

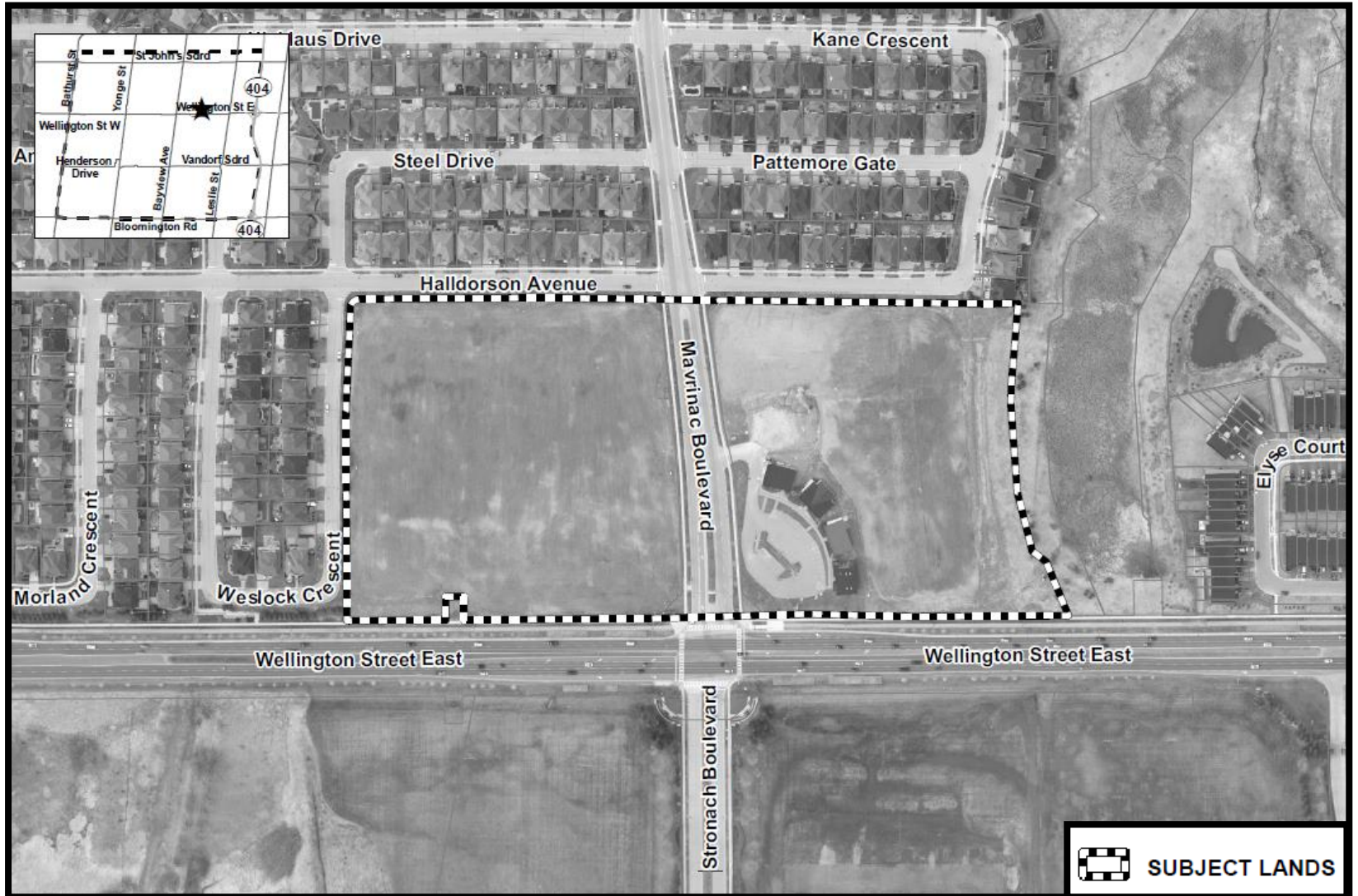


# Public Planning Meeting

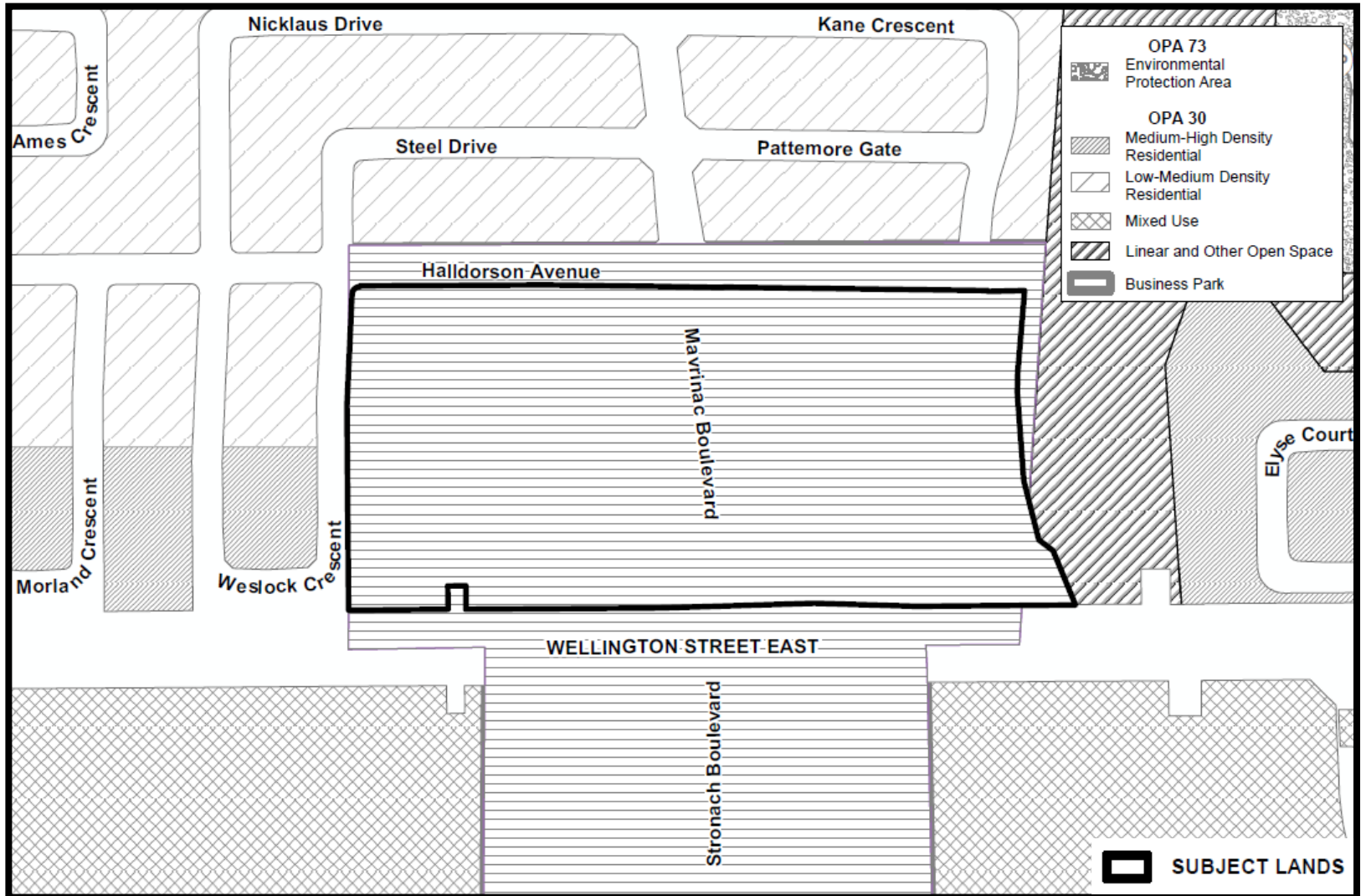
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<b>Date:</b>	October 13, 2020
<b>Applications:</b>	Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
<b>Applicant:</b>	TFP Aurora Developments Ltd.
<b>Location:</b>	20 and 25 Mavrinac Boulevard
<b>File Numbers:</b>	OPA-2020-04 and ZBA-2020-04

