated Approval

1.13.1 Classes

1. There are three classes of Community Planning Permits as summarized below and outlined in Table 1.1:
 - Class 1 – All Standards Met;
 - Class 2 – Minor Variation; and
 - Class 3 – Major variation.
 - a) Class 1 Community Planning Permit captures **developments** that meet all development standards of this **by-law** and the Town of Aurora Official Plan, as amended, in force and effect on the **effective date** of this **by-law**;
 - b) Class 2 (minor variation) Community Planning Permit captures **developments** that do not comply with the development standards for a Class 1 Community Planning Permit and are subject to additional requirements as outlined in Section 1.15 and Section 1.15.1; and
 - c) Class 3 (major variation) Community Planning Permit captures **developments** that do not comply with the development standards for a Class 1 and Class 2 Community Planning Permit and are subject to additional requirements as outlined in Section 1.15 and Section 1.15.1.

Table 1.1: Permit Classes and the Respective Delegated Authority and Public Notice Procedure

	Class 1 Application	Class 2 Application	Class 3 Application
Description	Application meets all development standards of the by-law . No variation is required.	Application generally meets the intent, standards, and provisions of this by-law but require a minor variation based on: <ul style="list-style-type: none"> • Any variation to Section 3.0. • One or more development standards within the established Class 2 variation limits of 10%, as identified in the development standards within Section 6.0. • Approval of a listed discretionary use. 	Application generally meets the intent, standards, and provisions of this by-law but requires a major variation based on: <ul style="list-style-type: none"> • One or more development standards beyond the Class 2 variation limit (exceeding 10%), as identified within Section 6.0, or specifically involving maximum permitted building height. • Approval of additional uses not permitted under Section 6.0.
Approval Authority	Director.	Director.	Council.
Public Notice Procedures	No notice required.	No notice required.	<ul style="list-style-type: none"> • Staff to post notification on Town website for public access. • Notice shall be given by mail to residents within 120 metres of the subject lands. • On-site signage shall be provided. Signage shall include an explanation of the application, staff contact information, and the deadline for the submission of comments. • Notice shall also be given by publishing a notice in a newspaper.

1.13.2 Delegated Approval

1. **Council** delegates approval powers and duties on behalf of the **Town** to the **Approval Authority**, as set out in this **by-law** and in accordance with Table 1.1. **Council** may withdraw or amend this delegation at any time.
2. The **Town** will provide public notice of a Community Planning Permit application in accordance with Table 1.1. The **Town** may update the application public notice procedures without an amendment to this **by-law**. A Notice of Decision will be provided for all Community Planning Permits in accordance with Section 1.18.5.

1.13.3 Referrals to Council

1. The **Director** has the delegated authority to determine the appropriate class for any Community Planning Permit application.
2. The **Director** and/or delegate may refer Class 1 or Class 2 application to **Council** to be processed as a Class 3 Community Planning Permit at any time prior to the decision of an application.
3. At the time of applying, an applicant may request that a Class 2 Community Planning Permit application be processed as a Class 3 Community Planning Permit, where the applicant is of the opinion that the application would benefit from **Council** review and decision.

1.14 Discretionary Uses

1. A discretionary **use** may only be allowed if the criteria set out in this **by-law** have been addressed to the satisfaction of the **Approval Authority**.

2. A **use** shall be added as a permitted use or a discretionary **use** through a Class 3 application.

1.15 Variation

1. Variations to standards of this **by-law** may be considered through the Class 2 or Class 3 Community Planning Permit process, in accordance with the requirements and objectives of this **by-law** and the Town of Aurora Official Plan, as amended.
2. Variations can be applied as an amount or percentage of an eligible standard. The amount or percentage referred to is the amount of the standard that may be varied.
3. A Community Planning Permit application for a Class 2 or Class 3 permit that requests a variation shall be subject to all requirements of this **by-law**.
4. Where a standard in Section 3.0 and Section 5.0, has no established limits within this **by-law**, staff may approve or conditionally approve **developments** which vary from the standards identified in these sections, subject to criteria in Section 1.15.1 and subject to alignment with the Town of Aurora Official Plan, as amended, provincial policy, and other applicable legislation.

5. For a Class 2 Community Planning Permit, staff may approve or provisionally approve **developments** which vary from the standards identified in Section 6.0, provided the variation is within the established Class 2 variation limits identified in this **by-law**, subject to the criteria in Section 1.15.1 and subject to alignment with the Town of Aurora Official Plan, as amended, provincial policy, and other applicable legislation, is still maintained.
6. For a Class 3 Community Planning Permit, **Council** may approve **developments** which vary from the standards identified in this **by-law** at their discretion subject to the criteria in Section 1.15.1 and subject to alignment with the Town of Aurora Official Plan, as amended, provincial policy, and other applicable legislation.

1.15.1 Criteria for Considering Class 2 or Class 3 Variations

1. Where a Class 2 or Class 3 Community Planning Permit is required, the proposed **development** or a discretionary **use** will only be permitted if the following criteria are addressed, in addition to the other requirements of this **by-law**, to the satisfaction of the **Approval Authority** prior to the issuance of a Community Planning Permit in accordance with Section 1.18.1 and may be subject to conditions of approval in accordance with Section 1.18.2:
 - a) The proposed **development** maintains the general intent of this **by-law**;

- b) The proposed **development** conforms to the Town of Aurora Official Plan, as amended;
 - c) The proposed **development** is consistent with and conforms to applicable federal, provincial, regional, and municipal statutes, policies, plans, and/or other documents;
 - d) The proposed **development** shall consider provincial and municipal guidelines and have regard for technical studies;
 - e) The potential adverse impacts resulting from the proposal are identified and mitigated where appropriate;
 - f) The proposed **development** is compatible with and sensitive to the planned context and character of the area; and
 - g) All necessary supporting studies are provided to the satisfaction of the Approval Authority.
2. Where a **building** is proposed to include multiple **dwelling units**, the **Town** shall prioritize the provision of a balanced mix of **dwelling unit** types when applying the criteria in subsection 1 of Section 1.15.1 to evaluate the proposed **development**.
3. Where a Class 2 Permit is required, staff may scope the extent of the evaluation required in subsection 1 of Section 1.15.1 in consideration of the scale of the variation requested and provided that the general intent of the criteria are met.

1.16 Agreements

1. Where a Community Planning Permit is required, an applicant may be required, at the discretion of the **Approval Authority**, to enter into one or more agreements with the **Town**, including but not limited to, agreements to address conditions of approval as outlined in Section 1.18.2.
2. In addition to subsection 1 of Section 1.16, the agreement shall be registered on title to the Owner's property at the Owner's expense.
3. Notwithstanding any other provision in this **by-law**, the applicant is responsible to obtain all required approvals and permits beyond those provided as part of a Community Planning Permit.
4. **Council** delegates the authority to **Town** staff to prepare, approve, execute, and to amend any Community Planning Permit Agreement required by this **by-law**.
5. Pre-existing **development** agreements continue to be valid and binding and may be amended under this **by-law** if subject to a Community Planning Permit.

1.17 Application Process

1. The Downtown Community Planning Permit review process generally consists of the steps illustrated in Figure 1.1.

1.17.1 Pre-Consultation

1. Prior to the submission of a Community Planning Permit Application, the applicant shall meet with **Town** staff through a formal pre-consultation to obtain the requirements for a complete Community Planning Permit Application, unless exempt from a permit as outlined in Section 1.12 of this **by-law**.
2. The **Town** shall require that pre-consultation with applicable agencies occurs prior to the submission of a Community Planning Permit Application, where appropriate.
3. Where a technical study or report is required to support a Community Planning Permit Application, the extent of the issues to be addressed will be identified by applicable agencies and/or **Town** staff, based on the **Town's** Official Plan, as amended, and any terms of reference set out during the pre-consultation meeting.

1.17.2 Complete Application

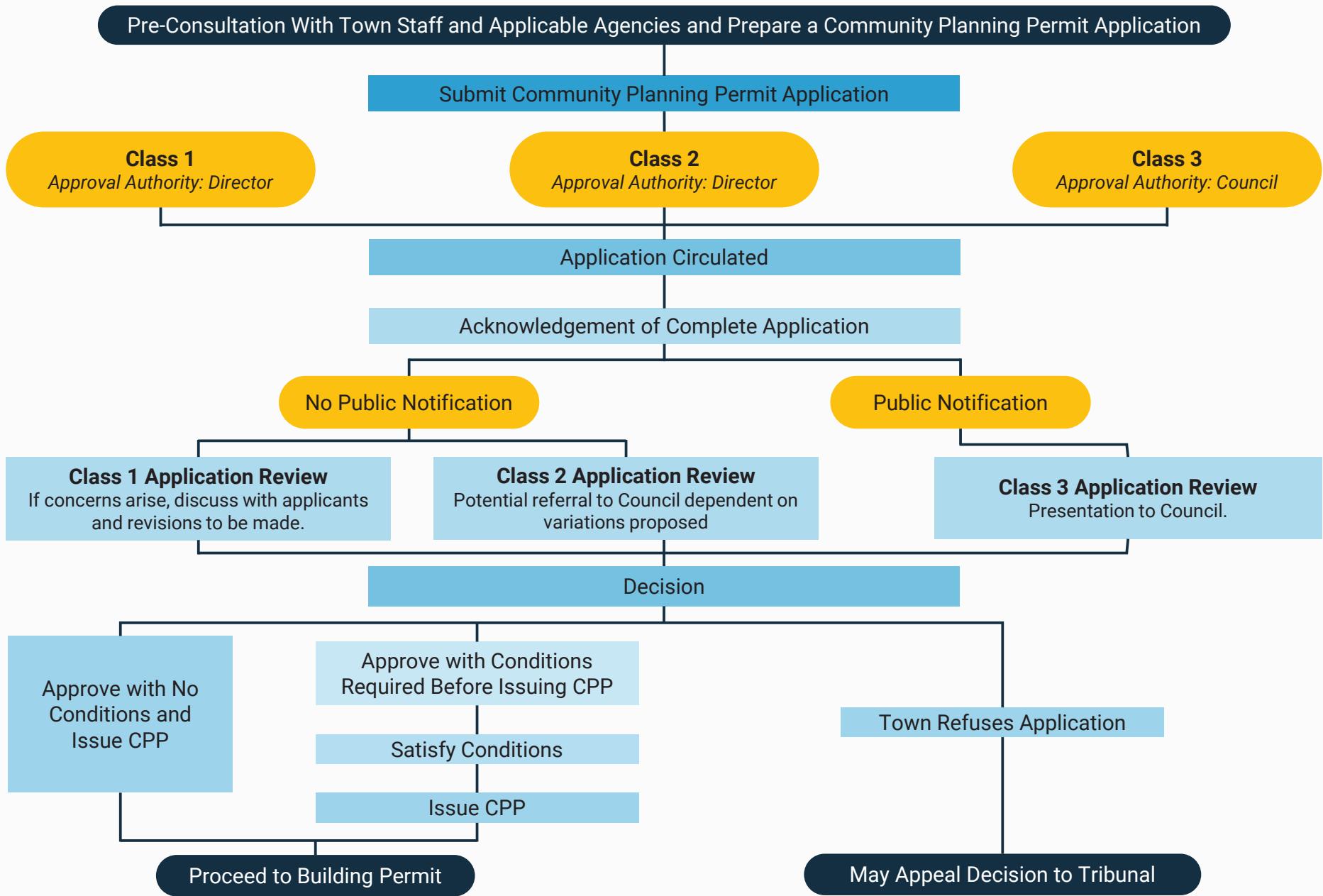
1. Complete applications for a Community Planning Permit shall include:
 - a) A fully completed and signed Community Planning Permit Application Form;
 - b) Submission of the required application fees, as set out in the **Town's** Fee By-law, as amended;
 - c) The application submission requirements identified on Schedule 1 of *Ontario Regulation 173/16*, as amended;

- d) All requirements identified through pre-consultation, in accordance with the Town of Aurora Official Plan, as amended, and subject to the provision in Section 1.17.1, Section 1.17.2, and 1.17.3; and
- e) Any applicable agency approvals or permits required to be provided of the **Approval Authority** as determined during the pre-consultation meeting.

1.17.3 Required Information, Materials, Studies, and Reports

1. A list of technical studies and reports that may be required to be submitted at the time of a Community Planning Permit Application is contained in the Town of Aurora Official Plan, as amended. Additional technical studies and reports may also be required for applicable agency approvals at the same time of application.
2. All required technical studies and reports shall be carried out by a qualified person retained by and at the expense of the applicant.
3. At the discretion of the **Approval Authority**, any required technical studies and reports may be subject to peer review at the expense of the applicant.

Figure 1.1: Community Planning Permit Application Process



1.18 Decision, Approvals, and Appeals

1.18.1 Decision

1. Upon review of a complete application, the **Approval Authority** may:
 - a) Approve the application without conditions and issue a Community Planning Permit;
 - b) Approve the application and issue a Community Planning Permit with conditions attached, subject to Section 1.18.2; or
 - c) Refuse to approve the application.

1.18.2 Conditions of Approval

1. Where a Community Planning Permit is required in accordance with the provisions of this **by-law**, the **Town** may approve an application with conditions, which must be completed within an agreed upon timeframe to the satisfaction of the **Approval Authority**.
2. Conditions will include a clear statement of whether it must be complied with before the construction, renovation, demolition, and certain changes to **use of buildings** and/or **structures**.
3. A condition of approval shall not deal with the following aspects of **buildings** and/or **structures**:
 - a) Interior design;
 - b) The layout of interior areas, other than interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open space and interior walkways in adjacent buildings; and
 - c) The manner of construction and construction standards.

4. The following conditions may be imposed by the **Town**, including but not limited to:
 - a) The completion of required studies, plans, and/or other documents;
 - b) The submission of supplemental studies, plans, and/or other documents;
 - c) The implementation of actions or recommendations in studies, plans, and/or other documents;
 - d) The submission or confirmation of review, approvals, and/or permits from other agencies and levels of government;
 - e) The achievement of performance criteria and standards, including those related to achieving a high standard of context-sensitive urban design;
 - f) Entering into any agreement(s) securing off-site parking or cash-in-lieu of parking;
 - g) The conveyance of land for any specified reason;
 - h) The verification of site remediation;
 - i) The protection of natural environment, natural systems, mature vegetation, or remediation of lands;
 - j) The efficient use or conservation of energy;
 - k) The provision and capacity of transportation and servicing infrastructure;
 - l) Conservation of cultural heritage resources;
 - m) The availability of municipal infrastructure and services;
 - n) The provision of attainable and/or affordable housing units;

- o) Compliance with applicable parkland requirements;
- p) The efficient phasing of development;
- q) The provision of financial assurances to facilitate compliance with municipal approvals and indemnify the town;
- r) The application and/or lifting of holding provisions;
- s) A condition requiring the provision of specified community benefits in exchange for a specific bonus of development as identified in the by-law in accordance with Section 1.20; and
- t) Entering into agreements relating to any conditions.

5. Conditional approval shall be valid for a period of two (2) years, failing which the conditional approval will lapse.

6. Notwithstanding subsection 5 of Section 1.18.2, requests for an extension of a conditional approval for a Community Planning Permit to meet a condition may be granted upon submission of a formal request to the **Director at the Town**.

7. An extension of a conditional approval for a Community Planning Permit may be granted in one (1) year intervals, to a maximum of three (3) requests, subject to this **by-law** and any provisions within, as amended.

8. In accordance with the *Planning Act*, the applicant may at any time make a motion for directions to have the Ontario Land Tribunal determine whether a specified condition has been fulfilled or is valid.

1.18.3 Modification of Conditional Approvals

1. At the request of the applicant, and when considered appropriate by the **Town**, modifications to a Community Planning Permit with conditional approval, including changes to the **development** concept and supporting materials or to the conditions of conditional approval, may be made at any time, subject to the provisions within this **by-law** and the Town of Aurora Official Plan, as amended.
2. Proposed modifications to a Community Planning Permit with conditional approval will be reviewed in accordance with the relevant sections of this **by-law**.
3. Proposed modifications may be subject to additional submission requirements and application fees to support the application, to the satisfaction of the **Approval Authority**.
4. Where an applicant applies to modify a Community Planning Permit with conditional approval, the fee should be equal to that which would be charged if the application was new. At the discretion of the **Approval Authority**, the fees may be waived or reduced if the change is minor.

1.18.4 Revoking Approvals

1. The **Approval Authority** has the power to revoke any approval granted in the case where:
 - a) The approval has been granted on mistaken or false or incorrect information;
 - b) The approval has been granted in error;
 - c) The applicant for the approval has requested in writing that it be revoked; or,

- d) Six (6) months after the approval has been granted, the **development** in respect of which the approval has been granted has not been seriously commenced in the reasonable opinion of the **Approval Authority**.

1.18.5 Notice of Decision

1. In accordance with the *Planning Act*, within 15 days of the date of decision, the town shall issue a written Notice of Decision to the applicant and to each person or public body that filed a written request to be informed of the decision with the town clerk.
2. The Notice of Decision shall:
 - a) Include reasons for the decision; and
 - b) Give reason for any conditions imposed and include any imposed conditions.

1.18.6 Appeal Rights and Process

1. In accordance with the *Planning Act*, an applicant may appeal a decision on a Community Planning Permit Application in writing to the Ontario Land Tribunal, no later than 20 days after the day the Notice of Decision is given.
2. In accordance with the *Planning Act*, an applicant may appeal a non-decision on a Community Planning Permit Application in writing to the Ontario Land Tribunal if no decision was made within 45 days of an application deemed complete.
3. Appeals must be made in accordance with the *Planning Act* and *Ontario Regulation 173/16*, as amended.

1.19 Public Notification Requirements

1. If the application meets all **development** standards of the by-law, Class 1, no notice is required.
2. If the application is within the Minor Variation threshold, Class 2, no notice is required.
3. If the application falls under the Major Variation threshold, Class 3, as further identified in Section 1.13, notice of the application is given by mail to residents within 120 meters of the subject property, it is also given by posting the notice on the **Town's** website, publishing the notice in a newspaper, and by the placement of on-site signage on the **street** frontage.
4. Notice of all complete applications falling under Class 3 Planning Permit are posted on the **Town's** website and are provided to **Council** for information purposes.

1.20 Providing Benefits for the Community

1. The maximum **building height** that is permitted through a Class 1 and Class 2 Community Planning Permit is shown in Schedule C and is subject to the provision this section in accordance with subsection 2 of Section 1.20 and Table 1.2 and Table 1.3.

Table 1.2: Overview of Required Community Benefits

	Class 1 Application	Class 2 Application	Class 3 Application
Required	Community Levy per Table 1.3 for development with 5 or more storeys and 10 or more residential units.	Community Levy per Table 1.3 for development with 5 or more storeys and 10 or more residential units.	<p>Community Levy per Table 1.3 for development with 5 or more storeys and 10 or more residential units.</p> <p>AND</p> <p>A minimum of 35% of all residential units added as part of the Class 3 variation being sought must be provided as affordable dwelling units, per Table 1.4.</p> <p>OR</p> <p>Cash-in-lieu contribution for the required affordable dwelling units as identified in Option 1, per Table 1.5.</p> <p>OR</p> <p>A proportional amount of provided community benefits per subsection 7 of Section 1.20 in proportional quantity or monetary value as determined by the Council.</p>

2. In exchange for the approval of additional **building height** for a **development** containing a residential **use**, the **Town** will require the provision of community benefits as outlined in Tables 1.2 and Table 1.3, and as follows:
 - a) For a **development** containing multiple **buildings**, the required facilities, services, and related matters will be calculated per **dwelling unit** for all residential **units** above the Class 1 and Class 2 maximum **building height** threshold.
 - b) The required community levy shall be calculated based on all dwelling units in the building.
3. Any **development** may be waived, at the discretion of the **Director** or the **Approval Authority**, of the requirements of providing a Community Levy, in accordance with Table 1.3, if the applicant provides community benefits that is deemed to exceed the Community Levy amount.
4. An application proposing an increase in the maximum **building height** shall demonstrate as part of a complete application that the community benefits proposed to be provided are proportional in quantity or monetary value to the number of additional **dwelling units** proposed.
5. The **Town**, through the **Approval Authority**, has the ultimate authority to determine appropriateness of the community benefits provided.
6. An applicant may be required, at the discretion of the **Approval Authority**, to enter into one or more agreements registered on title with the **Town** or another agency, for the provision of community benefits.

Table 1.3: Required Community Levy Amount

Contribution Amount	
Community Levy	4 per cent of the value of the land that is the subject of development.

Table 1.4: Affordability Threshold for Town of Aurora

Affordable Ownership	Affordable ownership price shall be equal or less than the current Canada Mortgage and Housing Corporation affordable ownership price in the Town of Aurora.
Affordable Rental Unit	Affordable rental units shall be equal or less than the current Canada Mortgage and Housing Corporation affordable rental price for each unit type in the Town of Aurora.

Table 1.5: Cash-in-Lieu of Affordable Dwelling Units

Contribution Amount	
Cash-in-lieu of Affordable Dwelling Units	A contribution amount to the satisfaction of the Approval Authority per affordable dwelling unit required, per Table 1.2.

7. The **Approval Authority** may authorize a variation in the community benefits provided, provided that the proposal offers additional benefits that shall meet a need identified by the **Town**, such as, but not limited to, the following:
 - a) Accessible **dwelling units**;
 - b) Additional affordable **dwelling units**, beyond those required in Table 1.2 for Class 2 and Class 3 Community Planning Permits;
 - c) Conservation, protection, and preservation of cultural heritage resources in excess of established protections under designation by-laws;
 - d) Parkland and improvements to existing parks or natural heritage features in excess of what is required under Section 42 of the *Planning Act* and the **Town's** Parkland Dedication By-law, as amended;
 - e) Public parking and improvements to existing public parking;
 - f) Public art;
 - g) **Purpose-built rental housing**;
 - h) Street trees, street furniture or other public realm improvement infrastructure;
 - i) Servicing improvements;
 - j) **Green roofs** or sustainable design initiatives; and
 - k) Any other in-kind contribution as approved by **Council** with value to be determined by the **Approval Authority**.
8. Notwithstanding the provisions above, providing community benefits shall not be required with respect to:
 - a) **Development** or a change in **use** of a **building or structure** intended for **use** as a **long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
 - b) **Development** or a change in **use** of a **building or structure** intended for **use** as a **retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*;
 - c) **Development** or a change in **use** of a **building or structure** intended for **use** as a **hospice** to provide end-of-life care;
 - d) **Development** or change in **use** of a **building or structure** intended for use by any of the following **post-secondary institutions** for the objects of the institution:
 - i. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
 - ii. A college or University federated or affiliated with a university described in subparagraph (i); or
 - iii. An Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*.

- e) **Development** or a change in **use** of a **building** or **structure** intended for **use** as residential premises by any of the following entities:
 - i. A corporation to which the *Not-for-profit Corporations Act*, 2010 applies, that is in good standing under the Act and whose primary objective is to provide housing;
 - ii. A corporation without share capital to which the *Canada Not-for-profit Corporations Act*, 2009, applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - iii. A non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, 1990.

1.21 Amending this By-law

1. An amendment to this **by-law** may be initiated by the **Town** or by an applicant.
2. In accordance with the *Planning Act*, applications to amend this **by-law** shall not be made before the fifth anniversary of the **effective date** of this **by-law** unless in compliance with *Ontario Regulation 173/16*, s. 17 (5). In accordance with the *Planning Act*, amendments to this **by-law** are permitted through a **Council** resolution before the fifth anniversary of the effective date of this **by-law**.
3. Any amendment to this **by-law** shall:

- a) Be supported by a comprehensive planning rationale and complete Official Plan Amendment Application, as required, with the context of the planned vision for all the lands within the area, subject to the **by-law**; and
- b) Provide an engagement plan including details for providing public notification, open houses, and statutory public meetings in accordance with the *Planning Act*.

4. The planning rationale to support any amendment to this **by-law** must evaluate the application in the context of the goals, objectives, guiding principles, and intent of this **by-law** and conformity with the Town of Aurora Official Plan, as amended, and applicable provincial plans.

1.22 Existing Holding Provisions

1. Where lands were deemed to be subject to a Holding provision by way of a by-law passed pursuant to Section 36 of the *Planning Act* on the day that this **by-law** comes into force and effect, the conditions associated with the application Holding provisions shall be deemed to continue to apply.
2. Where there is a conflict between the provisions of this **by-law** and the specific provisions or conditions of any by-law imposing a holding provision, the specific by-law imposing a Holding provision shall prevail.

1.23 Applying Holding Provisions

1. Where the **Town** deems it necessary to apply a Holding provision for any lands approved for **development** under this **by-law**, an (H) symbol will be applied to the lands.
2. The land shall be released from the holding provision when appropriate conditions are met, including matters related to but not limited to:
 - a) Servicing capacity and allocation;
 - b) Phasing;
 - c) Infrastructure requirements;
 - d) Transportation and parking requirements;
 - e) Environmental remediation or site concerns;
 - f) Natural feature restoration; and/or
 - g) The completion of relevant studies, or other matters.
3. The **Town** retains the ability, in its sole discretion, to assign and release Holding provisions.

1.24 Lot Consolidation

1. The boundaries of this **by-law** area shown on Schedule A can be adjusted by the **Approval Authority** on a minor case-by-case basis on account of **lot** consolidation of certain lands abutting the **by-law** area if majority of the land holdings are contained within the **by-law** boundary.
2. In such event as a minor adjustment per the above case, a Class 3 application or other applications as required by the **Town** may be required at the discretion of the **Director**.

1.25 Existing Uses

1.25.1 Legal Non-conforming Uses

1. Nothing in this **by-law** shall apply to prevent the **use** of any land, **building** or **structure** for any purpose prohibited by the **by-law** if such land, **building**, or **structure** was lawfully used for such purpose prior to the **effective date** of this **by-law**, so long as it continues to be used for that purpose.

1.25.2 Existing Non-complying Buildings and Lots

1. A **lot** in existence prior to the **effective date** of this **by-law** that does not meet the minimum **lot area** or lot frontage requirements of the applicable area is permitted to be used and **buildings** and **structures** thereon be erected, enlarged, rebuilt, repaired, or renovated, provided the use conforms with this **by-law** and the **buildings** and **structures** comply with all other provisions of this **by-law**.
2. A non-complying **building** or **structure** which existed legally prior to the **effective date** of this **by-law** may be enlarged, repaired, renovated, or reconstructed, provided that the enlargement, repair, renovation, or reconstruction does not further encroach into a required **yard**. Additional review and permit approval may be required at the discretion of the Approval Authority.

1.26 Allocation of Municipal Parking

1. Where a **development** proposal would acquire **existing** municipal public parking to **erect a building or structure**, applicants shall enter into an agreement with the **Town** to secure and/or allocate public parking within the **parking areas or parking structures** provided through the **development**.

INTERPRETATION

2.0

- 2.1 Interpretation
- 2.2 Legislation
- 2.3 Conflict
- 2.4 Downtown Mixed-Use Zone
- 2.5 Site Specific Exemptions
- 2.6 Figures, Diagrams, and Images
- 2.7 Defined Terms
- 2.8 Rounding



2.1 Interpretation

1. The interpretation rules set out in Section 2.0 apply to all **by-law** provisions herein, unless the text of the **by-law** expressly states otherwise.

2.2 Legislation

1. Wherever legislation is referenced in this **by-law**, the reference is meant to include all applicable amendments to the legislation and successor legislation thereto, as well as all regulations or other secondary legislation that is passed in accordance with the referenced statute.

2.3 Conflict

1. In the event of any conflict between this **by-law** and any other by-law passed by the Town, the more restrictive provision prevails unless applicable law requires otherwise.

2.4 Downtown Mixed-Use Zone

1. This **by-law** establishes the following zone and places all lands subject to this **by-law** in the following zone:
 - DMU - Downtown Mixed-Use

2.4.1 Downtown Mixed-Use Zone

1. When determining the boundary of the Downtown Mixed-Use zone, as shown on Schedule A, the following provisions shall apply:

- a) Where the boundary is indicated as approximately following the edge of a **lane** allowance, the historic centre line of the **lane** shall be deemed to be the precinct boundary;
- b) Where the boundary is indicated as approximately following a **lot line** other than a **street line**, the **lot line** shall be deemed to be the precinct boundary;
- c) Where a public authority has expropriated part of a **lot** for the widening of a **street**, the boundary shall move such that it corresponds to the location of the new **lot line**; and
- d) Where none of the above provisions apply, the boundary or overlay boundary is to be scaled from Schedule A.

2.4.2 Downtown Mixed-Use Zone Citations

1. The citations will be described as a letter or a group of letters and labeled on the Schedule(s) of this **by-law**. The citations may be followed by a number, a suffix, or a number and a suffix. A prefix may be applied before the citation.

2.5 Site Specific Exemptions

1. Where a symbol shown on the Schedule(s) of this **by-law** contains a number, the number represents a site-specific provision that applies to the lands noted.
2. The regulations of the site-specific provision supersede any inconsistent regulations in the remainder of this **by-law**.

2.6 Figures, Diagrams, and Images

- Figures, diagrams, and images in this **by-law** are for convenience of reference only, and do not form an operative part of this **by-law** and are not considered to be an integral part of this **by-law**.

2.7 Defined Terms

- Bolded terms are defined in Section 4.0 of this **by-law**. Defined terms are intended to capture both the singular and plural forms of these terms. For non-bolded terms, the grammatical and ordinary meaning of the word applies.

2.8 Rounding

- Unless otherwise states, the following shall apply in determining the rounding digit:
 - For a provision shown as a whole number, the rounding digit is the first whole number left of the decimal place;
 - For a provision shown to the first decimal place, the founding digit is the first digit right of the decimal place; and
 - For a provision shown to the second decimal place, the rounding digit is the second digit right to the decimal place.

- Unless otherwise stated, the following rules for rounding shall apply:
 - Rule One: Determine your rounding digit and look to the digit right of it. If that digit is 0, 1, 2, 3, or 4, do not change the rounding digit and discard all digits that are right of the rounding digit. This is rounding down.
 - Rule Two: Determine your rounding digit and look to the digit right of it. If that digit is 5, 6, 7, 8, or 9, add one to the rounding digit and discard all digits that are right of the rounding digit. This is rounding up.
 - For either Rule One or Rule Two, if there is no digit right of the rounding digit, it is not necessary to round the number.

Table 2.1: Rounding Example

When Rounded to the:	25.368	25.504	25.967
Numbers above become...			
First Whole Number	25	26	26
First Decimal Place	25.4	25.5	26.0
Second Decimal Place	25.37	25.50	25.97

GENERAL PROVISIONS

3.0

- 3.1 Variations to General Provisions
- 3.2 Accessory Buildings and Structures
- 3.3 Additional Residential Units
- 3.4 Central Air Conditioning and Heat Pumps
- 3.5 Rooftop Mechanical Equipment
- 3.6 Outdoor Storage
- 3.7 Garbage Storage
- 3.8 Outdoor Patios
- 3.9 Affordable Housing
- 3.10 Community Levy
- 3.11 Lot Frontage
- 3.12 Bedrooms
- 3.13 Home Occupations
- 3.14 Bed and Breakfast
- 3.15 Accessibility
- 3.16 Amenity Area
- 3.17 Landscaped Open Space and Buffers
- 3.18 Daylight Triangles
- 3.19 Grade-Related Residential Units
- 3.20 Mid-Block Pedestrian Connections
- 3.21 Laneways
- 3.22 Heritage Buildings
- 3.23 Design
- 3.24 Private Parkland and Parkettes
- 3.25 General Provisions Notwithstanding Clause
- 3.26 Consideration for Town Policies



3.1 Variations to General Provisions

1. Any variations to a general regulation as outlined in Section 3.0 will be classified as Class 2 variations, subject to the review of the **Approval Authority**, and will require a Community Planning Permit Application, unless otherwise noted.

3.2 Accessory Buildings and Structures

1. The following regulations shall apply to **accessory buildings** and **accessory structures**:
 - a) No **accessory buildings** or **structures** shall be used for human habitation, except as provided for in Section 3.3;
 - b) An **accessory building** or **structure** shall be prohibited from the **front yard**;
 - c) An **accessory building** or **structure** may be located in a **yard** other than a **front yard** or required **exterior side yard** on a lot provided that:
 - a) The **accessory building** or **structure** is setback 1.0 meter from any **lot line**;
 - d) The maximum **lot coverage** for an **accessory building** or **structure** shall not exceed 7.5 per cent;
 - e) The maximum total **ground floor area** of all **accessory buildings** or **structures** is 34.5 square meters;
 - f) The maximum **height** of an **accessory building** or **structure** is 3.5 meters; and
 - g) An **accessory building** or **structure** shall be detached from the principal building.

3.3 Additional Residential Units

1. **Additional residential units** shall only be permitted in a **townhouse dwelling unit**.
2. The following provisions shall apply to **additional residential units**:
 - a) Parking space for **additional residential units** may be provided as a **tandem parking space** in the **driveway** at a one-to-one rate;
 - b) The **additional residential unit** shall be connected to municipal sanitary services and municipal water services; and
 - c) The maximum number of **additional residential unit** permitted on a lot is 2.0.
3. Notwithstanding subsection 1 and 2 of Section 3.3, an **additional residential unit** shall be permitted on any **existing legal non-conforming lots** with a **detached building** or **semi-detached buildings**.
4. Notwithstanding subsection 1 and 2 of Section 3.3, a maximum of 2 **additional residential units** shall be permitted on **lots** with **legal non-conforming detached building** and **semi-detached buildings**.

3.4 Central Air Conditioning and Heat Pumps

1. Notwithstanding the provisions of Section 3.2, in the Downtown Mixed-Use Zone:
 - a) Central air conditioners and/or heat pumps shall only be permitted in **rear yard** and **side yards** for **townhouse dwelling units** and set back from any sidewalks and appropriately screened, as determined by the **Director**.

- b) Central air conditioners and/or heat pumps in **mixed-use buildings** and **apartment buildings** shall be roof mounted and appropriately screened, as determined by the **Director**.

3.5 Rooftop Mechanical Equipment

1. Notwithstanding the provisions of Section 3.2 in the Downtown Mixed-Use Zone:
 - a) **Rooftop mechanical** equipment shall be set back a minimum of 3.0 meters from the building edges;
 - b) **Rooftop mechanical** equipment shall not exceed a height of 3.0 meters, except elevator penthouses, which shall not exceed 5.0 meters; and
 - c) **Rooftop mechanical** equipment shall be screened with solid screening design to complement materials used for the building's façade(s).

3.6 Outdoor Storage

1. An **outdoor storage area** is not permitted in any part of the Downtown Mixed-use Zone.

3.7 Garbage Storage

1. No garbage or refuse shall be stored on any **lot** except within the **building** or **structure** on such **lot** or in a container in the **rear yard** of such **lot**.
2. All garbage or refuse storage area shall be screened from any street and from any adjacent **lot**.

3.8 Outdoor Patios

1. An **outdoor patio** must be combined with one of the following uses and be located on the same **lot** or an abutting **lot**:
 - a) Club;
 - b) Restaurants; and
 - c) Retail Store.
2. Notwithstanding the provisions in this **by-law**, the following shall apply to an **outdoor patio** of a restaurant or licensed establishment:
 - a) **Outdoor patios** located in the **front yard** shall be enclosed by a fence with a maximum height of 1.2 meters above surface of the patio floor;
 - b) **Outdoor patios** located in the **interior side yard**, **exterior side yard**, or **rear yard** shall be enclosed by a fence with a maximum height of 2.5 meters above the surface of the patio floor; and
 - c) **Outdoor patio** spaces shall be setback a minimum of 1.0 meter from any loading space, parking space, parking aisle, or driveway.
3. An **outdoor patio** may be used to provide entertainment such as performances, music, and dancing, provided that the **outdoor patio** is not located above the first storey of the **building**.

3.9 Affordable Housing

1. A minimum of 25 per cent of all new residential **development** within this **by-law** area shall meet the definition of **affordable dwelling units**.

2. **Affordable dwelling units** shall be provided for a minimum of 25 continuous years, commencing on the date that a tenant first occupies the **affordable dwelling unit**.
3. **Affordable dwelling units** shall be similar to market units in the **development** in terms of mix, type, and size.
4. Notwithstanding subsection 1, 2 and 3 of Section 3.9, **affordable dwelling units** shall not be required with respect to a:
 - a) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
 - b) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*; and
 - c) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **hospice** to provide end-of-life care.
2. Notwithstanding the provision above, a Community Levy shall not be required with respect to a:
 - a) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
 - b) **Development** or a change in **use** of a **building** or **structure** intended for **use** of as a **retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*;
 - c) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **hospice** to provide end-of-life care;
 - d) **Development** or change in **use** of a **building** or **structure** intended for **use** by any of the following **post-secondary** institutions for the objects of the institution:
 - i. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
 - ii. A college or university federated or affiliated with a university described in subparagraph (i); or
 - iii. An Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*.

3.10 Community Levy

1. All new **developments** are anticipated to provide a Community Levy in lieu of a Community Benefits Charge, at the rate outlined in Table 1.3.

- e) **Development** or a change in **use** of a **building** or **structure** intended for **use** as residential **premises** by any of the following entities:
 - i. A corporation to which the *Not-for-profit Corporations Act*, 2010 applies, that is in good standing under the Act and whose primary objective is to provide housing;
 - ii. A corporation without share capital to which the *Canada Not-for-profit Corporations Act*, 2009, applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - iii. A non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, 1990.
- 3. Where **development** proposes multiple **uses** within a building and the owner has provided satisfactory evidence to the **Director**, or **Approval Authority**, that it includes one or more of the excluded types of **development** or change in **use** described in subsection 2 of Section 3.10, a Community Levy otherwise payable for the **development** will be reduced by an amount attributed by the **Town** to the excluded type of **development** or change in **use**.

3.11 Lot Frontage

- 1. No person shall **erect** or use any **building** or **structure** in the **by-law** area unless the **lot** upon which such **building** or **structure** to be erected fronts upon a **public street** or **private street**, or has legal access to a **public street**.

3.12 Bedrooms

- 1. With the exception of a bedroom(s) identified on a building permit, the **use** or conversion of any **habitable floor space** in whole or in part as a bedroom shall be prohibited except where a Community Planning Permit amendment is obtained from the **Town** authorizing such use in accordance with applicable law.

3.13 Home Occupations

- 1. **Home occupations** may be permitted in **townhouse buildings**, **apartment buildings**, and **mixed-use buildings** in compliance with the following regulations:
 - a) It shall be conducted entirely within the **dwelling unit** or permitted **accessory building** or **structure**;
 - b) The property is the principal residence of the person carrying on the **home occupation** use;
 - c) There shall be no mechanical equipment used or stores except where originally used for domestic purposes;
 - d) No more than one person not resident in the **dwelling unit** shall be employed in the **home occupation**;
 - e) A **home occupation** shall be clearly secondary to the main residential use of a **building** and shall not change the residential character of a **dwelling unit**;
 - f) 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;

- g) An adequate water supply and sewage disposal facilities are available for the **home occupation**, and the requirements of the *Ontario Building Code* are satisfied;
- h) Not more than 25 per cent of the **gross floor area** of the **dwelling** shall be used for the purpose of **home occupation** use, and in no case shall the **home occupation** exceed 45 square meters; and
- i) Where a **townhouse building** contains an **additional residential unit** and is permitted to have a **home occupation**, the **home occupation** shall be permitted in only one unit.

3.14 Bed and Breakfast

- 1. **Bed and breakfast** establishments shall be prohibited in:
 - a) **Apartment buildings**;
 - b) The residential units of a **mixed-use building**; and
 - c) **Stacked townhouse buildings**.
- 2. All **bed and breakfast** establishments are subject to the Town's Short Term Rental By-law.

3.15 Accessibility

- 1. All **dwelling units** shall conform with the Town's accessibility policies, including those outlined in the Town of Aurora Official Plan, as amended.

3.16 Amenity Area

- 1. Any proposed **development** with more than 20 **dwelling units** shall provide a minimum **amenity area** of 3.0 square meters per **dwelling unit** on the same **lot** for which it is required.
- 2. **Apartment buildings** and **mixed-use buildings** shall provide a minimum **amenity area** of 3.0 square meters per **dwelling unit**, provided a minimum of 50% of the required **amenity area** is provided as an interior amenity space.
- 3. Any **landscaped open space** provided through a **development** shall be included as part of the **amenity areas** of a **development**.
- 4. **Rooftop amenity areas for apartment buildings** or **mixed-use buildings** shall be located a minimum of 2.0 meters from the roof edge facing an **interior side yard**.
- 5. Notwithstanding the provisions above, the **Director**, or Approval Authority, may consider alternative **amenity area** requirements determined as appropriate for the **development**.

3.17 Landscaped Open Space and Buffers

- 1. **Multi-unit developments** are encouraged to provide an un-obstructed **landscaped open space** solely for supporting tree plantings, shrubs, flowers, grass, or other such vegetative elements, where possible.
- 2. **Landscaped buffers** are intended for screening purposes, in accordance with the following provisions:
 - a) A minimum 3.0 meter wide continuous **landscaped buffer** for any **side yard** and **rear yard** that as a frontage of 15.0 meters or more.

- b) A minimum 2.0 meter wide continuous **landscaping buffer** for any **side yard** and **rear yard** that is less than 15.0 meters.
- 3. Notwithstanding the policies of subsection 2 of Section 3.17, **developments** that have an **existing** 0 meter setback shall not be required to provide **landscaping buffers**.

3.18 Daylight Triangles

- 1. On any first storey of a corner lot, no fence, hedge, shrub, bush or tree or any other structure or vegetation shall be **erected** or permitted to grow to a height greater than 1.0 metre above the grade of the streets that abut the **lot** within the daylight triangle area enclosed by the intersecting **street lines** for a distance of 6.0 meters from their point of intersection.

3.19 Ground-Related Residential Units

- 1. Where **townhouse buildings** are proposed along the side streets of the Downtown Mixed-use Zone, the ground floor shall be elevated a minimum of 1.0 meter.
- 2. Where a front porch is proposed and encroached into the required minimum setback, the front porch shall be elevated and set back a minimum of 2.0 meters from the sidewalk and partially screened with a low wall, metal rail, or coniferous hedge for privacy, in accordance with the **Town's Fence By-law**, as amended.

3.20 Mid Block Pedestrian Connections

- 1. New **developments** are encouraged to incorporate mid block pedestrian connections to provide additional public realm frontage for shops, **restaurants**, and other businesses. Mid block pedestrian connections are encouraged west and east of Yonge Street and along internal blocks.
- 2. Mid block pedestrian connections shall be a minimum of 8.0 meters wide where new **developments** are proposed.
- 3. New **developments** and **redevelopments** should frame and enliven mid-block pedestrian connections with storefronts, grade-related residential units, and/or other active uses.

3.21 Laneways

- 1. Rear lanes shall be **developed** to reduce the need for private **driveways**.
- 2. **Developments** adjacent to areas identified as part the land required for the laneway connection shall implement the laneway connections in conjunction with **development**.

3.22 Heritage Buildings

- 1. Any **development** on a **designated heritage buildings** shall fully comply with the respective heritage designation by-law for the property.

3.23 Design

1. To ensure compatibility with the existing character of the Downtown, **developments** shall demonstrate consideration to the general urban design and architectural policies outlined in the Town of Aurora Official Plan, as amended.
6. Windows should be vertically aligned from floor-to-floor and horizontally aligned with the neighbouring **designated heritage buildings**.
7. Architectural articulation and details and the pallet of materials and colours should be chosen to respond to the existing **designated heritage buildings** and respect the established physical character of the streetscape.

3.23.1 Building Design

1. Building façades should have detailed architectural articulation to create visual interest along the street and public realm through colour and material variations, windows, changes in roof line, projecting and recessing wall surfaces, lighting and signage and other architectural elements and detailing such as cornices, dormers, columns, and pilasters.
2. **Developments** should respect the pattern of façade division by ensuring the horizontal and vertical architectural orders are aligned with neighbouring **designated heritage buildings**.
3. **Developments** with façades that overlook streets, and the public realm should include entries and a sufficient amount of windows that are proportionate to the size of the façades and consistent with the established pattern of the block.
4. Side façades and rear façades visible from the street should have windows, materials, and other architectural details consistent in character and quality with the front façade.
5. False windows, heavily tinted windows, or windows that are covered by signage, photos, or advertising are discouraged.

3.23.2 Building Materials

1. **Building** materials should complement the established physical character of the Downtown streetscape.
2. **Developments** should utilize long-lasting, high-quality building materials, such as brick, stone, and wood, which are long lasting and wear well with age.
3. **Developments**, whenever possible, should source local materials with low embodied carbon across the construction lifecycle.
4. **Building** materials that mimic other materials, or which deteriorate quickly and does not have a long lifespan, are not durable and prone to weathering are strongly discouraged, especially where visible from streets and public spaces. This includes materials like, but not limited to, stucco, vinyl siding, plywood, concrete block, metal siding, embossed face brick panels, and darkly tinted and mirrored glass.
5. In general, **building** materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability, and ease of maintenance.

6. **Developments**, whenever possible, should employ a hierarchy of materials with solid or “heavier” materials located within the lower building to visually anchor the building.

3.23.3 Storefront Design and Materiality

1. In addition to Section 3.23.1 and Section 3.23.2, storefronts shall also adhere to the following provisions:
 - A storefront shall have a minimum frontage of 4.5 meters and a maximum of 15.0 meters;
 - A storefront with a frontage greater than 7.5 meters should articulate narrow storefronts in the design of the façade;
 - Storefronts shall have a high-level of transparency, with a minimum of 75 per cent glazing to maximize visual animation;
 - Clear glass should be used for wall openings (e.g., windows and doors) along the street-level façade; and
 - On corner sites, storefronts shall address both street frontages through entries and/or glazing.
2. Commercial signage on storefronts shall be in accordance with the provisions outlined in the **Town's** Sign By-law and Sign Permit requirements and adhere to the following provisions, to the satisfaction of the **Town**:
 - Signage shall not feature any backlighting or neon lighting;
 - Signage shall be constructed with raised lettering; and

- Signage shall be illuminated externally by gooseneck lighting.

3.24 Private Parkland and Parkettes

1. Private parklands and parkettes or parkland dedication fees may be required as part of conditional approvals for all Community Planning Permit application class.
2. Private parklands and parkettes considered as part of the parkland dedication requirement must allow for an easement for public access. All private parklands and parkettes shall be designed and maintained by the owner, to the satisfaction of the **Town**.
3. Private parklands and parkettes must be of a high quality of design and developed to recognize their unique function and their surrounding context.
4. The inclusion of seating, planting areas, public art, and other visual amenities are strongly encouraged.
5. Notwithstanding the provisions above in this section, private parkland and parkettes shall not be required, but are highly encouraged, with respect to:
 - Development or a change in use of a building or structure intended for use as a long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act*, 2007;
 - Development or a change in use of a building or structure intended for use as a retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act*, 2010;

- c) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **hospice** to provide end-of-life care;
- d) **Development** or change in **use** of a **building** or **structure** intended for use by any of the following **post-secondary institutions** for the objects of **the institution**:
 - i. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
 - ii. A college or university federated or affiliated with a university described in subparagraph (i); or
 - iii. An Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act*, 2017.
- e) **Development** or a change in **use** of a **building** or **structure** intended for **use** as residential premises by any of the following entities:
 - i. A corporation to which the *Not-for-profit Corporations Act*, 2010 applies, that is in good standing under the Act and whose primary objective is to provide housing;
 - ii. A corporation without share capital to which the *Canada Not-for-profit Corporations Act*, 2009, applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - iii. A non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, 1990.

- f) **Place of worship**; and
- g) **Public hospitals**.

3.25 General Provisions Notwithstanding Clause

- 1. Notwithstanding the Section above, the **Director**, or **Approval Authority**, may consider alternative requirements and variations determined as appropriate for the **development**.

3.26 Consideration for Town Policies

- 1. All **developments** shall demonstrate consideration for all **Town** guidelines and policies, including but not limited to urban design and architectural policies, community energy guidelines, and parkland dedication criteria to the satisfaction of the **Approval Authority** prior to the Community Planning Permit issuance.

DEFINITIONS

4.0

A**Accessory Building or Structure**

A detached **building or structure** which is naturally and normally incidental, subordinate, and exclusively devoted to the **principal use or building** which is located on the same **lot**.

Additional Residential Unit

A self-contained residential **dwelling unit**, with its own cooking facility, sanitary facility and sleeping area, and that it is located either within the principal dwelling, or within an **accessory building or structure** on the same **lot** as the principal dwelling.

Amenity Area

An area which is designed and intended to be used as a passive or an active recreational space for the residents of a **dwelling unit** and may include a private outdoor living area.

Approval Authority

The **Director** of Planning and Development Services of the Town, or their designate, and any successor position thereto or the **Council** of the Corporation of the Town of Aurora.

Art Gallery

A **premise** used for any combination of the preservation, production, exhibition, or sale of sculptures, paintings, photographs, or other works of art.

B**Balcony**

A raised, unenclosed, or partially enclosed platform projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing, and is only directly accessible from within a **building**.

Bedroom

A habitable room within a **dwelling unit** that is not:

- a) An area used for sanitary purposes;
- b) An area used for cooking purposes;
- c) An area occupied by mechanical equipment(s);
- d) A common area space;
- e) A circulation space;
- f) A room without a window or alternative source of natural light;
- g) A room with less than six (6) square meters in area where there are built-in cabinets and or closets; and
- h) A room with less than seven (7) square meters in area where there are no built-in cabinets and or closets.

Basement

The portion of a **building** below the **first storey**.

Bed and Breakfast

A **dwelling unit** wherein not more than three (3) rooms are rented for accommodation of the travelling public on a temporary basis with or without meals.

Building

Any **structure**, regardless of size, whether temporary or permanent, consisting of a wall, roof, and floor, or a structural system serving the function thereof, and every part of the structure is attached thereto.

Building, Apartment

A **building** containing four (4) or more **dwelling units** which units are connected by a common corridor or vestibule and have a common entrance from the street level.

Building, Mixed-Use

A **building** containing one (1) or more **dwelling units** and one (1) or more non-residential uses other than **home occupations** and **parking spaces**.

Building Height

The vertical distance measured between the average **finished grade** of a building and the top of such building, and:

- a) On a flat roof or a **structure** with no roof, the highest point of the **structure**, roof surface or the parapet, whichever is the greater;
- b) On any sloped roof, the mean distance between the eaves and ridge of a roof.

Building Line

A line lying within a **lot** drawn parallel to a **lot line** for the purpose of establishing the minimum front yard **setback**.

By-law

This Downtown Community Planning Permit By-law and any amendments thereto including any and all schedules forming any part of this **by-law**.

C

Clinic

A **building** or part thereof used by medical practitioners, dentists, osteopaths, physicians, or drugless practitioners, having treatment rooms and facilities for two (2) or more practitioners to provide diagnosis and treatment to patients but which does not provide overnight accommodations.

Club

A **premise** used by members and guests of members of nonprofit and non-commercial organizations for community, social, or cultural purposes, but does not include **uses** that are carried out as a commercial enterprise.

