

Public Comments on Town of Aurora Official Plan: 1st Public Draft Aurora Official Plan Review

Date Received	Commentor	Comment	Response
February 7, 2020	7528353 Canada Ltd. c/o 1069 Vandorf Sideroad	<ul style="list-style-type: none"> • Since the province policy allows expanding settlement boundaries, and it’s our intention to develop the land, we request that our property to be included in the urban area in the future Official Plan. • It is noted that our neighbour at the junction of Bayview Avenue and Vandorf Sideroad is a good sample of low density development, with families living happily already. 	No change – lands are within ORM Countryside Area. Region completed MCR and recommended no change to Aurora’s settlement boundaries. The Region’s Official Plan was approved in November 2022.
December 2, 2021	MPlan Inc. c/o 625 Wellington Street West	<ul style="list-style-type: none"> • Request for Identification of Properties along Wellington Street West (497 to 625) as a Local Corridor for the purposes of Future Comprehensive Modest Intensification. 	In principle, modest intensification along Wellington makes sense. This property is part of the Local Corridor identified on Schedule A.
January 31, 2022	Resident c/o 46 Halldorson Avenue	<ul style="list-style-type: none"> • 1) The model of building single family, detached homes must be abandoned, outright! • 2) Intensification must be the new model for all new developments or infill areas of housing. • 3) Developers must be encouraged to develop more attainable housing. • 4) Resources allocated by both the Federal and Provincial governments must be accessed to build new types of housing, from rent to own, to Co-Ops, to rental units. 	The project team are incorporating policies in the OPA to encourage balanced growth and a wide variety of housing types across the spectrum

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<p>March 3, 2022</p>	<p>Davies Howe LLP c/o 21 Golf Links Drive</p>	<ul style="list-style-type: none"> By virtue of OPA 12, a portion of the Lands on the south side of Golf Links Drive, at the east limit of the Lands, which was identified as Block 201 on the approved Draft Plan of Subdivision, was designated as “Promenade General” on Schedule “B1”, The Aurora Promenade Secondary Plan Area, and identified as being subject to Site Specific Policy Area – No. 44 on Schedule “H”, Site Specific Policy Areas. In accordance with Site Specific Policy Area – No. 44, among other things, this portion of the Lands is permitted to have the following: multiple-unit buildings, townhouses and apartment buildings; a maximum of 114 units; a maximum Floor Area Ratio (FAR) of 2.3; and a maximum height of 5 storeys plus 2 storeys as bonusing for a total of 7 storeys. 	<p>The revised mapping for the OPA reflects the decision of the Board.</p>
<p>July 5, 2022</p>	<p>Haven Developments c/o 1588 Saint John Side Road</p>	<ul style="list-style-type: none"> Showing environmental lands on our Draft Plan development area 	<p>Mapping of Environmental Protection designation has been revised to be made more accurate.</p>
<p>July 7, 2022</p>	<p>Resident Town-wide</p>	<ul style="list-style-type: none"> 1. I am curious about the implementation of "accessory building" units. Will there be rules about what % of a lot can be taken up with an accessory unit? I would not want to see excess hard surfaces in people's yards, reducing species-supporting vegetation, increasing run-off and absorbing heat. 2. While providing high occupancy vehicle lanes can improve the speed and therefore ridership of bus transit, I would like to ensure that this is 	<p>The detailed standards for additional dwelling units within accessory buildings (such as setbacks, lot coverage, and minimum landscaping in yards, for example) will be determined through a future zoning by-law conformity exercise.</p>

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		<p>not done via the widening of roads. My references for this type of development are Yonge street in Newmarket and Hwy 27, both of which have become so wide that it is uncomfortable to walk on these streets as a pedestrian. While improvement of transit is important, it cannot be done at the expense of walkability.</p> <ul style="list-style-type: none"> • 3. The layers on the map in schedule A need to be adjusted. NHS appears to have been made the top layer, blocking out the layers below it and making it seem like there is more green space than there actually is. 	<p>The Official Plan does not delineate HOV lane requirements.</p> <p>Noted – adjustments have been made to Schedule A.</p>
July 27, 2022	Evans Planning c/o 252, 260, 272 Old Bloomington Road	<ul style="list-style-type: none"> • We would request clarification regarding whether there are to be any amendments to OPA 34 through this process? If so, when will a draft of the proposed amendments be released for public access and comment? • We note that OPA 48 is not included in the Draft Official Plan and there is no indication that OPA 48 is to be added to the Draft OP at a later date. Please confirm that the policy framework established through OPA 48 has been incorporated into the Draft OP. • Section 4.0 – Promoting Responsible Growth Management - The proposed development is in keeping with the planning framework established in the Draft OP, we suggest further clarity should be included to promote the intensification of underutilized or vacant sites, particularly in locations that are in close 	<p>All of the Secondary Plans have been incorporated into the parent Official Plan document. The Secondary Plans have been simplified, where possible, to remove policy text that is duplicative of text already found within the parent Official Plan. No additional policies have been added.</p> <p>Section 4 has been updated to add additional language for intensification within Stable Neighbourhoods.</p>