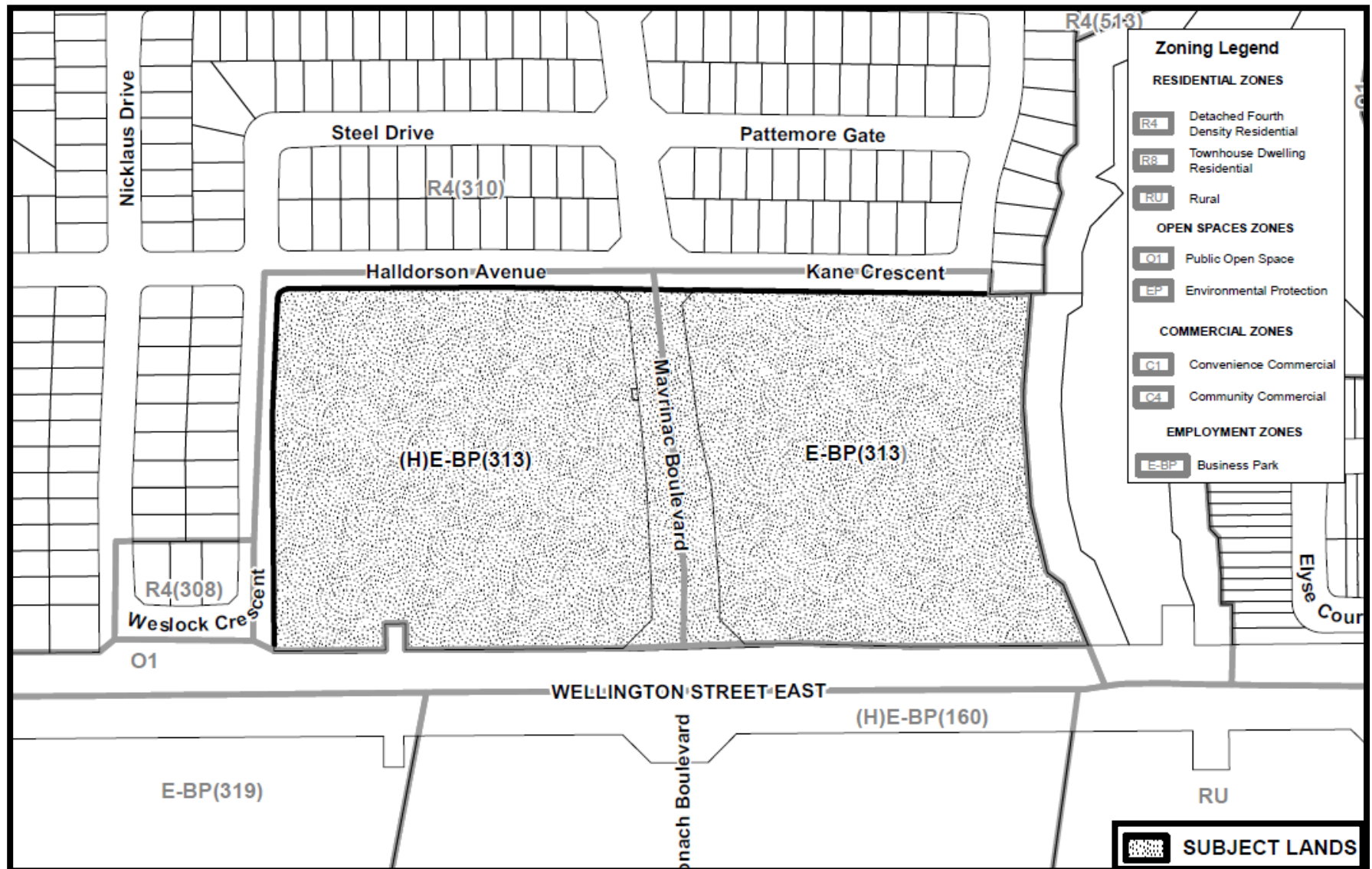
# Location Map



# Existing Official Plan (OPA 30)



# Existing Zoning By-law

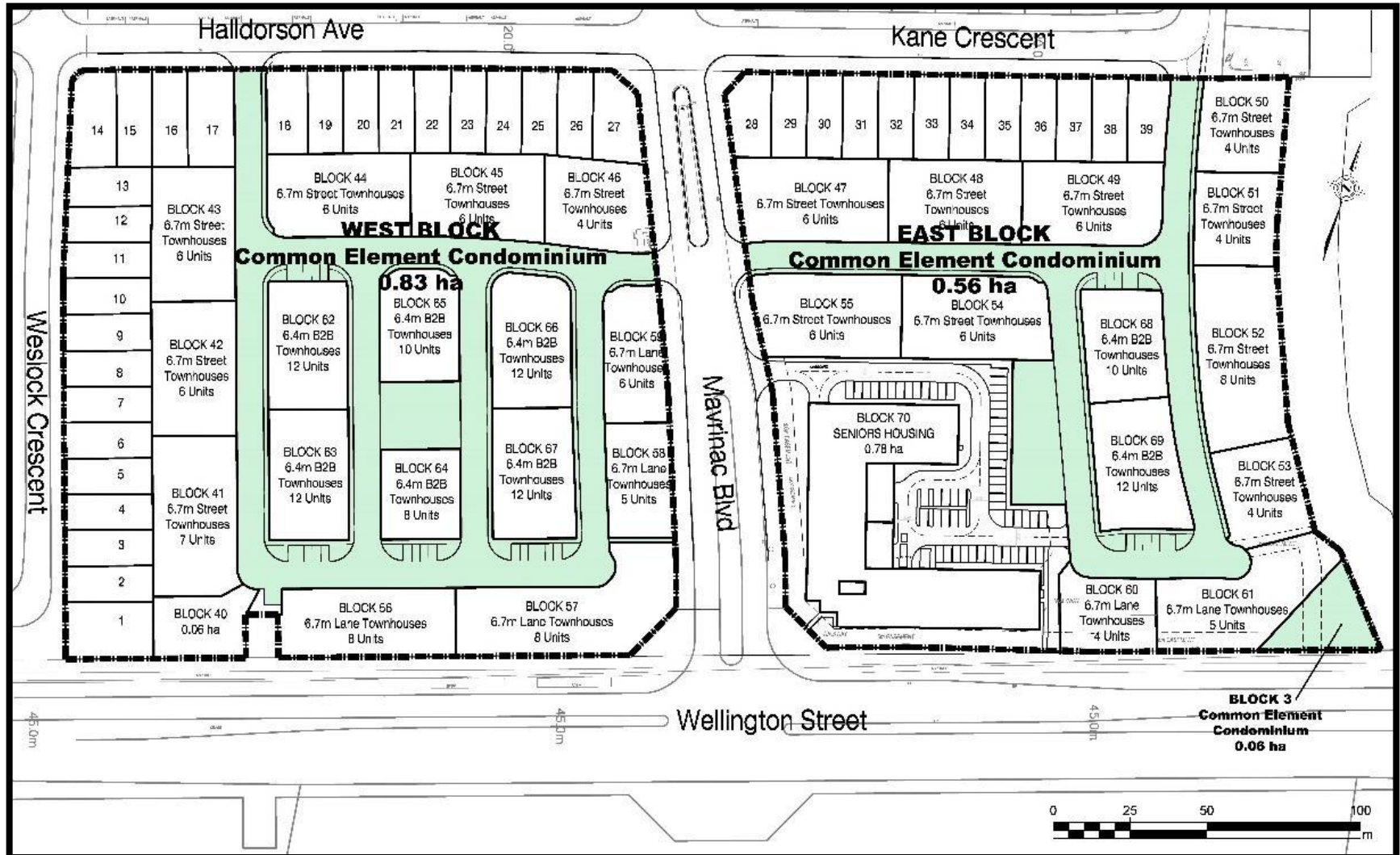