Council

The **Council** of the Corporation of the Town of Aurora.

D**Day Care Centre**

A licensed premises used for the provision of temporary care or supervision of children, for a continuous period not exceeding 24 hours, in accordance with the *Child Care and Early Year Act*, 2014, as amended.

Day Care, Private Home

A home occupation providing temporary care or supervision of children, for a continuous period of time not exceeding 24 hours, including licensed day care in accordance with the *Child Care and Early Years Act*, 2014, as amended.

Daylight Triangle

An area open and clear to the sky which area is to be determined by measuring, from the point of intersection of **street lines** on a corner lot, the distance required by this **by-law** along each such **street line** and joining such points with a straight line. The triangular-shaped land between the intersecting **street lines** created by the straight line joining the points at the required distance along the **street lines**.

Designated Heritage Property

A **building** or **structure** that is designated by the Town under Part IV of the Ontario Heritage Act or within a Heritage Conservation District designated under Part V of the Ontario Heritage Act.

Development

Any action that results in 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:

- a) Activities that create or maintain infrastructure authorized under an environmental assessment, *Planning Act*, or *Condominium Act* process; or
- b) Works subject to the *Drainage Act*.

Director

The Director of Planning and Development Services of the Town, or their designate, and any successor position thereto.

Dormitory

A **building** or **structure** or part thereof consisting of **dwelling units** or lodging accommodations used for the housing of students, and/or staff with common facilities for the preparation and consumption of food and common **amenity area**.

Drive-Through Facility

A **building** or **structure** or part thereof where goods, food, or services are offered to the public within a parked or stationary **motor vehicle** by way of a service window or kiosk, where goods, money, or materials are exchanged in a designated stacking lane.

Driveway

A vehicular accessway provided between the property line and a **parking space**, **parking area**, or loading area, **garage**, or between two **parking areas**.

Dry-Cleaning Distribution Station or Depot

A **premise** used for the receiving, and delivery of articles or goods of fabric to be cleaned in a **dry-cleaning establishment**.

Dry-Cleaning Establishment

A **building** where dry cleaning, dry dyeing, cleaning, or pressing of articles or fabric by means of dry-cleaning machines or units and may include a **laundromat**.

Dwelling Unit

One (1) or more rooms used or intended to be used by one or more persons as a single, independent, and separate housekeeping establishment subject to the following conditions:

- a) Food preparation and sanitary facilities are provided for the exclusive use of such person or persons; and
- b) There is a private entrance to the **dwelling unit** from outside the **building** or from a common hallway or stairway inside the **building**.

Dwelling Unit, Affordable

In the case of ownership housing, **affordable dwelling units** are housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and middle-income households as identified by the Canada Mortgage and Housing Corporation, or any successor thereof.

In the case of rental housing, **affordable dwelling units** are units for which the rent is at or below 125% of the average market rent of a unit in the regional market area, by bedroom types, as identified by the Canada Mortgage and Housing Corporation, or any successor thereof.

Dwelling Unit, Back-to-Back Townhouse

A **building** that is divided vertically into six (6) or more **dwelling units** by a common rear wall each of which has an independent entrance directly to an outside yard area adjacent to the said dwelling unit.

Dwelling Unit, Cluster Townhouse

A **building** that is divided vertically into three (3) or more **dwelling units** on a **lot** in such a way that at least one (1) **dwelling unit** does not have legal frontage on a **street**.

Dwelling Unit, On-street Townhouse

A **building** that is divided vertically into three (3) or more **dwelling units**, where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street**.

Dwelling Unit, Stacked Townhouse

A **building** that is divided vertically and/or horizontally into three (3) or more **dwelling units**, each of which has independent entrances from the exterior.

Dwelling Unit, Townhouse

A **building** that is divided vertically into three (3) or more **dwelling units**, each of which has independent entrances to a **front yard** and **rear yard** immediately abutting the front wall and rear walls of each **dwelling unit**.

E

Effective Date

The date on which this **by-law** was passed by **Council**, or in the case of any part of this **by-law** which, on appeal, is amended by an order of the Ontario Land Tribunal pursuant to Section 34(26) of the *Planning Act*, on the day of coming into force of such order.

Erect

To build, construct, reconstruct, alter, or relocate, any **existing building or structure** and includes excavating, grading, piling, cribbing, filling, shoring, draining, and any preliminary physical operation on a **lot**.

Existing

Existing as of the date of the final passage of this by-law.

F

Financial Institution

A **premise** where financial transactions including the borrowing, depositing, enhancing of current and credit occurs, and includes an automated banking machine.

Finished Grade

The average elevation of the finished surface of the ground, excluding any artificial embankment, immediately adjoining the base of the exterior walls or supports of a **building** or **structure**.

Fitness Centre

A **premise** operated for gain or profit, where facilities and activities are provided to obtain physical fitness and includes weightlifting and exercise equipment, and may include exercise classes, personal fitness training and associated facilities such as lounge facilities, sauna, and office space.

Floor Area, Gross

The floor area of a **building** measured from the center line of partition walls and from the exterior face of outside walls.

G

Garage

An enclosed, detached **accessory building or structure** or an enclosed portion of a residential **building** being used for the parking of **motor vehicles**.

Green Roof

An extension of an above grade roof on top of a **building** or **structure**, which allows vegetation to grow on top. **Green roofs** may act as a common **amenity area** while also providing a stormwater function and other environmental benefits.

Group Home

A **premise used** for specialized or group accommodation for residents with 24-hour supervision that is licensed, approved, or supervised by the Province of Ontario under a general or specific Act, but does not include a day care centre.

Guest Suite

A unit within a principal dwelling which contains no facilities for cooking and is used for the purpose of providing temporary accommodation to guests of the residents/tenants of the dwelling unit and excludes **bed and breakfast, hotels, and group homes**.

H

Habitable Floor Space

An area in a residential or **mixed-use building** or the like, including a **hotel** or **bed and breakfast**, which is designed to be **used** for living, sleeping, or the preparation of food.

Home Occupation

An occupation which is conducted as an additional use carried out within a residential dwelling unit by a person who is the occupant of such dwelling unit.

Hospice

A **premise** where terminally ill patients receive palliative care treatment in a home-like setting.

Hospital

Any institutions, **building**, or other **premises** established for the maintenance, observation, medical care, and supervision and skilled nursing care of persons afflicted with or suffering from sickness, disease, or injury for the convalescent or chronically ill persons under *The Private Hospital Act, 1990*, as amended, or *The Public Hospitals Act, 1990*, as amended.

Hotel

A **premise** which offers transient lodging accommodations on a daily rate to the general public, and includes a motel. A **hotel** does not include a **bed and breakfast**.

Hydro Corridor

The land that is **used** for the transmission and distribution of electricity.

L**Landscaped Buffer**

An area of land consisting of soft landscaping such as grass, flowers, trees, and shrubbery, and can include a fence.

Landscaped Open Space

Land that contributes towards stormwater management, tree canopy cover, and biodiversity by being used for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation, and native species.

Lane

A right-of-way not intended for general traffic circulation that provides **motor vehicle** access to abutting **lots** but does not include a **private street** or **public street**.

Laundromat

A **premise** used for the cleaning of articles or goods made of fabric by means of laundry machines using only water and non-toxic detergents and includes a self-service laundry and a laundry receiving depot.

Licensed Established

A **premise**, including restaurants and nightclubs, that sells, provides, or serves, liquor, wine, spirits, beer, and any combination thereof pursuant to a license issued by the Alcohol and Gaming Corporation of Ontario or a successor agency/board thereto.

Library

A **building**, **structure**, or part thereof, operated by or on behalf of a **public authority**, containing materials in various mediums for study, reference, and reading.

Loading Space

An area, whether interior or exterior to a **building**, which is provided and maintained upon the same **lot** as a permitted **use** that is used for loading and unloading merchandise or materials.

Long-Term Care Home

A **premise** licensed regulated by the *Ontario Long-Term Care Homes Act, 2007*, as amended, that provides residential accommodations and a broad range of personal care, support, and health services to meet the physical, psychological, social, spiritual, and/or cultural needs of persons.

Lot

A parcel of land, the whole of which can be transferred without approval for consent or approval of a plan of subdivision, pursuant to the *Planning Act*.

Lot, Corner

A **lot** situated at the intersection of and abutting two (2) or more **streets** or two (2) parts of the same **street** provided that the angle of the intersection of such **streets** or parts thereof is not more than 135 degrees.

Lot, Interior

A **lot** other than a **corner lot** or a **through lot**.

Lot, Through

A **lot** bounded on two (2) opposite sides by **streets**.

Lot Area

The total horizontal area within the **lot lines** of a **lot**.

Lot Coverage

The percentage of a **lot** covered by all **buildings** and **structures**, but excluding decks attached to the **main building**, balconies, steps, and any part of a building which is completely below grade.

Lot Depth

The horizontal distance between the **front lot line** and **rear lot line** measured by a line joining the mid-points of the said **lot lines**.

Lot Frontage

The horizontal distance measured between the **side lot lines**, measured at a point 7.5 meters back from the intersection of the **side lot line** and the **front lot line**.

Lot Line

Any boundary of a **lot**.

Lot Line, Exterior Side

The **lot line** abutting a **street** that is not the **front lot line** or **rear lot line** on a **corner lot**.

Lot Line, Front

The **lot line** abutting a street, but, in the case of a **corner lot** with two **street lines** of equal length, the **lot line** which abuts the wider **street** shall be deemed to be the **front lot line**.

Lot Line, Rear

The **lot line** most opposite to the **front lot line**.

Lot Line, Side

Any **lot line** other than a **front lot line** or **rear lot line**.

Lot Width

The average horizontal distance between the **side lot line** measured at right angles to the defined line indicating **lot depth**.

M**Main Building**

The **building** used for the **principal use** of a **lot**.

Manoeuvring Space

An open space in a **parking area** which is immediately adjacent to a **parking space**, is used for and/or is necessary for turning, backing, or driving forward a **motor vehicle** into such **parking space** but is not used for the parking or storage of **motor vehicle**.

Motor Vehicle

A vehicle that is propelled or driven by other than muscular power and includes automobiles, trucks and motorcycles, however, does not include railway cars or other vehicles running only upon rails, motorized snow vehicles, farm tractors, riding lawn mowers or road building machines. Motor vehicle also does not include a bicycle or any other device powered solely by means of human effort.

Motor Vehicle Body Shop

A **premise** used for the repair and/or painting of the interior and/or exterior and/or the undercarriage of **motor vehicle** bodies.

Motor Vehicle Rental Establishment

A **premise** used for the rental or hire of **motor vehicles**.

Motor Vehicle Repair Garage

A **premise** used for the repair, maintenance and/or cleaning of **motor vehicles**, but does not include the sale of gasoline or a **motor vehicle body shop**.

Motor Vehicle Service Station

A **building** or part of a **building** used for the retail sale of lubricating oils and gasoline and may include the sale of automobile accessories, and the servicing and minor repairing essential to the actual operation of **motor vehicles**.

Motor Vehicle Sales Establishment

A **premise** where new and/or used **motor vehicles** are kept for display, lease or sale, and may include an associated **motor vehicle repair garage**.

Motor Vehicle Washing Establishment

A **building** or part thereof used for the operation of automobile washing equipment which is automatic, semiautomatic, manually and/or coin operated.

Multi-Unit Development

Two or more residential **buildings** on the same lot but does not include an **accessory structure used** as a separate residential dwelling.

Museum

A **premise** open to the public, in which a collection of objects illustrating science, art, history, and related types of information is kept for display and storage.

N

Non-complying

A **lot, building, or structure** that does not meet the requirements of this by-law for the by-law area in which the **lot, building, or structure** is located.

Non-conforming

A **use** that does not conform to the permitted use provisions of this **by-law** for the **by-law** area in which such a **use** is located.

O

Office

A **premise** used for conducting the affairs of businesses, professions, services, agencies, governments or like activities.

Official Plan

The Official Plan of the **Town**, as amended.

Outdoor Display and Sales Area

An area of land, used in conjunction with a business located within a **building or structure** on the same lot, for the display or sale of products, merchandise or supply of services, but does not include a **motor vehicle sales or rental establishment**.

Outdoor Patio

Any area outside of a **restaurant or licensed establishment used** or design to be **used** by their patrons.

Outdoor Storage Area

An outdoor area used in conjunction with an established **use** located on the same **lot**, for the storage of goods, materials, machinery, and/or equipment.

P

Park

An area of public land consisting of **landscaped open space** or other open area which is **used** for active or passive recreation.

Parking, Area

An area of land provided and maintained upon the same lot or lots as the principal use.

Parking, Barrier Free

A **parking space** designed and signed for the exclusive use of **motor vehicles** pursuant to the *Accessibility for Ontarians with Disabilities Act, 2005*.

Parking, Bicycle

Area for the purpose of parking and securing bicycles.

Parking, Electric Vehicle

A publicly or privately-owned **parking space** that provides access to equipment that supplies a source of electricity for charging electric vehicles.

Parking, Facility

A **premise**, other than a **street**, used for parking of **motor vehicles** for a fee.

Parking, Parallel

A **parking space** with one (1) or more **parking spaces** that are parallel to and abutting a **street** or lane.

Parking, Structured

A **building, structure**, or part thereof, used for the parking of **motor vehicles**.

Parking, Surface

A **premise** with a portion of a **lot** at grade and open to the air that is used for parking of **motor vehicles**.

Parking, Tandem

A **parking space** with two (2) or more **parking spaces** which are located one behind the other, where only one (1) **parking space** has direct access to the **street or lane**.

Parking, Underground

A **structured parking** that is fully enclosed below grade.

Parking, Visitor

A **parking space** for the exclusive use of visitors to the **building** and/or **structure**.

Parking Space

A space for the parking of a single **motor vehicle**, which has adequate access to permit ingress and egress of a **motor vehicle** to and from the space by means of a driveway, aisle, manoeuvring area, or similar area.

Personal Service Shop

A **premise** used for the aesthetic care of persons and similar services such as a barber shop, hair dressing shop, beauty salon, nail salon, spa, tailor, and shoe repair.

Pet Services

A **premise** used for the aesthetic care, animal day care, or training facility of animals or birds intended for the use as domestic household pets. Animal day care will not include overnight accommodation.

Place of Entertainment

A **premise** devoted to the offering of facilities for the entertainment of the public, including a cinema or theatre, auditorium, public hall, bowling alley, billiard hall, proprietary club, arcade or indoor play area.

Place of Worship

A **premise** owned or occupied by a religious organization or congregation which is dedicated exclusively to worship, faith-based teaching, fellowship, and related social and community outreach.

Premise

The whole or part of lands, **lots, buildings, structures**, places, or any part or combination thereof.

Principal Use

The primary or predominant **use** of the **lot**.

Parking, Structured

Any commission, committee, school board, department or agency of the Government of Canada, Province of Ontario, Regional Municipality of York, Town of Aurora, Lake Simcoe Regional Conservation Authority, Toronto Regional Conservation Authority, or the local hydro utility organization.

Purpose-built Rental Housing

An **apartment building** or **mixed-use building** where the **dwelling units** are not a registered condominium pursuant to the Condominium Act, 1998, as amended, and which are intended for **use** as a rented residential **premise**.

R

Redevelopment

The removal of a **building** or **structure** from land and the construction of a new **building** or **structure** on the said land or the rehabilitation and renewal of an existing **building** or **structure**.

Restaurant

A **premise** in which food and beverages are prepared and offered for retail sale to the public for consumption at tables within the **premise**, outside of the **building** on a patio, or as take-out and may include a licensed establishment but does not include a nightclub.

Retail Store

A **premise** in which goods, wares, merchandise, substances, or articles are offered, rented, or kept for sale directly to the public.

Retirement Home

A building or part thereof designed exclusively to accommodate retired persons or persons who require services in a semi-independent living environment, support and health services may be provided which may include medical care facilities, a **long-term care facility**, and accessory **uses** providing services to the residents.

Rooftop Mechanical

An enclosed or partially enclosed area located on the roof of a **building** and containing equipment that functions to provide normal and everyday operation and maintenance of a **building**, and may include heating, cooling, ventilation, electrical, fire suppression, elevators, or stair towers.

S

School, Commercial

A **premise** operated as a school with teachings dedicated to a specialized skill, but shall not include a **private school**, **public school**, or **post-secondary school**.

School, Post-Secondary

A public university or college and may include as an accessory use a **dormitory**, **restaurant**, **financial institutions**, or a **personal service shop**.

School, Private

A school other than a **public school**, **post-secondary school**, or **commercial school**, supported by private means, where academic subjects are taught.

School, Public

A public or separate school, a high school, a continuation school, a technical school, a college or university or any other school established by a **public authority** and operated on a non-profit basis.

Service Shops

A **premise** whether conducted in conjunction with a **retail store** or not, used for servicing or repairing of personal items, electronics, and domestic appliances.

Setback

The distance between a **lot line** and the nearest wall of any **building** or **structure**.

Storey

The portion of a building that is situated between the top of any floor and the top of the floor next above it or situated between the top of the floor and the ceiling above the floor, if there is not floor above it.

Storey, First

The **storey** that has its floor closest to grade and having its ceiling more than 1.8 meters above average **finished grade** adjacent to the exterior walls.

Street, Private

A right-of-way or roadway providing access for **vehicles** to individual free hold **lots** and is maintained not by a **public authority** as a private road.

Street, Public

A right-of-way or roadway that is **used** by **vehicles** and is maintained by a public authority but does not include a public **lane**.

Street Line

The **lot line** dividing a **lot** from a **street** and is the limit of the **street** allowance.

Structure

Anything that is erected, built, or constructed, permanently or temporarily, of parts joined together and affixed to the ground, but excludes fences, signs, and retaining walls.

Studio

A **premise** used or dedicated to the pursuit or education of the arts or in which media broadcasts are produced.

Supportive Housing

A non-profit institutional establishment providing counselling, assistance, physical therapy, rehabilitation, and temporary emergency shelter for the victims of domestic or marital conflict or physical assault.

T

Town

The Corporation of the Town of Aurora.

U

Use

The purpose for which land or a **building** is arranged, designed, or intended or for which either land or a **building** or **structure** is or may be occupied or maintained.

V

Veterinarian Clinic

A **premise** where domestic animals or birds, excluding livestock, are treated but not kept for overnight treatment or board.

Y

Yard

An open, uncovered space on a **lot** between the nearest wall of the main **building** and a **lot line**.

Yard, Exterior Side

The **side yard** of a **corner lot** which **side yard** extends from the **front yard** to the **rear yard** between the **exterior side lot line** and the nearest wall of any **building** or **structure**.

Yard, Front

A yard extending across the full width of a **lot** between the **front lot line** and the nearest wall of any main **building** or **structure** on the **lot**.

Yard, Rear

A yard extending across the full width of a **lot** between the **rear lot line** and the nearest wall of any main **building** or **structure** on the **lot**.

Yard, Side

A yard extending from the **front yard** to the **rear yard** of a **lot** between a **side lot line** and the nearest wall of any main **building** or **structure** on the **lot**.

PARKING STANDARDS

5.0

- 5.1 Parking Dimension Requirements
- 5.2 Tandem Parking
- 5.3 Required Manoeuvring Space
- 5.4 Allocation of Municipal Parking
- 5.5 Parking Rates
- 5.6 Parking Space and Parking Area Requirements
- 5.7 On Street Parking
- 5.8 Ingress and Egress
- 5.9 Parking Areas Requiring Less Than Five Spaces
- 5.10 Bicycle Parking
- 5.11 Barrier Free Parking Spaces
- 5.12 Loading Spaces and Servicing Areas
- 5.13 Vehicles Prohibited in the DMU Zone
- 5.14 Drive-Throughs



5.1 Parking Space Dimension Requirements

1. One single **parking space** and **tandem parking space** shall have the following minimum dimensions:
 - a) Width of 2.7 meters;
 - b) Length of 5.3 meters;
 - c) Vertical clearance of 2.0 meters; and
 - d) The minimum width in (b) must be increased by 0.3 meters for each side of the **parking space** that is obstructed according to subsection 3 of Section 5.1.
2. One **parallel parking space** shall have the following minimum dimension:
 - a) Width of 2.7 meters;
 - b) Length of 6.5 meters;
 - c) Vertical clearance of 2.0 meters; and
 - d) The minimum width in (b) must be increased by 0.3 meters for each side of the **parking space** that is obstructed according to subsection 3 of Section 5.1.
3. The side of a **parking space** is obstructed if any part of a fixed object such as a wall, column, bollard, fence, or pipe is situated within 0.3 meters of the side of the **parking space** measured at right angles.

5.2 Tandem Parking

1. Where **tandem parking spaces** are permitted, it shall be considered as the required parking.
2. Notwithstanding the provisions of Section 5.3, **tandem parking spaces** do not require minimum **manoeuvring space**.

5.3 Required Manoeuvring Space

1. All single and **parallel parking spaces** shall have adequate provisions for **manoeuvring space** or **driveway** purposes as outlined in Table 5.1.

Table 5.1: Manoeuvring Space Requirements

Degree of Parking Space	Maneuvering Space
90-degree spaces	7.0 meters
60-degree spaces	4.2 meters
45-degree spaces	4.2 meters
Less than 45-degree spaces	3.6 meters

5.4 Allocation of Municipal Parking

1. See Section 1.26.

5.5 Parking Rates

1. Off street **parking spaces** must be provided for every **building** or **structure erected** or enlarged, in compliance with Table 5.2.
2. If there are multiple uses on a **lot**, the respective minimum **parking space** rates for each use on the **lot** shall apply, and the total number of **parking spaces** is the cumulative minimum total of all uses.
3. Notwithstanding the provisions above, the **Director**, or **Approval Authority**, may consider alternative parking rate requirements determined as appropriate for the **development**.

5.6 Parking Space and Parking Area Requirements

4. Where a **development** proposes reductions in required parking rate, the reductions are to be supported by the appropriate parking study in support of the proposal to the satisfaction of the **Town**.

1. All **parking spaces** and **driveways** shall be treated with a hard stable surface.
2. All **parking area** shall only be permitted in the **rear yard**, below grade, and/or in an above-grade **parking structure** that is integrated with other uses.
3. **Driveways** to any **parking area**, shall be defined by a curb of concrete or rolled asphalt.

Table 5.2: Parking Rate

Use	Minimum Parking Rate
Residential Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	None.
Residential Requirement for a Dwelling Unit in a Townhouse	1.0 for each Townhouse unit.
Residential Requirements for an Additional Residential Unit	1.0 for each additional residential unit ¹ .
Requirement for Long-term Care Home , Group Home , Supportive Housing , Retirement Home , or a Hospice Care Home/Facility	0.5 for each dwelling unit .
Requirement for all non-residential uses	3.5 for each 100 square meter of gross floor area .
Electric Vehicle Parking Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	A minimum of 20 per cent of the total number of parking spaces provided must be Level 3 Electric Vehicle Parking ready, if parking spaces are provided.
Electric Vehicle Parking Requirement for all non-residential uses	A minimum of 10 per cent of total number of required parking spaces provided must be Level 3 Electric Vehicle Parking ready.
Visitor Parking Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	A minimum of 5 per cent of the total number of parking spaces provided or 0.1 per unit if no parking is provided for residents.

¹ Tandem parking is permitted.

4. Where a **parking area** has capacity for five or more cars, or a **driveway** serves a **multi-unit development**, no **parking space** manoeuvring area and/or **driveway** within a **rear yard** shall be closer to any wall of a **building** than 1.5 meters.
5. Where any side of a **development** fronts on Yonge Street, Wellington Street, or an open space, no **driveways** shall be permitted to onto Yonge Street, Wellington Street, or an open space.
6. All **parking spaces** for non-residential use must be clearly indicated and marked.
7. All above-grade **parking structures** should be screened or lined with other permitted uses to minimize the visual impact.

5.7 On Street Parking

1. All on street **parking space** legally **existing** prior to the **effective date** of this **by-law** shall be permitted.

5.8 Ingress and Egress

1. **Driveways** serving **buildings** shall not exceed 1.0 in number per **lot**.
2. Ingress and egress, to and from required **parking spaces** and areas shall be provided by means of unobstructed driveways.
3. **Driveways** may cross a required yard or a **landscaped open spaces**.
4. **Driveways** may have one or more one-way lanes. Each lane shall have a minimum width of 3.5 meters and a maximum width of 4.5 meters.

5. The interior angle of intersection between a **driveway** and a **street line** shall not be less than 60 degrees.
6. The minimum and maximum width of the **driveway** shall be measured along the **street line**.

5.9 Parking Area Requiring Less Than Five Spaces

1. The maximum width of a **driveway** or **parking space** shall be:
 - a) 3.5 meters if the **lot frontage** is less than 9.0 meters;
 - b) 6.0 meters if the **lot frontage** is greater than or equal to 9.0 meters and less than 18.0 meters;
 - c) 10.0 meters if the lot frontage is 18.0 meters or greater, with the exception that the maximum **driveway** width at the **street line** shall not exceed 6.0 meters;
 - d) 6.0 meters if located on the **exterior side lot line** where the **lot frontage** is less than 18.0 meters; or
 - e) 10.0 meters if located on the **exterior side lot line** where the **lot frontage** is 18.0 meters or greater, with the exception that the maximum **driveway** width at the **street line** shall not exceed 6.0 meters.
2. The minimum width of a **driveway** shall be 2.7 meters.
3. Only one **driveway** access point shall be permitted for each residential **lot**.
4. No **motor vehicle** shall be parked or stored in any **yard** except on a properly constructed, drained hard surface **driveway**.

5. All negative slope **driveways** legally **existing** prior to the effective date of this **by-law** shall be permitted.

5.10 Bicycle Parking

1. Designated **bicycle parking** spaces shall be provided for all **multi-unit developments**.
2. The following **bicycle parking** rates shall apply in compliance with Table 5.3.

Table 5.3: Bicycle Parking Rate

Use	Minimum Parking Rate
Residential Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	1.0 space for every 5 dwelling units .
Residential Requirement for a Dwelling Unit in a Townhouse	None.
Residential Requirements for an Additional Residential Unit	None.
Requirement for Long-term Care Home, Group Home, Supportive Housing, Retirement Home, or a Hospice Care Home/Facility	None.
Requirement for all non-residential uses	2.0 spaces Plus 1 space for every 1,000 meter ² of gross floor area .

5.11 Barrier Free Parking Spaces

1. All **multi-unit developments** with **visitor parking spaces** must also provide **barrier free parking spaces**.
2. All non-residential **developments** providing **parking spaces** must also provide **barrier free parking**.
3. The minimum dimensions for a **barrier free parking** shall be in compliance with Table 5.4.
 - a) Where the minimum number of **barrier free parking** required is an even number, an equal number of Type A and Type B **barrier free parking** shall be required
 - b) Where the minimum number of **barrier free parking** required is an odd number, the additional **barrier free parking space** shall be a Type B **barrier free parking space**.
 - c) Where there are 12.0 or fewer required **parking spaces**, a Type A **barrier free parking space** is required.
 - d) A minimum distance separation of 1.5 meters is required abutting the entire length of one side of a **barrier free parking space**. The minimum distance separation may be shared by two **barrier free parking spaces**.

Table 5.4: Barrier Free Parking Requirements

Type	Width	Length
Type A	3.65 meters	5.3 meters
Type B	2.7 meters	5.3 meters

4. Where the minimum required **parking spaces** is less than 12.0, the minimum required **barrier free parking** shall be inclusive of the required **parking spaces**.
5. Where the minimum required **parking spaces** is greater than 12.0, the minimum required **barrier free parking** shall be additional to the total provided **parking spaces**.
6. The following **barrier free parking** rates shown on Table 5.5 shall apply:

Table 5.5: Barrier Free Parking Rate

Parking Spaces Provided	Minimum Parking Rate
1 – 12	1
13 – 100	4% of the total number of parking spaces provided in the parking area .
101 – 200	1 Plus 3% of the total number of parking spaces provided in the parking area .
201 – 1000	2 Plus 2% of the total number of parking spaces provided in the parking area .

5.12 Loading Spaces and Servicing Areas

1. **Loading spaces** and servicing areas shall be located at the rear or side of the **building** and be enclosed within the **building** where the rear or side abuts a **public street** or open space.

2. **Loading spaces** and servicing areas shall be screened from public view with landscaping in the interior blocks of the Downtown Mixed-Use area.
3. **Loading spaces** shall meet the following standards:
 - a) A minimum vertical clearance of 4.5 meters;
 - b) A minimum length of 6.5 meters; and
 - c) A minimum width of 3.5 meters.

5.13 Vehicles Prohibited in the DMU Zone

1. The storage of any of the following vehicles shall be prohibited outside of a **building or structure**:
 - a) Any **motor vehicle** with an overall vehicle height that exceeds 3.0 meters;
 - b) Mobile construction equipment, unless the **lot** is being actively prepared for or undergoing construction for which the vehicle/equipment is intended, or the parking or storage is in accordance with the provisions of this **by-law**;
 - c) Buses;
 - d) Farm tractors;
 - e) Tow trucks;
 - f) Catering trucks;
 - g) Unlicensed Motor Vehicles;
 - h) Trailers; and
 - i) Boats.

5.14 Drive-Throughs

1. **Drive-through facilities** are prohibited in the Downtown Mixed-Use area.

DOWNTOWN MIXED-USE DEVELOPMENT STANDARDS

6.0

- 6.1 Permitted and Discretionary Uses
- 6.2 General Development Standards
- 6.3 Apartments and Mixed-Use Building Development Standards
- 6.4 Townhouse Building Development Standards



6.1 Permitted and Discretionary Uses

1. Any proposed discretionary use as outlined in Section 6.0 will be classified as a Class 2 variation.
2. No person shall **erect**, alter, enlarge, reconstruct, locate, or use any **building or structure** in whole or in part, not use any land in whole or in part, for any purpose other than the permitted and discretionary uses, as show in Table 6.1.

Table 6.1: Permitted Uses

Uses	DMU Permitted Uses	DMU Discretionary Uses ¹
Accessory Use ²	X	
Additional Residential Units ³	X	
Art Gallery	X	
Bed and Breakfast	X	
Clinic	X	
Club	X	
Commercial Schools		X
Dry Cleaning Distribution Centre and Depot		X
Dry Cleaning Establishment		X
Dwelling Units		X
Dwelling Units, Apartment Building	X	
Dwelling Units, Mixed-Use Building	X	
Dwelling Units, Townhouses ⁴	X	

Uses	DMU Permitted Uses	DMU Discretionary Uses
Financial Institutions	X	
Fitness Centre	X	
Hospital		X
Hotel	X	
Laundromat		X
Library, Public	X	
Long-Term Care Facility	X	
Museum	X	
Offices	X	
Personal Service Shop	X	
Pet Services	X	
Place of Entertainment	X	
Place of Worship	X	
Private Park	X	
Public Parking	X	
Financial Institutions	X	
Restaurants	X	
Retail Stores	X	

Uses	DMU Permitted Uses	DMU Discretionary Uses
Retirement Home	X	
School, Post-Secondary		X
Service Shops	X	
Studios	X	
Veterinarian Clinic	X	

¹ Permitted uses are those considered permitted as of right, whereas discretionary uses are those that the Approval Authority can consider as part of a Class 2 variation application.

² In accordance with the policies outlined in Section 3.2 (Accessory Use Section).

³ In accordance with the policies outlined in Section 3.3 (ARUs).

⁴ Townhouse dwellings are only permitted along Temperance Street, Victoria Street, and internal laneways.

6.2 General Development Standards

1. Schedule C identifies the respective step backs and maximum **building heights for developments** within the Downtown Mixed-Use Zone.
2. Schedule B identifies the permitted land uses of **developments** within the Downtown Mixed-Use Zone.
3. Table 6.2 identifies the development standards related to setbacks for **developments** based on abutting streets.
4. Notwithstanding the setbacks outlined in Table 6.2, **developments** with heritage building façades fronting on the abutting streets or existing reduced setbacks are exempt from the minimum setback requirements.

Table 6.2: Setback Standards

	Abutting Streets	Minimum Setback	Maximum Setback	Class 2 Variation Limit (Min)
Front Yard and Exterior Side Yard	Yonge Street	2.0 meters	3.0 meters	1.8 meters
	Wellington Street	2.0 meters	3.0 meters	1.8 meters
	Tyler Street	1.5 meters	2.5 meters	1.35 meters
	Mosley Street	1.5 meters	2.5 meters	1.35 meters
	Church Street	1.5 meters	2.5 meters	1.35 meters
	Temperance Street	3.0 meters	5.0 meters	2.7 meters
	Victoria Street	3.0 meters	5.0 meters	2.7 meters
Interior Side Yard	N/A	0 meters ¹	None	1.35 meters ²
Rear Yard ³	N/A	7.5 meters ⁴	None	6.75 meters

¹ Lots fronting Victoria Street shall have a minimum required interior side yard setback of 1.5 meters.

² Class 2 variation limit of 1.35 meters is only applicable to lots fronting Victoria Street, see superscript one.

³ Variances for rear yard setbacks shall demonstrate that the impact on neighbouring properties in terms of shadows, sky views, and loss of privacy are minimal.

⁴ On properties that have dual frontages, such as a frontage both on Yonge Street and Temperance Street, the front yard setback requirements shall apply to the frontages.

6.3 Apartment Building and Mixed-use Building Development Standard

1. All residential portions of a **mixed-use building** must be located above the non-residential use portions of a building, other than a residential lobby.
2. Notwithstanding subsection 1 of Section 6.3, on a corner lot, **dwelling units** may be located in the first storey of a **mixed-use building** if:
 - a) The **dwelling units** have direct access to a street which is not Yonge Street or Wellington Street; and
 - b) The **dwelling units** are located to the rear of the non-residential uses on the first storey.
3. Notwithstanding any other provisions of this **by-law**, every **apartment building** and **mixed-use building** shall have a front entrance at grade on the front building façade.
4. **Apartment buildings and mixed-use buildings** that abuts "Machell's Alley," the existing lot at 15217 Yonge Street, shall incorporate dual frontage designs on to the alley and minimize the impact of shadows and maximize sunlight in the area.
5. Table 6.3 identifies the development standards for **apartment buildings** and **mixed-use buildings**:

Table 6.3: Development Standards for Apartment Buildings and Mixed-use Buildings

	Apartment Buildings and Mixed-Use Buildings	Ground Floor Retail/Commercial	Class 2 Variation Limit
Lot Area (Minimum)	None	None	N/A ¹
Lot Frontage (Minimum)	30.0 meters	30.0 meters	27.0 meters
First Storey Height (Minimum)	--	4.0 meters	N/A
Common Amenity Area²	3.0 meter ² per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space	3.0 meter ² per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space	N/A

¹ Should the Class 2 variation limit be indicated as "N/A" then the Class 2 Minor Variation shall not apply.

² In accordance with the policies outlined in Section 3.16.

6.4 Townhouse Building Development Standard

1. Table 6.4 identifies the development standards and provisions for **townhouse buildings**:

Table 6.4: Development Standards for Townhouse Buildings

	Townhouses ¹	Stacked Townhouses	Back-to-Back Townhouses	Class 2 Variation Limit
Lot Area (Minimum)	180 meter ²	180 meter ²	90 meter ²	162 meter ² 81 meter ² for Back-to-Back Townhouses
Lot Frontage (Minimum)	30.0 meters (6.0 meters per unit)	30.0 meters (6.0 meters per unit)	30 meters (7.0 meters per unit)	N/A ²
Lot Coverage (Maximum)	50%			55%
Common Amenity Area³	3.0 meter ² per dwelling unit			N/A
Interior Side Yard	1.5 meters			1.35 meters
Rear Yard	7.5 meters			6.75 meters
Number of Dwelling Units in a Row⁴ (Maximum)	8			N/A

¹ Any townhouse building formation not listed in the table shall follow the development standards for Townhouses

² Should the Class 2 variation limit be indicated as "N/A" then the Class 2 Minor Variation shall not apply.

³ In accordance with the policies outlined in Section 3.16.

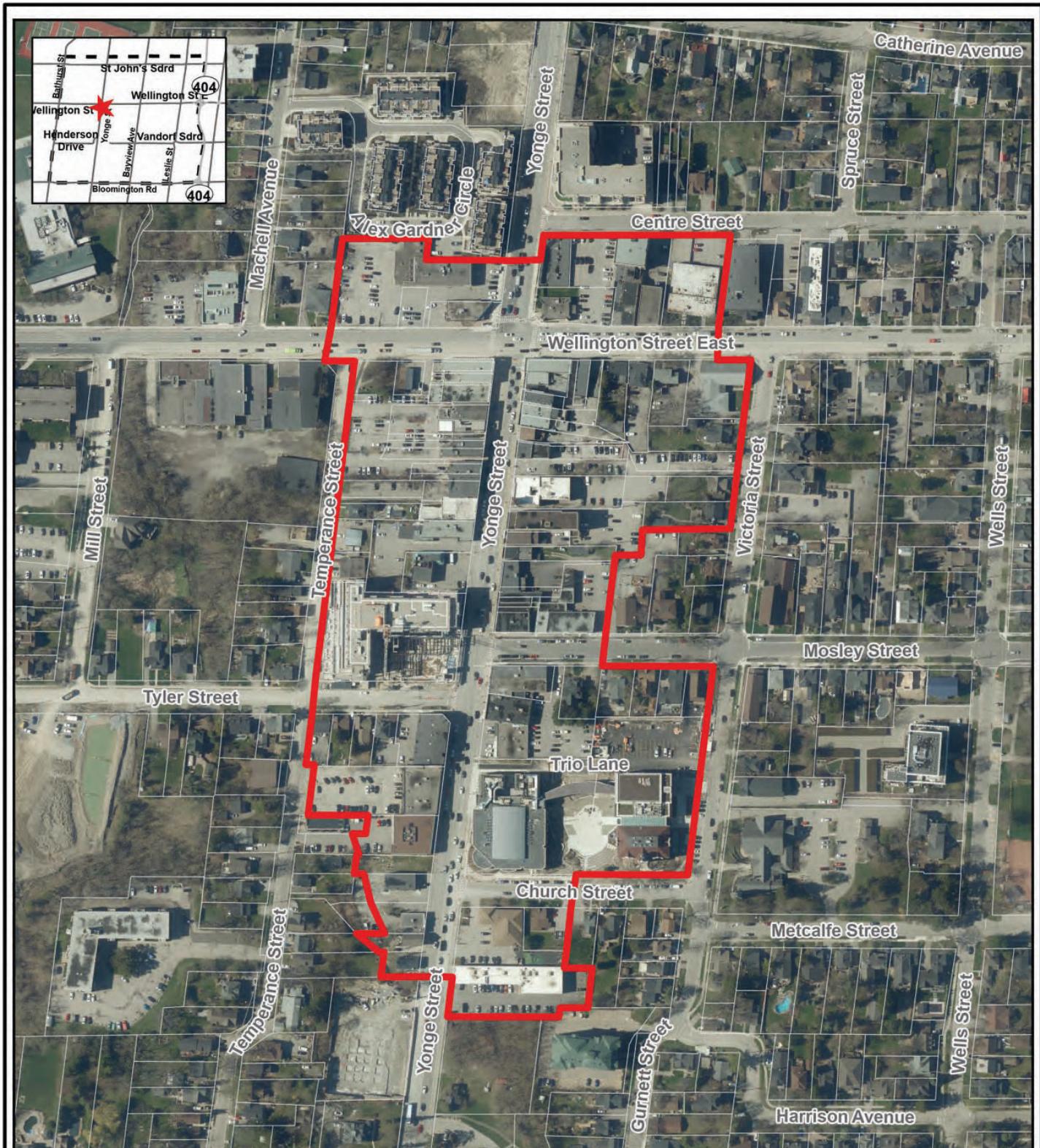
⁴ Additional residential units are permitted in addition to the maximum units in a row.

SCHEDULES

7.0

- 7.1 Schedule A – Boundary
- 7.2 Schedule B – Land Use
- 7.3 Schedule C – Height, Setback, and Step-Back





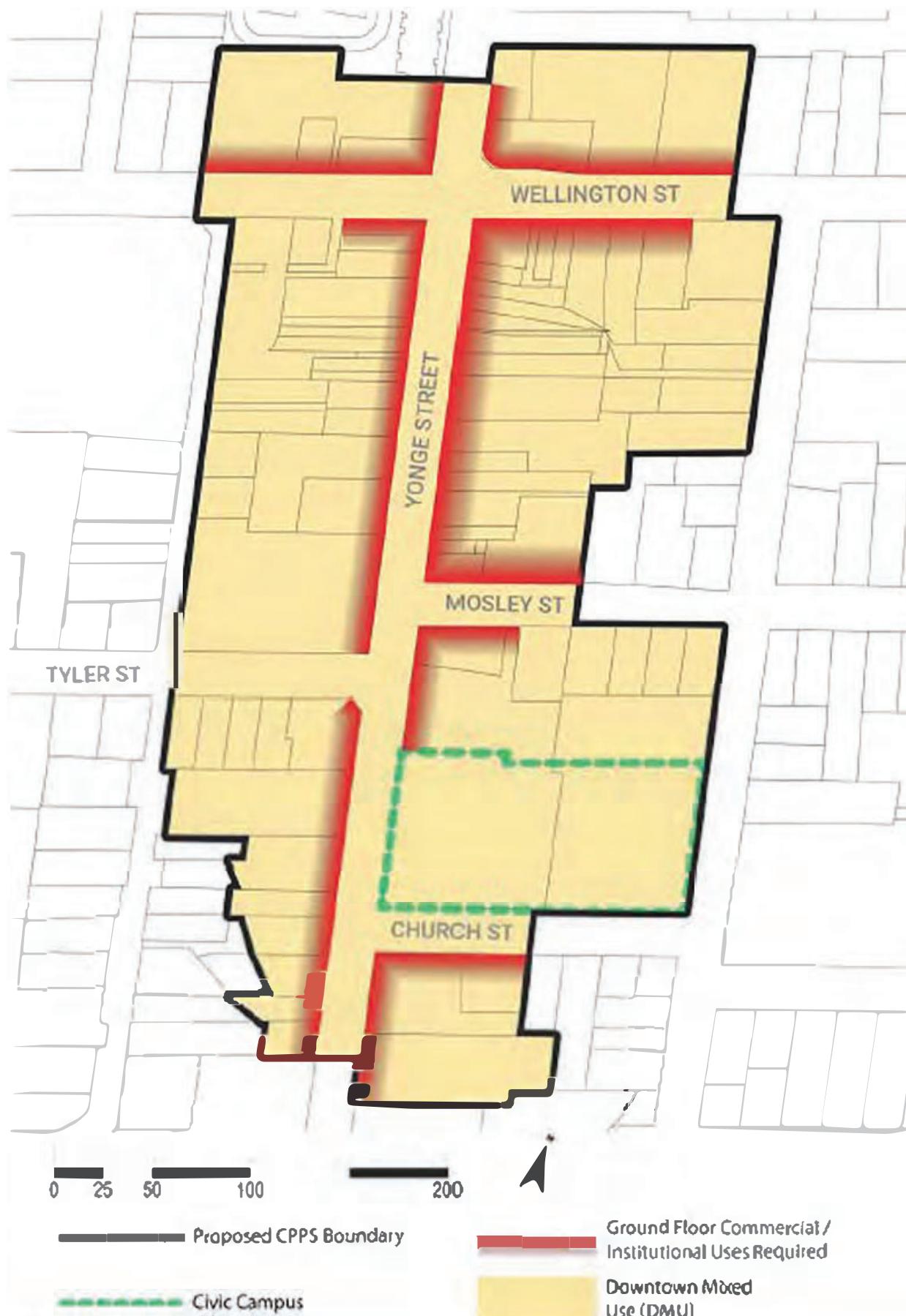
Schedule A - Community Planning Permit By-law Location Map

SUBJECT LANDS

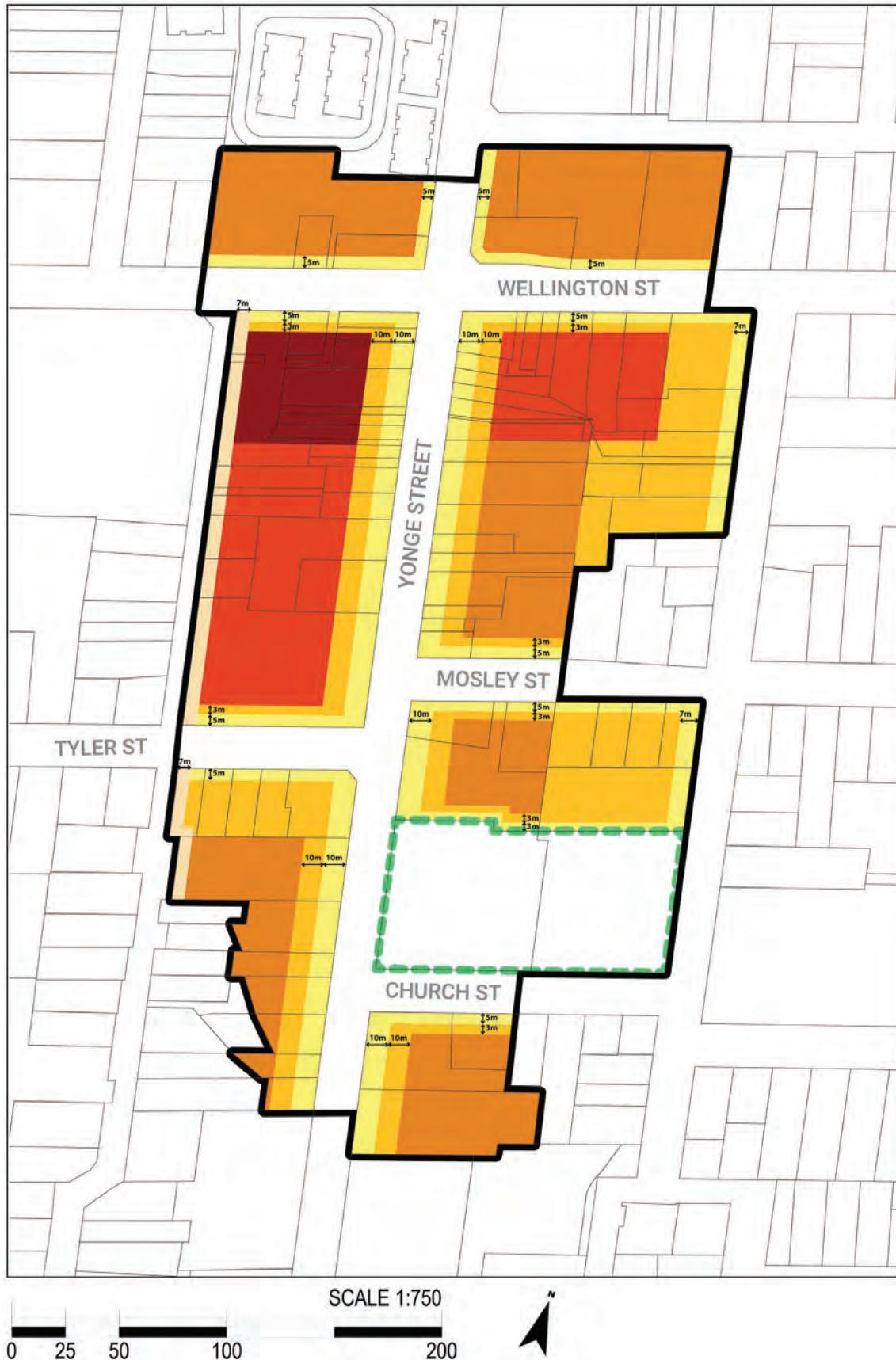
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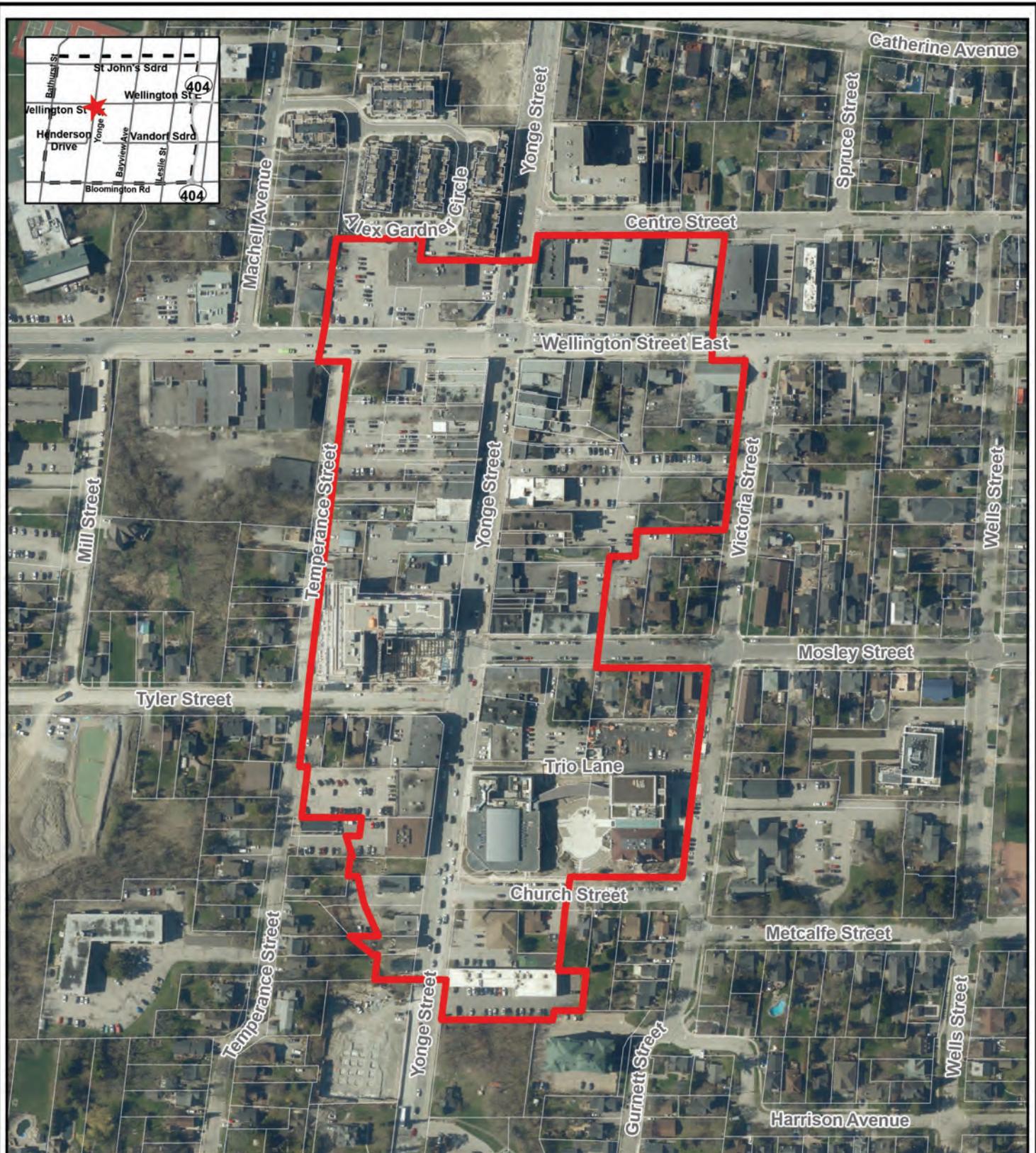
Map created by the Town of Aurora Planning and Building Services Department, 26/09/2025.
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Schedule B - Land Use Map



Schedule C - Height, Setback, and Step-Back Map



Schedule A - Community Planning Permit By-law Location Map

SUBJECT LANDS

0 50 100
Metres



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DOWNTOWN AURORA COMMUNITY PLANNING PERMIT SYSTEM

Downtown Urban Design Study

Draft Final Report

SEPT 2025



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1.0 INTRODUCTION

The Town of Aurora has initiated a Community Planning Permit System (CPPS) for its historic Downtown with the goal of encouraging and guiding residential intensification. More residential and mixed-use development will broaden the range of housing options for existing and future Aurora residents, and more people living Downtown will reinforce it as the town's civic heart and create the vitality needed to sustain a variety of businesses.