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		<p>proximity to arterial roads or are subject to a Secondary Plan. Such areas should be of consideration for increased intensity and density.</p> <ul style="list-style-type: none"> • Section 6.2 – Green Development Standards - We support the incorporation of sustainable building techniques and technology, but suggest more specificity is required with respect to how the Town is to encourage the provision of these features. Will incentives be provided to offset costs? We also suggest the policy stress the need for flexibility in the evaluation of new residential development applications to allow for the consideration of new & innovative sustainability measures. • Section 7.3 – Affordable Housing - We support the intent of this policy but suggest that more specificity is required with respect to how the Town is to encourage and meet this policy objective. Will incentives such as development charge credits, application fee rebates, etc., be provided? We question how this is to be achieved in low density areas? • Section 7.5.2 – Suburban Residential Designation - Please clarify what the character of the ‘<i>Suburban Residential</i>’ neighbourhoods, and how this is to be maintained considering the existing land use permissions applicable to the subject within OPA 34? The Draft OP has emphasized a need to support growth by generally increasing density and intensification. 	<p>Green Development Standards will be discussed and further considered by the Town outside of the Official Plan Update process.</p> <p>Incentives for affordable housing will be discussed and further considered by the Town outside of the Official Plan Update process.</p> <p>The Draft Official Plan Amendment directs intensification primarily to the MTSA, and other strategic growth areas such as the Promenade, Regional Corridors and Local Corridors. Intensification within other</p>
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		<p>On this basis, how can the character and/or density of existing the ‘<i>Suburban Residential</i>’ neighbourhoods be maintained while promoting general intensification across the Town?</p> <ul style="list-style-type: none"> • Schedule B – Land Use Plan - mapping indicates the Owner’s site as “Suburban Residential”. Please clarify how this designation corresponds with the “Cluster Residential” designation in Secondary Plan OPA 34? • Schedule I – Road Classification & Schedule J – Proposed Right of Way - Please confirm if Old Bloomington Road is considered a ‘local road’, the mapping is unclear and does not clearly show this right-of-way 	<p>parts of Town will be limited and must meet the secondary plan policies, and we have introduced policies speaking to compatibility of infill and intensification with existing development.</p> <p>Suburban Residential is the overall land use category in the OP but all secondary plan land use designations remain in effect. The Cluster Residential designation in the Secondary Plan fits under the Suburban Residential designation in the OP.</p> <p>Yes – Old Bloomington Road is considered a local road.</p>
<p>September 19, 2022</p>	<p>MPlan Inc. c/o 23 Foxwood Road</p>	<ul style="list-style-type: none"> • We are pleased to see that the June 2022 Draft of the OP has identified the subject lands as LOCAL Corridor. We do have a concern with respect to objective 4.1 c) Community Structure i) which indicates that Local Corridors shall have a maximum height of 4 storeys/14 metres and policy 7.5.5.3 b) both of which limit the height of buildings in the Local Corridors, and even in the Medium-High Urban Residential area, to four storeys. 	<p>Our proposed introduction of Local Corridors along Wellington Street provides for many of the benefits that are mentioned in your letter:</p> <ul style="list-style-type: none"> - More efficient use of land - More transit supportive development along an arterial road served by transit

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			<ul style="list-style-type: none"> - Provides opportunities for housing that is more affordable - Potential for rental housing <p>The Town is satisfied that Aurora can comfortably achieve its allocated growth targets with the height and density permissions currently proposed.</p> <p>The subject lands are located within the Oak Ridges Moraine Boundary. Contemplation of site-specific higher densities along the corridor beyond what is currently proposed for the local corridors warrant more specific study and public consultation that is appropriate through an OPA application process. In addition, it is our understanding that the owner of 625 Wellington Street West is interested in higher built form permissions for surrounding properties but has not provided any confirmation that these neighbouring</p>
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			<p>properties are in agreement. If you client has future plans for land consolidation and a development proposal beyond 4 storeys, the Town suggests scheduling a pre-consultation meeting at that stage to confirm the requirements for a complete OPA application.</p>
<p>September 27, 2022</p>	<p>Weston Consulting c/o 12, 14 & 16 Mary Street</p>	<ul style="list-style-type: none"> • The Draft Official Plan should recognize and provide policies to optimize transit- supportive development within the MTSA. • Increased height provisions (greater than 7ST) for the MTSA should be provided to allow for the full range of housing types and densities, and achieve the polices that recognize the MTSA will accommodate the greatest densities within the Town. • The policies of the Draft Official Plan should recognize the minimum density target of 150 people and jobs per hectare for the MTSA is a minimum and not an aspirational target. • Cash-in-lieu of parking policies should be removed for lands within the MTSA, rather policies should support a reduction in minimum parking requires to encourage multi- modal transportation. • Section 2.1 a), d) – Fundamental Principles - It is our opinion these principles have not been fully integrated throughout the Draft OP policies or schedules which limit heights to 7ST for high 	<p>The Growth management work conducted as part of the Official Plan Update process has demonstrated that the population targets can be achieved with the current height permissions.</p> <p>Extensive consultation throughout the Official Plan Review process with the public, stakeholders and Council has highlighted that paramount to the Community is achieving balanced growth that protects the environment and maintains the “Small Town” Character of Aurora. A maximum height permission of 7 storeys has been identified as appropriate to maintain this character while allowing for</p>