# Overall Development Concept

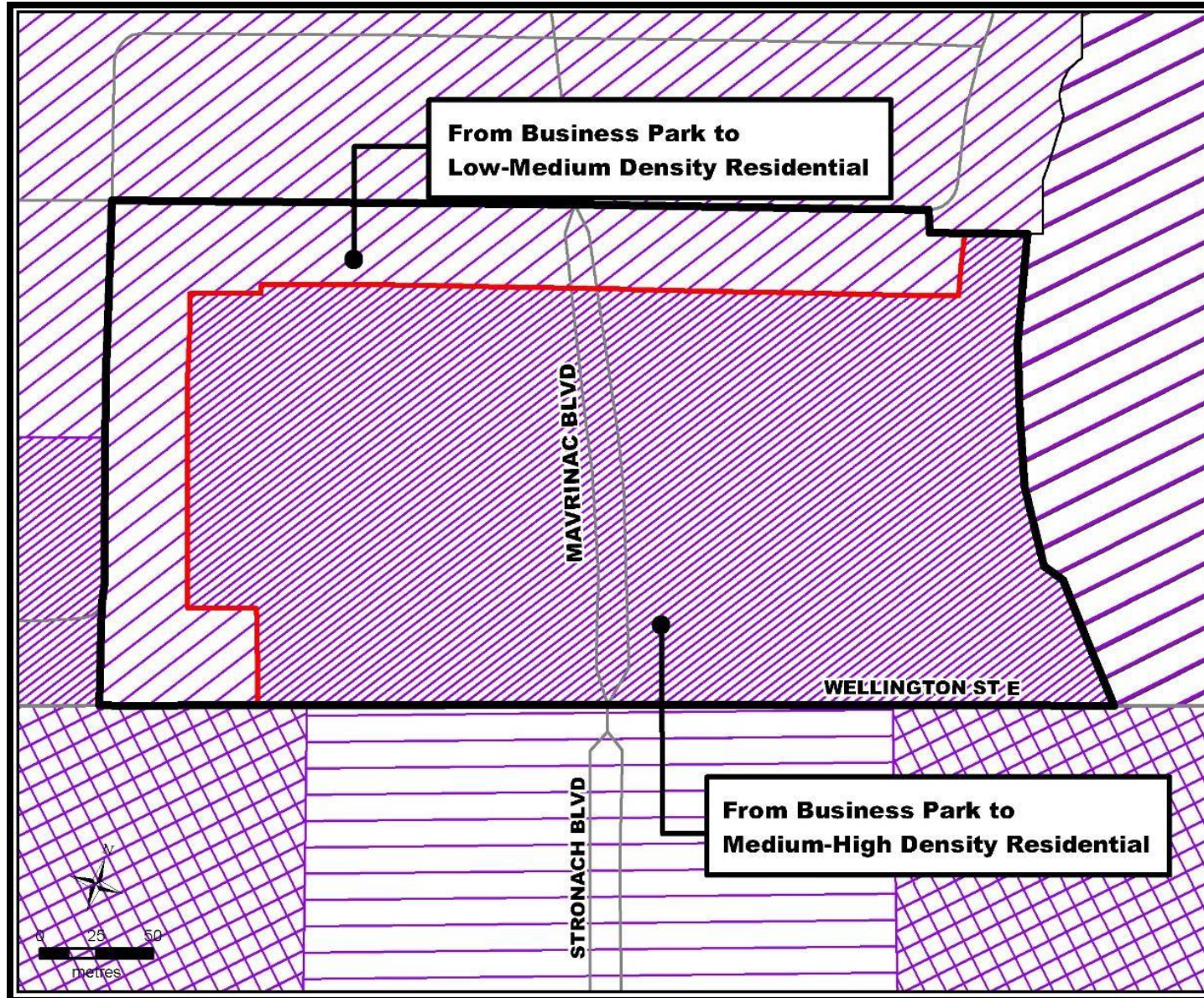


# Overall Development Concept





# Proposed Official Plan





# Proposed Zoning By-law

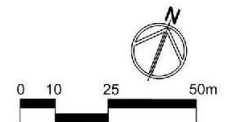


## SCHEDULE 'A' to Zoning By-law

Town of Aurora,  
Regional Municipality of York  
Location: Blocks 1, 2 & 6, 65M-3971

Lands Rezoned from (H)E-BP(313), and E-BP(313) to:

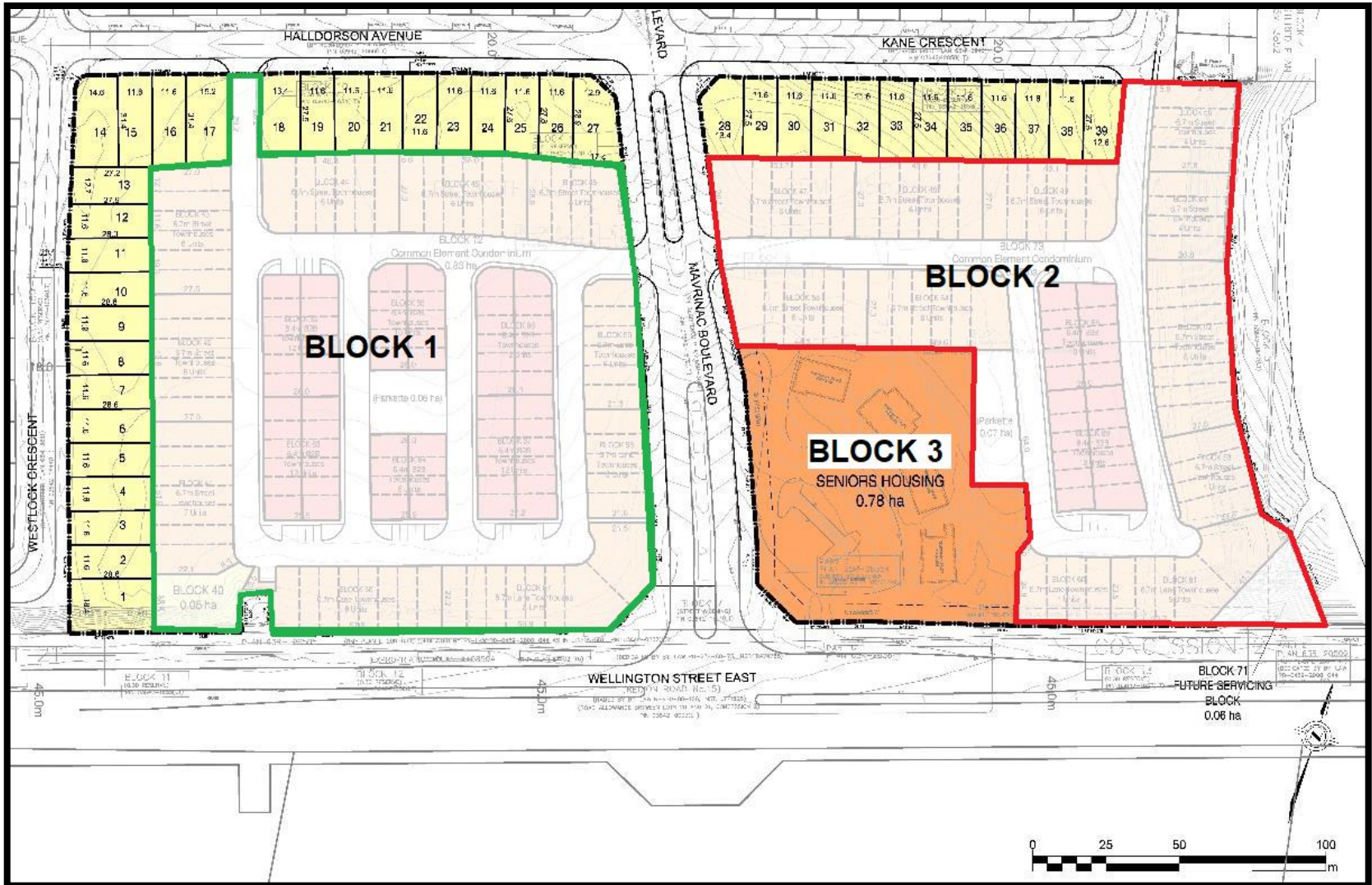
R4(XX) - Detached Fourth Density Residential - Exception Zone,  
R4(YY) - Detached Fourth Density Residential - Exception Zone,  
R8(AA) - Townhouse Dwelling Residential - Exception Zone,  
R8(BB) - Townhouse Dwelling Residential - Exception Zone,  
R8(CC) - Townhouse Dwelling Residential - Exception Zone,  
R8(DD) - Townhouse Dwelling Residential - Exception Zone,  
RA2(XX) - Second Density Apartment Residential - Exception Zone,  
O2(XX) Private Open Space - Exception Zone, and  
O2(YY) - Private Open Space - Exception Zone



Date: September 29, 2020  
Project No.: 16-2485  
Prepared by:  
**MGP** McInnes  
Given  
Parsons  
140 Renfrew Drive, Suite 201  
Markham, Ontario, L3R 6B3  
Tel: (905) 513-0170 Fax: (905) 513-0177



# Proposed Draft Plan of Subdivision



# Policy Context

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The proposed application will be reviewed for consistency with the following Provincial, Regional and Municipal policy documents:

- Provincial Policy Statement
- Growth Plan for the Greater Golden Horseshoe
- Lake Simcoe Protection Plan
- York Region Official Plan
- Bayview Northeast Area 2B Secondary Plan (OPA 30)
- Town of Aurora Official Plan
- Zoning By-law 6000-17, as amended
- Other applicable municipal plans and by-laws



# Matters to be Addressed

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- Finalizing Official Plan, Zoning By-law and Draft Plan of Subdivision documents;
- Town interest in acquiring a trail connection through the future servicing block at the southeast corner of the development from the wetland buffer to Wellington St.;
- Regional Council's direction/decision on the employment land conversion request as part of the Region's Municipal Comprehensive Review process.
- Discussion about height of the apartment building;
- Parking rate for the proposed apartment building;

# Public Comments

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- Questions regarding location of sidewalks;
- Transition from existing residential to the proposed development;
- Inappropriate to re-designate the subject lands to “low-medium density” and “medium-high density” as it is backs onto a protected green area;
- Magna golf club across street has 100+ years of history and is a landmark building in Aurora. A 6-storey building abutting Golf Club will make it less attractive.



# Next Steps

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- A Staff Report with recommendations will be presented at a future General Committee Meeting for consideration.
- A detailed review of the subject applications will be undertaken to address all matters outlined and all comments received.