A CPPS for Downtown will be implemented through a Community Planning Permit By-law, which will replace current zoning regulations. The Town initiated an Urban Design Study to review and update current land use and built form regulations. Within a proposed network of enhanced pedestrian connections and laneways, the study considered how future buildings could be massed to optimize potential development sites while respecting the valued character of Downtown and the surrounding neighbourhoods. This report documents the study process and findings and recommends regulations for the CPP By-law based on an illustrated massing concept that varies from what is permitted today.

The Downtown Urban Design Study commenced in the fall of 2024 and followed a highly consultative process. Regular meetings were held with Town staff and CIMA+, the consultant retained for the ongoing Aurora Promenade Streetscape Project, to discuss opportunities and review work in progress. A public open house was held on June 19, 2025, to share study findings and invite feedback on a proposed massing concept for Downtown. Feedback from staff and the public have informed refinements to the Alternative Development Concept in Section 5 of this report and the Recommendations in Section 6.

What is a Community Planning Permit System?

A Community Planning Permit System, or CPPS, is a land use planning tool that combines Zoning By-law Amendments, Minor Variances, and Site Plan applications into a single application and approval process. This tool helps make the application and approval process more efficient, allowing housing to reach the market more quickly. It also can be used to deliver other elements fundamental to a healthy, thriving community, such as affordable housing and diverse housing types, public facilities, parks and open spaces, and infrastructure improvements needed to support growth. Benefits such as these may be secured by permitting variances to regulations within a Community Planning Permit By-law. Like the traditional zoning by-law it replaces, a CPP By-law contains a list of permitted uses and development standards, such as minimum and maximum heights and setbacks. The CPP By-law can also include urban design requirements, such as the preservation of mature trees, conservation of heritage properties, and compatibility with the historic character of Downtown.

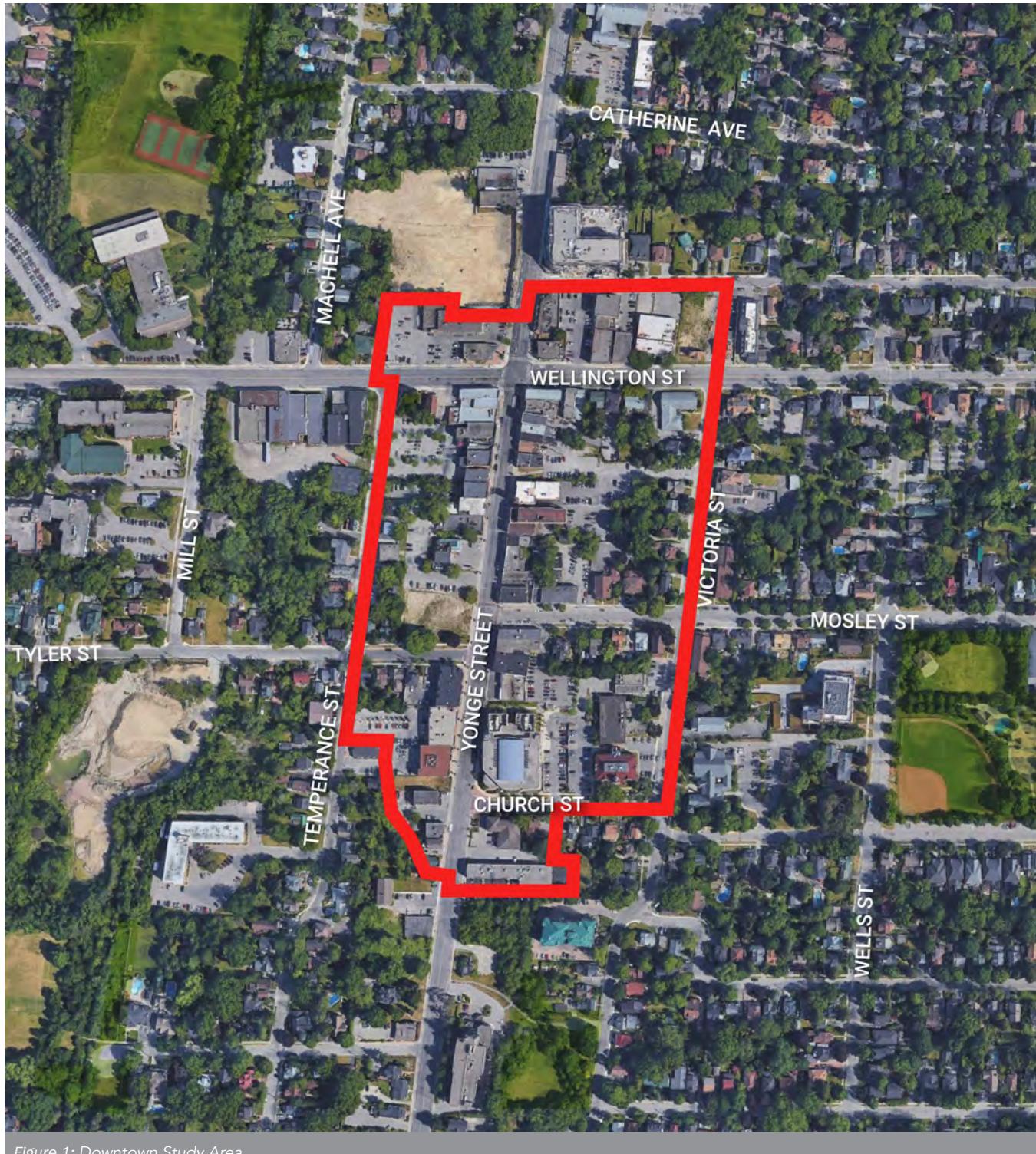


Figure 1: Downtown Study Area.

2.0 BACKGROUND

Yonge Street has been the heart of Aurora since merchant Richard Machell opened a business at the corner of Wellington Street in 1804. Through the 19th century, the main street and surrounding neighbourhoods steadily grew. As the Town continued to grow outward, particularly in the last 50 years, new shopping centres have challenged Yonge Street's economic role. Nevertheless, Downtown is home to many successful businesses and remains the Town's civic heart, anchored by the Central Library and the new Aurora Cultural Centre, Museum and Town Square.

Downtown's many assets make it a desirable place to both visit and live, as demonstrated by the Aurora United Church and Amica Retirement Home nearing completion. The potential for additional residential intensification is significant and is supported by the studies, policies and zoning regulations summarized below. The principles and objectives of these documents provide a foundation for the Urban Design Study and have informed its recommendations.

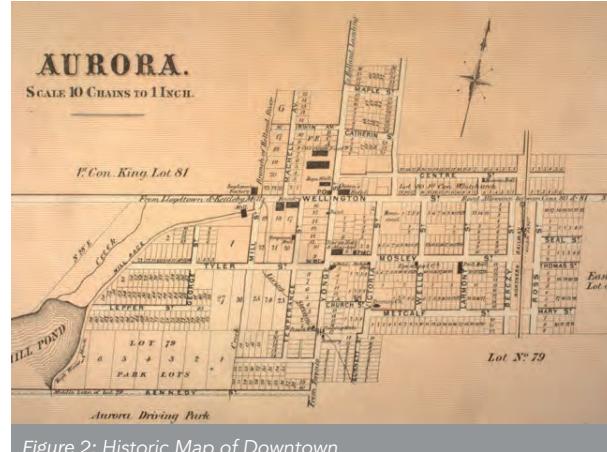


Figure 2: Historic Map of Downtown.



Figure 3: Downtown Aurora 1940.

» Aurora Promenade Concept Plan and Urban Design Strategy

The Promenade Concept Plan and Urban Design Strategy, completed in 2010, was based on a comprehensive study of Downtown and the larger Promenade extending north, south and east. The plan and strategy are based on a vision with eight pillars:

- Distinct Heritage and Culture
- Vibrant Places
- Beautiful Spaces
- Lifelong and Complete Community
- Liveable and Stable Neighbourhoods
- Balanced Modes of Movement
- Great Design and Architecture
- Towards a Sustainable Town

The plan and strategy include an Urban Design Framework that acknowledges the valued character Downtown's main street, historic residential streets, and civic or special streets. It also identifies opportunities for mid-block pedestrian connections and encourages rear service lanes to achieve a more pedestrian-friendly environment.

Regarding land use and built form, the plan and strategy outline the following objectives for Downtown:

- Protect and reinforce heritage 'main street' character and identity
- Infill and redevelopment sensitive to heritage resources and adjacent neighbourhoods
- Strengthening of the vibrant pedestrian-oriented retail environment with a focus on specialty shops and restaurants
- Encouraging entertainment and cultural venues to reinforce the area's attraction for residents and visitors
- Enhancement of the public realm with a focus on creating an inviting pedestrian environment
- Introduction of more residential uses
- Introduction of rear lanes where possible
- Improving parking capacity through consolidated rear surface parking areas and/or in an integrated public parking facility

The plan and strategy identify retail, office, residential, institutional, and open space as appropriate uses in the Downtown with the stipulation that retail should be required on the ground floor of buildings on Yonge Street and Wellington Street. Retail uses should be restricted to a maximum of 2,400 square metres, and storefronts should be no wider than 15 metres.

The plan and strategy recommended a maximum height of five storeys (six storeys north in Upper Downtown north of Wellington Street) and minimum three-metre step-backs above the third storey.

The design guidelines in the Promenade Concept Plan and Urban Design Strategy cover a range of considerations, including building expression, heritage integration, grade level design, storefronts, parking, and sustainable design.

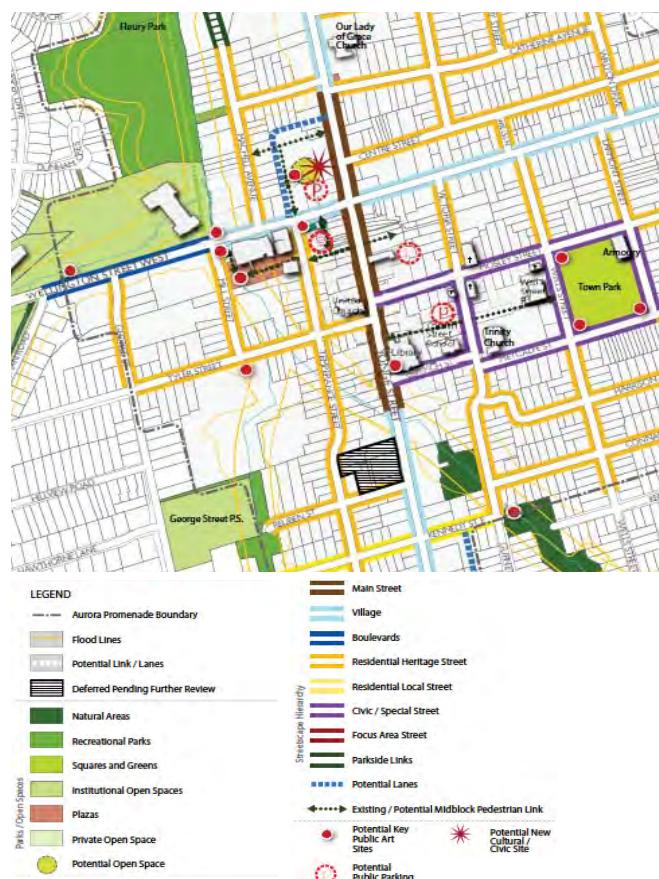
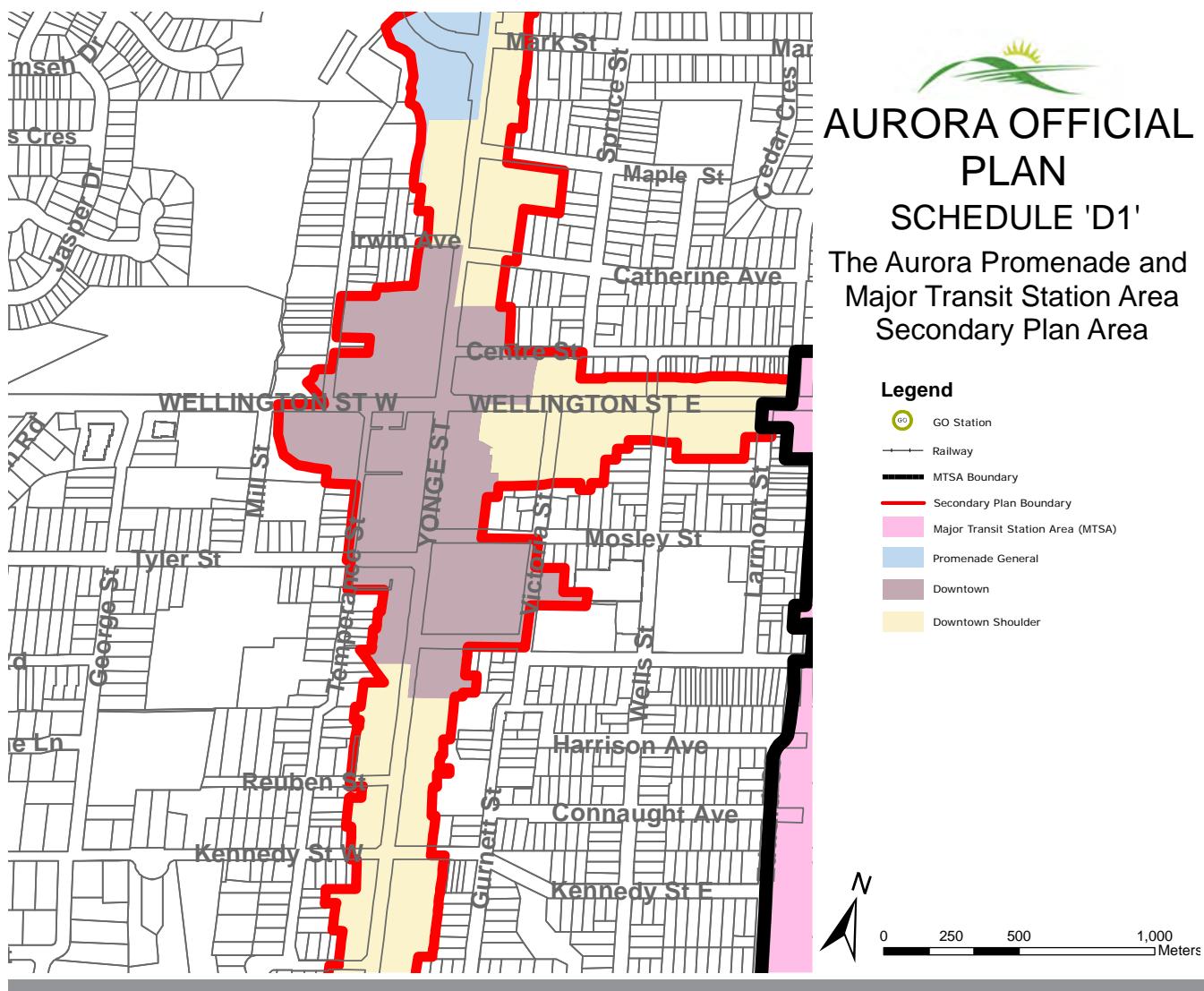


Figure 4: Aurora Promenade Public Realm Framework (Excerpt).

» Town of Aurora Official Plan

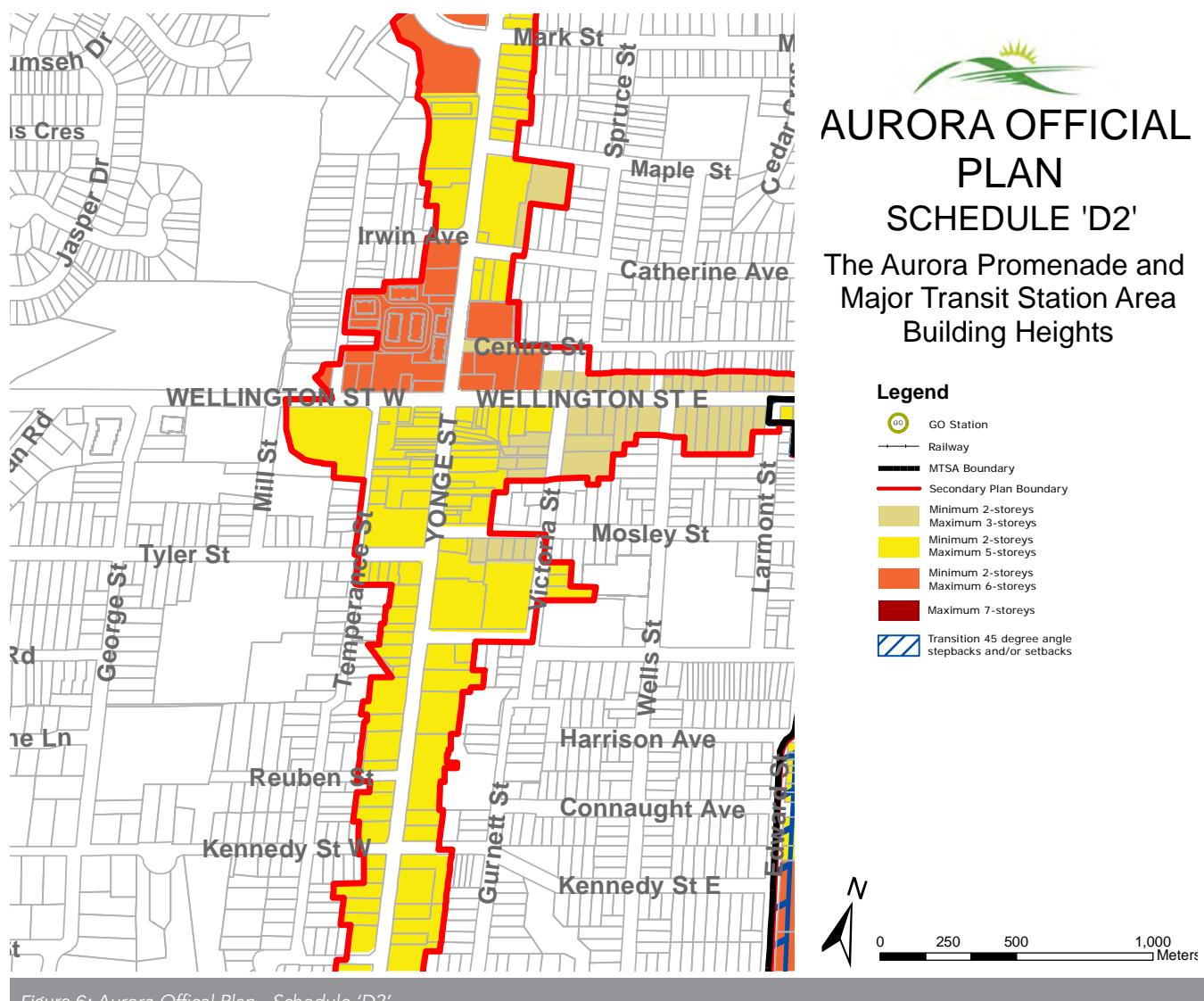
The Town's current Official Plan was adopted by Council in January 2024 and approved by York Region in May 2024. Section 9 of the plan embeds much of the Aurora Promenade Concept Plan and Urban Design Strategy in policy. Policy 9.2(c) states that all development within the Aurora Promenade shall be consistent with the Concept Plan and Urban Design Strategy.

Under the Downtown Designation delineated on Schedule 'D1', a wide range of commercial and institutional uses are permitted Downtown, and residential uses are also permitted but generally must be located above the first floor (a limited number of ancillary at-grade units may be permitted at the rear of sites). The ground floors of buildings along Yonge Street are intended for active uses that help enliven the adjacent street, such as retail and restaurants. Retail stores cannot have a frontage greater than 15 metres.



Schedule 'D2' establishes a minimum height of two storeys and a maximum height of five storeys within the Downtown Designation south of Wellington Street, with the maximum increasing to six storeys north of Wellington Street. Buildings taller than three storeys are subject to a step-back at the third storey. The bulk of buildings are to be built zero to one metre from front and exterior side lot lines on lots with less than 40 metres of frontage; build-to lines increase to one to three metres on lots of 40 metres or wider. Policies 9.3.2(d)-(f) set out design policies focused on the conservation and integration of heritage resources and respect for the character of existing buildings in the design of new ones.

The maximum height across much of Downtown is five storeys, with six storeys permitted north of Wellington Street. The fourth and fifth storeys of buildings must be stepped back a minimum of three metres from the front wall. The Official Plan requires height transitions to adjacent low-rise neighbourhoods, but how this is to be achieved is not regulated in the Zoning By-law. The Official Plan also calls for laneways at the rear of properties on Yonge Street, where possible, to accommodate utilities and access to loading and parking.



» **Comprehensive Zoning By-Law**

The land use and built form regulations for Downtown in the Town's Zoning By-Law are consistent with the policies of the Official Plan.

Most of Downtown is zoned Promenade Downtown (PD1), which permits a broad range of commercial and institutional uses as well as dwelling units above the first floor (see Table 1). Multiplexes and townhouses are not permitted. The maximum height is 18.5 metres provided the fourth and fifth storeys are set back a minimum of three metres from the front and exterior side walls of the building. Other zone requirements are contained in Table 2.

Several properties zoned PD1 are subject to exceptions from the general provisions of the By-law. Notably, a maximum height of 22 metres is permitted on the site of the Amica Retirement Home, and a series of site-specific building step-backs at the front and rear are prescribed.

Properties on the south side of Mosley Street are zoning Promenade Downtown – Special Mixed Density Residential (PD2), which permits a range of low-rise residential uses and a limited number of commercial uses. North of Mosley Street and west of Victoria Street, several properties are zoned R7, which permits detached, semi-detached, duplex and triplex dwellings. Other properties on the east side of Downtown, fronting Wellington Street and Victoria Street are zoned Promenade Downtown Shoulder – Central Commercial (PDS1), which permits a full range of commercial, institutional and residential uses and has the same zone requirements as those generally applicable in the PD1 zone.

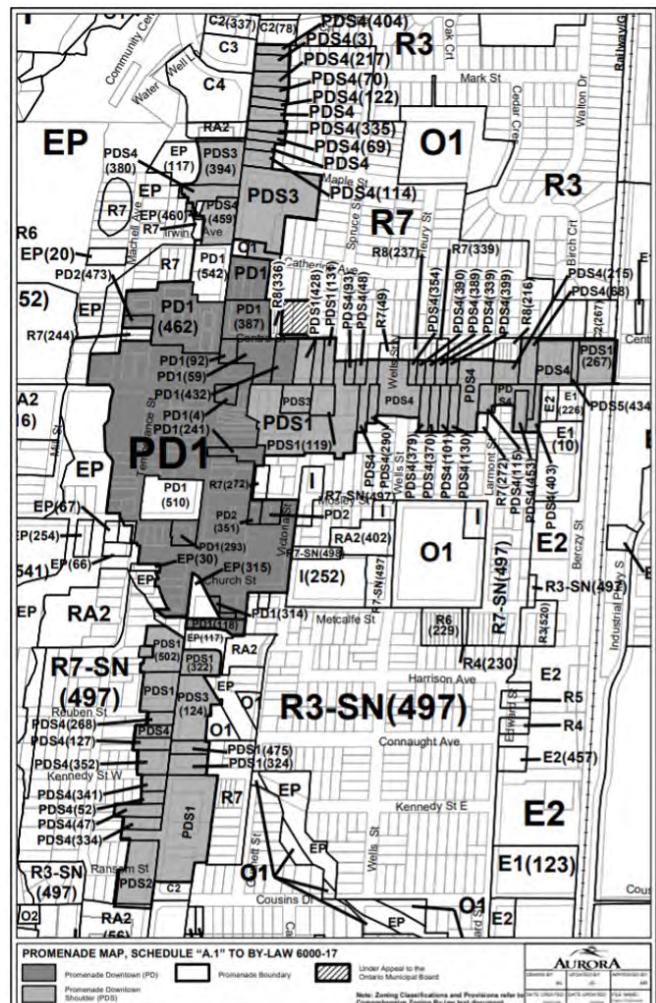


Figure 7: Promenade Zoning Map.

Promenade Permitted Uses	PD1	PD2	PDS1	PDS2	PDS3	PDS4	Promenade Permitted Uses	PD1	PD2	PDS1	PDS2	PDS3	PDS4
Promenade Downtown	Promenade Downtown	Promenade Downtown-Special Mixed Density Residential	Promenade Downtown Shoulder-Central Commercial	Promenade Downtown Shoulder-Service Commercial	Promenade Downtown Shoulder-Institutional	Promenade Downtown Shoulder-Special Mixed Density Residential	Promenade Downtown	Promenade Downtown-Special Mixed Density Residential	Promenade Downtown Shoulder-Central Commercial	Promenade Downtown Shoulder-Service Commercial	Promenade Downtown Shoulder-Institutional	Promenade Downtown Shoulder-Special Mixed Density Residential	
<i>Animal Hospital</i>				X			<i>Financial Institutions</i>	X		X	X		
<i>Art Gallery</i>	X	X	X	X	X	X	<i>Fitness Centre</i>	X		X	X		
<i>Bed and Breakfast</i>	X	X	X		X	X	<i>Funeral Parlours</i>	X		X			
<i>Clinic</i>	X		X	X	X		<i>Garden Centre</i>	X		X	X		
<i>Commercial Schools</i>	X		X	X			<i>Hospitals</i>	X		X	X	X	
<i>Day Care Centres</i>			X	X	X	X	<i>Hotel</i>	X		X	X		
<i>Dry Cleaning Establishment</i>	X		X				<i>Institutional Uses as permitted in Section 11.1 of this By-law</i>	X ₍₄₎		X ₍₄₎	X ₍₄₎	X ₍₄₎	
<i>Dry Cleaning Distribution Station and Depot</i>	X			X			<i>Laundromat</i>	X		X	X		
<i>Dwelling Units above the First Storey</i>	X		X			X	<i>Museum</i>	X		X	X	X	
<i>Dwelling, Boarding or Rooming House</i>		X	X	X	X	X	<i>Offices</i>	X	X	X	X	X	X
<i>Dwelling, Converted</i>		X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎	X ₍₁₎	<i>Personal Service Shops</i>	X	X	X	X	X	X
<i>Dwelling, Detached</i>		X	X	X	X	X	<i>Pet Services</i>	X		X	X		
<i>Dwelling, Double Duplex or Fourplex</i>		X	X	X	X	X	<i>Place of Entertainment</i>	X		X			
<i>Dwelling, Duplex</i>		X	X	X	X	X	<i>Club</i>	X		X			
<i>Dwelling, Quadriplex</i>		X	X	X	X	X	<i>Private Parks</i>	X	X	X	X	X	X
<i>Dwelling, Second Suite</i>		X ₍₅₎	X ₍₅₎	X ₍₅₎	X ₍₅₎	X ₍₅₎	<i>Recreation Centre</i>			X	X		
<i>Dwelling, Semi-Detached</i>		X	X	X	X	X	<i>Restaurants</i>	X		X	X		
<i>Dwelling, Townhouse</i>		X	X	X	X	X	<i>Retail Stores</i>	X ₍₂₎	X ₍₃₎	X ₍₃₎	X ₍₃₎	X ₍₃₎	X ₍₃₎
<i>Dwelling, Triplex</i>		X	X	X	X	X	<i>Service Shops</i>	X		X	X		
							<i>Studios</i>	X		X			
							<i>Veterinarian Clinic</i>	X		X	X		

Table 1: Promenade Permitted Uses.

Promenade Minimum Requirements	PD1	PD2	PDS1	PDS2	PDS3	PDS4
Promenade Downtown	Promenade Downtown	Promenade Downtown-Special Mixed Density Residential	Promenade Downtown Shoulder-Central Commercial	Promenade Downtown Shoulder-Service Commercial	Promenade Downtown Shoulder-Institutional	Promenade Downtown Shoulder-Special Mixed Density Residential
<i>Lot Area</i>	230 m ²	460 m ²	230 m ²	1,400 m ²	460m ²	460 m ²
<i>Lot Frontage</i>	10 m	15 m	10 m	30 m	30 m	15 m
<i>Front Yard</i>	0.0 m	6 m	0.0 m	10 m	10 m	6 m
<i>Rear Yard</i>	7.5 m ₍₂₎	7.5 m ₍₂₎	7.5 m ₍₂₎	10 m ₍₂₎₍₃₎	15 m ₍₂₎	7.5 m ₍₂₎
<i>Interior Side Yard</i>	0.0 m	1.2 m ₍₅₎ 1.5 m ₍₆₎	0.0 m	3.0 m 10 m ₍₃₎	4.5 m	1.2 m ₍₅₎ 1.5 m ₍₆₎
<i>Exterior Side Yard</i>	0.0 m	6.0 m	0.0 m	10m	10 m	6.0 m
<i>Height (maximum)</i>	10 m ₍₁₎	10 m	10 m ₍₁₎	10 m	15 m	10 m
<i>Lot Coverage (maximum)</i>	N/A	35%	N/A	35%	35%	35%

Table 2: Zone Requirements.

- (1) A maximum height of 18.5 m is permitted provided the 4th and 5th Storeys are Setback a minimum of 3 m from the main and exterior side walls of the 3rd Storey
- (2) All *Parking Areas* shall be located in the *Rear Yard of the Lot*
- (3) Abutting Residential Zones only
- (4) Per Dwelling Unit
- (5) *Interior Side Yards* for One Storey buildings
- (6) *Interior Side Yards* for Two Storey buildings
- (7) Along a Common *Lot Line*
- (8) In no case shall the garage extend beyond the front wall of the main building or porch face. On a corner lot, in no case shall the garage extend beyond the face of the main building or porch face into the front yard or exterior side yard.
- (9) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:
 - A minimum width of 6.0 metres for a Private Road
 - A minimum setback of 1.8 metres for any wall of a residential use building to a Private Road
 - A minimum setback of 5.3 metres for any garage or carport entrance from a Private Road
 - A minimum distance separation of 1.2 metres between buildings

» Aurora Promenade Streetscape Project

In parallel with the Community Planning Permit System initiative for Downtown, the Town is also planning to enhance the Aurora Promenade streetscape on Yonge Street (between Wellington Street and Church Street). The design will include sidewalks, crosswalks, entry features, and signage. Improvements currently being studied include accessibility, light pole upgrades, street furniture, trees and other landscaping. Improvements to parking and traffic flow are also being considered. Upgrades to the public realm will be implemented in conjunction with the rehabilitation and replacement of critical utility infrastructure.

The planned improvements to the streetscape of Yonge Street will support businesses and further encourage residential development Downtown. There may be opportunities for future development to optimize the improvements with ground-floor setbacks that widen the space available for walking, restaurant patios and retail displays.



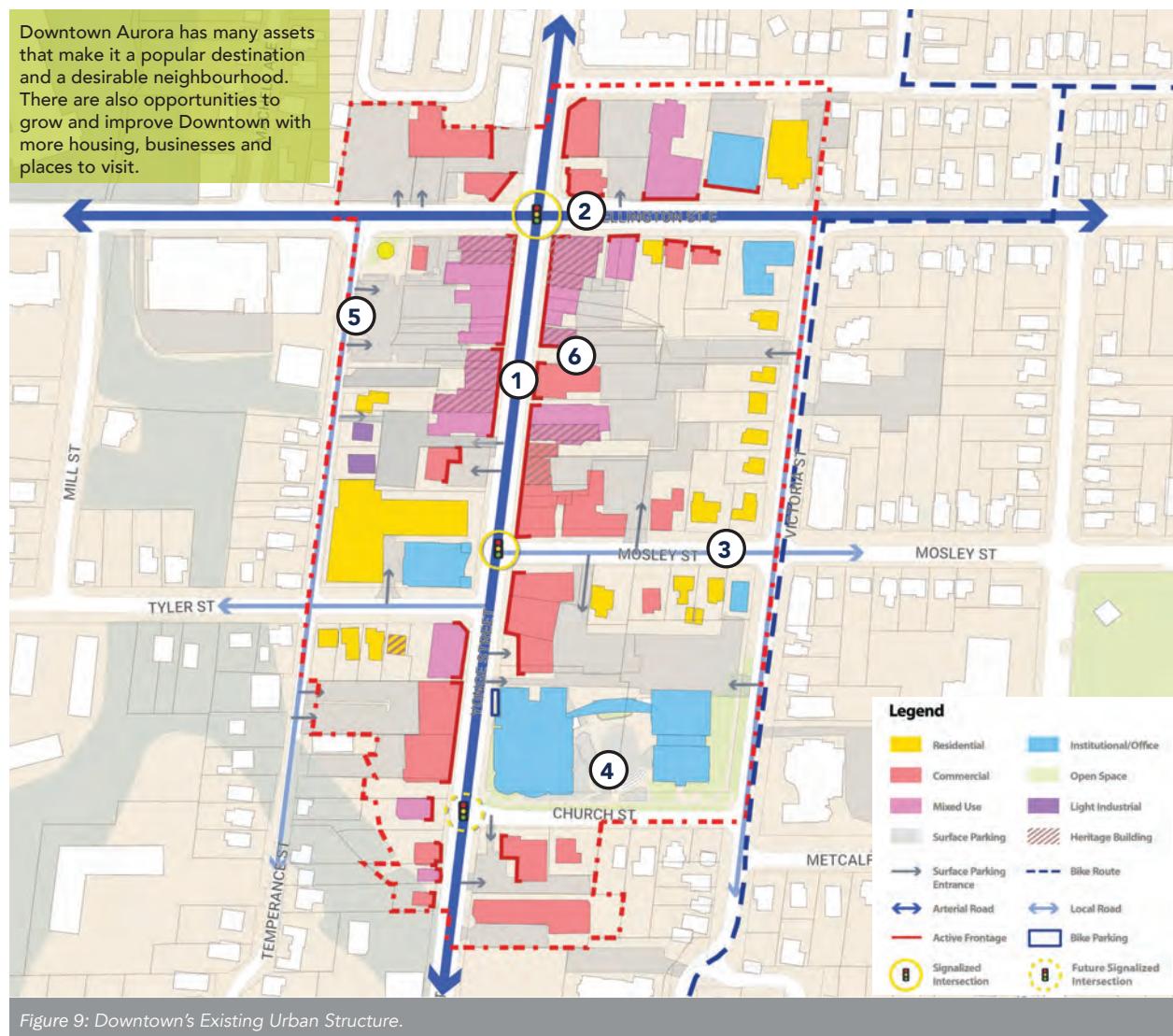
Figure 8: Aurora Promenade Streetscape.

3.0 DOWNTOWN TODAY: ASSETS AND OPPORTUNITIES

To identify sites Downtown appropriate for new development and determine suitable approaches to the massing of new buildings, the Urban Design Study first looked at the key assets of Downtown—uses, buildings and spaces—that need to be maintained, respected and reinforced. The analysis of existing conditions revealed underutilized land between and behind assets, much of it used for parking but with the potential to accommodate significant residential intensification. The analysis also identified

opportunities to enhance the public realm for pedestrians with new connections, gathering spaces, and laneways.

Below is a summary of key features and characteristics of Downtown, including the assets that make it a popular destination and desirable neighbourhood. The opportunities to reinforce assets and improve Downtown with new residential and mixed-use development are highlighted.



Assets and Opportunities



Source: <https://engageaurora.ca/>

Much of the historic main street remains intact, giving Downtown a valued character and making it a unique commercial destination within the town. Buildings are mostly 2-3 storeys. Maintaining and extending a streetwall up to 3 storeys, with storeys above this height pushed well back from the front wall, will preserve Yonge Street's small-town feel. At the same time, allowing new buildings on properties without significant heritage to have a modest setback from the right-of-way would effectively widen the public realm for pedestrians.



Source: Google Earth

The lack of traditional storefronts and street trees, and the presence of parking lots, contribute to a pedestrian-unfriendly streetscape on Wellington Street. And neither buildings nor the public realm have been designed to highlight the important intersection of Yonge Street and Wellington. Redevelopment on both sides of the street that establishes a consistent streetwall, contains active uses on the ground floor, and includes streetscape improvements would extend the retail environment of Yonge Street. Buildings of 5-6 storeys would also add a significant amount of new housing Downtown.



Source: <https://engageaurora.ca/>

Away from Yonge Street, on Mosley Street and Victoria Street, former churches and detached houses, some containing non-residential uses (day care, professional offices) contribute to the charm of Downtown. While some "gentle" intensification in this pocket of Downtown would be appropriate, historically significant buildings should be conserved, and the area's residential character should be maintained.



4

The new Town Square and Cultural Centre, joining the library, have significantly enhanced Downtown as a destination and gathering place. Mixed-use development on commercial sites to the west and south would bring more daily life to the Town Square, and redevelopment of the Town-owned property north of the library could bring more office workers and/or residents to Downtown.

Source: Google Earth



5

Parking lots for commercial and institutional uses occupy a significant amount of land behind buildings. New development will bring opportunities to accommodate parking for residents, businesses and the public underground, at grade in the base of buildings, or in parking structures tucked behind residential and mixed-use buildings.

Source: <https://engageaurora.ca/>

6

It's easy to walk around Downtown, but heavy traffic on Yonge Street and Wellington Street can contribute to an uncomfortable pedestrian experience. More mid-block connections and intimate open spaces, like Machell's Alley, would provide opportunities to get away from traffic noise and could accommodate restaurant patios. They would also help to define future development sites, providing secondary frontages.

Source: Google Earth

4.0 GUIDING PRINCIPLES AND FRAMEWORK FOR CHANGE

The Town's Official Plan policies for Downtown and the analysis of existing conditions summarized in the previous sections informed the principles below, which were used to guide the massing study described in the next section. The principles also build on previous studies of Downtown and reflect fundamental principles of good urban design commonly applied to environments where a positive pedestrian experience and compatibility with existing development are paramount.

» Guiding Principles

1. Enhance Downtown as a shopping, dining and entertainment destination by ensuring Yonge Street and Wellington Street are lined with commercial and institutional uses and creating new public space to gather and linger.
2. Grow Downtown as a neighbourhood with a range of housing choices in a variety of building types and forms.
3. Maintain and reinforce the historic character of Yonge Street by conserving heritage properties and limiting the height of new buildings to three storeys near the street.
4. Establish over time a continuous streetwall of three to four storeys on Wellington Street with mixed-use buildings to create a more pedestrian-friendly environment and extend the Downtown shopping and dining experience.
5. Concentrate the mass of new development in the interior of blocks with greater height flexibility and gradual built form transitions to the surrounding streets and neighbourhoods.
6. Break up the massing of long buildings to create varied, interesting streetscapes and accommodate mid-block connections.
7. Integrate residential and commercial parking within developments and minimize surface parking.
8. Minimize the impact of driveways and service areas on the pedestrian realm by establishing rear laneways where possible and promoting shared driveways.

» Framework for Change

The Framework for Change illustrated in Figure 10 was also developed to guide the massing study. Recognizing Downtown's valued assets and opportunities for growth, the Framework identifies areas with significant potential for intensification based on the size of individual properties and the likelihood that small properties will continue to be assembled into large sites to optimize their development potential.

The Framework also highlights opportunities for mid-block connections to enhance the pedestrian network,

provide intimate gathering spaces off Yonge Street and Wellington Street, and help define development sites. Over time, the two proposed east-west connections would improve access to parks and trails outside Downtown.

The depth of assembled sites west of Yonge Street and proposed laneways through properties east of Yonge Street support the assumption that future development will be accessed by drivers from side streets. Laneways will help ensure access to parking and servicing areas does not diminish the pedestrian realm.

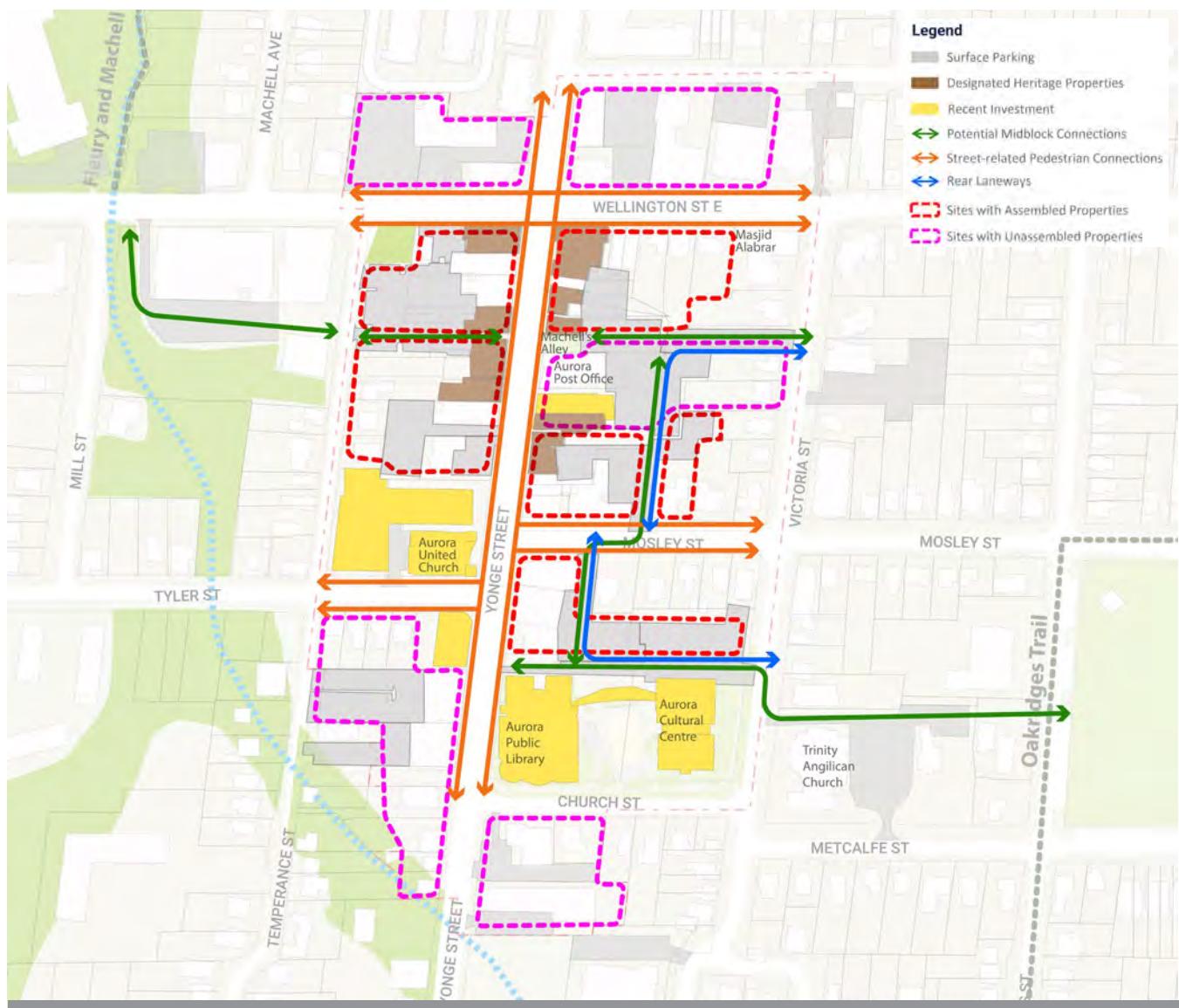


Figure 10: Emerging Framework for Change.

5.0 MASSING STUDY

A Community Planning Permit System for Downtown is intended to encourage the development of much-needed housing by streamlining the planning approvals process. Providing greater flexibility with respect to the built form of residential and mixed-use development can also encourage landowners to pursue intensification of their properties. With this goal in mind, the Urban Design Study team explored an alternative approach to massing future buildings that would result in a greater population density than is possible under current policies and zoning while respecting the historic character of Downtown.

Guided by the principles and framework in Section 4, the massing study began with the 3D modeling of conceptual buildings that respect the current five-storey height limit across much of Downtown, six storeys on the north side of Wellington Street. The study focused on the assembled properties identified in the Framework for Change since they have the most capacity to efficiently accommodate new development. This “As-of-Right” Development Concept provided a base case for comparing an alternative concept, in terms of overall density and the visual experience of Downtown.

Both the As-of-Right Development Concept and Alternative Development Concept are consistent

in terms of land use. The ground floors of buildings on Yonge Street and Wellington Street contain commercial space, and the remaining portion of all new buildings have been massed to accommodate residential units (apartments and townhouses). Neither of the concepts would require the demolition of designated heritage buildings.

Both concepts replace much of the off-street surface parking Downtown and assume future parking for residents, businesses and the public will be integrated with new development, mostly underground. Both concepts also assume parking, loading and service areas would be accessed directly from Temperance Street or, for buildings east of Yonge Street, from new rear laneways.

The massing of buildings in the development concepts was informed by observations and mapping of existing surface and above-grade conditions across Downtown. Potential technical constraints to future development, such as environmental features, geotechnical and soil conditions, underground servicing infrastructure, and utility easements, were not considered. Prior to the preparation and approval of future development applications, site-specific technical studies will be required to confirm any constraints to redevelopment on individual sites.



The Community Planning Permit System for Downtown will combine rezoning, minor variance and site plan applications into a single streamlined approvals process.

» As-of-Right Development Concept

The bird's-eye views in Figures 12 and 13 conceptually illustrate what a series of five-storey and six-storey buildings constructed over time could look like, and Table 3 provides key statistics for the concept, including the estimated number of new housing units that could be accommodated. In addition to respecting the current height limits Downtown, the buildings also comply with the requirement for the portion of buildings above the third storey to be stepped back a minimum of three metres from the front and exterior side walls. Buildings along Yonge Street, south of Wellington Street, have no setback from the right-of-way.

Plan View

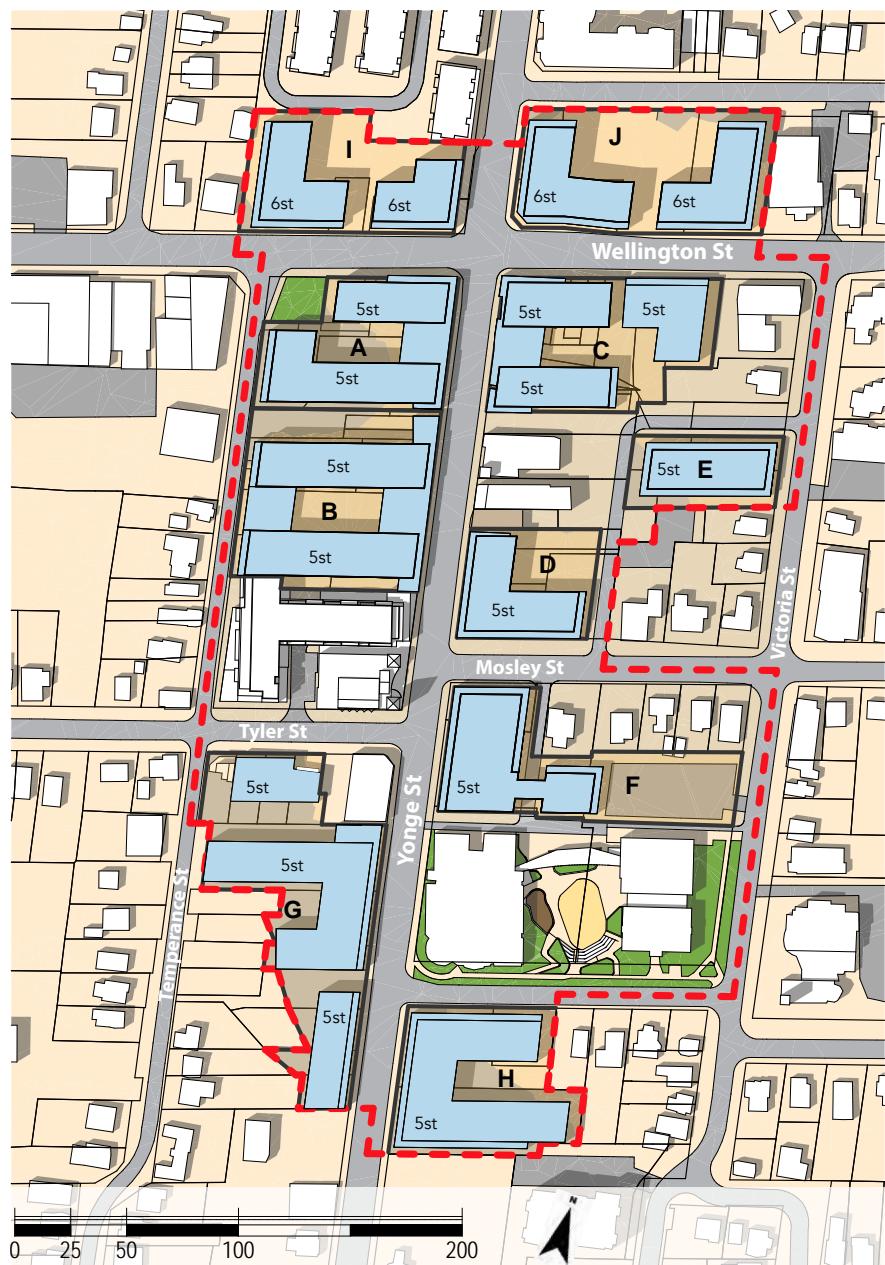


Figure 11: The As-of-Right Development Concept assumes the assembly of smaller properties into larger ones will continue and ultimately result in a series of new 5-storey mixed-use and residential buildings across Downtown.

Key Statistics of the As-of-Right Development Concept

Gross Floor Area of New Development	120,000 sqm
Estimated Number of New Residential Units	1100
Estimated Total Commercial Floor Area	10,000
Average Density of New Development	1.9-2.9 FSI
Maximum Height (new buildings)	5 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	0 metres
Upper Floor Step-back from Yonge Street	3.0 metres above 3rd floor

Table 3: Key statistics for the concept.

Aerial 3D views of the As-of-Right Development Concept



Figure 12: View looking northwest over Downtown. In the long-term, parking for both commercial and residential uses would be accommodated within future developments, either underground or in the base of buildings, behind other uses.



Figure 13: View looking southeast over Downtown.