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		<p>density residential uses in the MTSA. To provide a broad range of housing types, sizes, designs and tenures requires a recognition of the value taller buildings above 7 storeys provide to the built environment and the provision of housing.</p> <ul style="list-style-type: none"> • Section 3.1.1 a) – The Aurora Promenade and Major Transit Station Area Strategic Growth Area – Max. height of 7ST in the MTSA limits intensification to minor infilling and mid-rise built form. Policy 3.1.1 a) does not recognize that 150 ppl + jobs/ha is a minimum target and not an aspirational target, as prescribed in the Growth Plan and YROP • Section 4.1 b) & 4.2 e) - The policies prescribing a maximum height of 7 storeys to the Aurora GO MTSA do not align with the objectives of promoting higher density forms of development. Additionally, the maximum height provisions of the will limit the potential to exceed the minimum density target of 150 people and jobs per hectare. The density target is a minimum which should be exceeded to support multi-modal transportation and optimize transit investments as prescribed by the Growth Plan and Region of York Official Plan. • Section 7.3 a) - This policy does not recognize the max height provision of 7ST for the MTSA which will make it difficult for landowners and developers to provide affordable housing units 	<p>extensive intensification within the MTSA. The project team have examined this and has determined that the Town can comfortably meet the minimum density and its allocated growth targets within these height permissions. The policies promoting mid-rise development is not contradictory the MTSA objectives for higher density. Higher density can still be achieved in a mid-rise built form. There is no Provincial policy to require tall buildings to achieve MTSA density requirements.</p>
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		<p>based on the rising construction and development costs.</p> <ul style="list-style-type: none"> • Section 9.0, 9.1 a) ii., 9.1 a) v., 9.2 b) - The policies of the Draft OP do not prioritize intensification and optimize TOD or the full range and mix of housing options due to the minimum and maximum height provisions. The height provisions are too restrictive to provide for transit- supportive densities, optimize transit investments, provide for the required affordable housing units, and provide for a range of densities. The policies limit densities and housing types to a low/mid-rise and medium density built form. • Section 9.0 of the Draft Official Plan which provides the specific policies and objectives for the Aurora GO MTSA does not include any reference to transit-supportive development nor does it provide policies that support and encourage a “high-level of residential densities”. • Policy 9.6.1.a) promotes the MTSA to accommodate an array of higher density mixed uses; however, 4.1 b) only promotes development in mid-rise typologies, consistent with Schedule D2. The policies are contradictory to the objectives of the MTSA to accommodate the highest densities and the primary focus area for intensification. To achieve compact housing forms and affordable housing units requires flexibility in built form specifically related to height. 	
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		<ul style="list-style-type: none"> • It is our opinion, the maximum height of 7 storeys is inappropriate for an MTSA which should accommodate the greatest heights and densities to provide transit- supportive development, optimize local and regional transit investments and provide for a full range of housing options. The policies speak to the promotion of the greatest densities within the MTSA but this is not mutually exclusive to height. • Section 9.8 i. - It is recommended this policy should be removed. Small urban squares on all development sites will not provide for usable or programmable parkland for future residents. Rather, a comprehensive park study should be conducted for the MTSA to determine where functional parkland should be located. An urban square on a development site is generally provided through the required outdoor amenity area. Is the urban square in addition to the required outdoor amenity area? Is the intent for the urban square to serve only the residents on the development site, or other residents on adjacent development sites who also have an urban square? • Section 9.10.2.1 - This policy does not align with the objectives or policies of the Official Plan which recognize this area will develop into a pedestrian-oriented transit-hub. Parking policies should allow for a reduction in the minimum parking requirements to support and encourage 	<p>This policy 9.10. b) i) is an existing policy of the Plan to provide for public parking lots. This policy is important to maintain to encourage more visitors to come and spend</p>
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		multi- modal transportation and optimize the transit investments.	time within the Promenade, allowing visitors to walk around and explore. There is a balance to strike between creating a pedestrian-oriented environment and still providing for opportunities for parking for visitors.
September 29, 2022	Weston Consulting c/o 26, 30 32, 34-38 Berczy Street	<ul style="list-style-type: none"> • The referenced applications are not subjected to the June 2022 draft OP or any finalized version of the OP update. This letter summarizes our review and comments on the policies that would impact the subject lands if the OP policies were to apply to the lands • The draft OP removes applicability of height bonusing opportunities under “Promenade General” designation. • Removing height bonusing policies limits height at 5ST, which is inconsistent with the intended intensification projections for lands within the MTSA • Max height of 5ST represents underutilization of lands and does not promote efficient urban design principles • Additional policies requiring compatibility for all development within the Aurora Promenade to be consistent with The Aurora Promenade – Concept Plan – Urban Design Strategy have been incorporated into the draft OP Section 9.1 and 9.11a). This would impact the development 	The Draft Official Plan Amendment has not reduced any height permissions with the Promenade and MTSA. Rather than considering additional height only through bonusing, the updated Official Plan simply permits the additional storeys as-of-right.

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		<p>of the subject site with the inclusion of another policy document</p> <ul style="list-style-type: none"> • Section 9.8 f) ii. – identifies potential linear Green along east side of Berczy St to buffer rail corridor from residential neighbourhoods which would be required with the development of the site if draft policies were applicable to the development applications • Request notification of Public Open House in Q1 of 2023 where Final Draft OPA will be presented 	
<p>September 29, 2022</p>	<p>Weston Consulting c/o 672 Henderson Drive</p>	<ul style="list-style-type: none"> • In-force OP recognizes property is an existing lot of record on the basis that a policy test and ecological test are met (Section 7.(b)) within an ORMCP Settlement Area and zoned “ER Estate Residential” which permits one detached dwelling per lot • Property maintains historic zoning rights which would have permitted the use, erection and location of a single detached dwelling on the property on Nov 15, 2001 supported by LPAT decision (PL190254) • We support the proposed land use designation of “NHS” and “Stable Neighbourhoods” subject to OPA 48 and policies of the ORMCP in the draft OP as it recognizes the property as a lot of record with environmental features located on the subject property while permitting one single detached dwelling • Proposed environmental protection policies in section 12.4.1 place additional policies on top of 	


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		<p>environmental protection policies outlined by ORMCP</p> <ul style="list-style-type: none"> • Section 12.4.1 does not explicitly recognize nuance of the specific ecological integrity test per policy 7.(b) of the ORMCP • In our opinion, draft policy framework does not provide proper balance in providing a policy framework which recognizes environmental protection along with legal historic development permissions • In our opinion, despite the subject property’s land use designation, the policies are not explicit enough to permit one single detached dwelling permitted by Section 7 of the ORMCP • We request the draft OP policies be modified to recognize and explicitly permit a single detached dwelling and accessory structure on a site-specific basis (could add to Section 20) • We ask a meeting be arranged with Staff to further discuss comments to ensure edits are reflected 	<p>The land use designation is now Environmental Protection, and in Section 12.3.3 (h), it permits a single detached dwelling on an existing lot of record subject to specified criteria within the policy.</p>
<p>September 29, 2022</p>	<p>Weston Consulting c/o 684 Henderson Drive</p>	<ul style="list-style-type: none"> • In-force OP recognizes property is an existing lot of record on the basis that a policy test and ecological test are met (Section 7.(b)) within an ORMCP Settlement Area and zoned “ER Estate Residential” which permits one detached dwelling per lot • Property maintains historic zoning rights which permits the use, erection and location of a single detached dwelling on the property on 	