Street-level Renderings of the As-of-Right Development Concept

The street-level renderings in Figures 14 and 15 illustrate how a series of five-storey buildings would affect the character of Yonge Street and the pedestrian experience. Figure 16 is a rendered view looking south on Temperance Street.

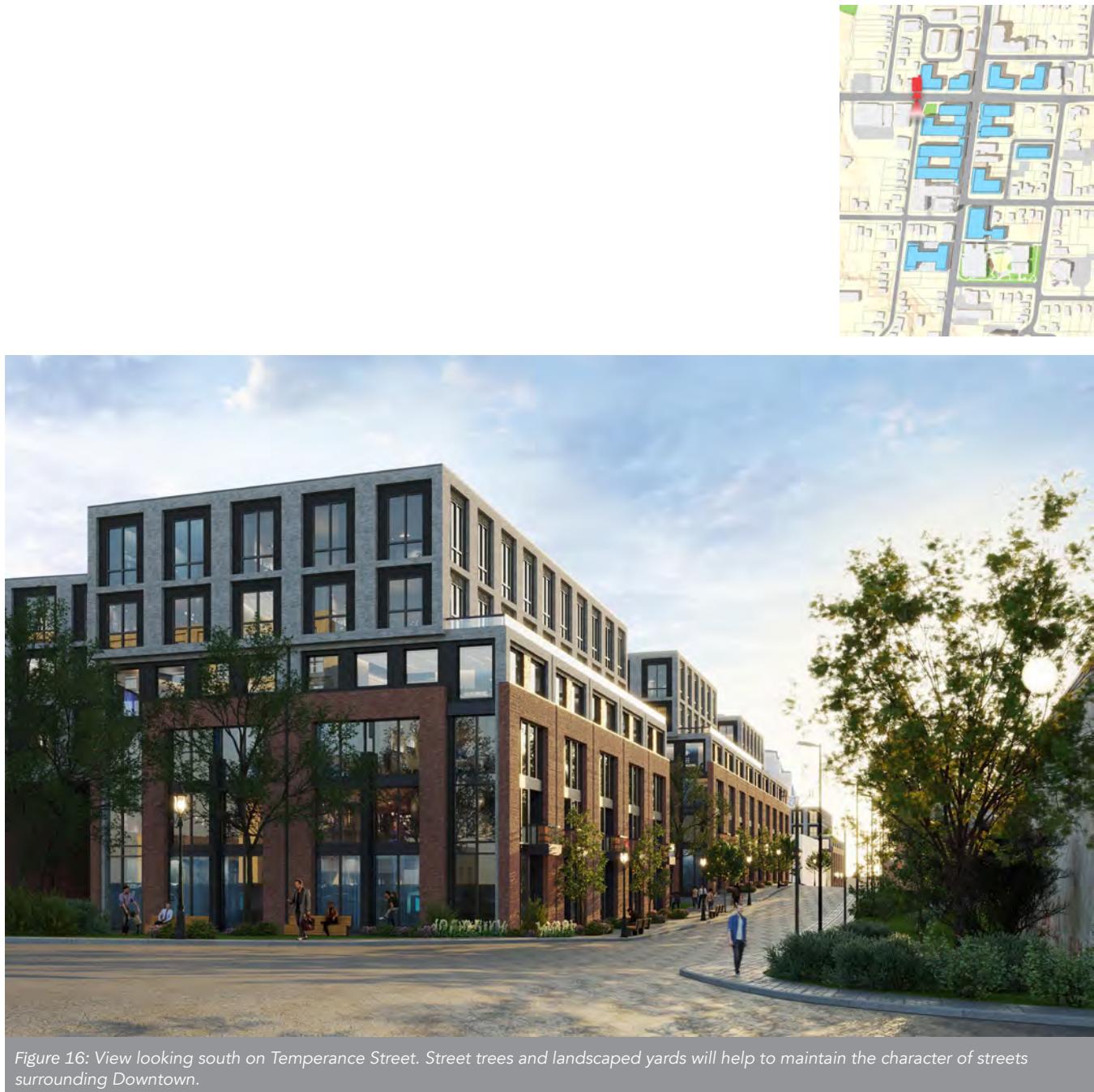
The views from Yonge Street show that even with the fourth and fifth storeys stepped back three metres from the lower floors of new buildings, the additional massing would significantly alter the built form character of the street, considering most of the existing historic buildings are two storeys.



Figure 14: View looking down Yonge Street from Wellington Street. Conserving heritage properties on Yonge Street will be critical to maintaining its historic character.



Figure 15: View looking north on Yonge Street. Five-storey buildings, even with minimum 3-metre step-backs above the third storey, will change the experience of the street over time.



» Alternative Development Concept

The Alternative Development Concept responds to the depth of the blocks along Yonge Street and concentrates the massing of new buildings in the interior of sites, allowing for a more gradual transition in heights from Yonge Street, as illustrated in Figures 19 and 20. Stepbacks above the third storey along Yonge are increased from three metres to ten metres, where heights increase to five storeys. Above the fifth storey, the massing steps back another ten metres before increasing further to maximum heights of nine storeys west of Yonge Street and eight storeys east of Yonge Street where such heights would have minimal impact on adjacent properties. Further south, where the surrounding low-rise neighbourhoods extend into Downtown, the maximum heights are five and six storeys.

Note, the maximum heights of buildings west of Yonge Street are measured from Temperance Street, which slopes down from both Wellington Street and Yonge Street. Measured from either of these streets, the heights would be one storey less.

The Alternative Development Concept also differs from the As-of-Right Concept in that the new buildings on Yonge Street, except where an existing historic façade has been retained, are set back two metres from the right-of-way to provide more space for pedestrians and restaurant patios.

The Alternative Concept increases the achievable density on some sites by up to 50% and yields approximately 155 more residential units and approximately 15% more density overall than the As-of-Right Concept.

Plan View

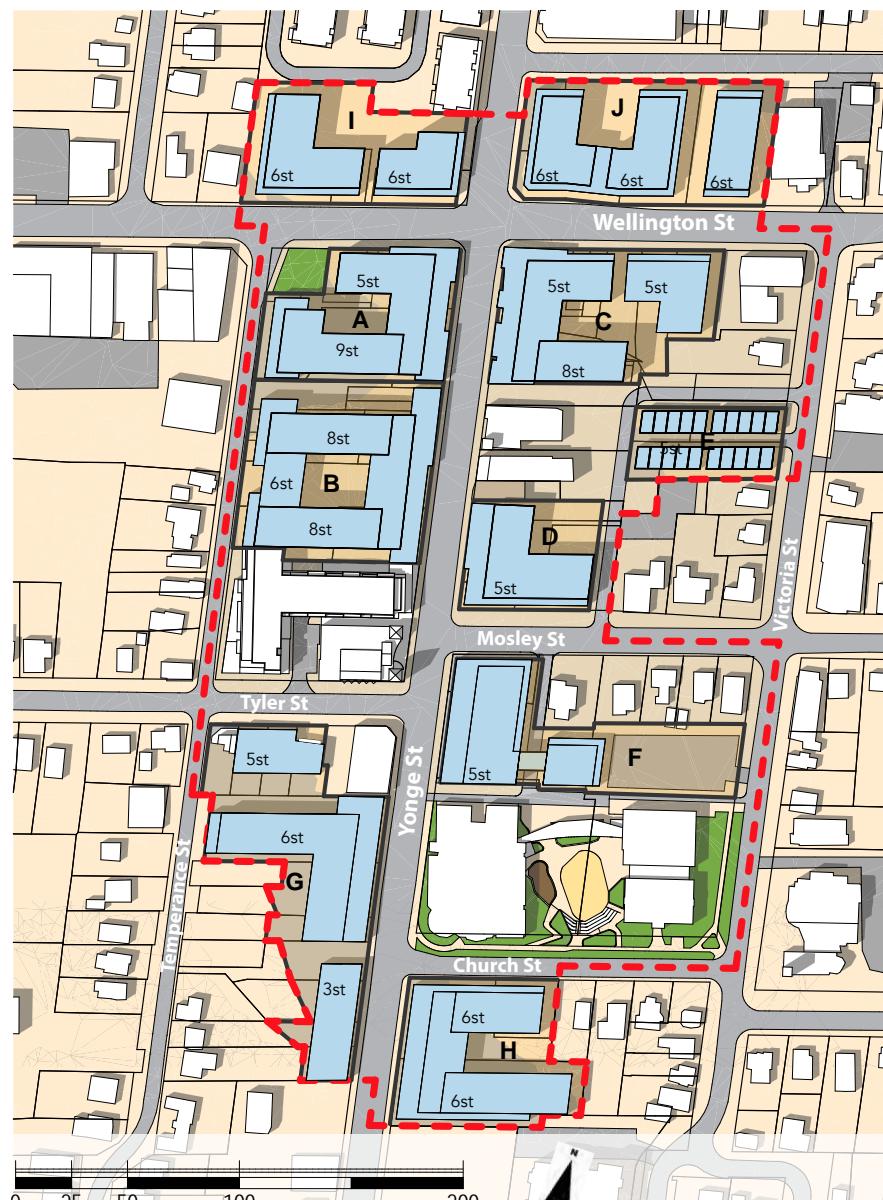


Figure 17: As also shown in the As-of-Right Concept, mid-block pedestrian connections and laneways provide a framework for future development and would enhance the public realm.

Key Statistics of the Alternative Development Concept

Gross Floor Area of New Development	134,300 sqm
Estimated Number of New Residential Units	1260
Estimated Increase in Commercial Floor Area	8,600
Average Density of New Development	1.4-4.1 FSI
Maximum Height (new buildings)	9 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	2 metres
Upper Floor Step-back from Yonge Street	10.0 metres above 3rd floor

Table 4: Key statistics for the concept.

Aerial 3D view of the Alternative Development Concept



Figure 19: View looking northwest over Downtown. Varying the maximum building height Downtown should result in a greater variety of housing types.



Figure 20: View looking southeast over Downtown.

Street-level Renderings of the Alternative Development Concept

As the street-level renderings in Figures 21 and 22 illustrate, the alternative massing approach moderates the visual impact of buildings over three storeys. The step-back of upper floors allows the three-storey facades to dominate the built form character of Yonge Street, and the portions of buildings above the fifth storey have a negligible impact on pedestrian views. In addition, Figure 22 shows how increased setbacks at street level allow restaurants and shops to bring more life to Yonge Street.

Considering the west side of Temperance Street, north of Tyler Street, is half lined with industrial and commercial properties, taller buildings on the east side would have minimal impacts on the street's character. Minimum three-metre step-backs above the fourth storey and landscaped front yards, as illustrated in Figure 23, will help ensure the pedestrian environment is inviting and comfortable.



Figure 21: View looking down Yonge Street from Wellington Street. Requiring the upper floors of new buildings along Yonge Street to be stepped back at least 10 metres would help preserve the street's historic scale and character.



Figure 22: View looking north on Yonge Street. This view shows that buildings up to 9 storeys in the interior of blocks would barely be visible from Yonge Street. Setbacks of 2 metres from front property lines will effectively widen the sidewalk and provide space for restaurant patios and retail displays.

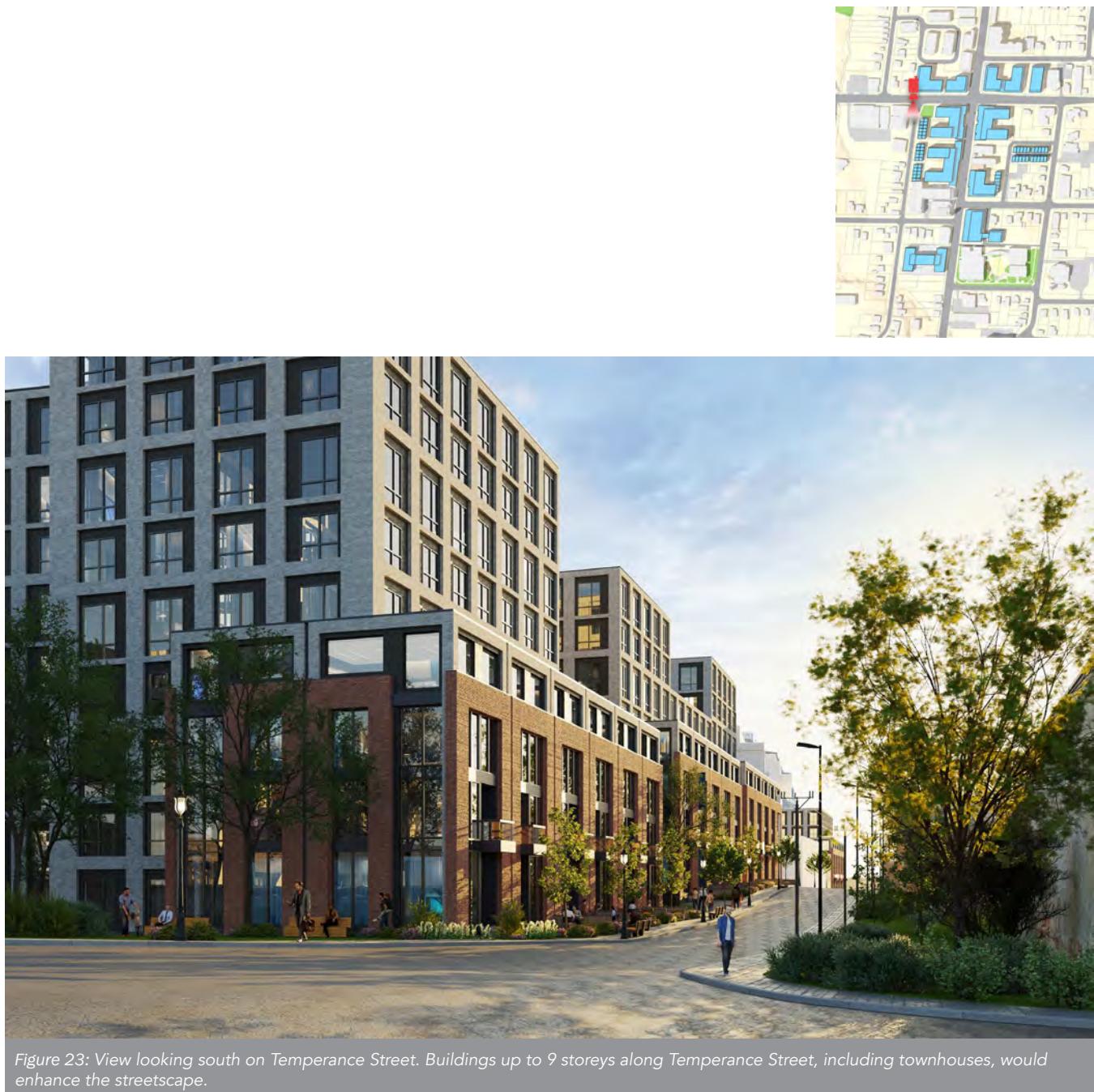
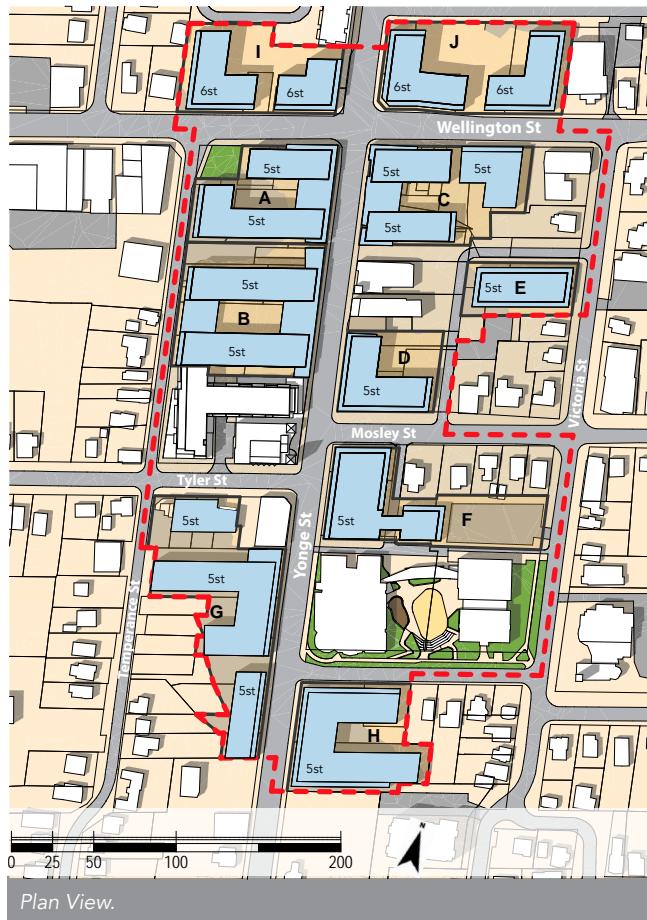


Figure 23: View looking south on Temperance Street. Buildings up to 9 storeys along Temperance Street, including townhouses, would enhance the streetscape.

» Comparison of the Development Concepts

The images below and on the next page comparing the Alternative Development Concept to the As-of-Right Concept demonstrate that by increasing required step-backs above the third storey along Yonge Street and permitting greater height toward the rear of sites, the valued character and pedestrian experience of Downtown will be maintained.

As-of-Right Development Concept

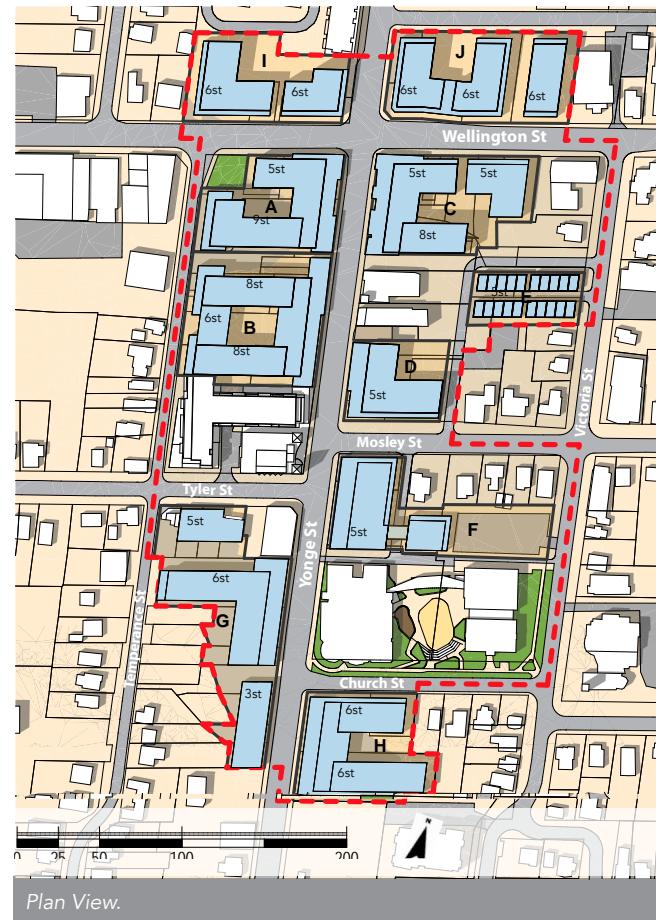


Plan View.



View looking northwest over Downtown.

Alternative Development Concept



Plan View.



View looking northwest over Downtown.

As-of-Right Development Concept



View looking down Yonge Street from Wellington Street.



View looking north on Yonge Street.



View looking south on Temperance Street.

Alternative Development Concept



View looking down Yonge Street from Wellington Street.



View looking north on Yonge Street.



View looking south on Temperance Street.

6.0 RECOMMENDATIONS

In this section, the Alternative Development Concept described and illustrated in Section 5 provides the basis for recommended land use and built form regulations to be included in the Community Planning Permit By-law for Downtown. The section concludes with recommendations regarding parking, laneways, mid-block pedestrian connections, and other site planning and urban design matters.

The recommendations address where variances from the regulations may be appropriate, acknowledging that under a CPP By-law, the Town will be classifying CPP applications based on the number and degree of variances from by-law provisions. Applications requiring no variances or minor variances may be approved by the Town's Director of Planning and Development, whereas variances considered significant would require Council approval.

While the study's recommendations focus on the CPP By-law, some of them will require concurrent amendments to the Town's Official Plan's policies applicable to the Aurora Promenade, notably those regarding maximum building heights and minimum and maximum setbacks.

Note, in the event any of the recommendations below conflict with any requirements that may be imposed on a property under the Ontario Heritage Act, the latter requirements should prevail.

» Land Use

The land uses assumed in the Alternative Development Concept are generally consistent with those currently permitted by the Town's Official Plan and Zoning By-law. Although the concept assumes intensification will occur predominantly with residential uses, the ground floors of buildings fronting Yonge Street and Wellington Street were massed to accommodate commercial or institutional uses intended to help enliven the public realm. Office uses or other commercial or institutional uses could occupy the upper floors of the new buildings in the concept but may require wider floorplates and higher floor-to-ceiling heights (approximately four metres versus three metres). It is not expected that Downtown will attract significant multi-storey commercial office buildings given the availability of more suitable and accessible sites elsewhere in the Town.

Figure 25 is a proposed land use map for the CPP By-law recommending an area where the by-law would apply and identifying the area as "Downtown Mixed Use" or "DMU." Properties considered within Downtown but outside the DMU area and currently zoned PD1 or PDS1, where significant intensification would not be appropriate, would continue to be subject to Zoning By-law 6000-17.

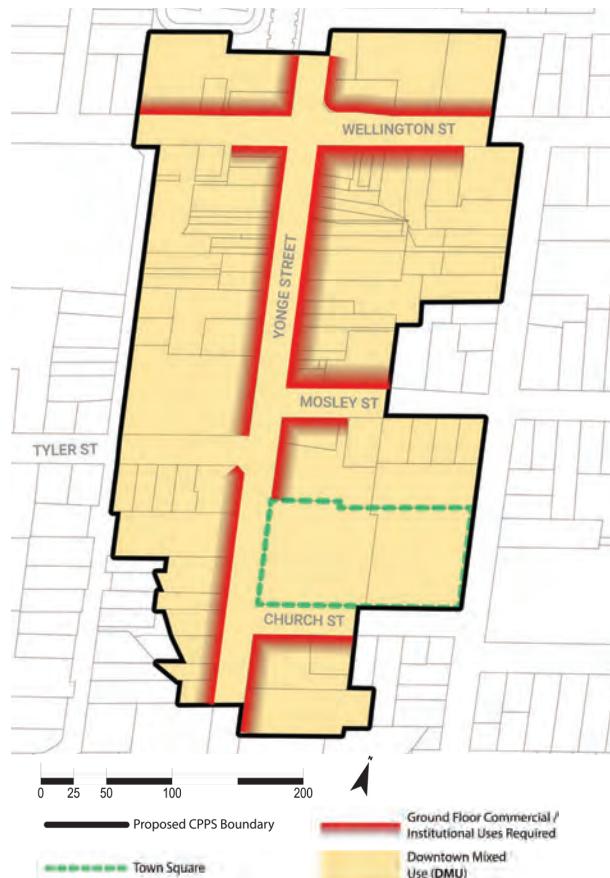


Figure 25: Land Use Map.

Within the new DMU area, most of the uses currently permitted in a PD1 zone should continue to be permitted. The only currently permitted non-residential uses that would be more suitable in other parts of Aurora Promenade or elsewhere in the town are athletic fields, cemeteries, day care centres, funeral homes, garden centres, and private and public schools (note, some of these uses are permitted through Section 11.1 of the Zoning By-law).

Regarding residential uses, the Zoning By-law only permits dwelling units above the first storey. Although dwelling units are not appropriate on the ground floors of buildings fronting Yonge Street and Wellington Street, they would be appropriate on ground floors along Temperance and Victoria streets and Downtown's other side streets. In addition, townhouses and multiplex dwellings (i.e., triplexes, fourplexes) are not currently permitted in PD1 zones; however, these forms of housing would be appropriate on Downtown's side streets as a transition from taller apartment and mixed-use buildings to the surrounding neighbourhoods, and to maintain a mix of housing types in the Downtown. It's recommended the Town consider amending the Official Plan to clearly permit multi-unit residential uses everywhere Downtown except on the ground floors of buildings along Yonge Street and Wellington Street, rather than stating a limited number of ancillary at-grade units may be permitted at the rear of sites.

These are the uses recommended to be permitted in the proposed DMU area:

- Art Gallery
- Bed and Breakfast
- Clinic
- Club
- Commercial Schools
- Dry Cleaning Establishment
- Dry Cleaning Distribution Centre and Depot
- Dwelling Units, provided no dwelling units are located on the ground floor of a building fronting Yonge Street or Wellington Street within 25 metres of the front lot line

- Dwelling, Multiplex, provided the dwelling is not located within 25 metres of lot lines abutting Yonge Street and Wellington Street
- Dwelling, Townhouse, provided the dwelling is not located within 25 metres of lot lines abutting Yonge Street and Wellington Street
- Financial Institutions
- Fitness Centre
- Hospital
- Hotel
- Laundromat
- Library, Public
- Long Term Care Facility
- Museum
- Offices
- Personal Services Shop
- Pet Services
- Place of Entertainment
- Place of Worship
- Private Park
- Restaurants
- Retail Stores, provided no single store is larger than 1,800 square metres GFA and no single store has frontage abutting a public street greater than 15 metres
- Retirement Home
- School, Post-Secondary
- Service Shops
- Studios
- Veterinarian Clinic

Proposed land uses not explicitly permitted by the CPP By-law should not be considered a minor variance from the by-law and should only be approved by Council.

» Built Form & Site Planning

More significant revisions to the current built form regulations applicable Downtown, specifically those regarding setbacks, heights and step-backs, are recommended for the new CPP By-law.

Setbacks

Table 5 recommends minimum and maximum setbacks for new buildings in the DMU area. Notwithstanding the minimum front yard and exterior side yard setbacks, where the façade of an existing building is being retained, the setback of the façade would be the minimum requirement. In addition, the by-law should identify where sight triangles may be required at intersections and state that front yard and exterior side yard requirements shall not apply where a build abuts a triangle.

The recommended minimum front yard setbacks along Yonge Street and the east-west streets in the Downtown depart from the current minimum of zero metres, recognizing that the streetscapes

would benefit from additional space for pedestrians, restaurant patios and retail displays. The recommended minimum front yard setbacks along Temperance Street and Victoria Street will provide space for landscaping, stairs, porches and/or patios, which will give the streetscapes a residential character consistent with the other side of these streets.

It is recommended the CPP By-law allow the Director of Planning and Development to permit variances of up to 10% from the above setback requirements. In the case of variances from front yard and exterior side yard requirements, Town staff should be satisfied a requested variance would result in a comfortable environment for pedestrians and appropriate space for proposed streetscape improvements in the private realm. In the case of variances from rear yard requirements, the impact on neighbouring properties in terms of shadows, sky views and loss of privacy should be assessed. Variances greater than 10% should be subject to Council approval.

	Abutting Streets	Minimum Setback	Maximum Setback
Front Yard and Exterior Side Yard	Yonge St or Wellington St	2 m	3 m
	Tyler St, Mosley St or Church St	1.5 m	2.5 m
	Temperance St or Victoria St	3 m	5 m
Interior Side Yard	n/a	0 m ¹	None
Rear Yard	n/a	7.5 m	None

¹ Except on lots fronting Victoria Street, where the minimum required interior side yard setback should be 1.5 metres.

Table 5: Recommended Setback Requirements.

Heights and Step-backs

Figure 26 is a map identifying the recommended minimum and maximum heights for future buildings. Consistent with the Alternative Development Concept, a maximum height of three storeys is recommended for the portion of buildings within 10 metres of the Yonge Street right-of-way south of Wellington Street. Effectively, this is a requirement for a minimum step-back of eight metres above the third storey of buildings constructed two metres from the front lot line (the recommended minimum setback). Beyond the eight-metre step-back, a maximum height of five storeys is recommended for the portion of buildings between 10 and 20 metres from the right-of-way, i.e., a further minimum step-back of 10 metres would be required above the fifth storey. Beyond the required step-backs from Yonge Street totaling a minimum of 18 metres, the recommended maximum heights vary from six storeys to nine storeys.

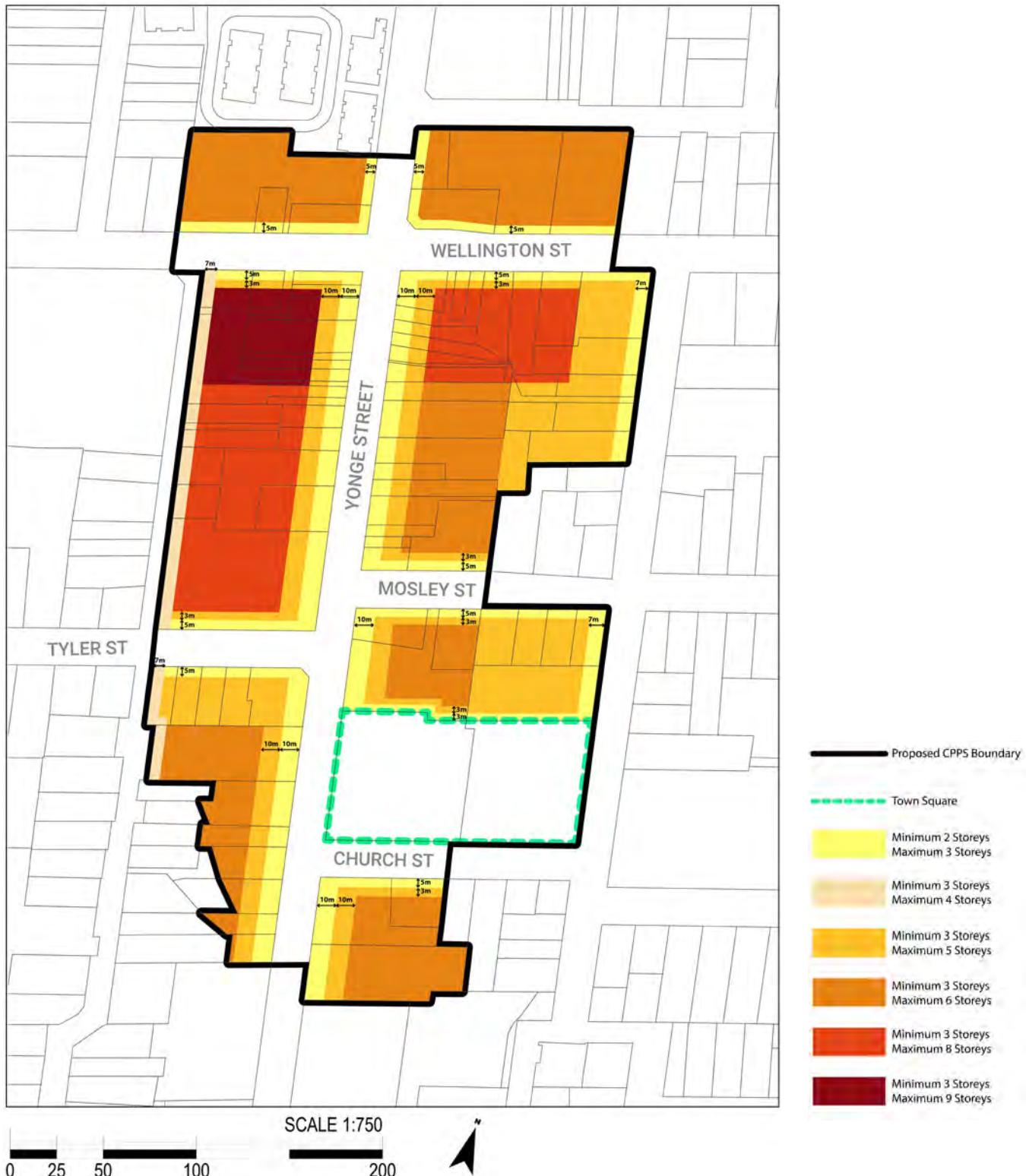
Along Yonge Street north of Wellington Street, and along the east-west streets of Downtown—Wellington, Tyler, Mosley and Church—a minimum step-back of five metres above the third storey, measured from the lot line, is recommended. On the south side of Wellington Street, an additional minimum step-back of three metres should be required above the fifth storey for buildings greater than five storeys.

Along Temperance Street, where the recommended minimum front yard setback is three metres, a minimum step-back above the fourth storey of eight metres from the right-of-way is recommended, i.e., three to five metres from the front wall of the building, depending on the front yard setback. This will help ensure there are appropriate built form transitions between buildings of potentially eight to nine storeys in the interior of the block to the adjacent low-rise neighbourhood. Along Victoria Street, a step-back of five metres from the front wall should be required above the third storey.

Since variances to maximum heights could result in significant impacts to the character and experience of Downtown, generally they should be subject to Council approval. Where the maximum height is five storeys, however, the Director of Planning and Development should have the authority to approve a variance of one storey if staff are satisfied the additional storey would not have a significant adverse impact on the public realm and the pedestrian experience.

In addition to limiting the overall height of new buildings, the CPP By-law should also require a minimum ground-floor height of four metres for buildings fronting Yonge Street and Wellington Street, to ensure they have the flexibility to accommodate a range of commercial or institutional uses over time.

Note, where properties currently zoned PD1 and PDS1 within the proposed CPPS boundary have been granted exceptions to the general land use and built form provisions, it may be appropriate to carry forward the exceptions in the CPP By-law. In addition, portions of properties in the south end of the proposed CPPS area are zoned EP (Environmental Protection). Rather than carry this forward in the CPP By-law, it is recommended the by-law require an Environmental Impact Study where a property proposed for development is partially located within or adjacent to lands designated Environmental Protection in the Official Plan.



Rooftop Mechanical Equipment

Mechanical equipment on the rooftop of a building can have a significant impact on the building's overall appearance and the pedestrian experience. Significant residential and mixed-use developments in the Downtown should enclose mechanical equipment within a penthouse structure integrated into the overall design of the building. For all new development, the CPP By-law should require:

- Rooftop mechanical equipment to be set back a minimum of three metres from the building edges and to not exceed a height of three metres, except elevator penthouses, which should not exceed five metres;
- Rooftop mechanical equipment to be screened with solid screening designed to complement materials used for the building's façade(s).

Parking, Loading and Servicing Areas

It was not within the scope of the Urban Design Study to assess whether the parking requirements applicable Downtown should be updated. However, the location and configuration of parking is an urban design matter. Currently, parking must be located in the rear yard of a site. It is recommended the CPP By-law go further than this and require parking to be provided in the rear yard, underground or in an above-grade structure integrated with other uses. More specifically, parking structures should not front a public street or open space and instead should be lined with other permitted uses to minimize the visual impact they have on the public realm.

Like surface parking, loading and servicing areas can have adverse impacts on the living environment and pedestrian experience Downtown if not located and designed appropriately. The CPP By-law should require loading and servicing areas to be located at the rear or side of the building and be enclosed within the building where the rear or side abuts a public street or open space. Loading and servicing areas in the interior of a block should be screened from public view with walls and landscaping.

Laneways

As illustrated in the Framework for Change, in Section 4, and shown in the As-of-Right and Alternative Development Concepts, the Urban Design Study proposes that future development in the blocks east of Yonge Street, north and south of Mosley Street, be serviced by new public rear lanes. The introduction of rear lanes to these deep blocks will minimize the need for private driveways from streets thereby helping to minimize conflicts among vehicles, pedestrians and cyclists. It is recommended that the Town acquire any private land required for the laneways through dedications at the time of applications or by other means, and the CPP By-Law should require the laneway be implemented in conjunction with new development on adjacent lands.

Mid-Block Pedestrian Connections

The Framework for Change also identifies opportunities for extended and new mid-block pedestrian connections west and east of Yonge Street. These connections will not only make it easier to get around Downtown by walking or using mobility aids but may also provide additional public realm frontage for shops, restaurants and other businesses. The CPP By-law should include provisions to ensure mid-block connections feel safe and inviting: They should have a minimum width of eight metres where new buildings are proposed, and new development should frame and help enliven them with grade-related residential units, storefronts and/or other active uses.

» Design Guidelines

In addition to incorporating the above recommendations regarding land use, built form, parking and site planning, the CPP By-law should require applicants to demonstrate their proposal generally is consistent with the Urban Design Guidelines in the Aurora Promenade Concept Plan and Urban Design Strategy, except where the guidelines may conflict with the recommendations. More specifically, the by-law should reference the following key guidelines to be considered in CPP applications.

Façade Articulation and Materials

- New buildings should respect the pattern of façade division by ensuring the horizontal and vertical architectural orders are aligned with neighbouring heritage buildings.
- New buildings should have entries and display windows at regular intervals consistent with the established pattern on the block.
- Windows should be vertically aligned from floor-to-floor and horizontally aligned with the neighbouring heritage buildings.
- New buildings should include a cornice that is carefully aligned with neighbouring heritage significant buildings and of similar proportions.
- New buildings should consider the pallet of materials and colours evident in existing heritage properties.
- Building materials should be chosen for their functional and aesthetic quality and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance. High quality materials like brick and stone masonry are highly encouraged as exterior cladding elements due to their functionality, aesthetic quality and compatibility. Materials should also be chosen for permanence. Vinyl siding, plywood, concrete block, darkly tinted and mirrored glass, and metal siding utilizing exposed fasteners should be discouraged.

Storefronts

- To reflect the existing character and context, storefronts should generally have a frontage in the range of 4.5 to 7.5 metres, but not greater than 15 metres.
- Where retail frontages are greater than 7.5 metres, they should articulate narrow storefronts in the design of the façade.
- Storefronts should have a high-level of transparency, with a minimum of 75% glazing to maximize visual animation.
- Clear glass should be used for wall openings (e.g., windows and doors) along the street-level façade. Dark tinted, reflective or opaque glazing should be discouraged for storefronts.
- An identifiable break or gap could be provided between the street-level uses and the upper floors of a building. This break or gap may consist of a change in material, change in fenestration, or similar means.
- On corner sites, storefronts should address both street frontages through entries or glazing.

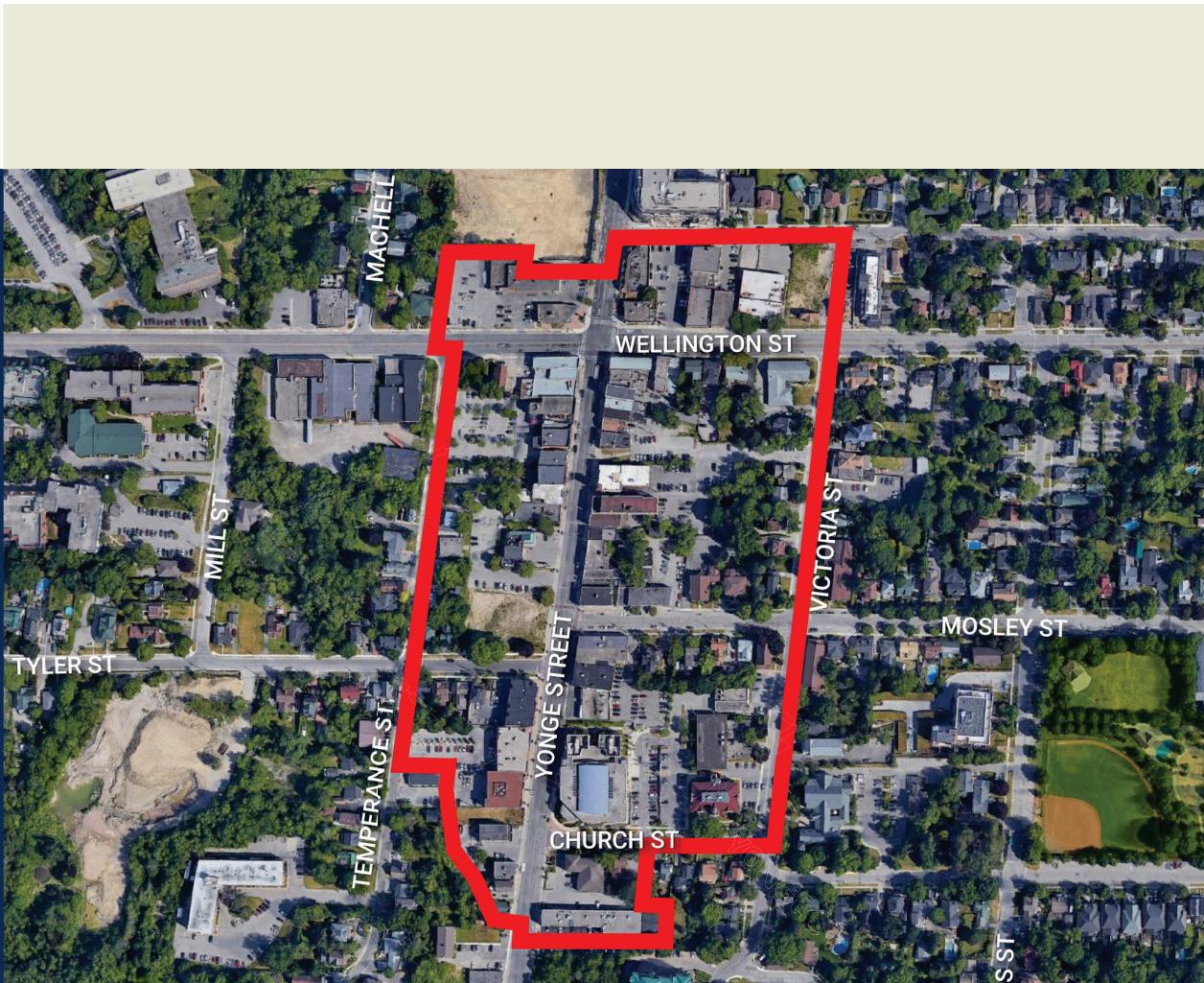
Grade-Related Residential Units

- Where townhouses or other forms of grade-related housing are proposed along the side streets of Downtown, to ensure they contribute to an inviting public realm separated from the private realm, the ground floor should be elevated a minimum of one metre.
- Where a front porch or patio is proposed and encroaches into the required minimum setback, it should be elevated and set back a minimum of two metres from the sidewalk and partially screened with a low wall, metal rail or coniferous hedge for privacy.
- Air conditioning units, heat pumps and other required utilities should be set back from the sidewalk and screened with a low wall and/or coniferous vegetation.

Downtown Aurora Community Planning Permit System

Urban Design Study

Public Meeting
January 13, 2026



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Downtown Then

Yonge Street has a rich history as the heart and central business district of Aurora. As the town has grown, it has continued to accommodate vital commercial services and civic functions while maintaining its valued small-town identity.



Downtown Today



Yonge
Streetscape



Town Square



Adjacent
Neighbourhoods



Wellington
Streetscape



Surface Parking



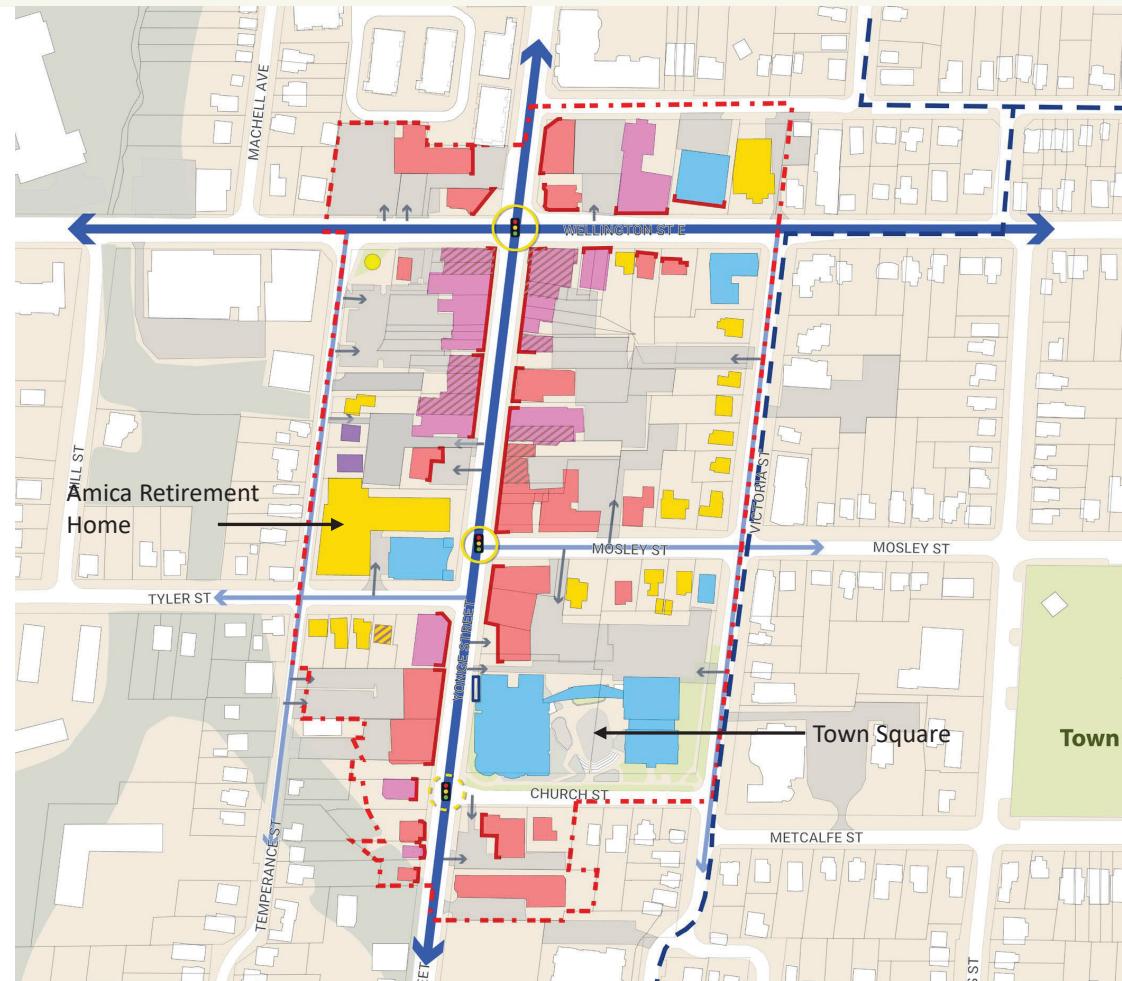
Machell's Alley as
mid-block
connection

Downtown Today

Behind the buildings on Yonge Street are significant development opportunities, as the new Amica retirement home demonstrates.

Legend

Yellow	Residential
Red	Institutional/Office
Light Green	Commercial
Light Blue	Open Space
Pink	Mixed Use
Light Gray	Light Industrial
Dark Gray	Surface Parking
Diagonal Hatching	Heritage Building
→	Surface Parking Entrance
↔	Arterial Road
—	Active Frontage
Yellow circle with traffic light icon	Signalized Intersection
Yellow circle with dashed traffic light icon	Future Signalized Intersection

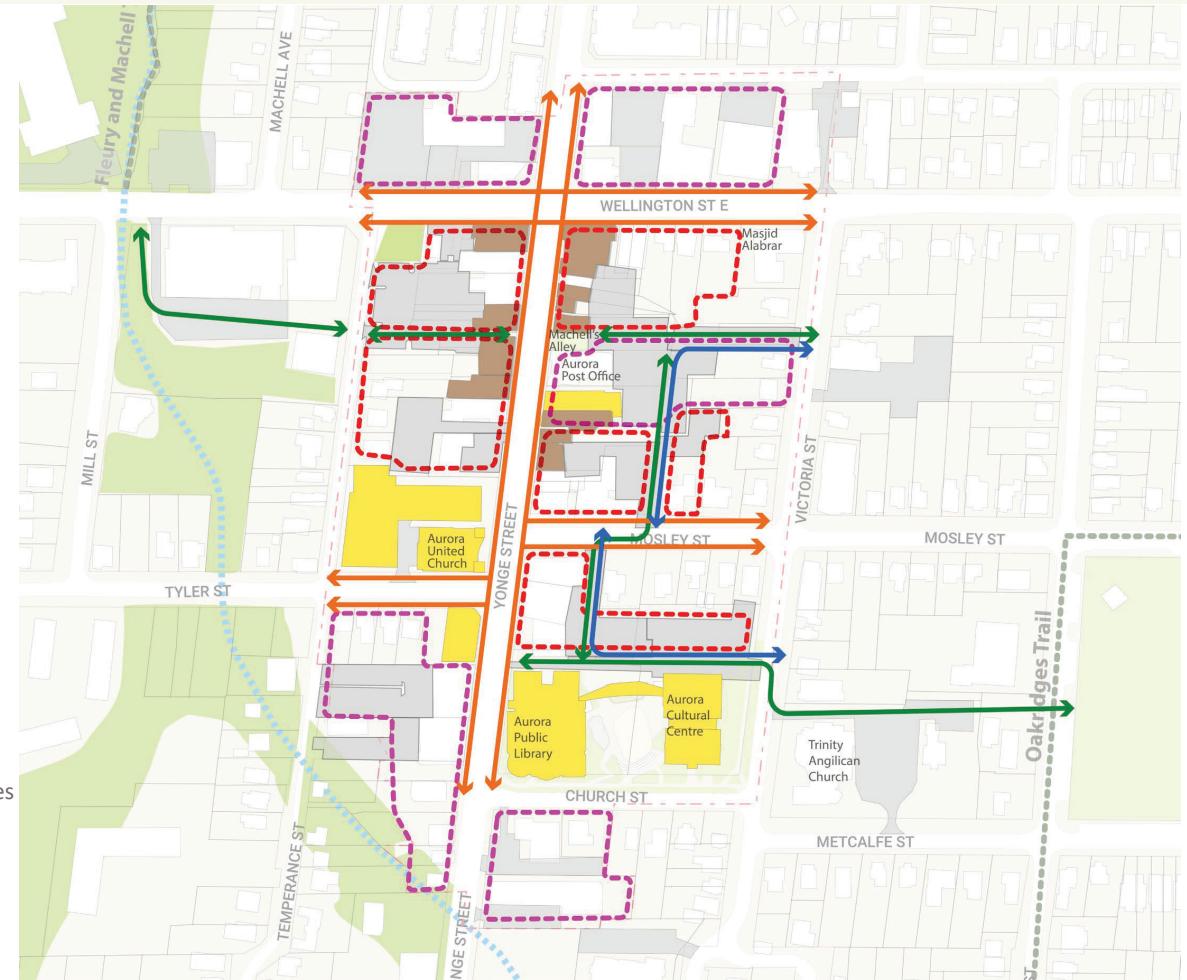


Framework for Change

The proposed Framework for Change responds to the ongoing assembly of properties, identifying potential development sites within a framework of streets, laneways and pedestrian connections.

Legend

- Surface Parking
- Heritage Assets
- Recent Investment
- ↔ Potential midblock connections
- ↔ Street related pedestrian connections
- ↔ Rear Laneways
- ↔ Potential Future Trail Extension
- Sites with assembled properties
- Sites with unassembled properties



What is Permitted Today

Key Statistics of the As-of-Right Development Concept

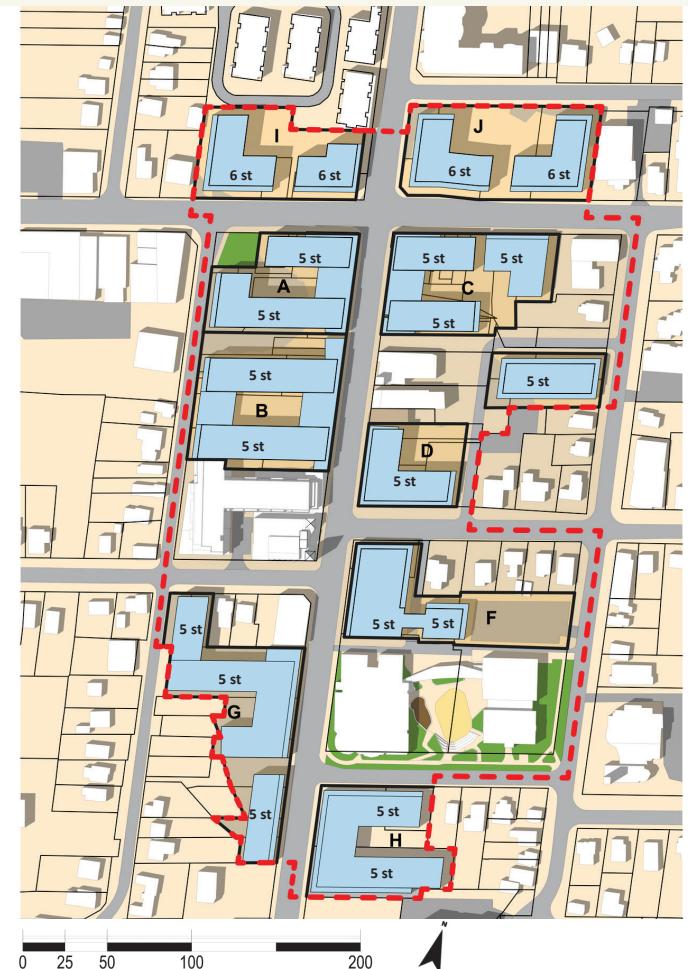
Gross Floor Area of New Development	120,000 sqm
Estimated Number of New Residential Units	1100
Estimated Commercial Floor Area	10,000
Average Density of New Development	1.9-2.9 FSI
Maximum Height (new buildings)	5 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	0 metres
Upper Floor of Step-back from Yonge Street	3.0 metres above 3rd floor

*Assumptions for GFA: 15% Reduction GCA to GFA

*Assumptions for unit size: 100 sqm/unit

*Parking Assumptions:

- Residential Parking: 1.0 spaces per unit (Inclusive of visitor parking)
- Retail Parking: 3.5 spaces per 100m²
- Assumes a 35 sqm per stall for parking (includes cores/ramps, etc.).



What is Permitted Today



View looking south
down Yonge St from
Wellington St

What is Permitted Today



View looking north
up Yonge St from
Mosley intersection

What is Permitted Today



View looking south
down Temperance
St from Wellington

Alternative Development Concept

Key Statistics of the Alternative Development Concept

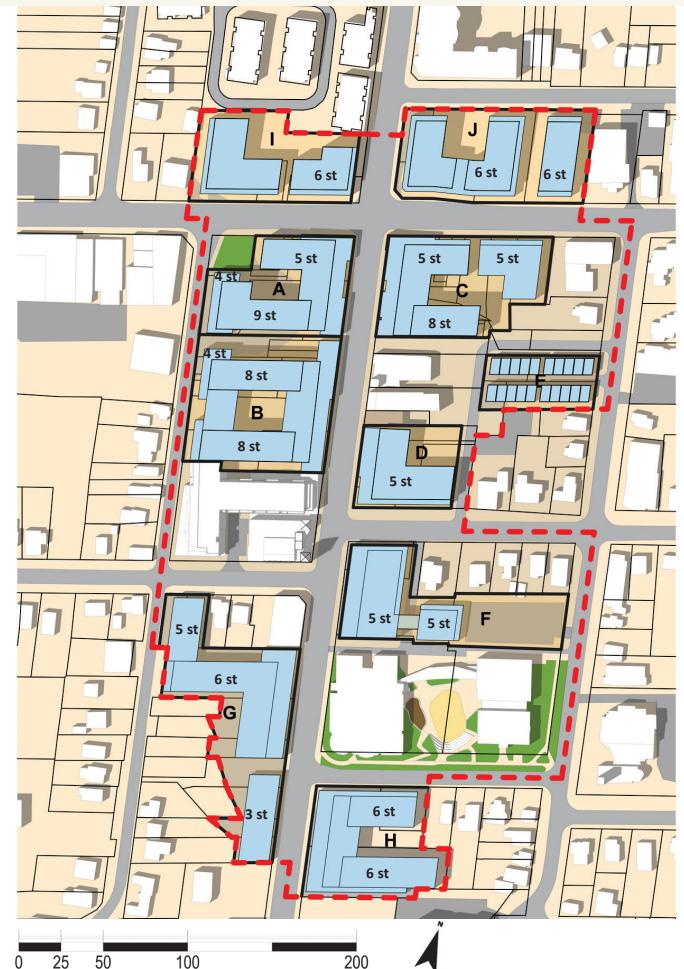
Gross Floor Area of New Development	134,300 sqm
Estimated Number of New Residential Units	1260
Estimated Commercial Floor Area	8,600
Average Density of New Development	1.4-4.1 FSI
Maximum Height (new buildings)	9 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	2 metres
Upper Floor of Step-back from Yonge Street	10.0 metres above 3rd floor

*Assumptions for GFA: 15% Reduction GCA to GFA

*Assumptions for unit size: 100 sqm/unit

*Parking Assumptions:

- Residential Parking: 1.0 spaces per unit (Inclusive of visitor parking)
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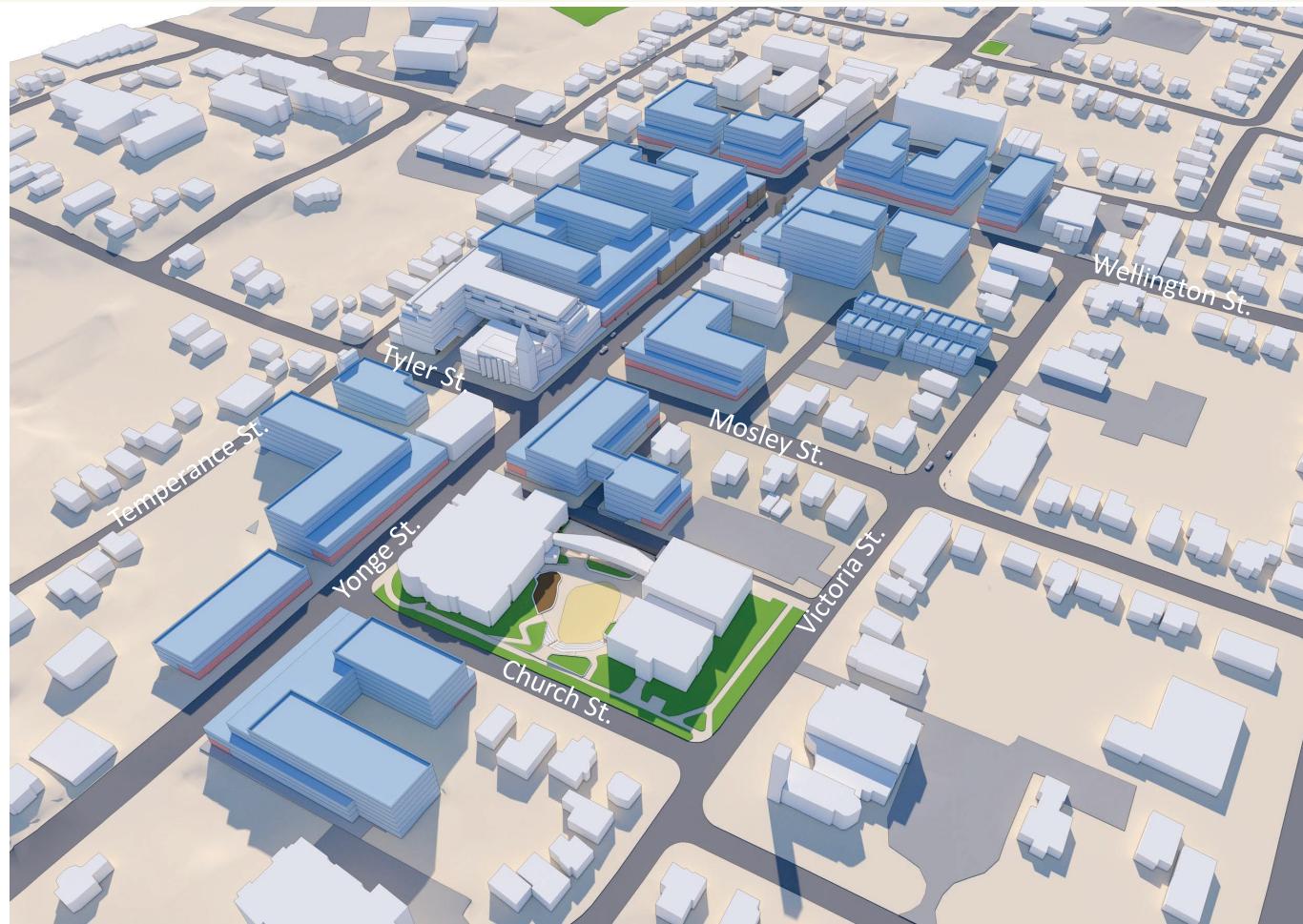
Alternative Development Concept



View looking
southeast

Alternative Development Concept

View looking
northwest



Alternative Development Concept



View looking south
down Yonge St from
Wellington St

Alternative Development Concept



View looking north
up Yonge St from
Mosley intersection

Alternative Development Concept



View looking south
down Temperance
St from Wellington

Alternative Development Concept



Machell's Alley View

Alternative Development Concept



Town Square View

Summary of Concepts

As-of-Right Concept



Gross Floor Area of New Development	12,000 sqm
Estimated Number of New Residential Units	1100
Estimated Commercial Floor Area	10,000
Average Density of New Development	1.9-2.9 FSI
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Alternative Concept



Gross Floor Area of New Development	134,300 sqm
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Setback from Yonge Street	2 metres
Upper Floor of Step-back from Yonge Street	10.0 metres above 3rd floor

Summary of Concepts

View south on Yonge



View north on Yonge



View south on Temperance



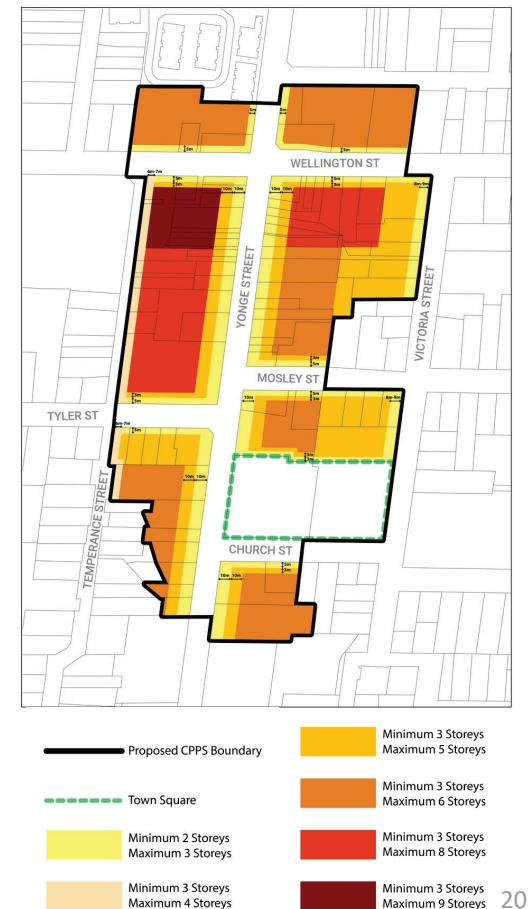
As-of-Right
Concept



Alternative
Concept

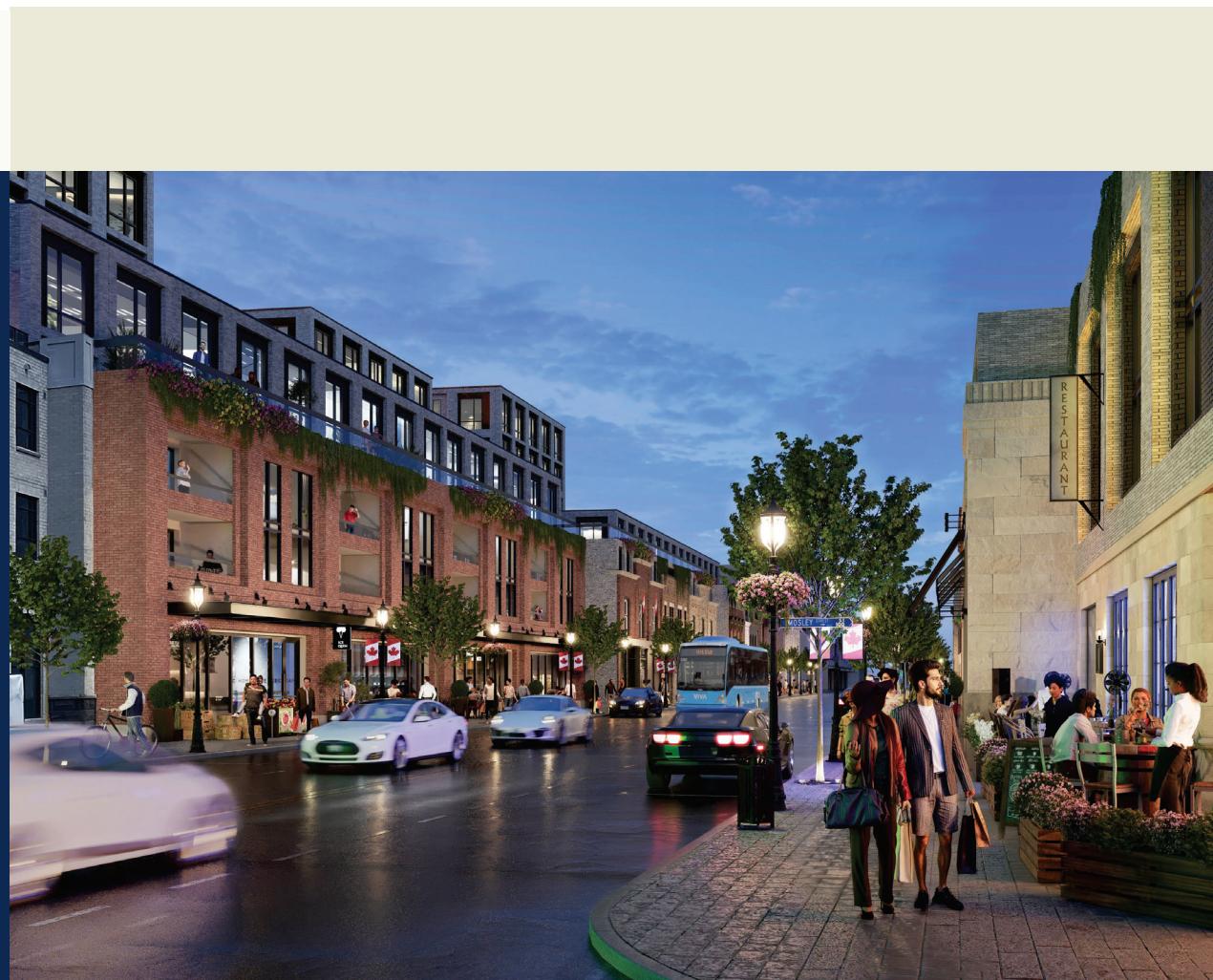
Summary of Key Recommendations

- Require commercial or institutional uses on ground floors along Yonge St and Wellington St
- Require buildings to have a 2-3 metre setback from Yonge St and Wellington St
- Permit max. heights of 6-9 storeys west of Yonge St and 6-8 storeys east of Yonge
- Require min. step-backs from Yonge Street of 10m above the 3rd storey and an additional 10m above the 5th storey
- Require parking to be in rear yards, underground or in above-ground structures
- Introduce rear laneways east of Yonge Street and seek mid-block pedestrian connections
- Continue to apply current design guidelines regarding building façades and materials
- Preserve all heritage buildings and ensure they are integrated sensitively into future development



Downtown Walkthrough

Thank you!



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Aurora, Ontario
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(905) 727-3123
aurora.ca

Town of Aurora
Committee of the Whole Report
No. PDS26-003

Subject: Traffic Calming Requests on Limeridge Street and Gateway Drive

Prepared by: Michael Ha, Transportation and Traffic Analyst

Department: Planning and Development Services

Date: January 13, 2026

Recommendation

1. That Report No. PDS26-003 be received for information.

Executive Summary

This report presents the results of traffic calming assessments completed on Limeridge Street and Gateway Drive.

- Based on the requirements outlined in the Traffic Calming Policy, traffic calming measures are not warranted at the subject locations on Limeridge Street and Gateway Drive.

Background

In response to requests received from area residents, staff have undertaken a traffic calming assessment on Limeridge Street and Gateway Drive (Attachment 1).

Town staff completed traffic calming warrant analyses following the procedures and methodologies outlined in the Town's Traffic Calming Policy at the following locations:

- Limeridge Street between Gateway Drive and Kirkvalley Crescent
- Gateway Drive between Pedersen Drive and Earl Stewart Drive/Birkshire Drive

Analysis

Based on the requirements outlined in the Traffic Calming Policy, traffic calming measures are not warranted at the subject locations on Limeridge Street and Gateway Drive.

Existing Road Conditions

Limeridge Street: Is a two-lane local road with single lane per travel direction. It has an urban cross-section with curbs on both sides of the road and sidewalks provided along the south side of the road. The existing pavement is measured 8.5 metres wide and in accordance with the Town Zoning By-law No. 4574-04. The posted speed limit is 40 km/h.

Gateway Drive: Is a two-lane collector road with single lane per travel direction. It has an urban cross-section with curbs, bike lanes and sidewalks provided along both sides of the road. The existing pavement is measured 11.5 metres wide and in accordance with the Town Zoning By-law No. 4574-04. The posted speed limit is 40 km/h.

Traffic Calming Assessment

As set out in the Town's Traffic Calming Policy, there are three requirements (warrants) that must be met for traffic calming measures to be considered:

Warrant No. 1 (Petition): To ensure that residents in the immediate area are in support of traffic calming measures. The minimum threshold is 70% of households on the street.

Warrant No. 2 (Safety Requirements): To ensure traffic calming measures are installed to improve traffic safety. A continuous sidewalk must be on at least one side of the street and the road grade be less than 5%.

Warrant No. 3 (Technical Requirements): To ensure that traffic calming measures are implemented on streets that have a proven need for such measures. The 85th percentile speed over a seven-day period must be a minimum of 15 km/h over the posted speed limit, and the minimum traffic volume is 1,500 vehicles per day.

The subject locations have satisfied warrant no. 1 and warrant no. 2. Traffic data was collected at the subject locations over a seven-day period to complete the analysis on warrant no. 3 (Table 1).

Based on the requirements outlined in the Traffic Calming Policy, traffic calming measures are not warranted at the subject locations on Limeridge Street and Gateway Drive.

Table 1: Traffic Calming Warrant Analysis Summary (Warrant no. 3)

Locations	Requirements		Yes / No
	Minimum Speed (85 th Percentile Minimum 15 km/h Over Posted Speed Limit)	Minimum Volumes (Between 1,500 and 8,000 Vehicles Per Day)	
Limeridge Street			
Limeridge Street 40m east of Gateway Drive	7 km/h under the posted speed limit	274 Vehicles Per Day	No
Limeridge Street 110m east of Gateway Drive	6 km/h under the posted speed limit	183 Vehicles Per Day	No
Limeridge Street north of Kirkvalley Crescent	5 km/h under the posted speed limit	174 Vehicles Per Day	No
Gateway Drive			
Gateway Drive between Pedersen Drive and Earl Stewart Drive/Birkshire Drive	8 km/h above the posted speed limit	2,669 Vehicles Per Day	No

Advisory Committee Review

A memorandum (Report No. PDS25-091) was presented at the Active Transportation and Traffic Safety Advisory Committee (ATT SAC) meeting on November 26, 2025. The Committee provided the following comments (Table 2).

Table 2: ATTSAC Comment Summary

Comments	Responses
Committee members noted that other measures to narrow the roadway can be considered for the subject location on Gateway Drive to reduce operating speed such as traffic bollards.	As adopted by Council, the implementation of traffic calming measures will need to follow the procedures outlined in the Traffic Calming Policy (Warrant #3 not met per Table 1). Traffic calming measures were not warranted based on data collected.
Expand the study area to include other sections of Gateway Drive such as between St. John's Sideroad and Pederson Drive.	The study area is based on the petition received per Warrant #1 of the Traffic Calming Policy. In order to expand the study boundary, additional petitions for the expanded portions of the roadway per the Policy. In addition, there is also an existing roundabout on this section of Gateway Drive that is considered a traffic calming measure.

Legal Considerations

The Town has a responsibility to maintain road safety for the traveling public. Thoroughly investigating concerns raised by the public is essential to minimizing the risk of increased claims liability. By thoroughly investigating concerns raised by the public and adopting any recommendations resulting from the investigation, the Town can defend itself against legal claims and ensure a safer environment for the travelling public. Where the investigation has been thorough and reveals that no modification or mitigation is necessary, the Town would likely not have increased liability.

Financial Implications

None.

Communications Considerations

None.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

This report supports the Strategic Plan goal of “Support an Exceptional Quality of Life for All” by examining traffic patterns and identify potential solutions to improve movement and safety at key intersections in the community.

Alternative(s) to the Recommendation

None.

Conclusions

This report presents to Council the results of traffic calming assessment on Limeridge Street and Gateway Drive.

Based on the requirements outlined in the Traffic Calming Policy, traffic calming measures are not warranted at the subject locations on Limeridge Street and Gateway Drive.

Attachments

Attachment 1 – Subject Locations

Previous Reports

None.

Pre-submission Review

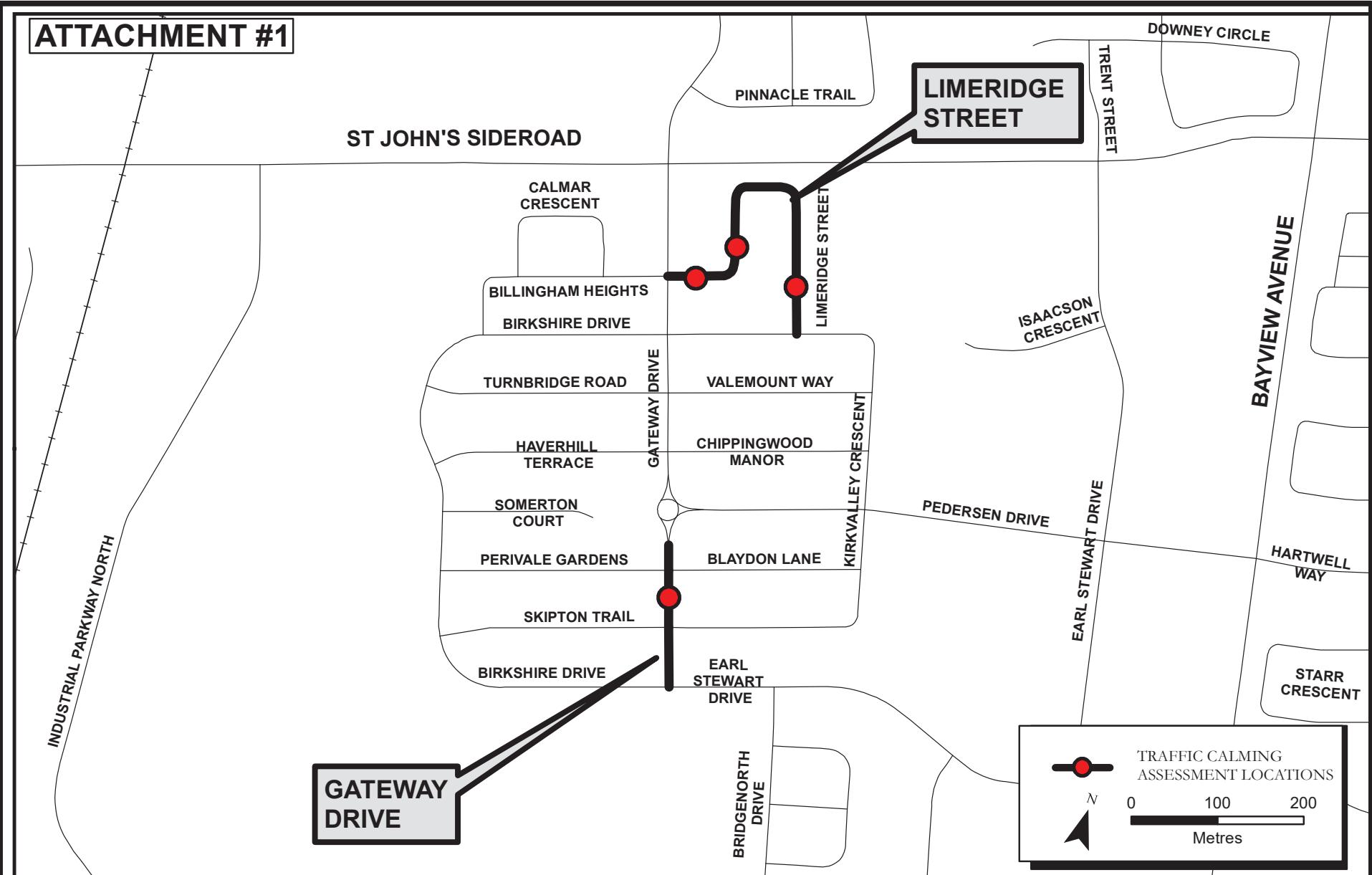
Agenda Management Team review on December 11, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

ATTACHMENT #1

ATTACHMENT #1
SUBJECT LOCATIONS



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

Town of Aurora
Committee of the Whole Report
No. PDS26-004

Subject: Application for Draft Plan of Condominium
2815503 Ontario Inc.
32 Don Hillock Drive
Part Lot 2, Plan 65M-3974 being Parts 1, 4, 5, 6, 7 and 8, Plan
65R-31631
File Number: CDM-2025-01
Related File Number: SP-2021-14

Prepared by: Katherine Gatzos

Department: Planning and Development Services

Date: January 13, 2026

Recommendation

1. That Report No. PDS26-004 be received; and
2. That the Draft Plan of Condominium (File Number CDM-2025-01) to establish a standard condominium consisting of a total of 7 industrial units within 1 building, be approved, subject to the conditions attached hereto as Schedule 'A'.

Executive Summary

This report seeks Council's approval to the Draft Plan of Condominium (standard condominium) application at for 32 Don Hillock Drive (the 'subject property').

- The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan application SP-2021-14
- The proposed application is consistent with the Provincial Planning Statement and other provincial policies

- The proposed application conforms to the Town of Aurora Official Plan and Zoning By-law 6000-17, as amended
- The proposed application was circulated to Town staff and external agencies, and all are satisfied, subject to Conditions of Approval, attached hereto in Schedule 'A'

Background

Application History

The subject application was submitted to the Town on October 17, 2025 and deemed complete on October 23, 2025.

The corresponding Site Plan application was approved on March 28, 2023, for a multi-unit industrial condominium, comprised of one building with a total of seven units. Project statistics include a total Gross Floor Area (GFA) of 3104 sqm and a total of 60 parking spaces.

Location / Land Use

The subject property, municipally known as 32 Don Hillock Drive, is generally located at southwest of the Highway 404 and Wellington Street East interchange. The subject property has an approximate lot area of 0.76 ha (1.88 ac) and a frontage of 84 m (275.6 ft) on the north side of Don Hillock Drive (Figure 1 – Location Map).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Business Park lands, Wellington Street East

South: York Region Police Headquarters

East: Business Park lands, Highway 404

West: Leslie Street, vacant employment lands

Policy Context

Provincial Policies

All *Planning Act* development applications are subject to provincial policies. The Provincial Planning 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 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.

Town of Aurora Official Plan – OPA 30 Bayview Northeast Area 2B Secondary Plan

The subject property is designated “Business Park” as per Schedule ‘B’ of the Town’s Official Plan, and further specified as “Business Park 1” within Official Plan Amendment 30 (OPA 30). The development of lands at Highway 404 have been identified by Council as a high development priority and are designated Business Park to encourage high quality building and site design in the near to long term (Figure 2). The intent of the Business Park designation is to accommodate a full range of employment opportunities including industrial, manufacturing, warehousing, office uses and associated retail and ancillary uses to meet the long- term needs of the Town of Aurora.

Zoning By-law 6000-17, as amended

The subject property is zoned “E-BP(338)” (Employment Business Park, exception zone 338) by the Town of Aurora Zoning By-law 6000-17, as amended. The E-BP(338) zone allows for all principal and accessory uses set out in the E-BP Parent Zone, and further limits the Floor Area Ratio for Office Uses to 17 per cent (Figure 3).

Reports and Studies

The Owner submitted the following documents as part of a complete application:

- Draft Plan of Condominium, prepared by Y. Zhang Surveying Ltd.
- Survey, prepared by Ertl Surveyors
- Site Plan (Approved), prepared by Z Square Consulting Inc.

Proposed Application(s)

The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan application SP-2021-14

As shown in Figure 4, the applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development on the subject property, comprised of seven industrial units within one building, and a total of 60 parking spaces. Figures 5 and 6 are the approved site plan and elevations.

Planning Considerations

The proposed application is consistent with the Provincial Planning Statement and other provincial policies

The proposed application achieves the objectives of development within the settlement areas by utilizes existing infrastructure, provides for a range of business ownership tenure within the Town, and minimizes environmental impacts.

The proposed application provides for opportunities for a diversified economic base and maintains a range and choice of suitable sites for employment uses to support a wide range of economic activities and ancillary uses. The site provides for employment uses, strengthening to economic development within the Region and provides additional opportunities for industrial condominium ownership.

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed application and has no objection to its approval as the detailed design for the subject development was reviewed and approved under Site Plan application SP-2021-14.

As such, staff are satisfied that the proposed Draft Plan of Condominium application is consistent with the PPS and conforms with Lake Simcoe Protection Plan.

The proposed application conforms to the Town of Aurora Official Plan and Zoning By-law 6000-17, as amended

The Business Park designation in the Town's Official Plan permits a variety of prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, manufacturing and processing operations, and all types of business and professional offices which are further reinforced through the Employment Business Park zoning in the Town of Aurora Zoning By-law which allows for industrial, warehousing, and office uses.

Planning staff are of the opinion that the proposed development conforms to the Town's Official Plan and Zoning By-law.

Department / Agency Comments

The proposed application was circulated to Town staff and external agencies, and all are satisfied, subject to Conditions of Approval, attached hereto in Schedule 'A'.

The proposed application was circulated to all internal and external agencies for review and comments. The recommended conditions of approval are in place to ensure that the works related to the Draft Plan of Condominium application are in accordance with the approved Site Plan. The Draft Plan of Condominium will be registered once the conditions of approval have been fulfilled.

Public Comments

Planning Staff have not received comments from the public on the proposed planning application.

Advisory Committee Review

No Communication Required.

Legal Considerations

Section 9(2) of the Condominium Act, 1998 states that the requirements of the Planning Act that apply to a plan of subdivision apply to a plan of condominium with necessary modifications. Under the Planning Act, Council has 120 days to make a decision on condominium applications before the applicant can appeal. Staff deemed the application complete on October 23, 2025; therefore, the applicant may not appeal the application until February 20, 2026.

Financial Implications

There are no financial implications arising from this report.

Communications Considerations

Applications for Standards Condominium do not require Notice of a Statutory Public Planning Meeting. The Town will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

The climate change initiatives were addressed through the approved Site Plan application SP-2021-14. The development would result in increased greenhouse gas (GHG) emissions as it is considered new greenfield development. However, the applicant has applied design elements and mitigation measures to reduce GHG emissions which include design and engineering features to accommodate future roof mounting of solar panels, the use of green building materials and practices, white roof design features, Low Impact Development (LID) measures in the site stormwater management (SWM) design, and drought resistant native plants.

Link to Strategic Plan

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the monitoring of emerging employment trends and economic trends, future workforce, education and business development needs are identified in accordance with the Develop plans to attract businesses that provide employment opportunities for our residents action item.

Alternative(s) to the Recommendation

1. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Draft Plan of Condominium in accordance with the provisions of the Province, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Draft Plan of Condominium is considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the Draft Plan of Condominium application, subject to the fulfillment of the related conditions of approval.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Draft Plan of Condominium

Figure 5 – Approved Site Plan

Figure 6 – Approved Elevation Plans

Schedule 'A' – Conditions of Approval

Pre-submission Review

Agenda Management Team review on December 11, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

Schedule "A"

CONDITIONS OF STANDARD CONDOMINIUM APPROVAL

Condominium Application No.: CDM-2025-01

Owner: 2815503 Ontario Inc. (the "Owner")

Address: 32 Don Hillock Drive

Legal Description: Part Lot 2, Plan 65M-3974, designated as Parts 1, 4, 5, 6, 7, and 8 on Plan 65R-31631; Aurora, PIN 03642-3197 (the "Lands")

DRAFT PLAN OF CONDOMINIUM APPROVAL AND THE FOLLOWING CONDITIONS SHALL LAPSE ON JANUARY 13, 2029, BEING THE EXPIRATION OF THREE (3) YEARS FROM THE DATE OF APPROVAL, unless extended by The Corporation of The Town of Aurora (the "Town"), in its sole discretion, prior to the lapse date. If no extension is granted by the Town prior to the lapse date, the Draft Plan of Condominium Approval shall be deemed to have expired without further notice.

The following conditions shall be satisfied by the Owner prior to the Town's release for registration of the condominium plan prepared by Y. Zhang Surveying Limited, dated August 4, 2025 (the "Condo Plan"), the draft of which is attached as Schedule "B" and forms part of these conditions with respect to the creation of 7 condominium units on the Lands.

Planning Division Conditions

1. If approved or requested in writing by the Town, the Owner shall amend the Condo Plan to the extent that minor revisions are required to implement or integrate recommendations from the studies required as part of these Conditions of Condominium Approval, or to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to the Condo Plan.
2. A clause shall be added to the Condominium Declaration generally stating that nothing therein supersedes the requirements of the Development Agreement between the Owner and the Town, dated June 14, 2024, and as registered on title to the Lands on June 26, 2024 as Instrument No. YR3691780 (the "Development Agreement"), and that the Development Agreement shall continue to apply to the Lands and be satisfied by the Owner.

Legal Services Division Conditions

3. Prior to finalizing the Condominium Declaration, the Owner shall submit the following to the Town for the Town's Legal Services Division's review and written approval:
 - a) up-to-date title PIN(s) for the Lands;
 - b) a copy of the draft Condominium Declaration containing all the required provisions in accordance with the *Condominium Act, 1998*, S.O. 1998, c.19, as amended (the "Condominium Act"), and any other provisions as may be required by the Development Agreement or as otherwise specified in writing by the Town, including but not limited to any right(s)-of-way and easements (the "Declaration");
 - c) a copy of the draft Condo Plan prior to it being submitted to the Land Registry Office for preapproval; and

- d) in the event the draft Declaration or draft Condo Plan have been amended from a previously provided version, a description of all changes made shall be provided to the Town.
4. Following the Town's written approval of the draft Declaration and Condo Plan in accordance with these Conditions of Approval, the Owner shall submit, to the satisfaction of the Town's Legal Services Division, a solicitor's undertaking stating that:
 - a) the final executed versions of the Declaration and Condo Plan, as preapproved by the Land Registry Office and attached to the undertaking, are the final versions to be submitted for registration on title to the Lands;
 - b) the Town will be notified of any changes to the executed Declaration and Condo Plan prior to their registration on title to the Lands and certification of same by the Land Registrar; and
 - c) copies of the registered Declaration and Condo Plan will be provided to the Town within ten (10) business days following their registration on title to the Lands.

Engineering Division Conditions

5. The Owner shall submit to the satisfaction of the Town, a signed certificate from the Owner's architect and/or engineer certifying that all buildings have been constructed in accordance with the Condominium Act, which certificate shall be attached as a Schedule to the version of the Declaration which is to be registered on title to the Lands, in accordance with the Condominium Act.

Finance Department Conditions

6. The Owner shall pay to the Town all arrears of taxes, water rates, lawful rates and levies of the Town, and any other charges owing to the Town in connection with the Lands.

Clearances

- The Town's Planning Division shall advise that Conditions 1 and 2 have been satisfied, stating briefly how each Condition has been met.
- The Town's Legal Services Division shall advise that Conditions 3 and 4 have been satisfied, stating briefly how this Condition has been met.
- The Town's Engineering Division shall advise that Condition 5 has been satisfied, stating briefly how this Condition has been met.
- The Town's Finance Department shall advise that Condition 6 has been satisfied, stating briefly how this condition has been met.

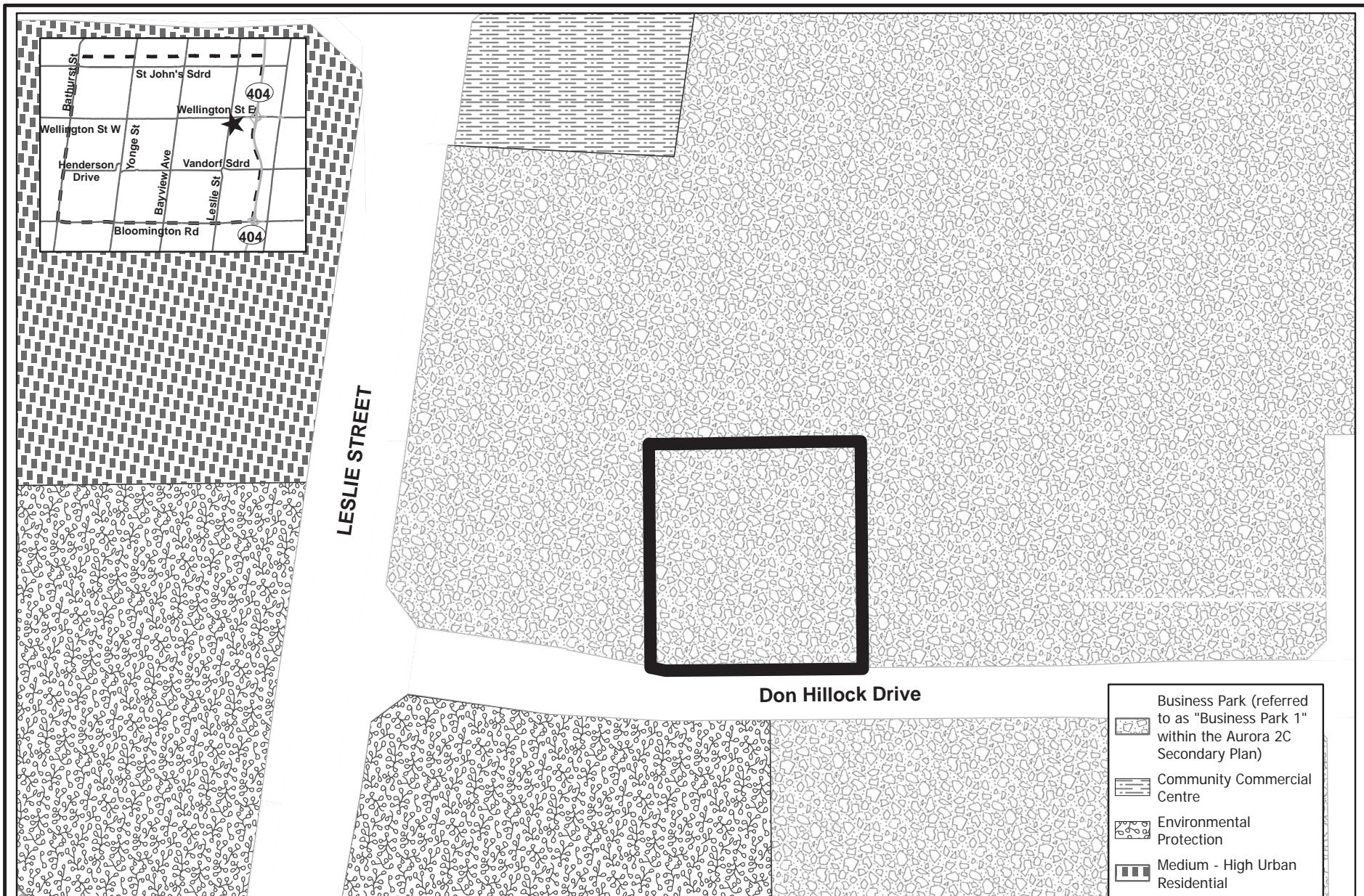


SUBJECT LANDS

0 40 80
Metres



AURORA
You're in Good Company



EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 281553 ONTARIO INC.

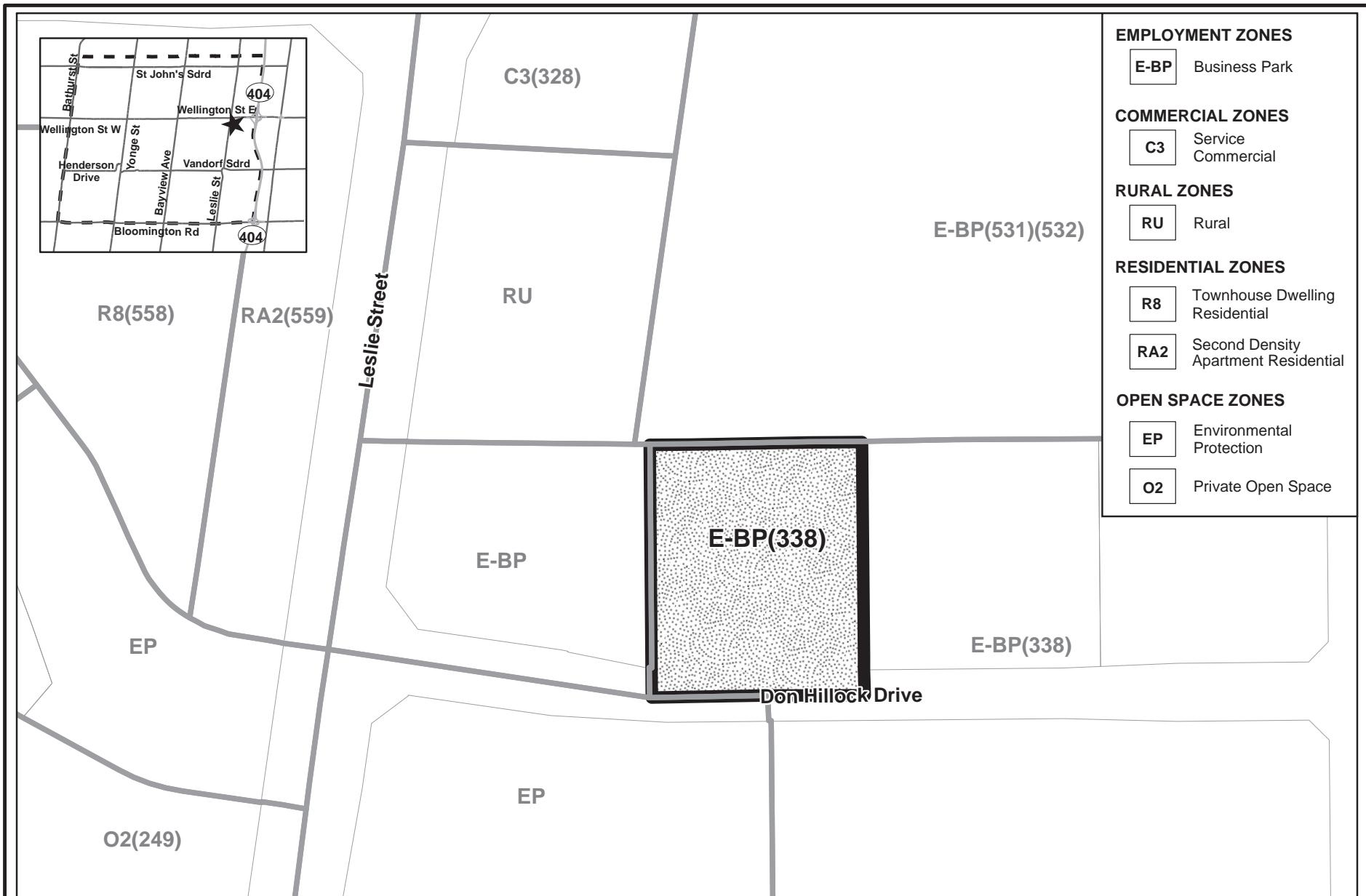
FILES: CDM-2025-01

FIGURE 2

 Subject Lands

0 25 50
Metres





EXISTING ZONING

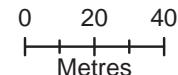
APPLICANT: 281553 ONTARIO INC.

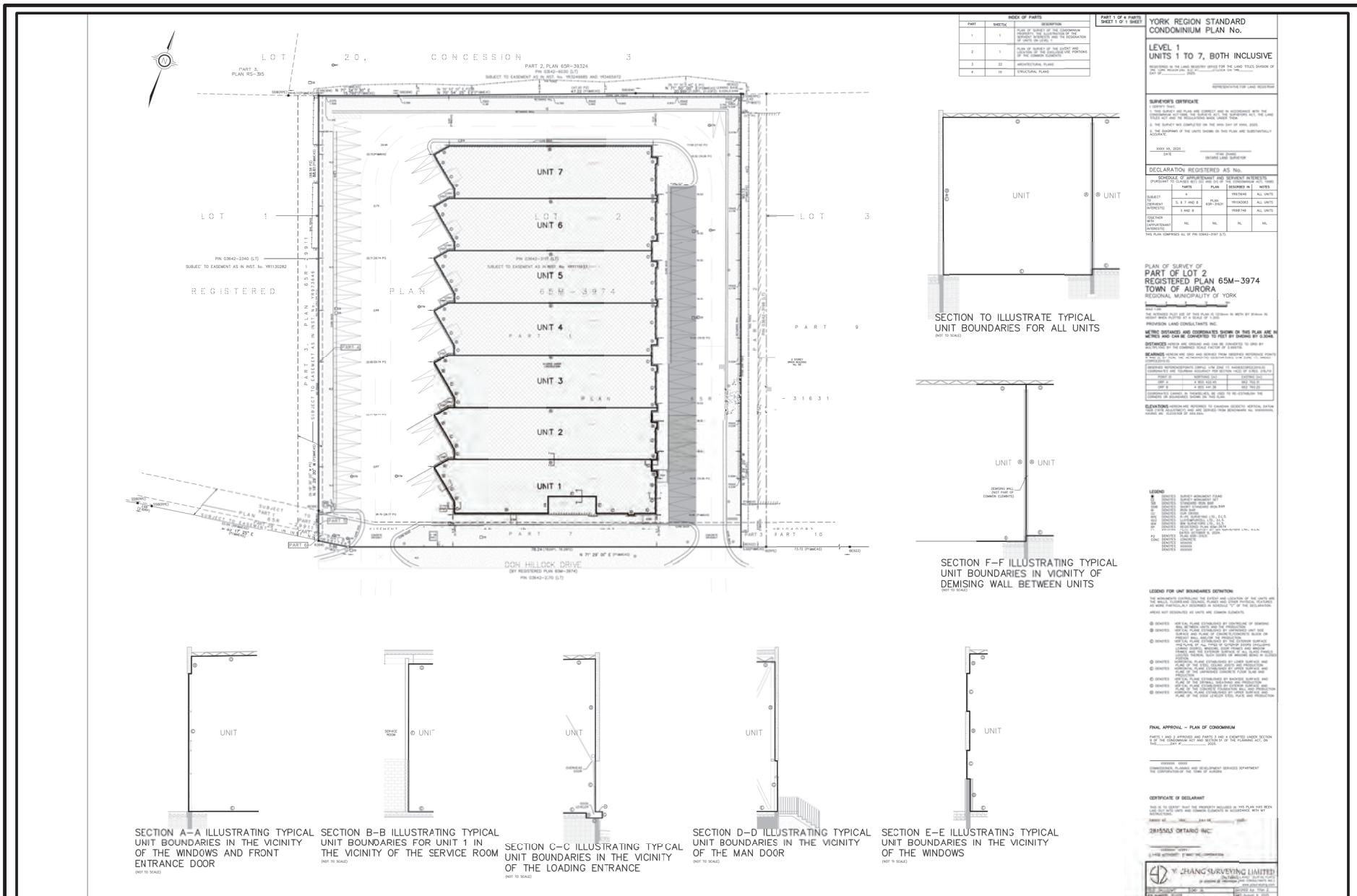
FILES: CDM-2025-01

FIGURE 3



Subject Lands





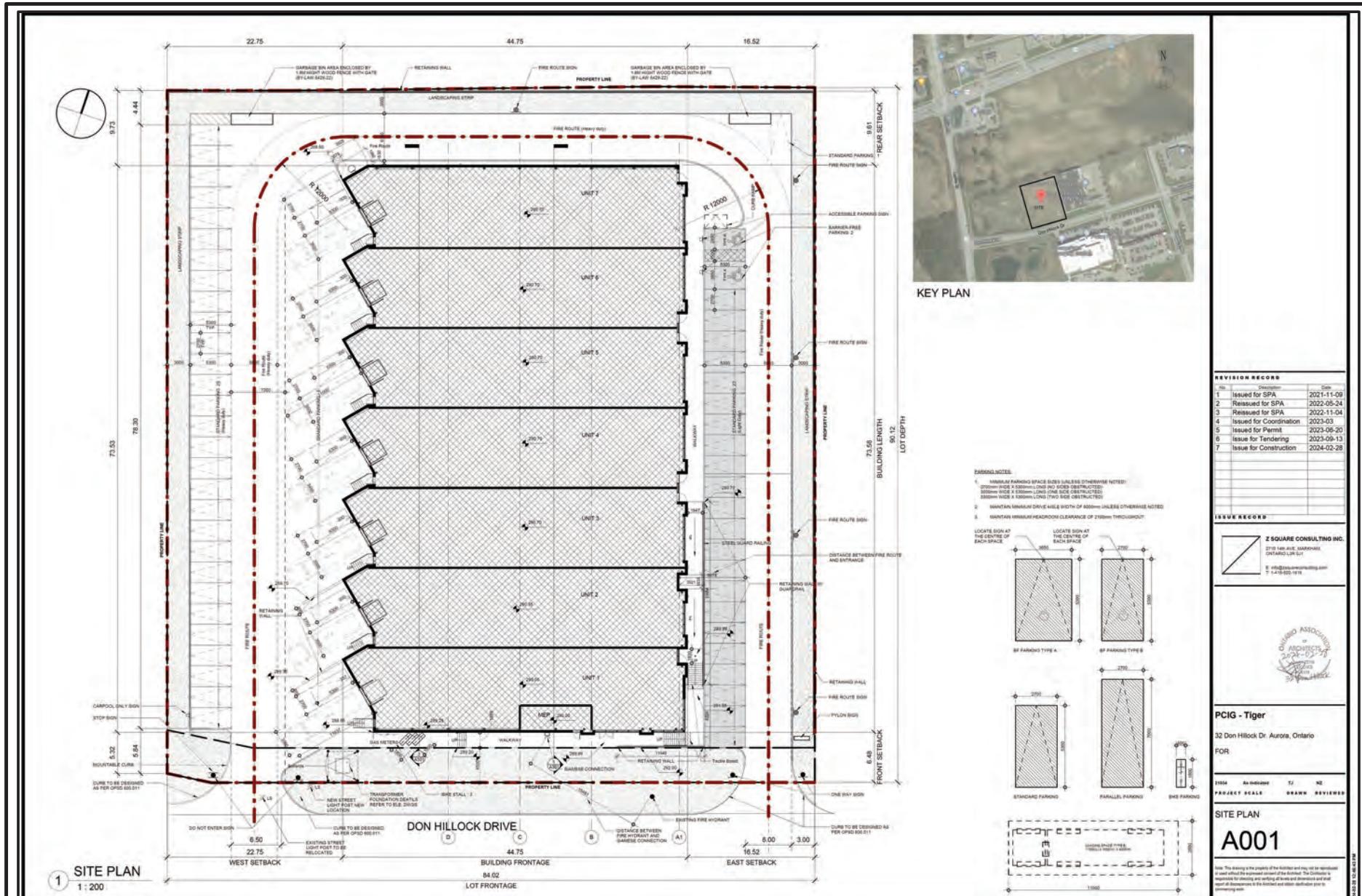
DRAFT PLAN OF CONDOMINIUM

APPLICANT: 281553 ONTARIO INC.