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		<p>Nov 15, 2001 supported by LPAT decision (PL190255)</p> <ul style="list-style-type: none"> • Draft OP designates it “NHS” and “Private Parkland” and is subject to OPA 48 and the policies of the ORMCP in the draft OP as it recognizes the property as a lot of record with environmental features located on the subject property while permitting one single detached dwelling • We believe designation of private parkland is not appropriate for the subject site since it is a lot of record and permits one single detached dwelling. • Proposed environmental protection policies in section 12.4.1 place additional policies on top of environmental protection policies outlined by ORMCP • Section 12.4.1 does not explicitly recognize nuance of the specific ecological integrity test per policy 7.(b) of the ORMCP • In our opinion, draft policy framework does not provide proper balance in providing a policy framework which recognizes environmental protection along with legal historic development permissions. • In our opinion, despite the subject property’s land use designation, the policies are not explicit enough to permit one single detached dwelling permitted by Section 7 of the ORMCP • We request the draft OP policies be modified to recognize and explicitly permit a single 	<p>Comment noted – Private Parkland designation has been removed, and property has been identified as Environmental Protection. Section 12.3.3 (h) permits a single detached dwelling on an</p>
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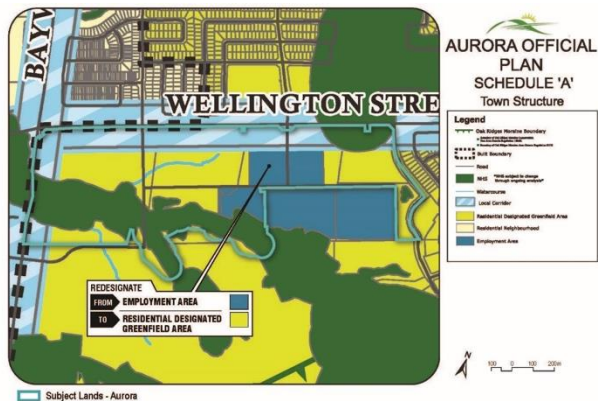
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		<p>detached dwelling and accessory structure on a site-specific basis (could add to Section 20).</p> <ul style="list-style-type: none"> We ask a meeting be arranged with Staff to further discuss comments to ensure edits are reflected. 	<p>existing lot of record subject to specified criteria within the policy.</p>
<p>September 30, 2022</p>	<p>Malone Given Parsons c/o Trillyan, 99.4ha lands south of Wellington Street E, between Bayview Ave and Leslie St.</p>	<ul style="list-style-type: none"> We request that the Town remove the “Magna Lands and Stronach Stables” Potential Cultural Heritage Landscape designation on Schedule ‘E’.  <p>The map, titled 'AURORA OFFICIAL PLAN SCHEDULE 'E' Cultural Heritage Resources', shows a large area shaded in olive green, representing a Potential Cultural Heritage Landscape. A red line with arrows points to a specific area within this landscape, labeled 'Remove Designation'. The map also shows Wellington Street East, Bayview Ave, and Leslie St. A legend on the right side of the map defines the symbols for Potential Cultural Heritage Landscapes, Cultural Heritage Resources, and Heritage Resources. A scale bar and north arrow are also present.</p> <ul style="list-style-type: none"> The majority of the Trillyan Lands fall within this designation and we believe it to be inappropriate given its context. The designation also extends onto newly constructed subdivision lots along the northern border of the golf course lands. We believe the cultural heritage overlay on the lands is inappropriate and will unnecessarily encumber the ongoing commercial and residential uses, property maintenance and improvements with requirements for additional studies and justification for changes in addition to the normal permitting and application requirements. 	<p>The intent of the “Potential Cultural Heritage Landscape” identified on Schedule E was to represent areas that may be the subject of a future study (by the Town) to evaluate whether the area should be identified and designated as a cultural heritage landscape. The Official Plan Amendment does not identify these lands as a cultural heritage landscape.</p> <p>We have removed the potential cultural heritage landscapes from the map, and rely on the intent for the Town to undertake a future study to identify cultural heritage landscapes through policy text (while not specifically identifying potential cultural heritage landscapes).</p>

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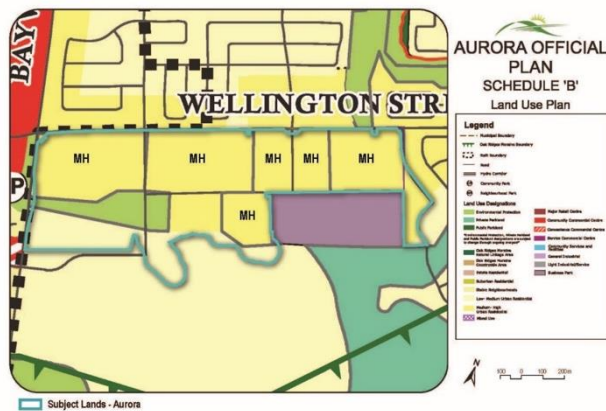
<p>September 30, 2022</p>	<p>Malone Given Parsons c/o Stronach Group, 43.47ha lands south of Wellington Street E, between Bayview Ave and Adena Meadows Way</p>	<ul style="list-style-type: none"> • Stronach Lands are designated “Community Commercial, Business Park, and Medium-High Density” under current Bayview Northeast Area 2B Secondary Plan (OPA 30) under current Aurora OP • Approved July 2022 YROP confirms lands are no longer intended to serve employment uses • We believe a logical and more appropriate use of the lands would be to redesignate the lands to permit a wider range of uses along a local corridor and would ensure consistency in planned land use across Wellington St E between Bayview Ave and west of Leslie St. • Redesignating the Stronach Lands to Medium High Residential would permit for future development and provide housing opportunities along an arterial road. 	<p>Schedules A, B and E have been amended in response to these comments.</p>
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- Amend Schedule 'A' to redesignate the Stronach Lands as "Residential Designated Greenfield



Area”

- Amend Schedule 'B' to redesignate the Stronach Lands as "Medium High Urban Residential”



See previous response re Cultural Heritage Landscape overlay mapping.

- Remove the entirety of the “Magna Lands and Stronach Stables” Potential Cultural Heritage Landscape overlay from Schedule ‘E’



- Stronach Lands are within Community Area in adopted YROP July 2022
- The Potential Cultural Heritage Landscape “Magna Lands & Stronach Stables” identified on Schedule ‘E’ – Cultural Heritage Resources in the Draft OP is inappropriate given its context in our opinion
- The designation overlays two fields within the Stronach Lands which are vacant and temporarily used as recreation fields made available to the Town for public use.
- The proposed Potential Cultural Heritage Landscape is concerning as it primarily overlays vacant lands, privately owned residential lots, and a golf course.