FILES: CDM-2025-01

FIGURE 4

Map created for the Town of Aurora Planning and Development Services Department, 2025-11-05. Base data provided by York Region & the Town of Aurora.



APPROVED SITE PLAN

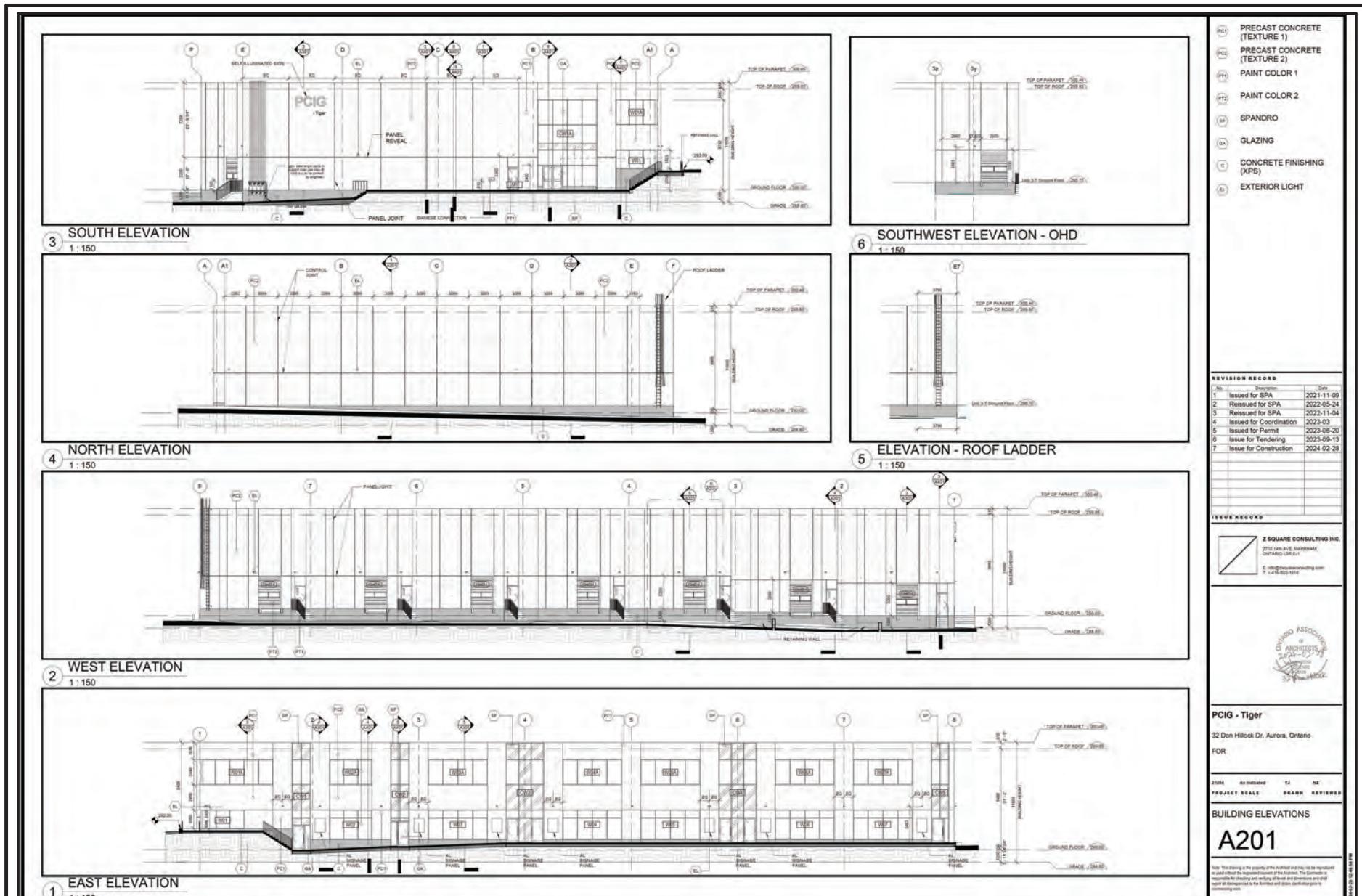
APPLICANT: 281553 ONTARIO INC.

FILES: CDM-2025-01

FIGURE 5

Map created for the Town of Aurora Planning and Development Services Department, 2025-11-05. Base data provided by York Region & the Town of Aurora.





APPROVED ELEVATION PLANS

APPLICANT: 281553 ONTARIO INC.

FILES: CDM-2025-01

FIGURE 6



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

Town of Aurora
Member Motion
Councillor Gallo

Re: **Alternative Development Charges (DC) Collection Model**

To: Members of Council

From: Councillor John Gallo

Date: January 13, 2026

Whereas residential development charges (DCs) are currently collected by the Town of Aurora from developers in full upon occupancy; and

Whereas the cost of DCs is typically embedded into the purchase price of new homes, effectively passing this cost directly to first-time and other homebuyers through higher purchase prices; and

Whereas the current practice contributes to housing affordability challenges for new homebuyers in Aurora; and

Whereas alternative models for the collection of development charges may improve transparency, enhance affordability, and provide more flexible options for new homeowners while ensuring the Town maintains the necessary revenue to fund growth related infrastructure; and

Whereas the Town does not have the capacity to issue bonds or other financing instruments to secure the full amount of DC revenues upfront, while amortizing repayment through the municipal tax system;

1. Now Therefore Be It Hereby Resolved That staff be directed to investigate and report back to Council by the end of Q2 2026 on the feasibility of implementing an alternative development charges collection model whereby:
 - a. Developers would remove the cost of DCs from the purchase price of new homes;
 - b. New homeowners would be given the option at the time of purchase to either:
 - i. Pay the full DC amount upfront as part of their home purchase price; or

Alternative Development Charges (DC) Collection Model

January 13, 2026

Page 2 of 2

- ii. Opt into a DC repayment program, whereby the DC amount would be amortized over 25 years and appear as a separate line item on their annual property tax bill, remaining with the property until fully paid notwithstanding changes in ownership;
- c. The Town of Aurora would obtain an appropriate financing mechanism to collect the full DC revenue upfront;
- d. The Town of Aurora would administer the collection of the amortized DC repayments as part of the property tax system; and

2. Be It Further Resolved That the Town of Aurora recommends to the Province to amend Section 26 of the *Development Charges Act, 1997* (DCA) to allow municipalities to collect DCs through property taxation mechanisms, tied to the property rather than at building permit issuance; and/or add a new enabling provision authorizing municipalities to pilot or adopt alternative collection models (e.g., amortization over time, homeowner opt-in) with provincial oversight; and
3. Be It Further Resolved That staff consult with legal, financial, and housing policy experts, as well as the development industry, to assess implementation requirements, risks, and potential impacts on affordability, market competitiveness, and long-term municipal financial sustainability; and
4. Be It Further Resolved That a copy of this motion be sent to the Hon. Doug Ford, Premier of Ontario, all MPP's in Ontario, all Ontario municipalities, the Association of Municipalities of Ontario (AMO) and the Ontario Home Builders' Association (OHBA).



100 John West Way
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aurora.ca

Town of Aurora
Memorandum
Mayor's Office

Re: **York Region Council Highlights of December 11, 2025**

To: Members of Council

From: Mayor Mrakas

Date: January 13, 2026

Recommendation

- 1. That the York Region Council Highlights of December 11, 2025, be received for information.**

Attachments

1. York Regional Council Highlights of December 11, 2025

COUNCIL HIGHLIGHTS

FOR IMMEDIATE RELEASE



Monday, December 15, 2025

York Regional Council – Thursday, December 11, 2025

Live streaming of the public session of Council and Committee of the Whole meetings is available on the day of the meeting from 9 a.m. until the close of the meeting. Past sessions are available at york.ca/CouncilAndCommittee

Paramedics continue to exceed target response times in life-threatening emergencies

York Regional Council received a report outlining paramedic response times exceeded nearly all targets in 2024. Council also [approved](#) the immediate expansion of Paramedic Services vehicles using York Region's dedicated bus lanes (rapidways) to help maintain response times for all calls, mitigate delays and support safer, more efficient emergency response.

Previously, Paramedic Services vehicles were only permitted to use rapidways when responding with both lights and sirens for high-priority incidents.

In addition to amending the existing bylaw, Regional Council also received an update on the 2024 York Region Paramedic Services response times. Highlights include:

- Responding to 95,511 incidents, a 3.3% increase from 2023; incidents are expected to continue to increase with a growing population
- Managing average hospital transfer of care times below a 30-minute target, with support from hospitals and the provincial Dedicated Offload Nurse Program
- Exceeding six of seven response time targets; achieving average response time for the most severe and life-threatening cases (sudden cardiac arrest or absence of breathing) of 5 minutes and 40 seconds, while least urgent cases (minor ailments or general pain) of 12 minutes and 6 seconds

Paramedic Services narrowly missed non-life-threatening response time average by 1%, an expected outcome of the [new Medical Priority Dispatch System](#) launched in November 2024. The dispatch system prioritizes and more effectively sends emergency services to life threatening patients, using lights and sirens. This results in clinically safe patients experiencing longer wait times for non-urgent calls. Since the introduction of this system, use of lights and sirens has dropped to 47% from 70%, reducing the risk of collisions, improving road safety for paramedics and the public during emergency responses.

York Region updates Signs on Regional Roads Bylaw

Regional Council approved the [Signs on Regional Roads Bylaw 2025-62 update](#) to enhance safety and compliance.

Key highlights of the Sign Bylaw update include:

- Addressing safety concerns like signs obstructing sightlines and interfering with transit stops and utilities, increasing non-compliance and deterring unapproved signs
- Defining sign types and size requirements for business, real estate, development and election signs
- Increasing permit fees to offset the cost of managing the temporary sign program, including removal blitzes and regular patrols
- Designating sign placement at approximately 700 designated intersections across York Region, with maps and printable guides available on york.ca
- Issuing mandatory identifier stickers on permitted signs to ensure visibility and compliance
- Changes to this bylaw follow extensive consultation with local cities and towns, industry stakeholders and the public, and respond to Council's direction to adopt a more progressive approach to managing signs on Regional roads

Between June 2024 and June 2025, York Region removed approximately 35,000 non-compliant signs and 3,100 signs were permitted during the same period.

The updated bylaw is effective January 1, 2026, and will be communicated further through newsletters, social media and outreach to residents, businesses and local partners. Existing permits under the previous bylaw will be valid until expiry. Learn more at york.ca/SignBylaw

Toronto and Region Conservation Authority Service Level Agreement for Expedited Review of Capital Projects

Regional Council authorized a [service level agreement renewal](#) with Toronto and Region Conservation Authority (TRCA), maintaining timely environmental reviews and approvals to advance key [Public Works](#) and [YorkNet](#) capital infrastructure projects.

A renewed agreement will ensure compliance with the *Environmental Assessment Act* and other regulatory requirements while supporting York Region's ability to deliver safe water, efficient transportation systems and environmentally sustainable services.

York Region and TRCA's agreement will maintain service continuity while provincial regulations under Bill 68 are finalized, with built-in flexibility for adjustments once new standards are confirmed.

The original 2004 service level agreement, renewed to December 31, 2025, has enabled TRCA to advance major initiatives by completing assessments, permits and consultations, fostering collaboration and predictability across planning processes.

2025 Servicing Capacity

Regional Council approved the [2025 Servicing Capacity Assignment](#), enabling growth of up to 96,000 new homes to be built to meet the Province's overall housing target of 150,000 homes by 2031. This assignment adds approximately 88,348 people (or 30,000 additional homes) in cities and towns served by the York Durham Sewage System, bringing the total available capacity to 286,992 persons and up to 13 years of growth.

As part of the assignment, York Region also recommended merging the Not-for-Profit and Rental Housing program reserves so municipalities may have more flexibility to use available capacity (up to 4,000 persons) for affordable housing projects.

York Region, along with local municipalities, continue to develop digital tools for real-time tracking of development and servicing allocations to better align growth with infrastructure availability.

Exploring temporary emergency housing facility options

The Housing and Homelessness Committee received a [presentation](#) outlining three options for [temporary emergency housing facilities](#) being used in the Greater Toronto Area and in Fredericton, New Brunswick, including cabins, modular trailers and tension fabric structures. The Region is exploring alternative options to support the growing need for emergency housing.

Increasing housing unaffordability is resulting in people staying longer in emergency housing. In 2024, 2,252 people were experiencing homelessness, up 35% from 1,868 in 2023.

As of October 2025, York Region has approximately 300 emergency and transitional housing beds and 110 seasonal shelter beds available. These beds are often at or near full capacity. In 2025, almost 900 people have been supported in finding and/or keeping housing.

York Region will continue to explore feasibility of temporary housing facilities, monitor facility projects across the province and work closely with provincial and federal governments to advocate for more longer-term housing solutions for people experiencing homelessness.

Toronto Pearson Annual Update

Regional Council received the [Toronto Pearson Annual Update](#), which highlighted strong passenger growth and increased airport activity over the past year. Representatives from Toronto Pearson International Airport and the Greater Toronto Airport Authority outlined major capital and modernization projects designed to enhance capacity, improve terminal efficiency and support long-term service needs.

The update emphasized Pearson's collaboration with municipal partners on planning, noise management and environmental initiatives, including work to reduce emissions and continued community engagement. Representatives noted strategic investments and partnerships remain essential as the airport prepares for future growth across the Greater Toronto Area.

Pearson International Airport remains a significant economic driver for York Region, supporting jobs, supply chains and global connectivity for local businesses and residents.

York Region Commissioner Lisa Gonsalves Receives Provincial Honour

Regional Council congratulated Community and Health Services Commissioner Lisa Gonsalves on receiving the [Lieutenant Governor's Medal of Distinction in Public Administration](#), Ontario's highest honour for public servants. Lisa's leadership across housing, public health, seniors' services, emergency response, inclusion and community well-being has made a lasting impact on the community.

Reflecting on a Year of Progress

At its final meeting of 2025, Regional Council reflected on a year marked by progress, collaboration and service to the community. Key achievements included celebrating the [25th anniversary of York Region Paramedic Services](#), establishing the [Housing and Homelessness Committee](#) and advancing the [Yonge North Subway Extension](#). Families benefited from expanded access to the [Canada-Wide Early Learning and Child Care Program](#) and staff navigated significant challenges such as [tariff implications](#) and the discontinuation of [Automated Speed Enforcement](#). Council also approved the [\\$5.2-billion 2026 Budget](#), ensuring sustainable funding for essential regional services and infrastructure.

Council extended its appreciation to staff and reaffirmed its commitment to building a stronger, safer and more vibrant York Region.

Holiday Greetings

Regional Council closed its December 11, 2025, meeting with warm wishes for the holiday season, recognizing December as a time of celebration across many cultures and traditions. Council extended heartfelt hopes for peace, joy and connection to staff, Council members and residents, and offered best wishes for 2026. Looking ahead, Council expressed its commitment to continuing the important work of supporting a vibrant, sustainable and inclusive York Region in the year to come.

December Observances

Regional Council recognized the following observances in December 2025:

- [Christian Heritage Month](#)
- [World AIDS Day](#) – December 1, 2025
- [International Day of Persons with Disabilities](#) – December 3, 2025

Next meeting of York Regional Council

The next Meeting of York Regional Council will be held on Thursday, January 29, 2025, at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket. The Council meeting will be streamed on [york.ca/Live](#)

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to over 1.25 million residents and 57,000 businesses with more than 629,000 employees. More information about York Region's key service areas is available at [york.ca/RegionalServices](#)

-30-

Media Contact:

Kylie-Anne Doerner, Corporate Communications, The Regional Municipality of York
Cell: 905-806-7138
Email: kylie-anne.doerner@york.ca



100 John West Way
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(905) 727-3123
aurora.ca

Town of Aurora
Member Motion
Councillor Thompson

Re: **Interim Control By-law for Yonge Street South Regional Corridor (OPA 34 Area)**

To: Members of Council

From: Councillor Michael Thompson

Date: January 13, 2026

Whereas Council has established the Yonge Street Regional Corridor in the Town's updated Official Plan, permitting increased building heights along Yonge Street but without defined density or unit permissions for this area; and

Whereas OPA 34 is a highly unique part of Town, featuring environmental and Oak Ridges Moraine (ORM) sensitivities, approved historically as a low density, cluster residential neighbourhood; and

Whereas Council wishes to ensure that development in this area proceeds in a planned, orderly, and community-appropriate manner that reflects the intent of both the Official Plan and OPA 34;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare and bring forward an Interim Control By-law for the Yonge Street Regional Corridor within the OPA 34 Secondary Plan area (south of the CN rail tracks) in order to temporarily prohibit or restrict new development while further planning work is undertaken; and
2. Be It Further Resolved That staff be directed to undertake a focused planning study of this portion of the Yonge Street Regional Corridor, including its relationship to OPA 34, to clearly define:
 - Size of the corridor
 - Density and unit permissions;
 - Appropriate building heights;
 - Built form and massing;
 - Transitions to adjacent low-density neighbourhoods; and
3. Be It Further Resolved That the results of this study be brought back to Council with recommendations to establish clear development parameters and any required Official Plan Amendments for this area.



100 John West Way
Aurora, Ontario
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aurora.ca

Town of Aurora

Memorandum

Mayor's Office

Re: Committee Appointments 2026

To: Members of Council

From: Mayor Mrakas

Date: January 27, 2026

Recommendation

1. That Members of Council be appointed to the following Task Force effective

February 1, 2026:

- Cannabis Retail Review Task Force – Councillors Ron Weese and John Gallo

The Corporation of the Town of Aurora

By-law Number XXXX-26

Being a By-law to assume highways on Plan 65M-4614 for public use and maintenance by The Corporation of the Town of Aurora (File No. D12-03-2A).

Whereas under subsection 31(4) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act"), a municipality may by by-law assume the following highways for public use and section 44 of the Act does not apply to the highways until the municipality has passed the by-law: (1) an unopened road allowance made by the Crown surveyors; and (2) a road allowance, highway, street or lane shown on a registered plan of subdivision;

And whereas The Corporation of the Town of Aurora (the "Town") entered into a Residential Subdivision Agreement with 2457920 Ontario Inc., dated April 4, 2018, with respect to the lands contained within Plan 65M-4614, in relation to Town File No. D12-03-2A (the "Agreement");

And whereas the Council of the Town deems it necessary and expedient to assume certain highway(s), as set out in Schedule "G" of the Agreement, for public use and maintenance;

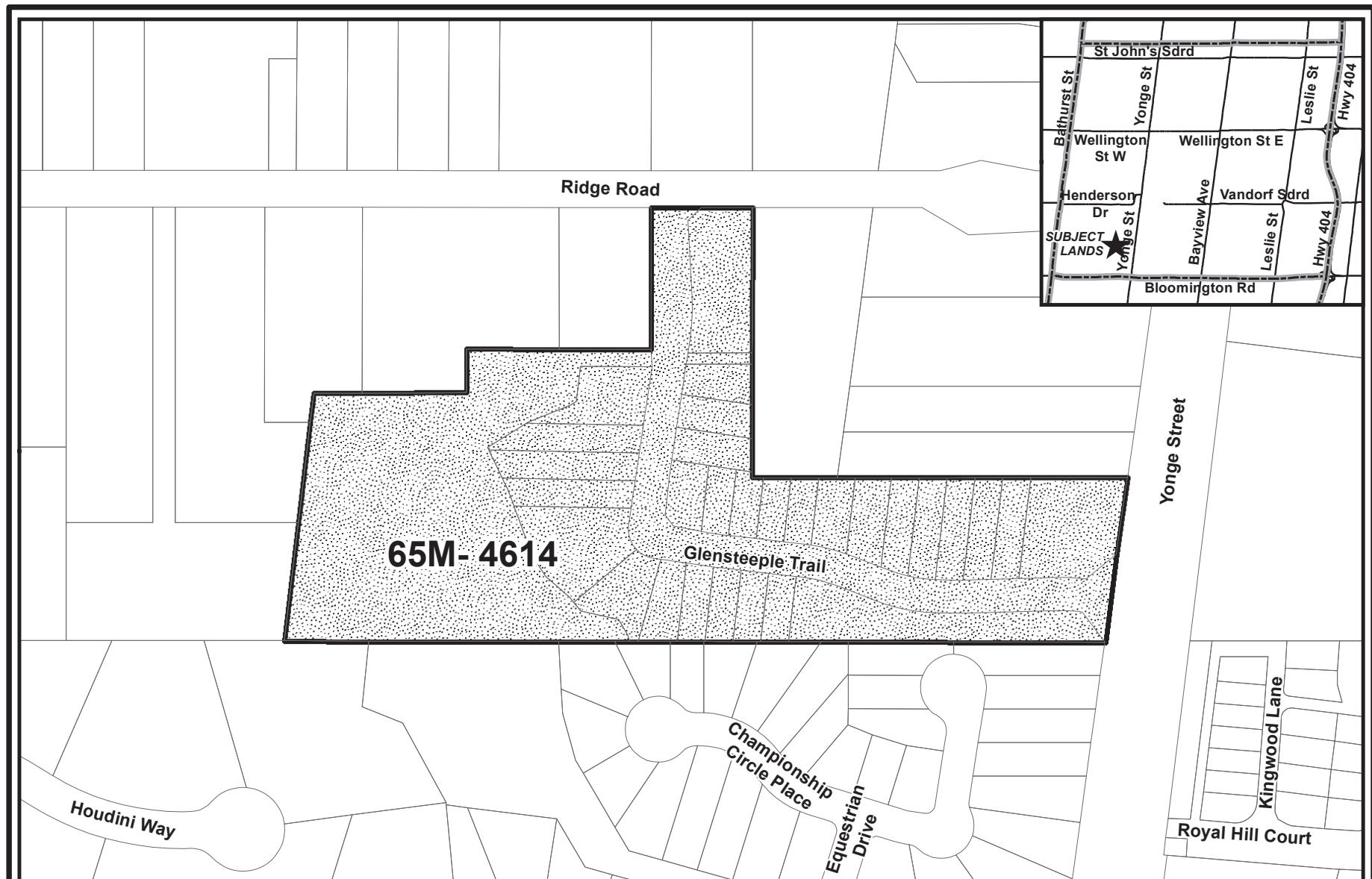
Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. The following highways in the Town of Aurora, Regional Municipality of York, be and are hereby assumed for public use and maintenance by the Town:
 - (a) Glensteeple Trail, Plan 65M-4614.

Enacted by Town of Aurora Council this 27th day of January, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk



KEY MAP

GLENRIDGE ESTATES
65M- 4614



Registered Plan 65M- 4614



0 25 50
Metres



The Corporation of the Town of Aurora

By-law Number XXXX-26

**Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands municipally known as 511, 521, 531 and 543
Wellington Street West (File No. ZBA-2024-05).**

Whereas under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act"), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

And whereas on June 27, 2017, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6000-17 (the "Zoning By-law"), which Zoning By-law was appealed to the Ontario Municipal Board (the "OMB");

And whereas on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the Zoning By-law not in issue in the appeal shall be deemed to have come into force on the day the Zoning By-law was passed;

And whereas the OMB and the Local Planning Appeal Tribunal (the "LPAT") is continued under the name Ontario Land Tribunal (the "Tribunal" or "OLT"), and any reference to the Ontario Municipal Board or OMB or Local Planning Appeal Tribunal or LPAT is deemed to be a reference to the Tribunal;

And whereas the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

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

1. The Zoning By-law be and is hereby amended to replace the "Estate Residential Exception (ER-14) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this by-law with "Townhouse Dwelling Residential Exception (R8-579) Zone" and "Environmental Protection (EP) Zone".
2. The Zoning By-law be and is hereby amended to add the following:

"Parent Zone: R8 Exception No.: 579	Map: 4	Previous Zone: ER-14	Previous By-laws: 2589-83 & 6359-21
Municipal Address: 511, 521, 531 and 543 Wellington Street West			
Legal Description: Part of Lot 1 and Part of the 40 Acre Reserve Registered Plan 102, Town of Aurora, Regional Municipality of York			
24.579.1 Zone Requirements			
24.579.1.1 Siting Specifications			
Lot Area – total parcel (minimum)	0.8 hectares		
Lot Frontage – total parcel (minimum)	115 metres		

Front Yard – Wellington Street (minimum)	2.2 metres, except that a terrace or balcony may encroach up to 2 metres
Interior Side Yard (East and West Lot lines) (minimum)	0.7 metres
Required setback from a building to the Private Road (minimum)	0.2 metres
Rear Yard (minimum)	1.2 metres
Height (maximum)	14.5 metres
Setback to Underground Parking Structure	0 metres
24.579.1.2 Parking Standards	
Resident Parking Spaces (minimum)	1.5 spaces per dwellings
Visitor Parking Spaces (minimum)	14% of the provided parking spaces
24.579.1.3 Amenity Area	
Notwithstanding the provisions of Section 7.5.2.1 (Amenity Area), the following standards shall apply:	
<ul style="list-style-type: none"> • A minimum of 250 square metres shall be required for the purposes of outdoor Amenity Area. 	
24.579.1.4 Landscape Strip	
The width of the required landscape strip along the interior side lot lines (minimum)	0 metres"

3. This by-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this by-law will take effect from the date of final passage hereof.
4. If a building permit that is appropriate for the development has not been issued under the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, for any building or structure so authorized within three (3) years from enactment of this by-law, then this by-law shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.

Enacted by Town of Aurora Council this 27th day of January, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk

Explanatory Note

Re: By-law Number XXXX-26

By-law Number XXXX-26 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Estate Residential Exception (ER-14) Zone" to "Townhouse Dwelling Residential Exception (R8-579) Zone" and "Environmental Protection (EP) Zone".

The effect of this zoning amendment will rezone the subject property to facilitate the development of 114 back-to-back stacked townhouse dwelling units within four blocks, accessed from a proposed private road.

Schedule "A"

Location: Part of Lot 1 and Part of the 40 Acre Reserve Registered Plan 102,
Town of Aurora, Regional Municipality of York



The Corporation of the Town of Aurora

By-law Number XXXX-26

**Being a By-law to amend By-law Number 5285-10, as amended, to adopt
Official Plan Amendment No. 42 (File No. OPA-2025-08).**

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora (the "Official Plan");

And whereas authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") to pass a by-law amending the Official Plan;

And whereas the Council of the Town deems it necessary and expedient to further amend the Official Plan.

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

1. Official Plan Amendment No. 42 to the Official Plan, attached and forming part of this by-law, be and is hereby approved.
2. This by-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this by-law will take effect from the date of final passage hereof.

Enacted by Town of Aurora Council this 27th day of January, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk

Amendment No. 42

To the Official Plan for the Town of Aurora

Statement of Components

Part 1 – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

Part I – The Preamble**1. Introduction**

This part of the Official Plan Amendment No. 42 (the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to enable the Downtown Community Planning Permit System By-law (Community Planning Permit By-law). The Amendment will allow the subject lands to be recognized as a special policy area subject to the standards of the Community Planning Permit By-law, including all design and planning components such as heights, permitted uses, and stepbacks, amongst other matters. The Town’s Updated Official Plan already largely enables the utilization of a Community Planning Permit System, however, this Amendment specifically recognizes the subject lands as a special Community Planning Permit System policy area for Downtown Aurora and provides minor technical amendments and recognitions as required to enable the implementation of the Community Planning Permit System By-law for the subject lands.

3. Location

The lands affected by this Amendment are considered “Downtown Aurora” and are generally bound by just north of Wellington Street to the north, just south of Church Street to the south, Temperance street to the west and Victoria Street to the east. A more detailed location map is included with this By-law, per Schedule “A”.

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 Town Council passed a motion on October 15, 2019, directing staff to develop a Community Planning Permit System for the Downtown.
- 4.2 A statutory open house was held on June 9, 2025, and a statutory public meeting was held on October 29, 2025, to obtain input from the public and Council regarding the Downtown Community Planning Permit System.
- 4.3 The Amendment is consistent with the applicable Provincial Policies and Plans.
- 4.4 The Amendment enables the implementation of a Community Planning Permit By-law for the Downtown Aurora area.

Part II – The Amendment**1. Introduction**

This part of the Amendment entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedules “A” and “B”, constitutes Amendment No. 42 to the Official Plan (File No. OPA-2025-08).

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1): Schedule "A", "B", "C", "D1", "D2" and "D3" – being part of the Town of Aurora Official Plan, be and are hereby amended to recognize the subject lands (shown in Schedule "A" to this by-law) as part of the "Downtown Community Planning Permit System (CPPS) Special Policy Area", with a specific designation of "Downtown Mixed Use", and being subject to the development standards as outlined in the Downtown Community Planning Permit By-law.

Item (2): This Official Plan Amendment is intended to fully enable the use of the Community Planning Permit System for the subject lands and enable all development standards and policies as outlined in the implementing Community Planning Permit By-law, as well as administrative matters delegated to staff, including but not limited to the ability to approve certain Classes of development, impose conditions, and execute agreements.

Item (3): Permitted heights and stepbacks for the subject lands shall be as outlined through Schedule "B" attached to this by-law, as implemented by the Community Planning Permit By-law.

Item (4): The Town of Aurora Comprehensive Zoning By-law 6000-17, as amended, is deemed to not apply to the subject lands, with the implementing Community Planning Permit By-law being the primary measure of development standards and zoning requirements for the subject lands.

Item (5): The Town of Aurora Site Plan Control By-law 6106-18, as amended, is deemed to not apply to the subject lands, with site plan matters to be addressed through the Community Planning Permit approval process as described in the implementing Community Planning Permit By-law.

Item (6): That Ontario Regulation 173/16 pertaining to Community Planning Permit Systems and By-laws shall apply to the subject lands.

Item (7): The Town of Aurora, in its sole discretion, remains the determinant of the completeness of any development application/Community Planning Permit application received within the subject lands, and the Town retains full discretion in determining and assigning the appropriate class of development and application process under the Community Planning Permit By-law, as well as any other required development application review process as necessary.

Item (8): The development standards and requirements of the Community Planning Permit By-law are deemed to conform to the Town's Official Plan.

Item (9): That in the event of any clerical or administrative revisions/matters required to implement this Official Plan Amendment and the Community Planning Permit By-law, such as typographical, numbering, mapping, or housekeeping/clarification revisions, staff be authorized to undertake such minor revisions to the Official Plan and Community Planning Permit By-law accordingly and in a timely manner.

Item (10): Any future amendments to the Community Planning Permit By-law can be considered, but these amendments shall conform with the general intent of this Official Plan Amendment and the Town's Official Plan and other relevant Provincial Plans and policies, with the Town retaining the

authority to determine the appropriateness of the amendment and administration and review process required through the implementing Community Planning Permit By-law or other development application(s) as necessary. Any application to amend the Community Planning Permit By-law shall be supported by a comprehensive planning rationale and required studies as determined by the Town.

Item (11): All other relevant policies of the Official Plan dealing with the general administration of a Community Planning Permit System (including but not necessarily limited to Section 18 of the Official Plan) shall continue to apply, and in the event of any potential conflict, the Town retains the authority and discretion over the required review and administrative process for any application.

3. Implementation

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Part III – The Appendices

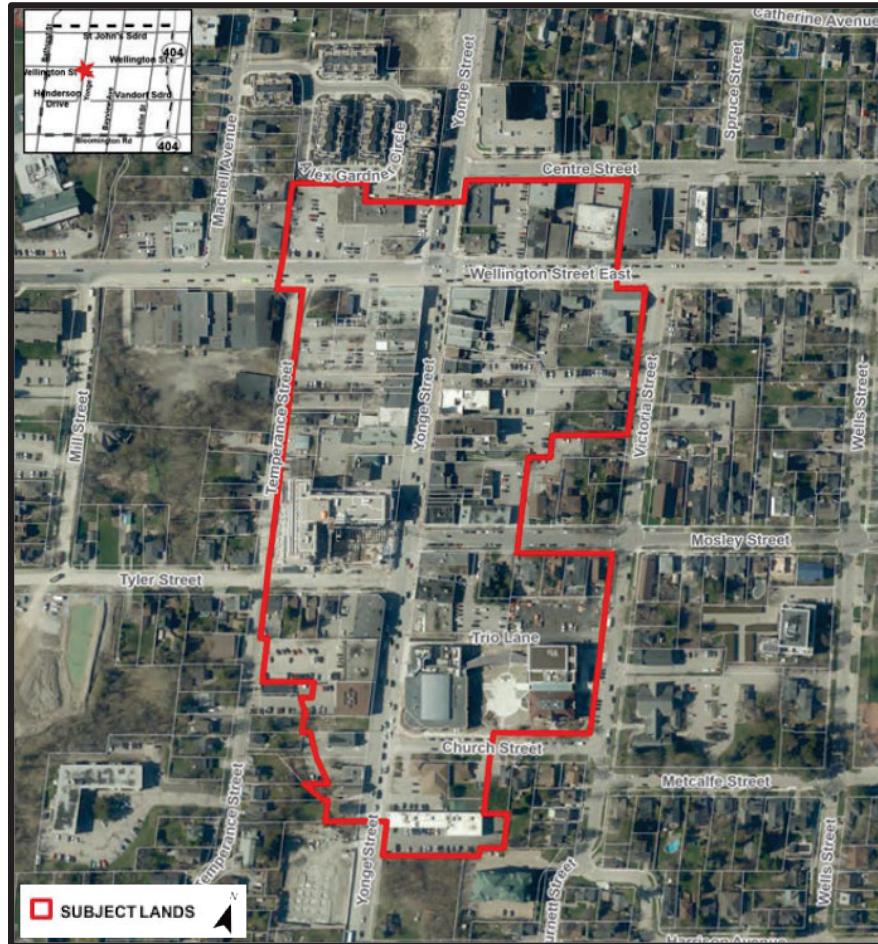
Schedule "A" – Subject Lands

Schedule "B" – Height and Step-back Development Standards

Schedule "A"

Subject Lands for Official Plan Amendment No. 42

Location: The lands subject to the Downtown Aurora Community Planning Permit System is the area identified within the Subject Lands as shown below.



Schedule "B"

Height and Step-back Development Standards



The Corporation of the Town of Aurora

By-law Number XXXX-26

**Being a By-law to amend By-law Number 6579-24, as amended, to
adopt Official Plan Amendment No. 12 (File No. OPA-2025-08).**

Whereas on January 30, 2024, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6579-24, as amended, to repeal By-law Number 5285-10, as amended, to adopt the Official Plan dated January 2024 as the Official Plan for the Town of Aurora (the “Official Plan”);

And whereas appeals were filed with the Ontario Land Tribunal (the “Tribunal” or “OLT”), under OLT Case No. OLT-24-000690, pursuant to Section 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”);

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

1. Official Plan Amendment No. 12 to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.
2. This by-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this by-law will take effect from the date of the order, issued by the Tribunal.

Enacted by Town of Aurora Council this 27th day of January, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk

Amendment No. 12

To the Official Plan for the Town of Aurora

Statement of Components

Part 1 – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

Part I – The Preamble**1. Introduction**

This part of the Official Plan Amendment No. 12 (the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to enable the Downtown Community Planning Permit System By-law (Community Planning Permit By-law). The Amendment will allow the subject lands to be recognized as a special policy area subject to the standards of the Community Planning Permit By-law, including all design and planning components such as heights, permitted uses, and stepbacks, amongst other matters. The Town’s Updated Official Plan already largely enables the utilization of a Community Planning Permit System, however, this Amendment specifically recognizes the subject lands as a special Community Planning Permit System policy area for Downtown Aurora and provides minor technical amendments and recognitions as required to enable the implementation of the Community Planning Permit System By-law for the subject lands.

3. Location

The lands affected by this Amendment are considered “Downtown Aurora” and are generally bound by just north of Wellington Street to the north, just south of Church Street to the south, Temperance street to the west and Victoria Street to the east. A more detailed location map is included with this By-law, per Schedule “A”.

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 Town Council passed a motion on October 15, 2019, directing staff to develop a Community Planning Permit System for the Downtown.
- 4.2 A statutory open house was held on June 9, 2025, and a statutory public meeting was held on October 29, 2025, to obtain input from the public and Council regarding the Downtown Community Planning Permit System.
- 4.3 The Amendment is consistent with the applicable Provincial Policies and Plans.
- 4.4 The Amendment enables the implementation of a Community Planning Permit By-law for the Downtown Aurora area.

Part II – The Amendment**1. Introduction**

This part of the Amendment entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedules “A” and “B”, constitutes Amendment No. 12 to the Official Plan (File No. OPA-2025-08).

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1): Schedule "A", "B", "C", "D1", "D2" and "D3" – being part of the Town of Aurora Official Plan, be and are hereby amended to recognize the subject lands (shown in Schedule "A" to this by-law) as part of the "Downtown Community Planning Permit System (CPPS) Special Policy Area", with a specific designation of "Downtown Mixed Use", and being subject to the development standards as outlined in the Downtown Community Planning Permit By-law.

Item (2): This Official Plan Amendment is intended to fully enable the use of the Community Planning Permit System for the subject lands and enable all development standards and policies as outlined in the implementing Community Planning Permit By-law, as well as administrative matters delegated to staff, including but not limited to the ability to approve certain Classes of development, impose conditions, and execute agreements.

Item (3): Permitted heights and stepbacks for the subject lands shall be as outlined through Schedule "B" attached to this by-law, as implemented by the Community Planning Permit By-law.

Item (4): The Town of Aurora Comprehensive Zoning By-law 6000-17, as amended, is deemed to not apply to the subject lands, with the implementing Community Planning Permit By-law being the primary measure of development standards and zoning requirements for the subject lands.

Item (5): The Town of Aurora Site Plan Control By-law 6106-18, as amended, is deemed to not apply to the subject lands, with site plan matters to be addressed through the Community Planning Permit approval process as described in the implementing Community Planning Permit By-law.

Item (6): That Ontario Regulation 173/16 pertaining to Community Planning Permit Systems and By-laws shall apply to the subject lands.

Item (7): The Town of Aurora, in its sole discretion, remains the determinant of the completeness of any development application/Community Planning Permit application received within the subject lands, and the Town retains full discretion in determining and assigning the appropriate class of development and application process under the Community Planning Permit By-law, as well as any other required development application review process as necessary.

Item (8): The development standards and requirements of the Community Planning Permit By-law are deemed to conform to the Town's Official Plan.

Item (9): That in the event of any clerical or administrative revisions/matters required to implement this Official Plan Amendment and the Community Planning Permit By-law, such as typographical, numbering, mapping, or housekeeping/clarification revisions, staff be authorized to undertake such minor revisions to the Official Plan and Community Planning Permit By-law accordingly and in a timely manner.

Item (10): Any future amendments to the Community Planning Permit By-law can be considered, but these amendments shall conform with the general intent of this Official Plan Amendment and the Town's Official Plan and other relevant Provincial Plans and policies, with the Town retaining the

authority to determine the appropriateness of the amendment and administration and review process required through the implementing Community Planning Permit By-law or other development application(s) as necessary. Any application to amend the Community Planning Permit By-law shall be supported by a comprehensive planning rationale and required studies as determined by the Town.

Item (11): All other relevant policies of the Official Plan dealing with the general administration of a Community Planning Permit System (including but not necessarily limited to Section 18 of the Official Plan) shall continue to apply, and in the event of any potential conflict, the Town retains the authority and discretion over the required review and administrative process for any application.

3. Implementation

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

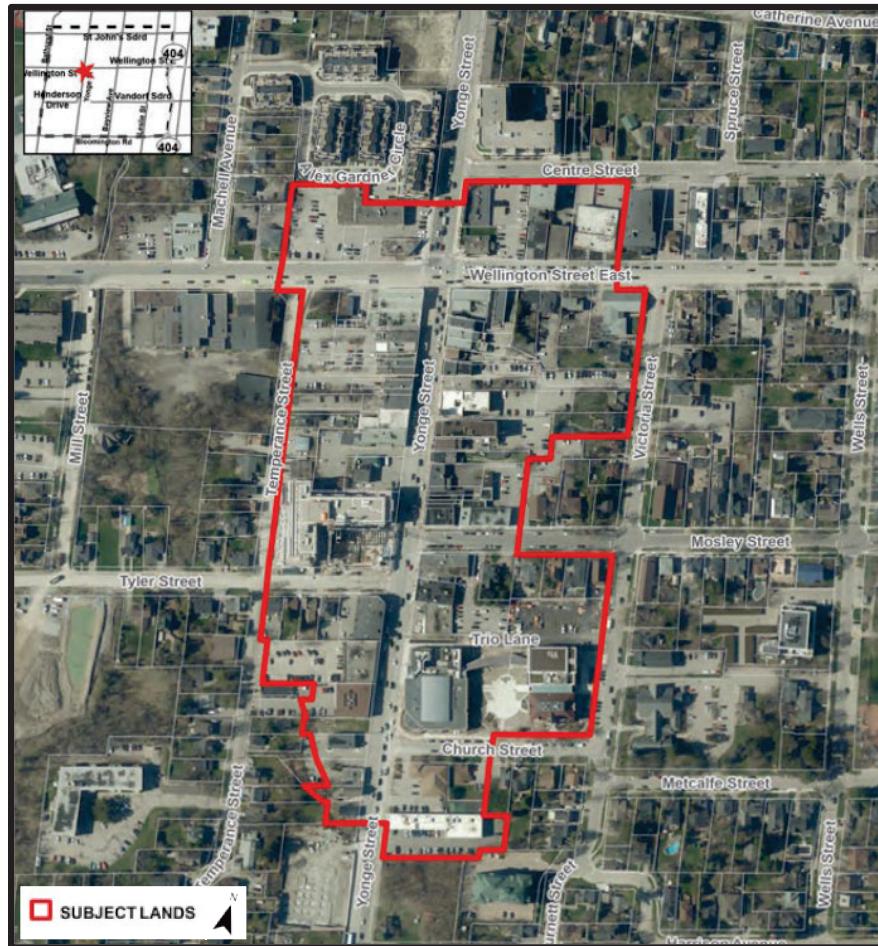
Part III – The Appendices

Schedule "A" – Subject Lands

Schedule "B" – Height and Step-back Development Standards

Schedule "A"**Subject Lands for Official Plan Amendment No. 12**

Location: The lands subject to the Downtown Aurora Community Planning Permit System is the area identified within the Subject Lands as shown below.



Schedule "B"

Height and Step-back Development Standards



The Corporation of the Town of Aurora

By-law Number XXXX-26

**Being a By-law to establish the Downtown Community Planning Permit
By-law for the Corporation of the Town of Aurora.**

Whereas Section 2 of Ontario Regulation 173/16 under the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") authorizes the Council of a local municipality to establish by by-law a community planning permit system within the municipality for any area or areas set out in the by-law;

And whereas Section 18 of the Town of Aurora Official Plan, as amended, identifies that a community planning permit area may be established for the subject lands;

And whereas Section 18 of the Town of Aurora Official Plan, as amended, meets all other requirements under Section 3 of Ontario Regulation 173/16 to pass a Community Planning Permit By-law in accordance with Section 24 and 34 of the Planning Act and amendments thereto;

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

1. The downtown Town of Aurora community planning permit system is hereby established for the lands identified as the subject lands in Appendix "A" hereto attached.
2. The Town of Aurora Downtown Community Planning Permit By-law, as set out in attached Appendix "B", is hereby adopted and enacted as the community planning permit by-law for the subject lands identified in Appendix "A".
3. The Zoning By-law 6000-17, as amended, is deemed to be repealed with respect to the area covered by the subject lands identified in Appendix "A," and thereby replaced with the development standards as per the Downtown Community Planning Permit By-law, attached in Appendix "B", on the day that this by-law comes into force.

Enacted by Town of Aurora Council this 27th day of January, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk

Appendix "A"

Location: The subject lands shall be the area as shown within the area delineated as the Subject Lands below.

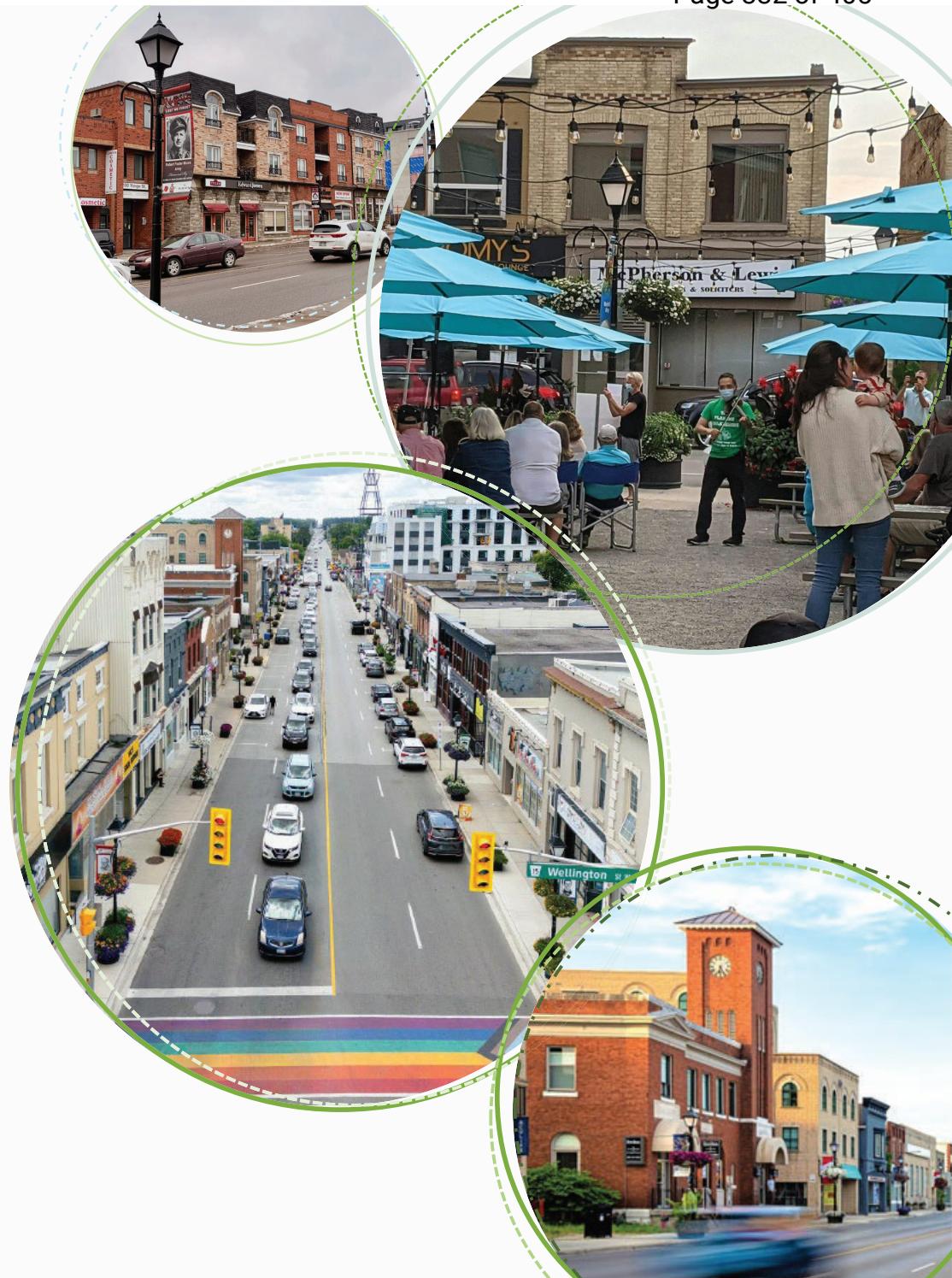


Appendix "B"

Appendix B is the body of the Downtown Community Planning Permit By-law, which makes up the community planning permit system for the Subject Lands, and commences on the next page.

Downtown Community Planning Permit By-law

JANUARY 27, 2026



The Town of Aurora is committed to ensuring the accessibility of our documents to all individuals, in compliance with the Accessibility for Ontarians with Disabilities Act (A.O.D.A.). We have made every effort to achieve full compliance with accessibility standards in the preparation of this document. However, if you encounter any accessibility barriers or have specific accessibility needs, we are here to assist you.

If you require further assistance or have any concerns regarding the accessibility of this document, please contact us at accessibility@aurora.ca.



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ADMINISTRATION

1.0

- 1.1 Short Title
- 1.2 Applicability and Area Restricted
- 1.3 Requirement and Compliance
- 1.4 Effective Date
- 1.5 Administration
- 1.6 By-laws Repealed
- 1.7 Compliance with Other Legislation
- 1.8 Compliance for Designated Heritage Buildings
- 1.9 Technical Revisions
- 1.10 Enforcement
- 1.11 Transition Matters
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- 1.13 Permit Classes and Delegated Approval
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- 1.17 Application Process
- 1.18 Decision, Approvals, and Appeals
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- 1.20 Providing Benefits for the Community
- 1.21 Amending this By-law
- 1.22 Existing Holding Provisions
- 1.23 Applying Holding Provisions
- 1.24 Lot Consolidation
- 1.25 Existing Uses
- 1.26 Allocation of Municipal Parking



1.1 Short Title

1. This **by-law** shall be referred to as the Downtown Community Planning Permit By-law.

1.2 Applicability and Area Restricted

1. The lands affected by this **by-law** apply to the Community Planning Permit Area within the Town of Aurora as outlined and identified on Schedule A.

1.3 Requirement and Compliance

1. All **development** or changes of **use** within the Community Planning Permit Area shall comply with the provisions of this **by-law** and require a Community Planning Permit.

1.4 Effective Date

1. This **by-law** shall come into force and effect on the date that it is passed.

1.5 Administration

1. This **by-law** shall be administered by **Director**.

1.6 By-laws Repealed

1. On the day that this **by-law** comes into force and effect, the provisions of the Comprehensive Zoning By-law 6000-17 will be deemed to be repealed with respect to the area covered by the Downtown Community Planning Permit Area as outlined on Schedule A of this **by-law**.

1.7 Compliance with Other Legislation

1. Nothing in this **by-law** shall be construed to exempt any person from any obligation to comply with the requirements of any other by-law of the **Town** or any other regulation of the Regional Municipality of York, Province of Ontario, or Government of Canada that would otherwise affect the use of land, **buildings**, or **structures**.

1.8 Compliance for Designated Heritage Buildings

1. Nothing in this **by-law** shall waive the requirement of and need for a heritage permit application for any alterations, enlargement, or reconstruction of a **designated heritage building** within the **by-law** area.

1.9 Technical Revisions

1. Provided that the purpose, effect, intent, meaning, and substance of this **by-law** are in no way affected, the following technical revisions to this **by-law** are permitted without a need for an amendment:
 - a) Changes to the numbering, cross-referencing, format, and arrangement of the text, tables, schedules, and maps;
 - b) Additions to and revisions of technical information on maps and schedules including, but not limited to infrastructure and topographic information, notes, legends, shading, and title blocks;
 - c) Alterations of punctuation or language;

- d) Correction of grammatical, dimensional, boundary, mathematical, or typographic errors or revisions to format in a manner that does not change the intent of a provision; and
- e) Changes to appendices, footnotes, headings, indices, notes, tables of contents, illustrations, historical or reference information, footers, and headers, which do not form a part of this **by-law** and are editorially inserted for convenience or reference purposes.

1.10 Enforcement

1.10.1 Conformity

- 1. No person shall **erect**, alter, enlarge, reconstruct, or **use** any **building or structure** in whole or in part, nor **use** any land in whole or in part, except in conformity with this **by-law**.

1.10.2 Offence - General

- 1. Any person who contravenes a provision of this **by-law** is guilty of an offence.
- 2. Any person who contravenes a provision of this **by-law**, whether such contravention is on the same day or a subsequent day, shall be deemed to be committing a subsequent offence for each instance that they engage in or continue to engage in a contravention of a provision of this **by-law**.

1.10.3 Offence - Bedroom

- 1. No person shall **use**, in whole or in part, a den, study, living room, dining room, family room, recreation room, or similar **habitable floor space** as a bedroom where such use would contravene the provisions of this **by-law**, or any other applicable legislation or by-laws.
- 2. No person shall convert, in whole or in part, a den, study, living room, dining room, family room, recreation room, or similar **habitable floor space** into a bedroom where such conversion would contravene the provisions of this **by-law**, or any other applicable legislation or by-laws.

1.10.4 Penalty

- 1. Every person who is guilty of an offence under this **by-law** shall be subject to the fines and/or penalties provided under the *Planning Act* and/or the *Provincial Offences Act*.

1.10.5 Severability

- 1. In the event that any section, clause, or provision of this **by-law**, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the **by-law** as a whole or any part thereof other than the section, clause, or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses, or provisions of this **by-law** shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

1.11 Transition Matters

1.11.1 Building Permit

1. This **by-law** shall not prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** prohibited by this by-law for which an application for a building permit was accepted on or prior to the **effective date** of this **by-law**, if the **development** in question complies, or the building permit application for the **development** is amended to comply, with the provisions of the applicable Zoning By-law as it read on the day before the **effective date** of this **by-law**.

1.11.2 Site Plan Application

1. This **by-law** shall not prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** prohibited by this **by-law** for which a complete application for Site Plan Approval under Section 41 of the *Planning Act* was deemed complete on or prior to the **effective date** of this **by-law** provided that the building permit application for the said **development** complies with the approved site plan and the provisions of the applicable Zoning By-law as it read on the day before the **effective date** of this **by-law**.
2. Notwithstanding subsection 1 of Section 1.11.2, if the site plan application was approved prior to the **effective date** of this **by-law**, nothing shall prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** in the approved site plan application, provided that the subsequent application for a building permit was accepted within two years after the **effective date** of this **by-law**.

1.11.3 Minor Variances

1. This **by-law** shall not prevent the **erection**, alteration, enlargement, reconstruction, or **use** of a **building** or **structure** prohibited by this **by-law** which is permitted by an application pursuant to Section 45 of the *Planning Act* which was made prior to the **effective date** of this **by-law**, provided that:
 - a) Such application has been approved by the Committee of Adjustment at the **Town**, or on appeal by the Ontario Land Tribunal or its predecessor before or after the **effective date** of this **by-law**.
 - b) An application for a building permit for the **erection** or **use** of the **building** or **structure** has been accepted within two years of the **effective date** of this **by-law**.
 - c) Where a minor variance was authorized by the Committee of Adjustment at the **Town**, or the Ontario Land Tribunal or its predecessor, before or on the **effective date** of this **by-law** as a condition of Site Plan Approval, Section 1.11.2 shall apply to give effect to the applicable Site Plan Approval.
 - d) Any other circumstance authorized by the **Director**, including the full exemption of the Community Planning Permit application for minor alterations to existing **buildings** where it may be more appropriate for it to undergo the traditional minor variance application process based on the zoning that was in effect before the **effective date** of this **by-law**.

1.12 Exemptions

1. Notwithstanding any provisions in this **by-law**, the following types of **development** shall not require a Community Planning Permit:
 - a) An activity involving only site alteration subject to the **Town's** Site Alteration By-law, as amended;
 - b) Any **development** consistent with Site Plan Control approval issued pursuant to the **Town's** Site Plan Control By-law prior to the **effective date** of this **by-law**, as amended;
 - c) Any development consistent with a minor variance approval issued pursuant to the *Planning Act*, prior to the **effective date** of this **by-law**;
 - d) Maintenance or repairs of existing **buildings** and **structures**, such as the replacement of windows or doors, which will not result in changes to the footprint or **gross floor area** of the **structure** and location;
 - e) Maintenance or repairs to **existing buildings** and foundations provided that the work does not involve the placement of fill, alteration of **existing** grades or changes to the footprint or **gross floor area** of the **structure**;
 - f) Interior renovations provided that there is no change in the **use** or intensification;
 - g) Minor additions to **structures** or **accessory structures** that meet all the requirements of this **by-law**;
 - h) Infrastructure projects initiated by a **Public Authority**; and
 - i) Any other circumstances as so authorized at the discretion of the **Director**.

1.13 Permit Classes and Delegated Approval

1.13.1 Classes

1. There are three classes of Community Planning Permits as summarized below and outlined in Table 1.1:
 - Class 1 – All Standards Met;
 - Class 2 – Minor Variation; and
 - Class 3 – Major Variation.
 - a) Class 1 Community Planning Permit captures **developments** that meet all development standards of this **by-law** and the **Official Plan**;
 - b) Class 2 (minor variation) Community Planning Permit captures **developments** that do not comply with the development standards for a Class 1 Community Planning Permit and are subject to additional requirements as outlined in Section 1.15 and Section 1.15.1; and
 - c) Class 3 (major variation) Community Planning Permit captures **developments** that do not comply with the development standards for a Class 1 or Class 2 Community Planning Permit and are subject to additional requirements as outlined in Section 1.15 and Section 1.15.1.

Table 1.1: Permit Classes and the Respective Delegated Authority and Public Notice Procedure

	Class 1 Application	Class 2 Application	Class 3 Application
Description	Application meets all development standards of the by-law . No variation is required.	Application generally meets the intent, standards, and provisions of this by-law but requires a minor variation based on: <ul style="list-style-type: none"> • Any variation to Section 3.0. • Any variation to Section 5.0. • One or more development standards within the established Class 2 variation limits of 10%, as identified in the development standards within Section 6.0. • Approval of a listed discretionary use. 	Application generally meets the intent, standards, and provisions of this by-law but requires a major variation based on: <ul style="list-style-type: none"> • One or more development standards beyond the Class 2 variation limit (exceeding 10%), as identified within Section 6.0, or specifically involving maximum permitted building height. • Approval of additional uses not permitted under Section 6.0.
Approval Authority	Director of Planning and Development Services.	Director of Planning and Development Services.	Council .
Public Notice Procedures	No notice required.	No notice required.	<ul style="list-style-type: none"> • Staff to post notification on Town website for public access. • Notice shall be given by mail to residents within 120 metres of the subject lands. • On-site signage shall also be provided. Signage shall include an explanation of the application, staff contact information, and the deadline for the submission of comments. • Notice shall also be given by publishing it in a newspaper and/or by posting it online in accordance with the requirements of the Planning Act.

1.13.2 Delegated Approval

1. **Council** delegates approval powers and duties on behalf of the **Town** to the **Approval Authority**, as set out in this **by-law** and in accordance with Table 1.1. **Council** may withdraw or amend this delegation at any time.
2. The **Town** will provide public notice of a Community Planning Permit application in accordance with Table 1.1. At the discretion of the **Director**, the **Town** may increase the public notice requirements without an amendment to this **by-law**. A Notice of Decision will be provided for all Community Planning Permits in accordance with Section 1.18.5.

1.13.3 Referrals to Council

1. The **Director** has the delegated authority to determine the appropriate class for any Community Planning Permit application.
2. The **Director** and/or delegate may refer Class 1 or Class 2 applications to **Council** to be processed as a Class 3 Community Planning Permit at any time prior to the decision of an application.
3. At the time of applying, an applicant may request that a Class 2 Community Planning Permit application be processed as a Class 3 Community Planning Permit, where the applicant is of the opinion that the application would benefit from **Council** review and decision.

1.14 Discretionary Uses

1. A discretionary **use** may only be allowed if the criteria set out in this **by-law** have been addressed to the satisfaction of the **Approval Authority**.

2. A **use** shall be added as a permitted use or a discretionary **use** through a Class 3 application.

1.15 Variation

1. Variations to standards of this **by-law** may be considered through the Class 2 or Class 3 Community Planning Permit process, in accordance with the requirements and objectives of this **by-law** and the **Official Plan**, as amended.
2. Variations can be applied as an amount or percentage of an eligible standard. The amount or percentage referred to is the amount of the standard that may be varied.
3. A Community Planning Permit application for a Class 2 or Class 3 permit that requests a variation shall be subject to all requirements of this **by-law**.
4. Where a standard in Section 3.0 and Section 5.0, has no established limits within this **by-law**, staff may approve or conditionally approve **developments** which vary from the standards identified in these sections, subject to criteria in Section 1.15.1 and subject to alignment with the **Official Plan**, as amended, provincial policy, and other applicable legislation.

5. For a Class 2 Community Planning Permit, staff may approve or provisionally approve **developments** which vary from the standards identified in Section 6.0, provided the variation is within the established Class 2 variation limits identified in this **by-law**, subject to the criteria in Section 1.15.1 and subject to alignment with the **Official Plan**, as amended, provincial policy, and other applicable legislation, is still maintained.
6. For a Class 3 Community Planning Permit, **Council** may approve **developments** which vary from the standards identified in this **by-law** at their discretion subject to the criteria in Section 1.15.1 and subject to alignment with the **Official Plan**, as amended, provincial policy, and other applicable legislation.

1.15.1 Criteria for Considering Class 2 or Class 3 Variations

1. Where a Class 2 or Class 3 Community Planning Permit is required, the proposed **development** or a discretionary **use** will only be permitted if the following criteria are addressed, in addition to the other requirements of this **by-law**, to the satisfaction of the **Approval Authority** prior to the issuance of a Community Planning Permit in accordance with Section 1.18.1 and may be subject to conditions of approval in accordance with Section 1.18.2:
 - a) The proposed **development** maintains the general intent of this **by-law**;

- b) The proposed **development** conforms to the **Official Plan**, as amended;
- c) The proposed **development** is consistent with and conforms to applicable federal, provincial, regional, and municipal statutes, policies, plans, and/or other documents;
- d) The proposed **development** shall consider provincial and municipal guidelines and have regard for technical studies;
- e) The potential adverse impacts resulting from the proposal are identified and mitigated where appropriate;
- f) The proposed **development** is compatible with and sensitive to the planned context and character of the area; and
- g) All necessary supporting studies are provided to the satisfaction of the **Approval Authority**.

2. Where a **building** is proposed to include multiple **dwelling units**, the **Town** shall prioritize the provision of a balanced mix of **dwelling unit** types when applying the criteria in subsection 1 of Section 1.15.1 to evaluate the proposed **development**.
3. Where a Class 2 Permit is required, staff may scope the extent of the evaluation required in subsection 1 of Section 1.15.1 in consideration of the scale of the variation requested and provided that the general intent of the criteria are met.

1.16 Agreements

1. Where a Community Planning Permit is required, an applicant may be required, at the discretion of the **Approval Authority**, to enter into one or more agreements with the **Town**, including but not limited to, agreements to address conditions of approval as outlined in Section 1.18.2.
2. In addition to subsection 1 of Section 1.16, the agreement shall be registered on title to the Owner's property at the Owner's expense.
3. Notwithstanding any other provision in this **by-law**, the applicant is responsible to obtain all required approvals and permits beyond those provided as part of a Community Planning Permit.
4. **Council** delegates the authority to **Town** staff to prepare, approve, execute, and to amend any Community Planning Permit Agreement required by this **by-law**.
5. Pre-existing **development** agreements continue to be valid and binding and may be amended under this **by-law** if subject to a Community Planning Permit.

1.17 Application Process

1. The Downtown Community Planning Permit review process generally consists of the steps illustrated in Figure 1.1.

1.17.1 Pre-Consultation

1. Prior to the submission of a Community Planning Permit Application, the applicant shall meet with **Town** staff through a formal pre-consultation to obtain the requirements for a complete Community Planning Permit Application, unless exempt from a permit as outlined in Section 1.12 of this **by-law**.
2. The **Town** shall require that pre-consultation with applicable agencies occurs prior to the submission of a Community Planning Permit Application, where appropriate.
3. Where a technical study or report is required by **Town** staff, to support a Community Planning Permit Application, the extent of the issues to be addressed will be identified by applicable agencies and/or **Town** staff, based on the Official Plan, and any terms of reference set out during the pre-consultation meeting.

1.17.2 Complete Application

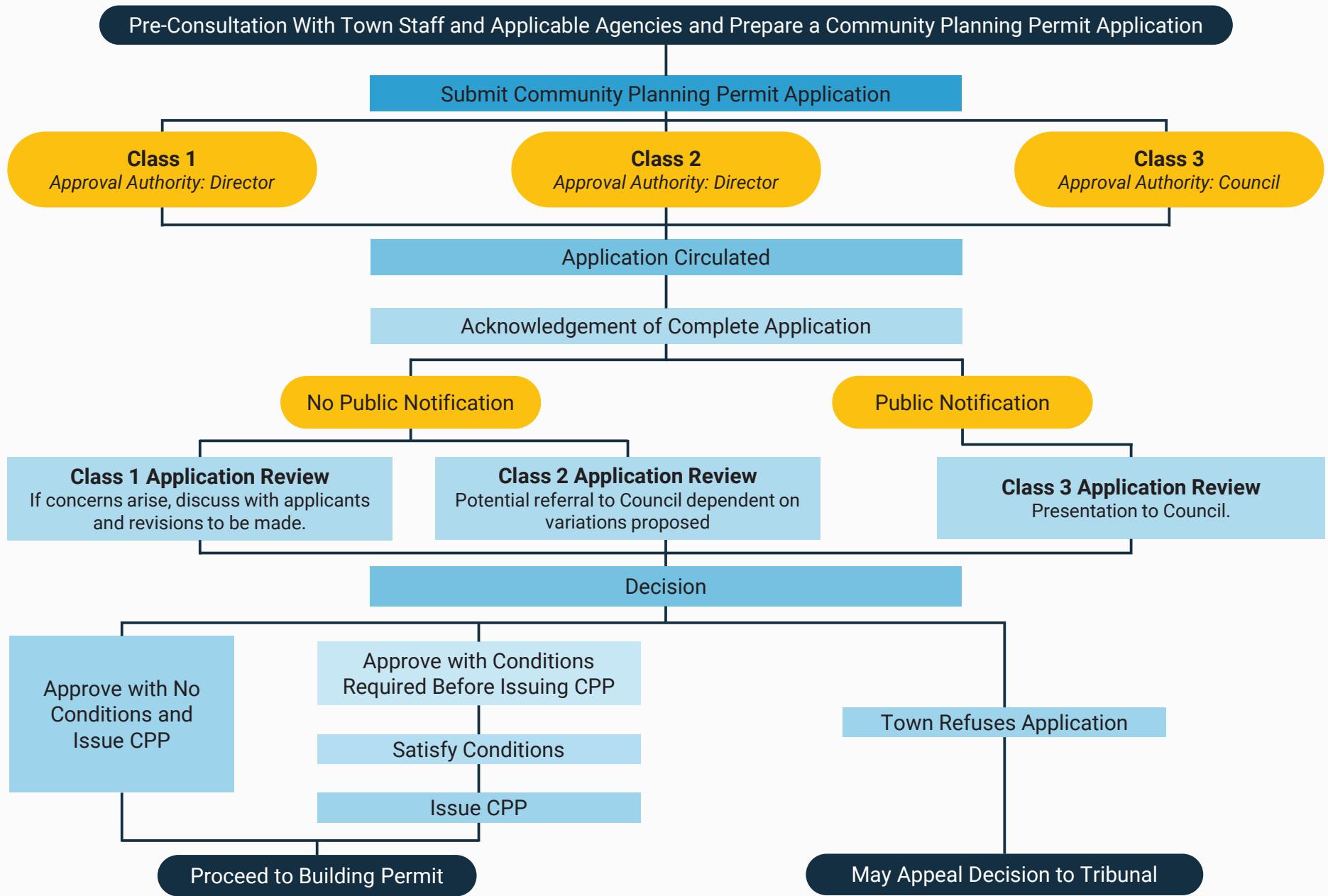
1. Complete applications for a Community Planning Permit shall include:
 - a) A fully completed and signed Community Planning Permit Application Form;
 - b) Submission of the required application fees, as set out in the **Town's** Fees and Charges By-law, as amended;
 - c) The application submission requirements identified on Schedule 1 of *Ontario Regulation 173/16*, as amended;

- d) All requirements identified through pre-consultation, in accordance with the **Official Plan**, as amended, and subject to the provision in Section 1.17.1, Section 1.17.2, and 1.17.3; and
- e) Any applicable agency approvals or permits required to be provided of the **Approval Authority** as determined during the pre-consultation meeting.

1.17.3 Required Information, Materials, Studies, and Reports

1. A list of technical studies and reports that may be required to be submitted at the time of a Community Planning Permit Application is contained in the **Official Plan**, as amended. Additional technical studies and reports may also be required for applicable agency approvals at the same time of application.
2. All required technical studies and reports shall be carried out by a qualified person retained by and at the expense of the applicant.
3. At the discretion of the **Approval Authority**, any required technical studies and reports may be subject to peer review at the expense of the applicant.

Figure 1.1: Community Planning Permit Application Process



1.18 Decision, Approvals, and Appeals

1.18.1 Decision

1. Upon review of a complete application, the **Approval Authority** may:
 - a) Approve the application without conditions and issue a Community Planning Permit;
 - b) Approve the application and issue a Community Planning Permit with conditions attached, subject to Section 1.18.2; or
 - c) Refuse to approve the application.

1.18.2 Conditions of Approval

1. Where a Community Planning Permit is required in accordance with the provisions of this **by-law**, the **Town** may approve an application with conditions, which must be completed within an agreed upon timeframe to the satisfaction of the **Approval Authority**.
2. Conditions will include a clear statement of whether they must be complied with before the construction, renovation, demolition, and certain changes to **use of buildings** and/or **structures**.
3. A condition of approval shall not deal with the following aspects of **buildings** and/or **structures**:
 - a) Interior design;
 - b) The layout of interior areas, other than interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open space and interior walkways in adjacent buildings; and
 - c) The manner of construction and construction standards.

4. The following conditions may be imposed by the **Town**, including but not limited to:
 - a) The completion of required studies, plans, and/or other documents;
 - b) The submission of supplemental studies, plans, and/or other documents;
 - c) The implementation of actions or recommendations in studies, plans, and/or other documents;
 - d) The submission or confirmation of review, approvals, and/or permits from other agencies and levels of government;
 - e) The achievement of performance criteria and standards, including those related to achieving a high standard of context-sensitive urban design;
 - f) Entering into any agreement(s) securing off-site parking or cash-in-lieu of parking;
 - g) The conveyance of land for any specified reason;
 - h) The verification of site remediation;
 - i) The protection of natural environment, natural systems, mature vegetation, or remediation of lands;
 - j) The efficient use or conservation of energy;
 - k) The provision and capacity of transportation and servicing infrastructure;
 - l) Conservation of cultural heritage resources;
 - m) The availability of municipal infrastructure and services;
 - n) The provision of attainable and/or affordable housing units;

- o) Compliance with applicable parkland requirements;
- p) The efficient phasing of development;
- q) The provision of financial assurances to facilitate compliance with municipal approvals and indemnify the town;
- r) The application and/or lifting of holding provisions;
- s) A condition requiring the provision of specified community benefits in exchange for a specific bonus of development as identified in the by-law in accordance with Section 1.20; and
- t) Entering into agreements relating to any conditions.

5. Conditional approval shall be valid for a period of two (2) years, failing which the conditional approval will lapse.

6. Notwithstanding subsection 5 of Section 1.18.2, requests for an extension of a conditional approval for a Community Planning Permit to meet a condition may be granted upon submission of a formal request to the **Director**.

7. An extension of a conditional approval for a Community Planning Permit may be granted in one (1) year intervals, to a maximum of three (3) requests, subject to this **by-law** and any provisions within, as amended.

8. In accordance with the *Planning Act*, the applicant may at any time make a motion for directions to have the Ontario Land Tribunal determine whether a specified condition has been fulfilled or is valid.

1.18.3 Modification of Conditional Approvals

1. At the request of the applicant, and when considered appropriate by the **Town**, modifications to a Community Planning Permit with conditional approval, including changes to the **development** concept and supporting materials or to the conditions of conditional approval, may be made at any time, subject to the provisions within this **by-law** and the **Official Plan**, as amended.
2. Proposed modifications to a Community Planning Permit with conditional approval will be reviewed in accordance with the relevant sections of this **by-law**.
3. Proposed modifications may be subject to additional submission requirements and application fees to support the application, to the satisfaction of the **Approval Authority**.
4. Where an applicant applies to modify a Community Planning Permit with conditional approval, the fee should be equal to that which would be charged if the application was new. At the discretion of the **Approval Authority**, the fees may be waived or reduced if the change is minor.

1.18.4 Revoking Approvals

1. The **Approval Authority** has the power to revoke any approval granted in the case where:
 - a) The approval has been granted on mistaken or false or incorrect information;
 - b) The approval has been granted in error;
 - c) The applicant for the approval has requested in writing that it be revoked; or,

- d) Six (6) months after the approval has been granted, the **development** in respect of which the approval has been granted has not been substantially commenced in the reasonable opinion of the **Approval Authority**.

1.18.5 Notice of Decision

1. In accordance with the *Planning Act*, within 15 days of the date of decision, the **Town** shall issue a written Notice of Decision to the applicant and to each person or public body that filed a written request to be informed of the decision with the **Town Clerk**.
2. The Notice of Decision shall:
 - a) Include reasons for the decision; and
 - b) Give reason for any conditions imposed and include any imposed conditions.

1.18.6 Appeal Rights and Process

1. An applicant may appeal a decision on a Community Planning Permit application in accordance with *Ontario Regulation 173/15* of the *Planning Act*.

1.19 Public Notification Requirements

1. If the application meets all **development** standards of the **by-law**, Class 1, no notice is required.
2. If the application is within the Minor Variation threshold, Class 2, no notice is required.

3. If the application falls under the Major Variation threshold, Class 3, as further identified in Section 1.13, notice of the application shall be given by mail to residents within 120 meters of the subject property, and also provided by the placement of on-site signage on the **street** frontage, and by publishing the notice in a newspaper and/or by posting the notice on the **Town's** website,
4. Notice of all complete applications falling under Class 3 Planning Permit are posted on the **Town's** website and are provided to **Council** for information purposes.

1.20 Providing Benefits for the Community

1. The maximum **building height** that is permitted through a Class 1 and Class 2 Community Planning Permit is shown in Schedule C and is subject to the provision this section in accordance with subsection 2 of Section 1.20 and Table 1.2 and Table 1.3.
2. In exchange for the approval of additional **building height** for a **development** containing a residential **use**, the **Town** will require the provision of community benefits as outlined in Tables 1.2 and Table 1.3, and as follows:
 - a) For a **development** containing multiple **buildings**, the required facilities, services, and related matters will be calculated per **dwelling unit** for all residential **units** above the Class 1 and Class 2 maximum **building height** threshold.
 - b) The required community levy shall be calculated based on all dwelling units in the building.

Table 1.2: Overview of Required Community Benefits

	Class 1 Application	Class 2 Application	Class 3 Application
Required	Community Levy per Table 1.3 for development with 5 or more storeys and 10 or more residential units.	Community Levy per Table 1.3 for development with 5 or more storeys and 10 or more residential units.	<p>Community Levy per Table 1.3 for development with 5 or more storeys and 10 or more residential units.</p> <p>AND</p> <p>A minimum of 35% of all residential units added as part of the Class 3 variation being sought must be provided as affordable dwelling units, per Table 1.4.</p> <p>OR</p> <p>Cash-in-lieu contribution for the required affordable dwelling units as identified in Option 1, per Table 1.5.</p> <p>OR</p> <p>A proportional amount of provided community benefits per subsection 7 of Section 1.20 in proportional quantity or monetary value as determined by the Council.</p>

3. At the discretion of the **Director** or the **Approval Authority**, the requirement of providing a Community Levy may be waived, in accordance with Table 1.3, if the applicant provides community benefits that is deemed to exceed the Community Levy amount.
4. An application proposing an increase in the maximum **building height** shall demonstrate as part of a complete application that the community benefits proposed to be provided are proportional in quantity or monetary value to the number of additional **dwelling units** proposed.
5. The **Town**, through the **Approval Authority**, has the ultimate authority to determine appropriateness of the community benefits provided.
6. An applicant may be required, at the discretion of the **Approval Authority**, to enter into one or more agreements registered on title with the **Town** or another agency, for the provision of community benefits.
7. The **Approval Authority** may authorize a variation in the community benefits provided, provided that the proposal offers additional benefits that shall meet a need identified by the **Town**, such as, but not limited to, the following:
 - a) Accessible **dwelling units**;
 - b) Additional affordable **dwelling units**, beyond those required in Table 1.2 for Class 2 and Class 3 Community Planning Permits;
 - c) Conservation, protection, and preservation of cultural heritage resources in excess of established protections under designation by-laws;

Table 1.3: Required Community Levy Amount

Contribution Amount	
Community Levy	4 per cent of the value of the land that is the subject of development.

Table 1.4: Affordability Threshold for Town of Aurora

Affordable Ownership	Affordable ownership price shall be equal or less than the current Canada Mortgage and Housing Corporation affordable ownership price in the Town of Aurora.
Affordable Rental Unit	Affordable rental units shall be equal or less than the current Canada Mortgage and Housing Corporation affordable rental price for each unit type in the Town of Aurora.

Table 1.5: Cash-in-Lieu of Affordable Dwelling Units

Contribution Amount	
Cash-in-lieu of Affordable Dwelling Units	A contribution amount to the satisfaction of the Approval Authority per affordable dwelling unit required, per Table 1.2.

Section 1.0 Administration

- d) Parkland and improvements to existing parks or natural heritage features in excess of what is required under Section 42 of the *Planning Act* and the **Town's** Parkland Dedication By-law, as amended;
- e) Public parking and improvements to existing public parking;
- f) Public art;
- g) Purpose-built rental housing;**
- h) Street trees, street furniture or other public realm improvement infrastructure;
- i) Servicing improvements;
- j) Green roofs** or sustainable design initiatives; and
- k) Any other in-kind contribution as approved by **Council** with value to be determined by the **Approval Authority**.

8. Notwithstanding the provisions above, providing community benefits shall not be required with respect to:

- a) Development** or a change in **use** of a **building** or **structure** intended for **use** as a **long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act*, 2007;
- b) Development** or a change in **use** of a **building** or **structure** intended for **use** as a **retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act*, 2010;
- c) Development** or a change in **use** of a **building** or **structure** intended for **use** as a **hospice** to provide end-of-life care;
- d) Development** or change in **use** of a **building** or **structure** intended for **use** by any of the following **post-secondary institutions** for the objects of the institution:

- i. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- ii. A college or University federated or affiliated with a university described in subparagraph (i); or
- iii. An Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act*, 2017.

- e) Development** or a change in **use** of a **building** or **structure** intended for **use** as residential premises by any of the following entities:

- i. A corporation to which the *Not-for-profit Corporations Act*, 2010 applies, that is in good standing under the Act and whose primary objective is to provide housing;
- ii. A corporation without share capital to which the *Canada Not-for-profit Corporations Act*, 2009, applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- iii. A non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, 1990.

1.21 Amendments to this By-law

1. An amendment to this **by-law** may be initiated by the **Town** or by an applicant.
2. In accordance with the *Planning Act*, applications to amend this **by-law** shall not be made before the fifth anniversary of the **effective date** of this **by-law** unless in compliance with *Ontario Regulation 173/16*, s. 17 (5).
3. Any amendment to this **by-law** shall:
 - a) Be supported by a comprehensive planning rationale and complete Official Plan Amendment Application, as required, with the context of the planned vision for all the lands within the area, subject to the **by-law**; and
 - b) Provide an engagement plan including details for providing public notification, open houses, and statutory public meetings in accordance with the *Planning Act*.
4. The planning rationale to support any amendment to this **by-law** must evaluate the application in the context of the goals, objectives, guiding principles, and intent of this **by-law** and conformity with the **Official Plan**, as amended, and applicable provincial plans.

1.22 Existing Holding Provisions

1. Where lands were deemed to be subject to a Holding provision by way of a by-law passed pursuant to Section 36 of the *Planning Act* on the **effective date** of this **by-law**, the conditions associated with the application Holding provisions shall be deemed to continue to apply.

2. Where there is a conflict between the provisions of this **by-law** and the specific provisions or conditions of any by-law imposing a holding provision, the specific by-law imposing a Holding provision shall prevail.

1.23 Applying Holding Provisions

1. Where the **Town** deems it necessary to apply a Holding provision for any lands approved for **development** under this **by-law**, an (H) symbol will be applied to the lands.
2. The land shall be released from the holding provision when appropriate conditions are met, including matters related to but not limited to:
 - a) Servicing capacity and allocation;
 - b) Phasing;
 - c) Infrastructure requirements;
 - d) Transportation and parking requirements;
 - e) Environmental remediation or site concerns;
 - f) Natural feature restoration; and/or
 - g) The completion of relevant studies, or other matters.
3. The **Town** retains the ability, in its sole discretion, to assign and release Holding provisions.

1.24 Lot Consolidation

1. The boundaries of this **by-law** area shown on Schedule A can be adjusted by the **Approval Authority** on a minor case-by-case basis on account of **lot** consolidation of certain lands abutting the **by-law** area provided that the majority of the land holdings are contained within the **by-law** boundary.
2. In the event of a minor adjustment per the above case, a Class 3 application will be required, in addition to other potential planning application, by the **Town**.

1.25 Existing Uses

1.25.1 Legal Non-conforming Uses

1. Nothing in this **by-law** shall apply to prevent the **use** of any land, **building** or **structure** for any purpose prohibited by the **by-law** if such land, **building**, or **structure** was lawfully used for such purpose prior to the **effective date** of this **by-law**, so long as it continues to be used for that purpose.

1.25.2 Existing Non-complying Buildings and Lots

1. A **lot** in existence prior to the **effective date** of this **by-law** that does not meet the minimum **lot area** or lot frontage requirements of the applicable area is permitted to be used and **buildings** and **structures** thereon be erected, enlarged, rebuilt, repaired, or renovated, provided the use conforms with this **by-law** and the **buildings** and **structures** comply with all other provisions of this **by-law**.

2. A non-complying **building** or **structure** which existed legally prior to the **effective date** of this **by-law** may be enlarged, repaired, renovated, or reconstructed, provided that the enlargement, repair, renovation, or reconstruction does not further encroach into a required **yard**. Additional review and permit approval may be required at the discretion of the **Approval Authority**.

1.26 Allocation of Municipal Parking

1. Where a **development** proposal would acquire **existing** municipal public parking to **erect a building** or **structure**, applicants shall enter into an agreement with the **Town** to secure and/or allocate public parking within the **parking areas** or **parking structures** provided through the **development**.

INTERPRETATION

2.0

- 2.1 Interpretation
- 2.2 Legislation
- 2.3 Conflict
- 2.4 Downtown Mixed-Use Zone
- 2.5 Site Specific Exemptions
- 2.6 Figures, Diagrams, and Images
- 2.7 Defined Terms
- 2.8 Rounding



2.1 Interpretation

1. The interpretation rules set out in Section 2.0 apply to all **by-law** provisions herein, unless the text of the **by-law** expressly states otherwise.

2.2 Legislation

1. Wherever legislation is referenced in this **by-law**, the reference is meant to include all applicable amendments to the legislation and successor legislation thereto, as well as all regulations or other secondary legislation that is passed in accordance with the referenced statute.

2.3 Conflict

1. In the event of any conflict between this **by-law** and any other by-law passed by the Town, the more restrictive provision prevails unless applicable law requires otherwise.

2.4 Downtown Mixed-Use Zone

1. This **by-law** establishes the following zone and places all lands subject to this **by-law** in the following zone:
 - DMU - Downtown Mixed-Use

2.4.1 Downtown Mixed-Use Zone

1. When determining the boundary of the Downtown Mixed-Use zone, as shown on Schedule A, the following provisions shall apply:

- a) Where the boundary is indicated as approximately following the edge of a **lane** allowance, the historic centre line of the **lane** shall be deemed to be the precinct boundary;
- b) Where the boundary is indicated as approximately following a **lot line** other than a **street line**, the **lot line** shall be deemed to be the precinct boundary;
- c) Where a public authority has expropriated part of a **lot** for the widening of a **street**, the boundary shall move such that it corresponds to the location of the new **lot line**; and
- d) Where none of the above provisions apply, the boundary or overlay boundary is to be scaled from Schedule A.

2.4.2 Downtown Mixed-Use Zone Citations

1. The citations will be described as a letter or a group of letters and labeled on the Schedule(s) of this **by-law**. The citations may be followed by a number, a suffix, or a number and a suffix. A prefix may be applied before the citation.

2.5 Site Specific Exemptions

1. Where a symbol shown on the Schedule(s) of this **by-law** contains a number, the number represents a site-specific provision that applies to the lands noted.
2. The regulations of the site-specific provision supersede any inconsistent regulations in the remainder of this **by-law**.

2.6 Figures, Diagrams, and Images

- Figures, diagrams, and images in this **by-law** are for convenience of reference only, and do not form an operative part of this **by-law** and are not considered to be an integral part of this **by-law**.

2.7 Defined Terms

- Bolded terms are defined in Section 4.0 of this **by-law**. Defined terms are intended to capture both the singular and plural forms of these terms. For non-bolded terms, the grammatical and ordinary meaning of the word applies.

2.8 Rounding

- Unless otherwise states, the following shall apply in determining the rounding digit:
 - For a provision shown as a whole number, the rounding digit is the first whole number left of the decimal place;
 - For a provision shown to the first decimal place, the founding digit is the first digit right of the decimal place; and
 - For a provision shown to the second decimal place, the rounding digit is the second digit right to the decimal place.

- Unless otherwise stated, the following rules for rounding shall apply:
 - Rule One: Determine your rounding digit and look to the digit right of it. If that digit is 0, 1, 2, 3, or 4, do not change the rounding digit and discard all digits that are right of the rounding digit. This is rounding down.
 - Rule Two: Determine your rounding digit and look to the digit right of it. If that digit is 5, 6, 7, 8, or 9, add one to the rounding digit and discard all digits that are right of the rounding digit. This is rounding up.
 - For either Rule One or Rule Two, if there is no digit right of the rounding digit, it is not necessary to round the number.

Table 2.1: Rounding Example

When Rounded to the:	25.368	25.504	25.967
First Whole Number	25	26	26
First Decimal Place	25.4	25.5	26.0
Second Decimal Place	25.37	25.50	25.97

GENERAL PROVISIONS

3.0

- 3.1 Variations to General Provisions
- 3.2 Accessory Buildings and Structures
- 3.3 Additional Residential Units
- 3.4 Central Air Conditioning and Heat Pumps
- 3.5 Rooftop Mechanical Equipment
- 3.6 Outdoor Storage
- 3.7 Garbage Storage
- 3.8 Outdoor Patios
- 3.9 Affordable Housing
- 3.10 Community Levy
- 3.11 Lot Frontage
- 3.12 Bedrooms
- 3.13 Home Occupations
- 3.14 Bed and Breakfast
- 3.15 Accessibility
- 3.16 Amenity Area
- 3.17 Landscaped Open Space and Buffers
- 3.18 Daylight Triangles
- 3.19 Grade-Related Residential Units
- 3.20 Mid-Block Pedestrian Connections
- 3.21 Laneways
- 3.22 Heritage Buildings
- 3.23 Design
- 3.24 Private Parkland and Parkettes
- 3.25 General Provisions Notwithstanding Clause
- 3.26 Consideration for Town Policies



3.1 Variations to General Provisions

1. Any variations to a general regulation as outlined in Section 3.0 will be classified as Class 2 variations, subject to the review of the **Approval Authority**, and will require a Community Planning Permit Application, unless otherwise noted.

3.2 Accessory Buildings and Structures

1. The following regulations shall apply to **accessory buildings** and **accessory structures**:
 - a) No **accessory buildings** or **structures** shall be used for human habitation, except as provided for in Section 3.3;
 - b) An **accessory building** or **structure** shall be prohibited from the **front yard**;
 - c) An **accessory building** or **structure** may be located in a **yard** other than a **front yard** or required **exterior side yard** on a lot provided that:
 - a) The **accessory building** or **structure** is setback 1.0 meter from any **lot line**;
 - d) The maximum **lot coverage** for an **accessory building** or **structure** shall not exceed 7.5 per cent;
 - e) The maximum total **ground floor area** of all **accessory buildings** or **structures** is 34.5 square meters;
 - f) The maximum **height** of an **accessory building** or **structure** is 3.5 meters; and
 - g) An **accessory building** or **structure** shall be detached from the principal building.

3.3 Additional Residential Units

1. **Additional residential units** shall only be permitted in a **townhouse dwelling unit**.
2. The following provisions shall apply to **additional residential units**:
 - a) Parking space for **additional residential units** may be provided as a **tandem parking space** in the **driveway** at a one-to-one rate;
 - b) The **additional residential unit** shall be connected to municipal sanitary services and municipal water services; and
 - c) The maximum number of **additional residential unit** permitted on a lot is 2.0.
3. Notwithstanding subsection 1 and 2 of Section 3.3, an **additional residential unit** shall be permitted on any **existing legal non-conforming lots** with a **detached building** or **semi-detached buildings**.
4. Notwithstanding subsection 1 and 2 of Section 3.3, a maximum of 2 **additional residential units** shall be permitted on **lots** with **legal non-conforming detached building** and **semi-detached buildings**.

3.4 Central Air Conditioning and Heat Pumps

1. Notwithstanding the provisions of Section 3.2, in the Downtown Mixed-Use Zone:
 - a) Central air conditioners and/or heat pumps shall only be permitted in **rear yard** and **side yards** for **townhouse dwelling units** and set back from any sidewalks and appropriately screened, as determined by the **Director**.

- b) Central air conditioners and/or heat pumps in **mixed-use buildings** and **apartment buildings** shall be roof mounted and appropriately screened, as determined by the **Director**.

3.5 Rooftop Mechanical Equipment

1. Notwithstanding the provisions of Section 3.2 in the Downtown Mixed-Use Zone:
 - a) **Rooftop mechanical** equipment shall be set back a minimum of 3.0 meters from the building edges;
 - b) **Rooftop mechanical** equipment shall not exceed a height of 3.0 meters, except elevator penthouses, which shall not exceed 5.0 meters; and
 - c) **Rooftop mechanical** equipment shall be screened with solid screening design to complement materials used for the building's façade(s).

3.6 Outdoor Storage

1. An **outdoor storage area** is not permitted in any part of the Downtown Mixed-use Zone.

3.7 Garbage Storage

1. No garbage or refuse shall be stored on any **lot** except within the **building** or **structure** on such **lot** or in a container in the **rear yard** of such **lot**.
2. All garbage or refuse storage area shall be screened from any street and from any adjacent **lot**.

3.8 Outdoor Patios

1. An **outdoor patio** must be combined with one of the following uses and be located on the same **lot** or an abutting **lot**:
 - a) Club;
 - b) Restaurants; and
 - c) Retail Store.
2. Notwithstanding the provisions in this **by-law**, the following shall apply to an **outdoor patio** of a restaurant or licensed establishment:
 - a) **Outdoor patios** located in the **front yard** shall be enclosed by a fence with a maximum height of 1.2 meters above surface of the patio floor;
 - b) **Outdoor patios** located in the **interior side yard**, **exterior side yard**, or **rear yard** shall be enclosed by a fence with a maximum height of 2.5 meters above the surface of the patio floor; and
 - c) **Outdoor patio** spaces shall be setback a minimum of 1.0 meter from any loading space, parking space, parking aisle, or driveway.
3. An **outdoor patio** may be used to provide entertainment such as performances, music, and dancing, provided that the **outdoor patio** is not located above the first storey of the **building**.

3.9 Affordable Housing

1. A minimum of 25 per cent of all new residential **development** within this **by-law** area shall meet the definition of **affordable dwelling units**.

2. **Affordable dwelling units** shall be provided for a minimum of 25 continuous years, commencing on the date that a tenant first occupies the **affordable dwelling unit**.
3. **Affordable dwelling units** shall be similar to market units in the **development** in terms of mix, type, and size.
4. Notwithstanding subsection 1, 2 and 3 of Section 3.9, **affordable dwelling units** shall not be required with respect to a:
 - a) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
 - b) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*; and
 - c) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **hospice** to provide end-of-life care.

3.10 Community Levy

1. All new **developments** are anticipated to provide a Community Levy in lieu of a Community Benefits Charge, at the rate outlined in Table 1.3.

2. Notwithstanding the provision above, a Community Levy shall not be required with respect to a:
 - a) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
 - b) **Development** or a change in **use** of a **building** or **structure** intended for **use** of as a **retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*;
 - c) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **hospice** to provide end-of-life care;
 - d) **Development** or change in **use** of a **building** or **structure** intended for **use** by any of the following **post-secondary** institutions for the objects of the institution:
 - i. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
 - ii. A college or university federated or affiliated with a university described in subparagraph (i); or
 - iii. An Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*.

- e) **Development** or a change in **use** of a **building** or **structure** intended for **use** as residential **premises** by any of the following entities:
 - i. A corporation to which the *Not-for-profit Corporations Act*, 2010 applies, that is in good standing under the Act and whose primary objective is to provide housing;
 - ii. A corporation without share capital to which the *Canada Not-for-profit Corporations Act*, 2009, applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - iii. A non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, 1990.
- 3. Where **development** proposes multiple **uses** within a building and the owner has provided satisfactory evidence to the **Director**, or **Approval Authority**, that it includes one or more of the excluded types of **development** or change in **use** described in subsection 2 of Section 3.10, a Community Levy otherwise payable for the **development** will be reduced by an amount attributed by the **Town** to the excluded type of **development** or change in **use**.

3.11 Lot Frontage

- 1. No person shall **erect** or use any **building** or **structure** in the **by-law** area unless the **lot** upon which such **building** or **structure** to be erected fronts upon a **public street** or **private street**, or has legal access to a **public street**.

3.12 Bedrooms

- 1. With the exception of a bedroom(s) identified on a building permit, the **use** or conversion of any **habitable floor space** in whole or in part as a bedroom shall be prohibited except where a Community Planning Permit amendment is obtained from the **Town** authorizing such use in accordance with applicable law.

3.13 Home Occupations

- 1. **Home occupations** may be permitted in **townhouse buildings**, **apartment buildings**, and **mixed-use buildings** in compliance with the following regulations:
 - a) It shall be conducted entirely within the **dwelling unit** or permitted **accessory building** or **structure**;
 - b) The property is the principal residence of the person carrying on the **home occupation** use;
 - c) There shall be no mechanical equipment used or stores except where originally used for domestic purposes;
 - d) No more than one person not resident in the **dwelling unit** shall be employed in the **home occupation**;
 - e) A **home occupation** shall be clearly secondary to the main residential use of a **building** and shall not change the residential character of a **dwelling unit**;
 - f) 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;

- g) An adequate water supply and sewage disposal facilities are available for the **home occupation**, and the requirements of the *Ontario Building Code* are satisfied;
- h) Not more than 25 per cent of the **gross floor area** of the **dwelling** shall be used for the purpose of **home occupation** use, and in no case shall the **home occupation** exceed 45 square meters; and
- i) Where a **townhouse building** contains an **additional residential unit** and is permitted to have a **home occupation**, the **home occupation** shall be permitted in only one unit.

3.14 Bed and Breakfast

- 1. **Bed and breakfast** establishments shall be prohibited in:
 - a) **Apartment buildings**;
 - b) The residential units of a **mixed-use building**; and
 - c) **Stacked townhouse buildings**.
- 2. All **bed and breakfast** establishments are subject to the Town's Short-Term Rental By-law.

3.15 Accessibility

- 1. All **dwelling units** shall conform with the Town's accessibility policies, including those outlined in the **Official Plan**, as amended.

3.16 Amenity Area

- 1. Any proposed **development** with more than 20 **dwelling units** shall provide a minimum **amenity area** of 3.0 square meters per **dwelling unit** on the same **lot** for which it is required.
- 2. **Apartment buildings** and **mixed-use buildings** shall provide a minimum **amenity area** of 3.0 square meters per **dwelling unit**, provided a minimum of 50% of the required **amenity area** is provided as an interior amenity space.
- 3. Any **landscaped open space** provided through a **development** shall be included as part of the **amenity areas** of a **development**.
- 4. **Rooftop amenity areas for apartment buildings** or **mixed-use buildings** shall be located a minimum of 2.0 meters from the roof edge facing an **interior side yard**.
- 5. Notwithstanding the provisions above, the **Director**, or **Approval Authority**, may consider alternative **amenity area** requirements determined as appropriate for the **development**.

3.17 Landscaped Open Space and Buffers

- 1. **Multi-unit developments** are encouraged to provide an un-obstructed **landscaped open space** solely for supporting tree plantings, shrubs, flowers, grass, or other such vegetative elements, where possible.
- 2. **Landscaped buffers** are intended for screening purposes, in accordance with the following provisions:
 - a) A minimum 3.0 meter wide continuous **landscaped buffer** for any **side yard** and **rear yard** that as a frontage of 15.0 meters or more.

- b) A minimum 2.0 meter wide continuous **landscaping buffer** for any **side yard** and **rear yard** that is less than 15.0 meters.
- 3. Notwithstanding the policies of subsection 2 of Section 3.17, **developments** that have an **existing** 0 meter setback shall not be required to provide **landscaping buffers**.

3.18 Daylight Triangles

- 1. On any first storey of a corner lot, no fence, hedge, shrub, bush or tree or any other structure or vegetation shall be **erected** or permitted to grow to a height greater than 1.0 metre above the grade of the streets that abut the **lot** within the **daylight triangle** area enclosed by the intersecting **street lines** for a distance of 6.0 meters from their point of intersection.

3.19 Ground-Related Residential Units

- 1. Where **townhouse buildings** are proposed along the side streets of the Downtown Mixed-use Zone, the ground floor shall be elevated a minimum of 1.0 meter.
- 2. Where a front porch is proposed and encroached into the required minimum setback, the front porch shall be elevated and set back a minimum of 2.0 meters from the sidewalk and partially screened with a low wall, metal rail, or coniferous hedge for privacy, in accordance with the **Town's** Fence and Pool Enclosure By-law, as amended.

3.20 Mid Block Pedestrian Connections

- 1. New **developments** are encouraged to incorporate mid block pedestrian connections to provide additional public realm frontage for shops, **restaurants**, and other businesses. Mid block pedestrian connections are encouraged west and east of Yonge Street and along internal blocks.
- 2. Mid block pedestrian connections shall be a minimum of 8.0 meters wide where new **developments** are proposed.
- 3. New **developments** and **redevelopments** should frame and enliven mid-block pedestrian connections with storefronts, grade-related residential units, and/or other active uses.

3.21 Laneways

- 1. Rear lanes shall be **developed** to reduce the need for private **driveways**.
- 2. **Developments** adjacent to areas identified as part the land required for the laneway connection shall implement the laneway connections in conjunction with **development**.

3.22 Heritage Buildings

- 1. Any **development** on a **designated heritage buildings** shall fully comply with the respective heritage designation by-law for the property.

3.23 Design

1. To ensure compatibility with the existing character of the Downtown, **developments** shall demonstrate consideration to the general urban design and architectural policies outlined in the Town of Aurora Official Plan, as amended.
6. Windows should be vertically aligned from floor-to-floor and horizontally aligned with the neighbouring **designated heritage buildings**.
7. Architectural articulation and details and the pallet of materials and colours should be chosen to respond to the existing **designated heritage buildings** and respect the established physical character of the streetscape.

3.23.1 Building Design

1. Building façades should have detailed architectural articulation to create visual interest along the street and public realm through colour and material variations, windows, changes in roof line, projecting and recessing wall surfaces, lighting and signage and other architectural elements and detailing such as cornices, dormers, columns, and pilasters.
2. **Developments** should respect the pattern of façade division by ensuring the horizontal and vertical architectural orders are aligned with neighbouring **designated heritage buildings**.
3. **Developments** with façades that overlook streets, and the public realm should include entries and a sufficient amount of windows that are proportionate to the size of the façades and consistent with the established pattern of the block.
4. Side façades and rear façades visible from the street should have windows, materials, and other architectural details consistent in character and quality with the front façade.
5. False windows, heavily tinted windows, or windows that are covered by signage, photos, or advertising are discouraged.

3.23.2 Building Materials

1. **Building** materials should complement the established physical character of the Downtown streetscape.
2. **Developments** should utilize long-lasting, high-quality building materials, such as brick, stone, and wood, which are long lasting and wear well with age.
3. **Developments**, whenever possible, should source local materials with low embodied carbon across the construction lifecycle.
4. **Building** materials that mimic other materials, or which deteriorate quickly and does not have a long lifespan, are not durable and prone to weathering are strongly discouraged, especially where visible from streets and public spaces. This includes materials like, but not limited to, stucco, vinyl siding, plywood, concrete block, metal siding, embossed face brick panels, and darkly tinted and mirrored glass.
5. In general, **building** materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability, and ease of maintenance.