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		<ul style="list-style-type: none"> • The cultural heritage designation impedes improvements or developments to all lands in the form of a heritage designation 	
<p>October 13, 2022</p>	<p>Malone Given Parsons c/o Shining Hill Estates Collection Inc., north side of St. John’s Sideroad, west of Yonge Street</p>	<ul style="list-style-type: none"> • Request to remove “St. John’s Sideroad West” from list of Potential Cultural Heritage Landscape designation on Draft Schedule ‘E’ • Lands been subject to applications for residential developments in varying stages of approval • As part of these developments, planned widening of St. John’s Sideroad to 36m right-of-way has been accommodated entirely within north side of St. John’s Sideroad • Widening taken entirely on north side of St. John’s Sideroad to mitigate impacts to residential estate lots on the south side of St. John’s Sideroad • Vegetation/tree removal and grading has altered landscape of St. John’s Sideroad • Widening to accommodate traffic from urbanization • Portion of Shining Hill Lands fall within Potential Cultural Heritage Landscape • Section 14.4 of Draft OP – Potential Cultural Heritage Landscapes are subject to study inventory of cultural heritage landscapes as part of Town’s Cultural Heritage Register • Cultural Heritage Report prepared by Heritage Planner in May 2017 supported applications for Shining Hill Lands 	<p>The intent of the “Potential Cultural Heritage Landscape” identified on Schedule E was to represent areas that may be the subject of a future study (by the Town) to evaluate whether the area should be identified and designated as a cultural heritage landscape. The Official Plan Amendment does not identify these lands as a cultural heritage landscape.</p> <p>We have removed the potential cultural heritage landscapes from the map, and rely on the intent for the Town to undertake a future study to identify cultural heritage landscapes through policy text (while not specifically identifying potential cultural heritage landscapes).</p>

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		<ul style="list-style-type: none"> • Cultural Heritage Report concluded: no part of subject property be designated under the Act or included in municipal heritage register; and as a condition of approval, owner commemorate the historical development of the area and naming of St. John’s Sideroad after Sisterhood of Saint John the Divine through the erection of a heritage plaque • Report shows no indication of potential cultural heritage landscapes north of St. John’s Sideroad or meet criteria or definition of Cultural Heritage Landscape • We believe designation is inappropriate, premature, and will unnecessarily encumber future development and Regional improvements with requirements for additional studies and justification for changes in addition to the normal permitting and application requirements 	
<p>October 24, 2022</p>	<p>Evans Planning c/o 511-543 Wellington Street West</p>	<ul style="list-style-type: none"> • Subject property is within the ORM and area affected by OPA 48 • Note OPA 48 is not included in Draft OP and no indication that OPA 48 is to be added to the Draft OP at a later date. Please confirm that the policy framework established through OPA 48 has been incorporated into the Draft OP • Section 3.1 – this section is proposed to be amended to include the following statement “The Town’s Strategic Growth Areas are the focus for accommodating intensification and higher-density mixed uses in a more compact 	<p>All of the Secondary Plans have been incorporated into the parent Official Plan document. The Secondary Plans have been simplified, where possible, to remove policy text that is duplicative of text already found within the parent Official Plan. No additional policies have been added.</p>

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		<p>built form. In Aurora, Strategic growth areas include the Aurora Promenade and Major Transit Station Area, the Yonge Street Regional Corridor, and the Local Corridors of Bayview Avenue, Leslie Street and Wellington Street.”</p> <ul style="list-style-type: none"> • Section 3.1.3 – this section is proposed to be amended to include the following statement “The Local Corridors in Aurora consists of the portions of Wellington Street, Bayview Avenue and Leslie Street, outside of the Aurora Promenade and Major Transit Station Area. Generally, these areas are made up of residential properties and existing commercial areas. Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas.” • Section 4.1 – this section is proposed to be amended to include the following statement “b) Direct higher density forms of development and intensification in the form of mid-rise typologies in Strategic Growth Areas including the Aurora Promenade and Major Transit Station Area, and Regional Corridors and low-rise typologies along Local Corridors to meet the Town's intensification target of 45%; c) Development and Intensification will be compatible with the character of the Town and provide a transition of scale and density to existing neighbourhoods” • We support amendments made to Section 3.1 to create opportunities for a broader mix of 	<p>The land use policies from OPA 48 have been added to the document.</p>
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		<p>housing typologies and promote compact built form. We would like further clarification on how “compatibility” is to be assessed. Wellington St W is a local corridor but the subject property is within a stable neighbourhood designation, that currently supports low-density dwellings. Both designations would appear to have conflicting policies regarding intensification and density</p> <ul style="list-style-type: none"> • In addition, the area around the site is characterized by large estate lots along a local corridor, how would compatibility be assessed given the policies appear to promote a built form and uses which may not presently exist in the immediate area? • Other policies within the Draft OP define compatibility as “no undue adverse impacts” We suggest policies or guidelines for how test of compatibility are applied in these transitional areas to aid the Town in achieving its density target of 45% while maintain compatibility • Section 5.2 – this section is proposed to be amended to include the following statement “a) To achieve excellence in community design, all new development and redevelopment shall conform to the following General Urban Design and Architectural Policies, as well as the policies of Section 4.3 and Section 4.4. c) A number of area-specific Urban Design and Architectural Guidelines apply to sites, neighbourhoods and secondary plan areas in the Town. These various guidelines provide direction on public and 	<p>Within stable neighbourhoods, we have added a new policy to support the intensification of sites along arterial and collector roads, in a manner that is compatible with adjacent, low-rise development. This corresponds with local corridor policies and opportunities for intensification. Compatibility will be evaluated through the review of individual development applications, in the context of the Local Corridor and Town-wide urban design policies within the Plan.</p>
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		<p>private realm design components, as well as architectural and built-form guidance as applicable to each area. All applicable Urban Design Guidelines should be considered throughout the development process, in addition to the policies of this Plan.”</p> <ul style="list-style-type: none"> • Section 4.3 and Section 4.4 are not included in the Draft OP. When can we expect both sections to be included in the Draft for review? Will the guidelines also be publicly available for review and what is the expected timeline of its release? • Section 5.3 – this section is proposed to be amended to include the following statement “The public realm comprises of public roads, lanes, open spaces, parks, community services and facilities, natural heritage features and the public activity areas of public and private development sites. Attractive, safe and well-coordinated public spaces and streetscapes help ensure a strong foundation for a walkable and connected Town, and act as the framework for the orientation of buildings, public or private facilities, open spaces as well as all other elements of the public or private realm. Elements of the public realm should be designed to the highest quality possible and located to provide interest, diversity and focal points within the community. <ul style="list-style-type: none"> a) Development Blocks and Lots. <ul style="list-style-type: none"> ▪ i. New development blocks and lots shall create or maintain a modified grid system of 	<p>These references have been corrected to refer to Sections 5.3 and 5.4.</p>
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		<p>public roads and lanes that establishes a highly interconnected and permeable network and facilitates greater connectivity, walkability and support for active transportation and transit.”</p> <ul style="list-style-type: none"> • Section 5.4 – this section is proposed to be amended to include the following statement “The quality of the private realm, comprising of individually owned sites and buildings, helps to define the character of different areas of the Town and has a direct impact on the public realm. Buildings and sites within Aurora shall be of high quality design through varied, yet contextual and compatible, built form, architectural, site layout and landscape elements. <p>a) Built Form</p> <ul style="list-style-type: none"> ▪ i. New development shall be compatible with its adjacent context and surrounding character with regard to building scale and site design, respecting the existing physical character of the area. The siting and massing of new buildings shall not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.” <ul style="list-style-type: none"> • We would like further clarification on the difference between policies 5.3 and 5.4 with respect to a common element condo 	<p>Section 5.3 would not apply to lands that are subject to a</p>
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		<ul style="list-style-type: none"> • Section 6.2 – this section is proposed to be amended to include the following statement “The Town of Aurora Green Development Standard is a tiered set of performance measures with supporting guidelines for new development. The Standard promotes sustainable site and building designs that address energy efficiency and greenhouse gas emissions, water quality, and efficiency, ecological health, connected communities and building and waste objectives for new developments. b) The Green Development Standards shall be integrated into the development review process and used to evaluate development applications. g) The Green Development Standards is a flexible document, designed to respond to emerging climate challenges and local priorities. The document and process shall be reviewed and revised periodically to respond to local building expectations, design innovations, emerging trends in sustainable development and current legislative and regulatory changes. An Amendment to this Plan shall not be required to implement the results of the review unless the intent and/or objectives of this Plan are affected. • We support incorporation of sustainable building techniques and technology, but suggest more specificity is required with respect to how 	<p>common element condo, as those lands are not part of the public realm.</p>
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		<p>the Town is to encourage the provision of these features. Will incentives be provided to encourage the provisions of these features while offsetting costs? We also suggest the policy should stress the need for flexibility in the evaluation of new residential development applications to allow for the consideration of new & innovative sustainability matters.</p> <ul style="list-style-type: none"> • Section 7.3 – this section is proposed to be amended to include the following statement “b) The Town, in partnership with the Region and development community shall promote the following to achieving housing that is affordable for low and moderate income households: <ul style="list-style-type: none"> ▪ Higher density and compact housing forms, where housing is more affordable due to reduced per unit land costs; ▪ Ground-related multi-unit housing of various forms to provide affordable family sized units where housing is more affordable due to both land costs and construction costs; ▪ A range of unit sizes in higher density housing forms and building smaller units where housing is more affordable due to lower development and/or redevelopment costs; ▪ Affordable housing units within subdivisions and large scale developments <p>f) Council shall ensure the provisions of the Zoning By-law shall be sufficiently flexible to</p>	<p>The intent for the guidelines to be flexible is already included in 6.2 (g). The Town will consider whether incentives will be provided, outside of the Official Plan Update Process.</p>
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		<p>permit a range of innovative housing types and sizes.</p> <ul style="list-style-type: none"> • We support the intent of this policy but suggest that more specificity is required with respect to how the Town is to encourage and meet this policy objective. Will incentives such as development charge credits, application fee rebates, etc., be provided? We question how this is to be achieved in low density areas • Section 7.5.1.2 – this section is proposed to be amended to include the following statement “a) The permitted uses within the Stable Neighbourhoods designation shall be: <ul style="list-style-type: none"> ○ ii. New single-detached and semi-detached dwellings; ○ iii. New Multi-unit Buildings on the edges of Stable Neighbourhoods along Collector and Arterial Roads, including duplex, triplex, fourplex and townhouse dwellings; • Section 7.5.1.3 – this section is proposed to be amended to include/remove the following statement “f) All new development within the 'Stable Neighbourhoods' designation shall have a maximum height of 3 storeys, unless located on the edges of Stable Neighbourhoods along Collector and Arterial Roads, where a maximum height of 4 storeys is permitted... g) Where new denser housing forms, including multi-unit buildings, are proposed on the edges of Stable Neighbourhoods along Collector and Arterial Roads, such development shall provide a 	<p>The Town will consider whether incentives will be provided for the provision of Affordable Housing, outside of the Official Plan Update Process.</p>
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		<p>transition in heights and densities to lots in the interior of stable neighbourhoods, through appropriate measures such as setbacks, stepbacks, angular planes and visual buffers.</p> <ul style="list-style-type: none"> • We support the intent of the amendments proposed to the Stable Neighbourhood designation, include extending the permitted uses to include new single and semi-detached dwellings, as well as new multi-unit dwellings as they will create opportunities for a broad mix of building and housing types. In addition, we support the goals of the Draft OP to support responsible growth management and prioritizing the development of a multi-modal transportation network, while providing for convenience and accessibility • We suggest that more specificity is required to clarify what an “edge” is-specifically how far from a corridor or arterial road would this overlay extend? Would the test of compatibility within an edge be lessened given the intent for intensification is to be focused in these areas? Additionally, we ask for clarification regarding what the difference between an “edge” and the “local corridor overlay” is? • Section 12.3.3. – this section is proposed to be amended to include the following statement “b) In determining if a change in a boundary of a key natural heritage feature or key hydrologic feature is minor, consideration shall be given as to whether the change will have a net adverse 	<p>Edge is already defined as being located along collector and arterial roads.</p>
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		<p>effect on the key natural heritage feature or key hydrologic feature and its functions. d) Where in the boundary to the Environmental Protection designation is adjusted in accordance with Policy 12.5.2 a) or b), the abutting land use designation or designations shall apply.”</p> <ul style="list-style-type: none"> • Section 12.4.1. – this section is proposed to be amended to include the following statement “s) Buffers are to be determined through and Environmental Impact Study and/or hydrologic evaluation and may include 15 metres from warm watercourse or non-provincially significant wetlands, and 30 metres from Provincially Significant Wetlands or cold watercourses.” • We request clarification regarding the differences between a “minor” versus a “major” change in a boundary of a key natural heritage feature or key hydrologic feature, and how this is determined. • Our site is located within the ORM Settlement Area which has already been established by the Oak Ridges Moraine Conservation Plan as lands located within a minimum area of influence for key natural heritage feature or hydrologically sensitive features. Policy in OPA 48 dictates the features, boundaries and minimum vegetation protection zone shall be identified and confirmed by the applicant on a site-by-site basis. We suggest policy item v) be included back into the Draft OP, with the Oak Ridges 	<p>A “minor” change to a key natural heritage feature will be determined by the Town, and is meant to be assessed on a case by case basis.</p>
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		<p>Moraine Conservation Plan and OPA 48 acting as the more restrictive governing policies.</p> <ul style="list-style-type: none"> • Section 13.2 – this section is proposed to be amended to include the following statement “b) Neighbourhood Parks <ul style="list-style-type: none"> ○ ii) Neighbourhood Parks will provide opportunities for active and passive recreation for residents generally within a 400-metre radius. • d) Parkettes <ul style="list-style-type: none"> ○ ii. Parkettes shall be dispersed throughout the community. They are expected to provide key connecting links, provide for chance meetings and enhance the overall open space system. ○ vi. Parkettes deemed acceptable by the Town shall be accepted toward the parkland dedication requirement” • Section 13.3 – this section is proposed to be amended to include the following statement “13.3.1 Intent <ul style="list-style-type: none"> ○ b) Lands designated Private Parkland are intended to serve private outdoor recreation needs and are intended to remain in private ownership. ○ c) It is expected that privately owned lands will continue to contribute to the visual open space of the Town • 13.3.3 Policies <ul style="list-style-type: none"> ○ j) The provision of private parks or recreation areas which are not intended to 	<p>Agree – we have added provision “v” back into the Plan.</p>
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		<p>be available to the general public shall not constitute park dedication within the meaning of the Planning Act.</p> <ul style="list-style-type: none"> • It is our opinion that the implementation of innovative private parkland solution should be considered for partial credits with the parkland requirements of the Act. Providing private amenity space would help reduce demand on area parks, while still satisfying the objective of ensuring sufficient open space areas for passive and active recreation and landscaping. 	<p>Thank you for the comment. POPS and strata parks can be used to meet parkland dedication requirements, and this is reflected in the Policy.</p>
<p>November 2, 2022</p>	<p>Evans Planning c/o 25 & 29 George Street</p>	<ul style="list-style-type: none"> • Schedule B - The two colours used for “Stable Neighbourhood” and “Low-Medium Urban Residential” are difficult to distinguish. Please use shades/colours that are easier to differentiate. • Policy 7.4.1 – proposal for 25 and 29 George St complies with in-force OP but new plan does not permit proposal. Proposed form of development will not meet definition of ground-related housing, given units will be accessed from common internal hallway. Consideration should be given to ground-related apartment buildings of 3 or 4 storeys • Policy 7.4.2 – George St is appropriate for apartments. • Policy 7.4.2b. – does not allow apartment buildings on a local road. George St is identified as local road on Schedule I 	<p>We have updated the colours on Schedule B.</p> <p>The description of ground-related residential uses includes multi-unit buildings, not limited to those listed. Apartment buildings are not ground-related.</p>

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		<ul style="list-style-type: none"> • Policy 7.5.1.3 e) – states no new apartment buildings shall be permitted within the ‘Stable Neighbourhoods’ designation. It provides exceptions for existing apartment buildings and for applications for apartments buildings that were approved prior to adoption of the Plan. Should the 2 proposals not be approved prior to the OP being adopted, an OPA would be required. A transition policy should be provided for all applications that are currently underway 	<p>Transition policy not required. All existing applications are subject to existing Official Plan policies in-force today.</p>
<p>November 15, 2022</p>	<p>Henderson Forest Aurora Ratepayer Association (HFARA)</p>	<ul style="list-style-type: none"> • We ask that 'protection of the natural environment' be included in the opening paragraph of the Vision. (Section 2) • Suggest ‘To preserve the quality of life of current residents and to welcome new residents to Aurora ...’ for final paragraph of vision • Wording of 12.2.c) i should reflect removed definition of Environmentally Significant Area • Unevaluated wetlands should be independently evaluated (not through an EIS) • Can you provide info about % of Town’s remaining woodlands that are less than 10 acres in size • We want to see list of definitive features of the Holland River including woodlands, valleyland, vegetation, wetland, wildlife habitat and associated buffers • We respectfully ask that the following landforms be used as examples of those representing the Moraine: steep slopes, kames, 	<p>The vision was updated and a new paragraph was included stating that growth will be managed in a way that preserves the Town’s natural heritage features...”. We have added additional text regarding quality of life of current residents.</p> <p>The Town will look into providing data on woodlands as requested.</p>

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		<p>kettles, ravines and ridges, Landform Category 1 and 2 lands</p> <ul style="list-style-type: none"> • We do not support sports fields, landscaped parks, golf courses and SWMP within the environmental protected designation • Re-word 12.3.1 to “This designation and associated policies are designed to identify, protect and enhance the natural features and functions that will form a strong and permanent Greenlands System. It is intended that these areas will remain in their natural state, permitting only passive recreational use such as unobtrusive trails and minor alterations such as benches and environmental enhancement.” • We respectfully ask that Policy 12.3.2 a) iv and vi be deleted entirely, thus prohibiting infrastructure, roads and stormwater management facilities within the EP area as this clearly conflicts with the intent of the EP designation (see above). • We further request that 12.3.2 a) iii be amended as follows: “Erosion control projects only within the buffer areas and only if the projects have been demonstrated to be necessary and in the public interest after all other alternatives have been considered.” • Please amend 12.3.3.b to “Any change in boundary of a key natural heritage feature or key hydrologic feature must not result in a net adverse effect on the key natural heritage 	<p>Sports fields are not listed as permitted uses within the EPA. For clarification, SWM facilities are permitted within buffers of features, not within the features themselves.</p> <p>We have clarified in the intent of 12.3.1 that recreational facilities refers to “passive” recreational facilities</p> <p>Infrastructure is permitted within EP areas, as per Provincial Policy. We have specified that SWM facilities are only permitted within buffers.</p> <p>It is possible that flood and erosion control projects occur within the features themselves (e.g. a watercourse).</p>
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		<p>feature or key hydrologic feature and its functions”</p> <ul style="list-style-type: none"> • We respectfully disagree with the proposed wording of 12.3.3 b) which allows for “adverse effects” to be “given consideration” and, therefore, reiterate our request for the wording of 12.3.3 b) to be amended as per above, i.e.: • “Any change in boundary of a key natural heritage feature or key hydrologic feature must not result in a net adverse effect on the key natural heritage feature or key hydrologic feature and its functions” • We respectfully ask that the phrase “except in accordance with provincial and federal requirements” be removed since this wording suggests that development and site alteration orchestrated at the provincial and federal level will automatically be accommodated, regardless of merit and suitability in Section 12.3.3.e) • We cannot see any policy elsewhere in the Draft that encourages public agencies and private landowners to “create new wetlands and to restore existing wetlands”. As a result, we believe the retention of 12.4.1.q is justified, amended as follows: “Public agencies and private landowners will be encouraged to protect wetlands, to create new wetlands and to restore existing wetlands where appropriate” • In our opinion, the minimum buffer of 15 metres should not be further reduced. Even in the instance of an “ephemeral feature”, such 	<p>We have re-worded the policy to reflect the intent noted.</p> <p>This is a requirement of Provincial Policy.</p> <p>We have restored this existing policy.</p>
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		<p>feature should be protected by at least a minimum 15 metre buffer. An EIS should have the ability to increase, not reduce this protective buffer. We kindly ask that policy 12.4.1.s be revised as follows: “Buffers for Provincially significant wetlands, non-provincial significant wetlands and cold watercourses shall be 30 metres and buffers for warm watercourses shall be 15 metres unless an Environmental Impact Study and/or hydrologic evaluation determines that a larger buffer is required”</p> <ul style="list-style-type: none"> • In our opinion, there is sufficient ecological evidence to warrant, at the very least, maintaining the current level of protection for ‘special concern’ species, certainly not reducing protection going forward. • We strongly request that the Town maintains policy 12.4.4 as follows: “Endangered, Threatened and Special Concern Species and Their Habitats; Habitats of endangered, threatened and special concern species contain species that have been listed by the Province as occurring in significantly low population numbers, restricted geographic areas or are threatened by human activities that their continued presence in Ontario is a matter of conservation concern. These habitat areas are generally included in the Environmental Protection Designation on Schedule ‘F’. a) Development and site alteration is not 	<p>An EIS may determine that a smaller buffer is appropriate, depending on detailed study.</p> <p>We have updated these policies and definitions as appropriate, based on our review of Provincial and Regional documents. No further change proposed.</p>
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		<p>permitted within the habitat of endangered, threatened or special concern species as identified on the Species at Risk in Ontario List and/or Provincially rare species on the Oak Ridges Moraine. b) Council shall encourage private land stewardship which protects and enhances the habitat of endangered, threatened and special concern species.</p> <ul style="list-style-type: none"> • "The assumptions, principles, vision, objectives and policies of this Plan shall be reviewed at least once every ten years at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended. Council may review and update this Plan more frequently than once every ten years, if it so chooses." (Section 17.3) • Since the term environmentally significant areas is no longer used, why has it been introduced as new wording in policy 12.2.c.i which refers to "ESAs" please confirm what term will be used in its place • Since the definition of 'Significant Valleyland' and 'Significant Wildlife Habitat' in Aurora's current OP is already consistent with the PPS, this definition should remain as it is currently worded and not amended to permit 'significance' being debated as part of developer-commissioned Environmental Impact Studies • We believe the proposed definition for Significant Woodland should be: "Woodlands 	<p>We have removed 12.2.c.i in the most recent version of the Plan.</p> <p>The definitions have been updated to be in conformity with the York Region Official Plan.</p>
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		which meet any one of the criteria in policy 3.4.30 of the York Region Official Plan, except those excluded by policy 3.5 of this Plan.”	
December 5, 2022	Michael Smith Planning Consultants; Development Coordinators Ltd. c/o 180 & 182 Centre Crescent (Gervais Development (Centre) Corp Inc.	<ul style="list-style-type: none"> According to the current 2010 Aurora OP, the subject lands are designated Existing Employment - Light Industrial. As part of the Region’s Municipal Comprehensive Review (MCR), Regional Council acknowledged that the subject lands were not required to meet the target employment numbers for the Town. In this regard, the OPA application submitted seeks to include the subject lands as part of the Aurora Promenade and designate the subject lands as Promenade General – Site Specific Policy Area. 	The lands are included within the MTSA
	Evans Planning c/o 5208, 15198 and 15210 Yonge Street, and 39, 41 and 47 Temperance Street	<ul style="list-style-type: none"> Schedule ‘A’ – Town Structure The properties along Temperance Street north of Tyler Street should be identified as being within “The Aurora Promenade and Aurora GO Station Major Transit Area”. We believe that the “Residential Neighbourhood” designation is not appropriate for these properties. Temperance Street contains a mix of uses and the "Aurora Promenade and Aurora GO Station Major Transit Area” classification is more suitable for this small pocket. The NHS adjacent to these properties provides an appropriate transition to the residential neighbourhood to the west. The classification for this area is not consistent with the land use designation on Schedule ‘B’. 	We have included the Temperance Street properties within the Aurora Promenade and Aurora GO Station MTSA.

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		<ul style="list-style-type: none"> • The current Schedule ‘A’ Structure Plan in the in-effect Official Plan identifies that the subject properties are within ‘The Aurora Promenade’. Schedule ‘B’ – Land Use Plan • It appears that the subject lands on along Temperance Street are identified in a burgundy colour. However, there is no designation listed in the Legend for this colour. The subject lands should be purple in colour and designated “Aurora Promenade and MTSA Mixed Use”. • It would be more appropriate to separate the Aurora Promenade and the MTSA areas into two distinct land use designations since they have separate policies within the Plan. • The two yellow colours used for “Stable Neighbourhood” and “Low-Medium Urban Residential” are difficult to distinguish. Please use shades/colours that are easier to differentiate. <p>Schedule ‘D1’ – The Aurora Promenade and Major Transit Station Area Secondary Plan Area</p> <ul style="list-style-type: none"> • The properties along Temperance Street north of Tyler Street should be identified as being within the “Downtown” designation. It is appropriate to include these properties in this designation as they are a small pocket, are already a mixture of uses and are physically separated from the residential neighbourhood to the west. 	<p>Section 9.6 of the Official Plan contains new policies specific to the Aurora GO Station MTSA Designation.</p> <p>We have updated the colours on Schedule B.</p>
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		<ul style="list-style-type: none">• Previous Town of Aurora Staff Reports indicated that these lands were part of the “Downtown” designation of the Secondary Plan.	
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