6. **Developments**, whenever possible, should employ a hierarchy of materials with solid or “heavier” materials located within the lower building to visually anchor the building.

3.23.3 Storefront Design and Materiality

1. In addition to Section 3.23.1 and Section 3.23.2, storefronts shall also adhere to the following provisions:
 - A storefront shall have a minimum frontage of 4.5 meters and a maximum of 15.0 meters;
 - A storefront with a frontage greater than 7.5 meters should articulate narrow storefronts in the design of the façade;
 - Storefronts shall have a high-level of transparency, with a minimum of 75 per cent glazing to maximize visual animation;
 - Clear glass should be used for wall openings (e.g., windows and doors) along the street-level façade; and
 - On corner sites, storefronts shall address both street frontages through entries and/or glazing.
2. Commercial signage on storefronts shall be in accordance with the provisions outlined in the **Town's** Sign By-law and Sign Permit requirements and adhere to the following provisions, to the satisfaction of the **Town**:
 - Signage shall not feature any backlighting or neon lighting;
 - Signage shall be constructed with raised lettering; and

- Signage shall be illuminated externally by gooseneck lighting.

3.24 Private Parkland and Parkettes

1. Private parklands and parkettes or parkland dedication fees may be required as part of conditional approvals for all Community Planning Permit application class.
2. Private parklands and parkettes considered as part of the parkland dedication requirement must allow for an easement for public access. All private parklands and parkettes shall be designed and maintained by the owner, to the satisfaction of the **Town**.
3. Private parklands and parkettes must be of a high quality of design and developed to recognize their unique function and their surrounding context.
4. The inclusion of seating, planting areas, public art, and other visual amenities are strongly encouraged.
5. Notwithstanding the provisions above in this section, private parkland and parkettes shall not be required, but are highly encouraged, with respect to:
 - Development or a change in use of a building or structure intended for use as a long-term care home** inclusive of a **group home** within the meaning of subsection 2(1) of the *Long-Term Care Homes Act*, 2007;
 - Development or a change in use of a building or structure intended for use as a retirement home** within the meaning of subsection 2(1) of the *Retirement Homes Act*, 2010;

- c) **Development** or a change in **use** of a **building** or **structure** intended for **use** as a **hospice** to provide end-of-life care;
- d) **Development** or change in **use** of a **building** or **structure** intended for use by any of the following **post-secondary institutions** for the objects of **the institution**:
 - i. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
 - ii. A college or university federated or affiliated with a university described in subparagraph (i); or
 - iii. An Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act*, 2017.
- e) **Development** or a change in **use** of a **building** or **structure** intended for **use** as residential premises by any of the following entities:
 - i. A corporation to which the *Not-for-profit Corporations Act*, 2010 applies, that is in good standing under the Act and whose primary objective is to provide housing;
 - ii. A corporation without share capital to which the *Canada Not-for-profit Corporations Act*, 2009, applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - iii. A non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, 1990.

- f) **Place of worship**; and
- g) **Public hospitals**.

3.25 General Provisions Notwithstanding Clause

- 1. Notwithstanding the Section above, the **Director**, or **Approval Authority**, may consider alternative requirements and variations determined as appropriate for the **development**.

3.26 Consideration for Town Policies

- 1. All **developments** shall demonstrate consideration for all **Town** guidelines and policies, including but not limited to urban design and architectural policies, community energy guidelines, and parkland dedication criteria to the satisfaction of the **Approval Authority** prior to the Community Planning Permit issuance.

DEFINITIONS

4.0

A**Accessory Building or Structure**

A detached **building or structure** which is naturally and normally incidental, subordinate, and exclusively devoted to the **principal use or building** which is located on the same **lot**.

Additional Residential Unit

A self-contained residential **dwelling unit**, with its own cooking facility, sanitary facility and sleeping area, and that it is located either within the principal dwelling, or within an **accessory building or structure** on the same **lot** as the principal dwelling.

Amenity Area

An area which is designed and intended to be used as a passive or an active recreational space for the residents of a **dwelling unit** and may include a private outdoor living area.

Approval Authority

The **Director** of Planning and Development Services of the Town, or their designate, and any successor position thereto or the **Council** of the Corporation of the Town of Aurora.

Art Gallery

A **premise** used for any combination of the preservation, production, exhibition, or sale of sculptures, paintings, photographs, or other works of art.

B**Balcony**

A raised, unenclosed, or partially enclosed platform projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing, and is only directly accessible from within a **building**.

Bedroom

A habitable room within a **dwelling unit** that is not:

- a) An area used for sanitary purposes;
- b) An area used for cooking purposes;
- c) An area occupied by mechanical equipment(s);
- d) A common area space;
- e) A circulation space;
- f) A room without a window or alternative source of natural light;
- g) A room with less than six (6) square meters in area where there are built-in cabinets and or closets; and
- h) A room with less than seven (7) square meters in area where there are no built-in cabinets and or closets.

Basement

The portion of a **building** below the **first storey**.

Bed and Breakfast

A **dwelling unit** wherein not more than three (3) rooms are rented for accommodation of the travelling public on a temporary basis with or without meals.

Building

Any **structure**, regardless of size, whether temporary or permanent, consisting of a wall, roof, and floor, or a structural system serving the function thereof, and every part of the structure is attached thereto.

Building, Apartment

A **building** containing four (4) or more **dwelling units** which units are connected by a common corridor or vestibule and have a common entrance from the street level.

Building, Mixed-Use

A **building** containing one (1) or more **dwelling units** and one (1) or more non-residential uses other than **home occupations** and **parking spaces**.

Building Height

The vertical distance measured between the average **finished grade** of a building and the top of such building, and:

- On a flat roof or a **structure** with no roof, the highest point of the **structure**, roof surface or the parapet, whichever is the greater;
- On any sloped roof, the mean distance between the eaves and ridge of a roof.

Building Line

A line lying within a **lot** drawn parallel to a **lot line** for the purpose of establishing the minimum front yard **setback**.

By-law

This Downtown Community Planning Permit By-law and any amendments thereto including any and all schedules forming any part of this **by-law**.

C

Clinic

A **building** or part thereof used by medical practitioners, dentists, osteopaths, physicians, or drugless practitioners, having treatment rooms and facilities for two (2) or more practitioners to provide diagnosis and treatment to patients but which does not provide overnight accommodations.

Club

A **premise** used by members and guests of members of nonprofit and non-commercial organizations for community, social, or cultural purposes, but does not include **uses** that are carried out as a commercial enterprise.

Council

The **Council** of the Corporation of the Town of Aurora.

D**Day Care Centre**

A licensed premises used for the provision of temporary care or supervision of children, for a continuous period not exceeding 24 hours, in accordance with the *Child Care and Early Year Act*, 2014, as amended.

Day Care, Private Home

A home occupation providing temporary care or supervision of children, for a continuous period of time not exceeding 24 hours, including licensed day care in accordance with the *Child Care and Early Years Act*, 2014, as amended.

Daylight Triangle

An area open and clear to the sky which area is to be determined by measuring, from the point of intersection of **street lines** on a corner lot, the distance required by this **by-law** along each such **street line** and joining such points with a straight line. The triangular-shaped land between the intersecting **street lines** created by the straight line joining the points at the required distance along the **street lines**.

Designated Heritage Property

A **building** or **structure** that is designated by the Town under Part IV of the Ontario Heritage Act or within a Heritage Conservation District designated under Part V of the Ontario Heritage Act.

Development

Any action that results in 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:

- a) Activities that create or maintain infrastructure authorized under an environmental assessment, *Planning Act*, or *Condominium Act* process; or
- b) Works subject to the *Drainage Act*.

Director

The Director of Planning and Development Services of the Town, or their designate, and any successor position thereto.

Dormitory

A **building** or **structure** or part thereof consisting of **dwelling units** or lodging accommodations used for the housing of students, and/or staff with common facilities for the preparation and consumption of food and common **amenity area**.

Drive-Through Facility

A **building** or **structure** or part thereof where goods, food, or services are offered to the public within a parked or stationary **motor vehicle** by way of a service window or kiosk, where goods, money, or materials are exchanged in a designated stacking lane.

Driveway

A vehicular accessway provided between the property line and a **parking space**, **parking area**, or loading area, **garage**, or between two **parking areas**.

Dry-Cleaning Distribution Station or Depot

A **premise** used for the receiving, and delivery of articles or goods of fabric to be cleaned in a **dry-cleaning establishment**.

Dry-Cleaning Establishment

A **building** where dry cleaning, dry dyeing, cleaning, or pressing of articles or fabric by means of dry-cleaning machines or units and may include a **laundromat**.

Dwelling Unit

One (1) or more rooms used or intended to be used by one or more persons as a single, independent, and separate housekeeping establishment subject to the following conditions:

- Food preparation and sanitary facilities are provided for the exclusive use of such person or persons; and
- There is a private entrance to the **dwelling unit** from outside the **building** or from a common hallway or stairway inside the **building**.

Dwelling Unit, Affordable

In the case of ownership housing, **affordable dwelling units** are housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and middle-income households as identified by the Canada Mortgage and Housing Corporation, or any successor thereof.

In the case of rental housing, **affordable dwelling units** are units for which the rent is at or below 125% of the average market rent of a unit in the regional market area, by bedroom types, as identified by the Canada Mortgage and Housing Corporation, or any successor thereof.

Dwelling Unit, Back-to-Back Townhouse

A **building** that is divided vertically into six (6) or more **dwelling units** by a common rear wall each of which has an independent entrance directly to an outside yard area adjacent to the said dwelling unit.

Dwelling Unit, Cluster Townhouse

A **building** that is divided vertically into three (3) or more **dwelling units** on a **lot** in such a way that at least one (1) **dwelling unit** does not have legal frontage on a **street**.

Dwelling Unit, On-street Townhouse

A **building** that is divided vertically into three (3) or more **dwelling units**, where each **dwelling unit** is located on a separate **lot** and has legal frontage on a **street**.

Dwelling Unit, Stacked Townhouse

A **building** that is divided vertically and/or horizontally into three (3) or more **dwelling units**, each of which has independent entrances from the exterior.

Dwelling Unit, Townhouse

A **building** that is divided vertically into three (3) or more **dwelling units**, each of which has independent entrances to a **front yard** and **rear yard** immediately abutting the front wall and rear walls of each **dwelling unit**.

E

Effective Date

The date on which this **by-law** was passed by **Council**, or in the case of any part of this **by-law** which, on appeal, is amended by an order of the Ontario Land Tribunal pursuant to Section 34(26) of the *Planning Act*, on the day of coming into force of such order.

Erect

To build, construct, reconstruct, alter, or relocate, any **existing building or structure** and includes excavating, grading, piling, cribbing, filling, shoring, draining, and any preliminary physical operation on a **lot**.

Existing

Existing as of the date of the final passage of this by-law.

F

Financial Institution

A **premise** where financial transactions including the borrowing, depositing, enhancing of current and credit occurs, and includes an automated banking machine.

Finished Grade

The average elevation of the finished surface of the ground, excluding any artificial embankment, immediately adjoining the base of the exterior walls or supports of a **building** or **structure**.

Fitness Centre

A **premise** operated for gain or profit, where facilities and activities are provided to obtain physical fitness and includes weightlifting and exercise equipment, and may include exercise classes, personal fitness training and associated facilities such as lounge facilities, sauna, and office space.

Floor Area, Gross

The floor area of a **building** measured from the center line of partition walls and from the exterior face of outside walls.

G

Garage

An enclosed, detached **accessory building or structure** or an enclosed portion of a residential **building** being used for the parking of **motor vehicles**.

Green Roof

An extension of an above grade roof on top of a **building** or **structure**, which allows vegetation to grow on top. **Green roofs** may act as a common **amenity area** while also providing a stormwater function and other environmental benefits.

Group Home

A **premise used** for specialized or group accommodation for residents with 24-hour supervision that is licensed, approved, or supervised by the Province of Ontario under a general or specific Act, but does not include a day care centre.

Guest Suite

A unit within a principal dwelling which contains no facilities for cooking and is used for the purpose of providing temporary accommodation to guests of the residents/tenants of the dwelling unit and excludes **bed and breakfast, hotels, and group homes**.

H

Habitable Floor Space

An area in a residential or **mixed-use building** or the like, including a **hotel** or **bed and breakfast**, which is designed to be **used** for living, sleeping, or the preparation of food.

Home Occupation

An occupation which is conducted as an additional use carried out within a residential dwelling unit by a person who is the occupant of such dwelling unit.

Hospice

A **premise** where terminally ill patients receive palliative care treatment in a home-like setting.

Hospital

Any institutions, **building**, or other **premises** established for the maintenance, observation, medical care, and supervision and skilled nursing care of persons afflicted with or suffering from sickness, disease, or injury for the convalescent or chronically ill persons under *The Private Hospital Act, 1990*, as amended, or *The Public Hospitals Act, 1990*, as amended.

Hotel

A **premise** which offers transient lodging accommodations on a daily rate to the general public, and includes a motel. A **hotel** does not include a **bed and breakfast**.

Hydro Corridor

The land that is **used** for the transmission and distribution of electricity.

L

Landscaped Buffer

An area of land consisting of soft landscaping such as grass, flowers, trees, and shrubbery, and can include a fence.

Landscaped Open Space

Land that contributes towards stormwater management, tree canopy cover, and biodiversity by being used for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation, and native species.

Lane

A right-of-way not intended for general traffic circulation that provides **motor vehicle** access to abutting **lots** but does not include a **private street** or **public street**.

Laundromat

A **premise** used for the cleaning of articles or goods made of fabric by means of laundry machines using only water and non-toxic detergents and includes a self-service laundry and a laundry receiving depot.

Licensed Established

A **premise**, including restaurants and nightclubs, that sells, provides, or serves, liquor, wine, spirits, beer, and any combination thereof pursuant to a license issued by the Alcohol and Gaming Corporation of Ontario or a successor agency/board thereto.

Library

A **building**, **structure**, or part thereof, operated by or on behalf of a **public authority**, containing materials in various mediums for study, reference, and reading.

Loading Space

An area, whether interior or exterior to a **building**, which is provided and maintained upon the same **lot** as a permitted **use** that is used for loading and unloading merchandise or materials.

Long-Term Care Home

A **premise** licensed regulated by the *Ontario Long-Term Care Homes Act, 2007*, as amended, that provides residential accommodations and a broad range of personal care, support, and health services to meet the physical, psychological, social, spiritual, and/or cultural needs of persons.

Lot

A parcel of land, the whole of which can be transferred without approval for consent or approval of a plan of subdivision, pursuant to the *Planning Act*.

Lot, Corner

A **lot** situated at the intersection of and abutting two (2) or more **streets** or two (2) parts of the same **street** provided that the angle of the intersection of such **streets** or parts thereof is not more than 135 degrees.

Lot, Interior

A **lot** other than a **corner lot** or a **through lot**.

Lot, Through

A **lot** bounded on two (2) opposite sides by **streets**.

Lot Area

The total horizontal area within the **lot lines** of a **lot**.

Lot Coverage

The percentage of a **lot** covered by all **buildings** and **structures**, but excluding decks attached to the **main building**, balconies, steps, and any part of a building which is completely below grade.

Lot Depth

The horizontal distance between the **front lot line** and **rear lot line** measured by a line joining the mid-points of the said **lot lines**.

Lot Frontage

The horizontal distance measured between the **side lot lines**, measured at a point 7.5 meters back from the intersection of the **side lot line** and the **front lot line**.

Lot Line

Any boundary of a **lot**.

Lot Line, Exterior Side

The **lot line** abutting a **street** that is not the **front lot line** or **rear lot line** on a **corner lot**.

Lot Line, Front

The **lot line** abutting a street, but, in the case of a **corner lot** with two **street lines** of equal length, the **lot line** which abuts the wider **street** shall be deemed to be the **front lot line**.

Lot Line, Rear

The **lot line** most opposite to the **front lot line**.

Lot Line, Side

Any **lot line** other than a **front lot line** or **rear lot line**.

Lot Width

The average horizontal distance between the **side lot line** measured at right angles to the defined line indicating **lot depth**.

M**Main Building**

The **building** used for the **principal use** of a **lot**.

Manoeuvring Space

An open space in a **parking area** which is immediately adjacent to a **parking space**, is used for and/or is necessary for turning, backing, or driving forward a **motor vehicle** into such **parking space** but is not used for the parking or storage of **motor vehicle**.

Motor Vehicle

A vehicle that is propelled or driven by other than muscular power and includes automobiles, trucks and motorcycles, however, does not include railway cars or other vehicles running only upon rails, motorized snow vehicles, farm tractors, riding lawn mowers or road building machines. Motor vehicle also does not include a bicycle or any other device powered solely by means of human effort.

Motor Vehicle Body Shop

A **premise** used for the repair and/or painting of the interior and/or exterior and/or the undercarriage of **motor vehicle** bodies.

Motor Vehicle Rental Establishment

A **premise** used for the rental or hire of **motor vehicles**.

Motor Vehicle Repair Garage

A **premise** used for the repair, maintenance and/or cleaning of **motor vehicles**, but does not include the sale of gasoline or a **motor vehicle body shop**.

Motor Vehicle Service Station

A **building** or part of a **building** used for the retail sale of lubricating oils and gasoline and may include the sale of automobile accessories, and the servicing and minor repairing essential to the actual operation of **motor vehicles**.

Motor Vehicle Sales Establishment

A **premise** where new and/or used **motor vehicles** are kept for display, lease or sale, and may include an associated **motor vehicle repair garage**.

Motor Vehicle Washing Establishment

A **building** or part thereof used for the operation of automobile washing equipment which is automatic, semiautomatic, manually and/or coin operated.

Multi-Unit Development

Two or more residential **buildings** on the same lot but does not include an **accessory structure used** as a separate residential dwelling.

Museum

A **premise** open to the public, in which a collection of objects illustrating science, art, history, and related types of information is kept for display and storage.

N

Non-complying

A **lot, building, or structure** that does not meet the requirements of this by-law for the by-law area in which the **lot, building, or structure** is located.

Non-conforming

A **use** that does not conform to the permitted use provisions of this **by-law** for the **by-law** area in which such a **use** is located.

O

Office

A **premise** used for conducting the affairs of businesses, professions, services, agencies, governments or like activities.

Official Plan

The Official Plan of the **Town**, as amended.

Outdoor Display and Sales Area

An area of land, used in conjunction with a business located within a **building or structure** on the same lot, for the display or sale of products, merchandise or supply of services, but does not include a **motor vehicle sales or rental establishment**.

Outdoor Patio

Any area outside of a **restaurant or licensed establishment used** or design to be **used** by their patrons.

Outdoor Storage Area

An outdoor area used in conjunction with an established **use** located on the same **lot**, for the storage of goods, materials, machinery, and/or equipment.

P

Park

An area of public land consisting of **landscaped open space** or other open area which is **used** for active or passive recreation.

Parking, Area

An area of land provided and maintained upon the same lot or lots as the principal use.

Parking, Barrier Free

A **parking space** designed and signed for the exclusive use of **motor vehicles** pursuant to the *Accessibility for Ontarians with Disabilities Act, 2005*.

Parking, Bicycle

Area for the purpose of parking and securing bicycles.

Parking, Electric Vehicle

A publicly or privately-owned **parking space** that provides access to equipment that supplies a source of electricity for charging electric vehicles.

Parking, Facility

A **premise**, other than a **street**, used for parking of **motor vehicles** for a fee.

Parking, Parallel

A **parking space** with one (1) or more **parking spaces** that are parallel to and abutting a **street** or lane.

Parking, Structured

A **building, structure**, or part thereof, used for the parking of **motor vehicles**.

Parking, Surface

A **premise** with a portion of a **lot** at grade and open to the air that is used for parking of **motor vehicles**.

Parking, Tandem

A **parking space** with two (2) or more **parking spaces** which are located one behind the other, where only one (1) **parking space** has direct access to the **street or lane**.

Parking, Underground

A **structured parking** that is fully enclosed below grade.

Parking, Visitor

A **parking space** for the exclusive use of visitors to the **building** and/or **structure**.

Parking Space

A space for the parking of a single **motor vehicle**, which has adequate access to permit ingress and egress of a **motor vehicle** to and from the space by means of a driveway, aisle, manoeuvring area, or similar area.

Personal Service Shop

A **premise** used for the aesthetic care of persons and similar services such as a barber shop, hair dressing shop, beauty salon, nail salon, spa, tailor, and shoe repair.

Pet Services

A **premise** used for the aesthetic care, animal day care, or training facility of animals or birds intended for the use as domestic household pets. Animal day care will not include overnight accommodation.

Place of Entertainment

A **premise** devoted to the offering of facilities for the entertainment of the public, including a cinema or theatre, auditorium, public hall, bowling alley, billiard hall, proprietary club, arcade or indoor play area.

Place of Worship

A **premise** owned or occupied by a religious organization or congregation which is dedicated exclusively to worship, faith-based teaching, fellowship, and related social and community outreach.

Premise

The whole or part of lands, **lots, buildings, structures**, places, or any part or combination thereof.

Principal Use

The primary or predominant **use** of the **lot**.

Parking, Structured

Any commission, committee, school board, department or agency of the Government of Canada, Province of Ontario, Regional Municipality of York, Town of Aurora, Lake Simcoe Regional Conservation Authority, Toronto Regional Conservation Authority, or the local hydro utility organization.

Purpose-built Rental Housing

An **apartment building** or **mixed-use building** where the **dwelling units** are not a registered condominium pursuant to the Condominium Act, 1998, as amended, and which are intended for **use** as a rented residential **premise**.

R

Redevelopment

The removal of a **building** or **structure** from land and the construction of a new **building** or **structure** on the said land or the rehabilitation and renewal of an existing **building** or **structure**.

Restaurant

A **premise** in which food and beverages are prepared and offered for retail sale to the public for consumption at tables within the **premise**, outside of the **building** on a patio, or as take-out and may include a licensed establishment but does not include a nightclub.

Retail Store

A **premise** in which goods, wares, merchandise, substances, or articles are offered, rented, or kept for sale directly to the public.

Retirement Home

A building or part thereof designed exclusively to accommodate retired persons or persons who require services in a semi-independent living environment, support and health services may be provided which may include medical care facilities, a **long-term care facility**, and accessory **uses** providing services to the residents.

Rooftop Mechanical

An enclosed or partially enclosed area located on the roof of a **building** and containing equipment that functions to provide normal and everyday operation and maintenance of a **building**, and may include heating, cooling, ventilation, electrical, fire suppression, elevators, or stair towers.

S

School, Commercial

A **premise** operated as a school with teachings dedicated to a specialized skill, but shall not include a **private school**, **public school**, or **post-secondary school**.

School, Post-Secondary

A public university or college and may include as an accessory use a **dormitory**, **restaurant**, **financial institutions**, or a **personal service shop**.

School, Private

A school other than a **public school**, **post-secondary school**, or **commercial school**, supported by private means, where academic subjects are taught.

School, Public

A public or separate school, a high school, a continuation school, a technical school, a college or university or any other school established by a **public authority** and operated on a non-profit basis.

Service Shops

A **premise** whether conducted in conjunction with a **retail store** or not, used for servicing or repairing of personal items, electronics, and domestic appliances.

Setback

The distance between a **lot line** and the nearest wall of any **building** or **structure**.

Storey

The portion of a building that is situated between the top of any floor and the top of the floor next above it or situated between the top of the floor and the ceiling above the floor, if there is not floor above it.

Storey, First

The **storey** that has its floor closest to grade and having its ceiling more than 1.8 meters above average **finished grade** adjacent to the exterior walls.

Street, Private

A right-of-way or roadway providing access for **vehicles** to individual free hold **lots** and is maintained not by a **public authority** as a private road.

Street, Public

A right-of-way or roadway that is **used** by **vehicles** and is maintained by a public authority but does not include a public **lane**.

Street Line

The **lot line** dividing a **lot** from a **street** and is the limit of the **street** allowance.

Structure

Anything that is erected, built, or constructed, permanently or temporarily, of parts joined together and affixed to the ground, but excludes fences, signs, and retaining walls.

Studio

A **premise** used or dedicated to the pursuit or education of the arts or in which media broadcasts are produced.

Supportive Housing

A non-profit institutional establishment providing counselling, assistance, physical therapy, rehabilitation, and temporary emergency shelter for the victims of domestic or marital conflict or physical assault.

T

Town

The Corporation of the Town of Aurora.

U

Use

The purpose for which land or a **building** is arranged, designed, or intended or for which either land or a **building** or **structure** is or may be occupied or maintained.

V

Veterinarian Clinic

A **premise** where domestic animals or birds, excluding livestock, are treated but not kept for overnight treatment or board.

Y

Yard

An open, uncovered space on a **lot** between the nearest wall of the main **building** and a **lot line**.

Yard, Exterior Side

The **side yard** of a **corner lot** which **side yard** extends from the **front yard** to the **rear yard** between the **exterior side lot line** and the nearest wall of any **building** or **structure**.

Yard, Front

A yard extending across the full width of a **lot** between the **front lot line** and the nearest wall of any main **building** or **structure** on the **lot**.

Yard, Rear

A yard extending across the full width of a **lot** between the **rear lot line** and the nearest wall of any main **building** or **structure** on the **lot**.

Yard, Side

A yard extending from the **front yard** to the **rear yard** of a **lot** between a **side lot line** and the nearest wall of any main **building** or **structure** on the **lot**.

PARKING STANDARDS

5.0

- 5.1 Parking Dimension Requirements
- 5.2 Tandem Parking
- 5.3 Required Manoeuvring Space
- 5.4 Allocation of Municipal Parking
- 5.5 Parking Rates
- 5.6 Parking Space and Parking Area Requirements
- 5.7 On Street Parking
- 5.8 Ingress and Egress
- 5.9 Parking Areas Requiring Less Than Five Spaces
- 5.10 Bicycle Parking
- 5.11 Barrier Free Parking Spaces
- 5.12 Loading Spaces and Servicing Areas
- 5.13 Vehicles Prohibited in the DMU Zone
- 5.14 Drive-Throughs



5.1 Parking Space Dimension Requirements

1. One single **parking space** and **tandem parking space** shall have the following minimum dimensions:
 - a) Width of 2.7 meters;
 - b) Length of 5.3 meters;
 - c) Vertical clearance of 2.0 meters; and
 - d) The minimum width in (b) must be increased by 0.3 meters for each side of the **parking space** that is obstructed according to subsection 3 of Section 5.1.
2. One **parallel parking space** shall have the following minimum dimension:
 - a) Width of 2.7 meters;
 - b) Length of 6.5 meters;
 - c) Vertical clearance of 2.0 meters; and
 - d) The minimum width in (b) must be increased by 0.3 meters for each side of the **parking space** that is obstructed according to subsection 3 of Section 5.1.
3. The side of a **parking space** is obstructed if any part of a fixed object such as a wall, column, bollard, fence, or pipe is situated within 0.3 meters of the side of the **parking space** measured at right angles.

5.2 Tandem Parking

1. Where **tandem parking spaces** are permitted, it shall be considered as the required parking.
2. Notwithstanding the provisions of Section 5.3, **tandem parking spaces** do not require minimum **manoeuvring space**.

5.3 Required Manoeuvring Space

1. All single and **parallel parking spaces** shall have adequate provisions for **manoeuvring space** or **driveway** purposes as outlined in Table 5.1.

Table 5.1: Manoeuvring Space Requirements

Degree of Parking Space	Maneuvering Space
90-degree spaces	7.0 meters
60-degree spaces	4.2 meters
45-degree spaces	4.2 meters
Less than 45-degree spaces	3.6 meters

5.4 Allocation of Municipal Parking

1. See Section 1.26.

5.5 Parking Rates

1. Off street **parking spaces** must be provided for every **building** or **structure erected** or enlarged, in compliance with Table 5.2.
2. If there are multiple uses on a **lot**, the respective minimum **parking space** rates for each use on the **lot** shall apply, and the total number of **parking spaces** is the cumulative minimum total of all uses.
3. Notwithstanding the provisions above, the **Director**, or **Approval Authority**, may consider alternative parking rate requirements determined as appropriate for the **development**.

5.6 Parking Space and Parking Area Requirements

4. Where a **development** proposes reductions in required parking rate, the reductions are to be supported by the appropriate parking study in support of the proposal to the satisfaction of the **Town**.

1. All **parking spaces** and **driveways** shall be treated with a hard stable surface.
2. All **parking area** shall only be permitted in the **rear yard**, below grade, and/or in an above-grade **parking structure** that is integrated with other uses.
3. **Driveways** to any **parking area**, shall be defined by a curb of concrete or rolled asphalt.

Table 5.2: Parking Rate

Use	Minimum Parking Rate
Residential Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	None.
Residential Requirement for a Dwelling Unit in a Townhouse	1.0 for each Townhouse unit.
Residential Requirements for an Additional Residential Unit	1.0 for each additional residential unit ¹ .
Requirement for Long-term Care Home , Group Home , Supportive Housing , Retirement Home , or a Hospice Care Home/Facility	0.5 for each dwelling unit .
Requirement for all non-residential uses	3.5 for each 100 square meter of gross floor area .
Electric Vehicle Parking Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	A minimum of 20 per cent of the total number of parking spaces provided must be Level 3 Electric Vehicle Parking ready, if parking spaces are provided.
Electric Vehicle Parking Requirement for all non-residential uses	A minimum of 10 per cent of total number of required parking spaces provided must be Level 3 Electric Vehicle Parking ready.
Visitor Parking Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	A minimum of 5 per cent of the total number of parking spaces provided or 0.1 per unit if no parking is provided for residents.

¹ Tandem parking is permitted.

4. Where a **parking area** has capacity for five or more cars, or a **driveway** serves a **multi-unit development**, no **parking space** manoeuvring area and/or **driveway** within a **rear yard** shall be closer to any wall of a **building** than 1.5 meters.
5. Where any side of a **development** fronts on Yonge Street, Wellington Street, or an open space, no **driveways** shall be permitted to onto Yonge Street, Wellington Street, or an open space.
6. All **parking spaces** for non-residential use must be clearly indicated and marked.
7. All above-grade **parking structures** should be screened or lined with other permitted uses to minimize the visual impact.

5.7 On Street Parking

1. All on street **parking space** legally **existing** prior to the **effective date** of this **by-law** shall be permitted.

5.8 Ingress and Egress

1. **Driveways** serving **buildings** shall not exceed 1.0 in number per **lot**.
2. Ingress and egress, to and from required **parking spaces** and areas shall be provided by means of unobstructed driveways.
3. **Driveways** may cross a required yard or a **landscaped open spaces**.
4. **Driveways** may have one or more one-way lanes. Each lane shall have a minimum width of 3.5 meters and a maximum width of 4.5 meters.

5. The interior angle of intersection between a **driveway** and a **street line** shall not be less than 60 degrees.
6. The minimum and maximum width of the **driveway** shall be measured along the **street line**.

5.9 Parking Area Requiring Less Than Five Spaces

1. The maximum width of a **driveway** or **parking space** shall be:
 - a) 3.5 meters if the **lot frontage** is less than 9.0 meters;
 - b) 6.0 meters if the **lot frontage** is greater than or equal to 9.0 meters and less than 18.0 meters;
 - c) 10.0 meters if the lot frontage is 18.0 meters or greater, with the exception that the maximum **driveway** width at the **street line** shall not exceed 6.0 meters;
 - d) 6.0 meters if located on the **exterior side lot line** where the **lot frontage** is less than 18.0 meters; or
 - e) 10.0 meters if located on the **exterior side lot line** where the **lot frontage** is 18.0 meters or greater, with the exception that the maximum **driveway** width at the **street line** shall not exceed 6.0 meters.
2. The minimum width of a **driveway** shall be 2.7 meters.
3. Only one **driveway** access point shall be permitted for each residential **lot**.
4. No **motor vehicle** shall be parked or stored in any **yard** except on a properly constructed, drained hard surface **driveway**.

5. All negative slope **driveways** legally **existing** prior to the effective date of this **by-law** shall be permitted.

5.10 Bicycle Parking

1. Designated **bicycle parking** spaces shall be provided for all **multi-unit developments**.
2. The following **bicycle parking** rates shall apply in compliance with Table 5.3.

Table 5.3: Bicycle Parking Rate

Use	Minimum Parking Rate
Residential Requirement for a Dwelling Unit in an Apartment Building or a Mixed-use Building	1.0 space for every 5 dwelling units .
Residential Requirement for a Dwelling Unit in a Townhouse	None.
Residential Requirements for an Additional Residential Unit	None.
Requirement for Long-term Care Home, Group Home, Supportive Housing, Retirement Home, or a Hospice Care Home/Facility	None.
Requirement for all non-residential uses	2.0 spaces Plus 1 space for every 1,000 meter ² of gross floor area .

5.11 Barrier Free Parking Spaces

1. All **multi-unit developments** with **visitor parking spaces** must also provide **barrier free parking spaces**.
2. All non-residential **developments** providing **parking spaces** must also provide **barrier free parking**.
3. The minimum dimensions for a **barrier free parking** shall be in compliance with Table 5.4.
 - a) Where the minimum number of **barrier free parking** required is an even number, an equal number of Type A and Type B **barrier free parking** shall be required
 - b) Where the minimum number of **barrier free parking** required is an odd number, the additional **barrier free parking space** shall be a Type B **barrier free parking space**.
 - c) Where there are 12.0 or fewer required **parking spaces**, a Type A **barrier free parking space** is required.
 - d) A minimum distance separation of 1.5 meters is required abutting the entire length of one side of a **barrier free parking space**. The minimum distance separation may be shared by two **barrier free parking spaces**.

Table 5.4: Barrier Free Parking Requirements

Type	Width	Length
Type A	3.65 meters	5.3 meters
Type B	2.7 meters	5.3 meters

4. Where the minimum required **parking spaces** is less than 12.0, the minimum required **barrier free parking** shall be inclusive of the required **parking spaces**.
5. Where the minimum required **parking spaces** is greater than 12.0, the minimum required **barrier free parking** shall be additional to the total provided **parking spaces**.
6. The following **barrier free parking** rates shown on Table 5.5 shall apply:

Table 5.5: Barrier Free Parking Rate

Parking Spaces Provided	Minimum Parking Rate
1 – 12	1
13 – 100	4% of the total number of parking spaces provided in the parking area .
101 – 200	1 Plus 3% of the total number of parking spaces provided in the parking area .
201 – 1000	2 Plus 2% of the total number of parking spaces provided in the parking area .

5.12 Loading Spaces and Servicing Areas

1. **Loading spaces** and servicing areas shall be located at the rear or side of the **building** and be enclosed within the **building** where the rear or side abuts a **public street** or open space.

2. **Loading spaces** and servicing areas shall be screened from public view with landscaping in the interior blocks of the Downtown Mixed-Use area.
3. **Loading spaces** shall meet the following standards:
 - a) A minimum vertical clearance of 4.5 meters;
 - b) A minimum length of 6.5 meters; and
 - c) A minimum width of 3.5 meters.

5.13 Vehicles Prohibited in the DMU Zone

1. The storage of any of the following vehicles shall be prohibited outside of a **building or structure**:
 - a) Any **motor vehicle** with an overall vehicle height that exceeds 3.0 meters;
 - b) Mobile construction equipment, unless the **lot** is being actively prepared for or undergoing construction for which the vehicle/equipment is intended, or the parking or storage is in accordance with the provisions of this **by-law**;
 - c) Buses;
 - d) Farm tractors;
 - e) Tow trucks;
 - f) Catering trucks;
 - g) Unlicensed Motor Vehicles;
 - h) Trailers; and
 - i) Boats.

5.14 Drive-Throughs

1. **Drive-through facilities** are prohibited in the Downtown Mixed-Use area.

DOWNTOWN MIXED-USE DEVELOPMENT STANDARDS

6.0

- 6.1 Permitted and Discretionary Uses
- 6.2 General Development Standards
- 6.3 Apartments and Mixed-Use Building Development Standards
- 6.4 Townhouse Building Development Standards



6.1 Permitted and Discretionary Uses

1. Any proposed discretionary use as outlined in Section 6.0 will be classified as a Class 2 variation.
2. No person shall **erect**, alter, enlarge, reconstruct, locate, or use any **building or structure** in whole or in part, nor use any land in whole or in part, for any purpose other than the permitted and discretionary uses, as show in Table 6.1.

Table 6.1: Permitted Uses

Uses	DMU Permitted Uses	DMU Discretionary Uses ¹
Accessory Use ²	X	
Additional Residential Units ³	X	
Art Gallery	X	
Bed and Breakfast	X	
Clinic	X	
Club	X	
Commercial Schools		X
Dry Cleaning Distribution Centre and Depot		X
Dry Cleaning Establishment		X
Dwelling Units		X
Dwelling Units, Apartment Building	X	
Dwelling Units, Mixed-Use Building	X	
Dwelling Units, Townhouses ⁴	X	

Uses	DMU Permitted Uses	DMU Discretionary Uses
Financial Institutions	X	
Fitness Centre	X	
Hospital		X
Hotel	X	
Laundromat		X
Library, Public	X	
Long-Term Care Facility	X	
Museum	X	
Offices	X	
Personal Service Shop	X	
Pet Services	X	
Place of Entertainment	X	
Place of Worship	X	
Private Park	X	
Public Parking	X	
Financial Institutions	X	
Restaurants	X	
Retail Stores	X	

Uses	DMU Permitted Uses	DMU Discretionary Uses
Retirement Home	X	
School, Post-Secondary		X
Service Shops	X	
Studios	X	
Veterinarian Clinic	X	

¹ Permitted uses are those considered permitted as of right, whereas discretionary uses are those that the Approval Authority can consider as part of a Class 2 variation application.

² In accordance with the policies outlined in Section 3.2 (Accessory Use Section).

³ In accordance with the policies outlined in Section 3.3 (ARUs).

⁴ Townhouse dwellings are only permitted along Temperance Street, Victoria Street, and internal laneways.

6.2 General Development Standards

1. Schedule C identifies the respective step backs and maximum **building heights for developments** within the Downtown Mixed-Use Zone.
2. Schedule B identifies the permitted land uses of **developments** within the Downtown Mixed-Use Zone.
3. Table 6.2 identifies the development standards related to setbacks for **developments** based on abutting streets.
4. Notwithstanding the setbacks outlined in Table 6.2, **developments** with heritage building façades fronting on the abutting streets or existing reduced setbacks are exempt from the minimum setback requirements.
5. The step backs identified in Schedule C may also be subject to a Class 2 variation at the discretion of the **Director**.

Table 6.2: Setback Standards

	Abutting Streets	Minimum Setback	Maximum Setback	Class 2 Variation Limit (Min)
Front Yard and Exterior Side Yard	Yonge Street	2.0 meters	3.0 meters	1.8 meters
	Wellington Street	2.0 meters	3.0 meters	1.8 meters
	Tyler Street	1.5 meters	2.5 meters	1.35 meters
	Mosley Street	1.5 meters	2.5 meters	1.35 meters
	Church Street	1.5 meters	2.5 meters	1.35 meters
	Temperance Street	3.0 meters	5.0 meters	2.7 meters
	Victoria Street	3.0 meters	5.0 meters	2.7 meters
Interior Side Yard	N/A	0 meters ¹	None	1.35 meters ²
Rear Yard ³	N/A	7.5 meters ⁴	None	6.75 meters

¹ Lots fronting Victoria Street shall have a minimum required interior side yard setback of 1.5 meters for end units.

² Class 2 variation limit of 1.35 meters is only applicable to lots fronting Victoria Street, see superscript one.

³ Variances for rear yard setbacks shall demonstrate that the impact on neighbouring properties in terms of shadows, sky views, and loss of privacy are minimal.

⁴ On properties that have dual frontages, such as a frontage both on Yonge Street and Temperance Street, the front yard setback requirements shall apply to the frontages.

6.3 Apartment Building and Mixed-use Building Development Standard

1. All residential portions of a **mixed-use building** must be located above the non-residential use portions of a building, other than a residential lobby.
2. Notwithstanding subsection 1 of Section 6.3, on a corner lot, **dwelling units** may be located in the first storey of a **mixed-use building** if:
 - a) The **dwelling units** have direct access to a street which is not Yonge Street or Wellington Street; and
 - b) The **dwelling units** are located to the rear of the non-residential uses on the first storey.
3. Notwithstanding any other provisions of this **by-law**, every **apartment building** and **mixed-use building** shall have a front entrance at grade on the front building façade.
4. **Apartment buildings** and **mixed-use buildings** that abut "Machell's Alley," the existing lot legally described as Part Lot 2, Plan 68, municipally known as 15217 Yonge Street, shall incorporate dual frontage designs on to the alley and minimize the impact of shadows and maximize sunlight in the area. Only commercial uses shall be permitted at grade within the alley.
5. Table 6.3 identifies the development standards for **apartment buildings** and **mixed-use buildings**:

Table 6.3: Development Standards for Apartment Buildings and Mixed-use Buildings

	Apartment Buildings and Mixed-Use Buildings	Ground Floor Retail/Commercial	Class 2 Variation Limit
Lot Area (Minimum)	None	None	N/A ¹
Lot Frontage (Minimum)	30.0 meters	30.0 meters	27.0 meters
First Storey Height (Minimum)	--	4.0 meters	N/A
Common Amenity Area²	3.0 meter ² per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space	3.0 meter ² per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space	N/A

¹ Should the Class 2 variation limit be indicated as "N/A" then the Class 2 Minor Variation shall not apply.

² In accordance with the policies outlined in Section 3.16.

6.4 Townhouse Building Development Standard

1. Table 6.4 identifies the development standards and provisions for **townhouse buildings**:

Table 6.4: Development Standards for Townhouse Buildings

	Townhouses ¹	Stacked Townhouses	Back-to-Back Townhouses	Class 2 Variation Limit
Lot Area (Minimum)	180 meter ²	180 meter ²	90 meter ²	162 meter ² 81 meter ² for Back-to-Back Townhouses
Lot Frontage (Minimum)	30.0 meters (6.0 meters per unit)	30.0 meters (6.0 meters per unit)	30 meters (7.0 meters per unit)	N/A ²
Lot Coverage (Maximum)	50%	50%	50%	55%
Common Amenity Area³	3.0 meter ² per dwelling unit	3.0 meter ² per dwelling unit	3.0 meter ² per dwelling unit	N/A
Interior Side Yard	1.5 meters	1.5 meters	1.5 meters	1.35 meters
Rear Yard	7.5 meters	7.5 meters	7.5 meters	6.75 meters
Number of Dwelling Units in a Row⁴ (Maximum)	8	8	8	N/A

¹ Any townhouse building formation not listed in the table shall follow the development standards for Townhouses

² Should the Class 2 variation limit be indicated as "N/A" then the Class 2 Minor Variation shall not apply.

³ In accordance with the policies outlined in Section 3.16.

⁴ Additional residential units are permitted in addition to the maximum units in a row.

SCHEDULES

7.0

- 7.1 Schedule A – Boundary
- 7.2 Schedule B – Land Use
- 7.3 Schedule C – Height, Setback, and Step-Back



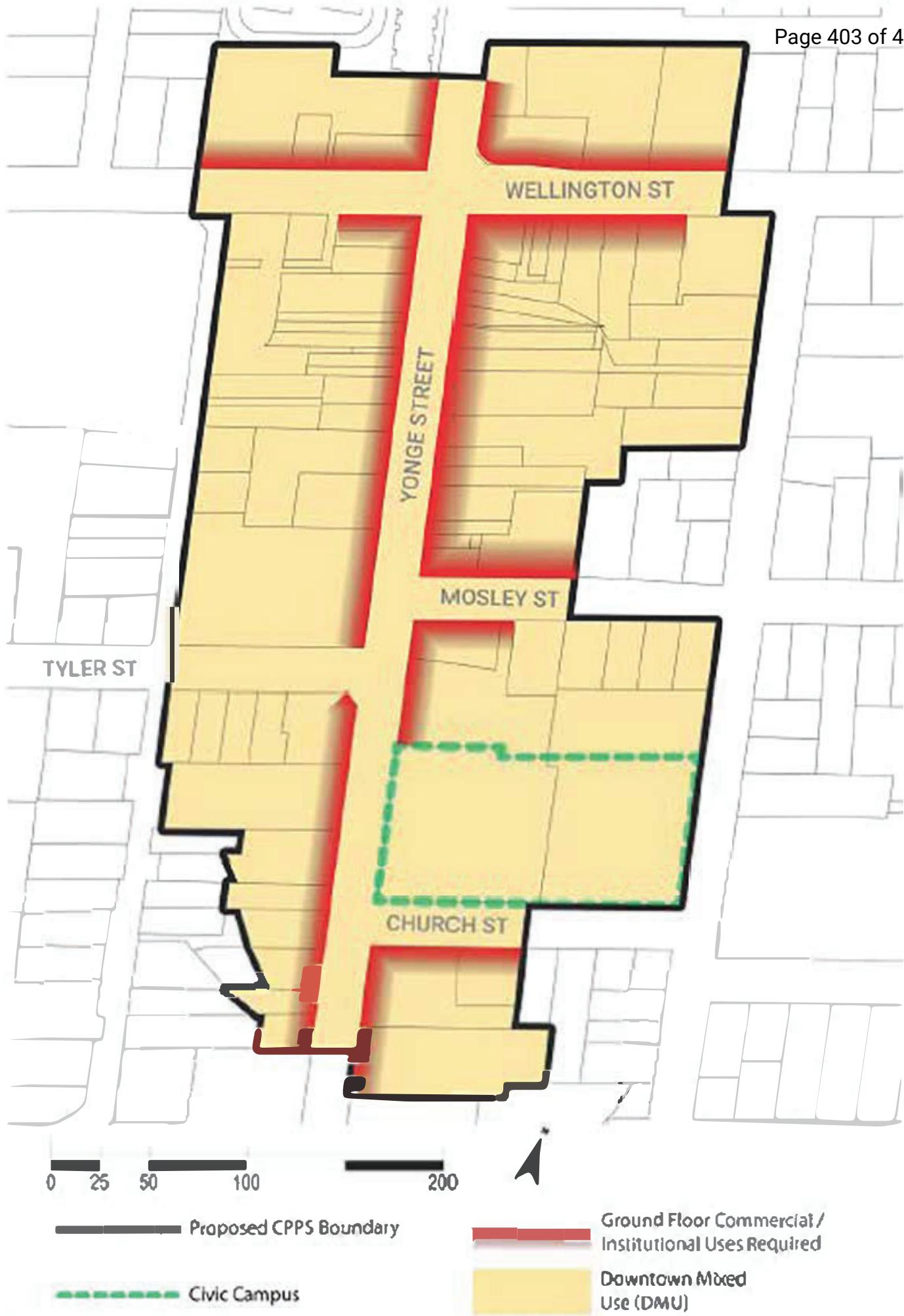


Schedule A - Community Planning Permit By-law Location Map

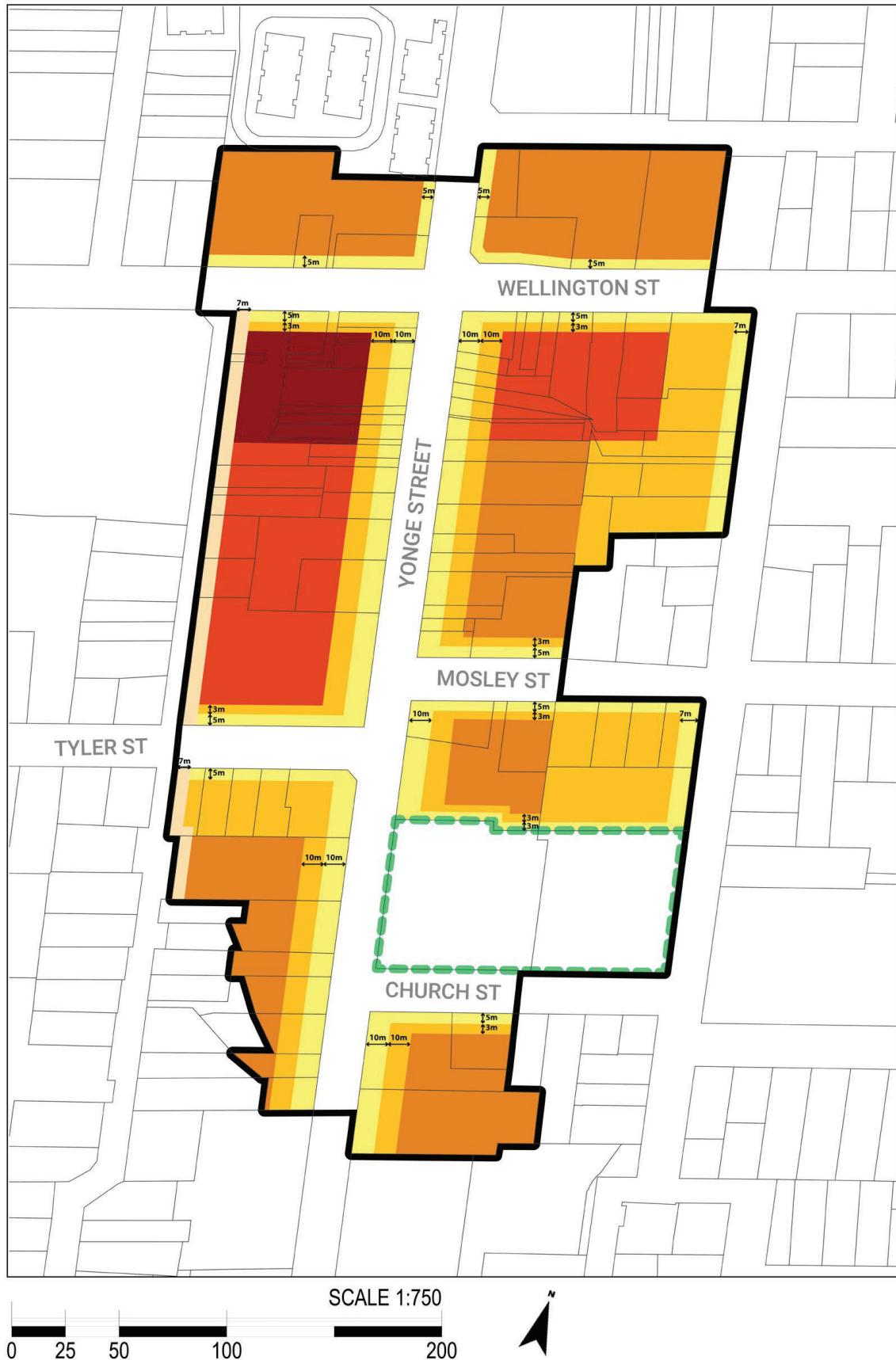
SUBJECT LANDS

A scale bar representing distance in metres. It features a horizontal line with tick marks at 0, 50, and 100. The word 'Metres' is written below the scale.





Schedule B - Land Use Map



Schedule C - Height, Setback, and Step-Back Map

The Corporation of The Town of Aurora

By-law Number XXXX-26

**Being a By-law to confirm actions by Council
resulting from a Council meeting
on January 27, 2026.**

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

1. That the actions by Council at its Council meeting held on January 27, 2026, 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 27th day of January, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk