

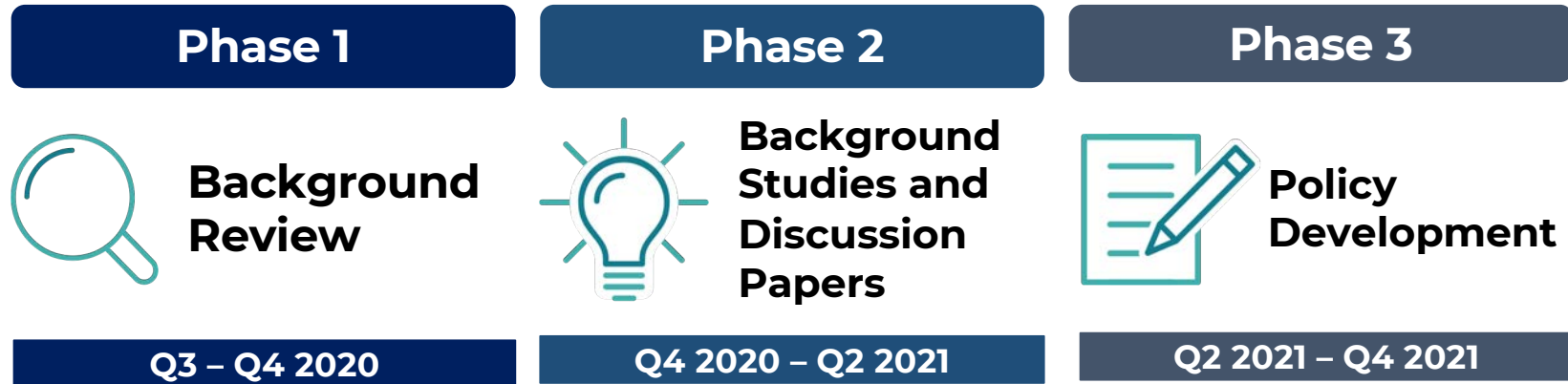
Welcome!

Town of Aurora Official Plan Review Public Meeting

April 17, 2023



Official Plan Review – Schedule



★ We are here



Official Plan Review – Engagement

BY THE NUMBERS

STAKEHOLDER MEETINGS AND FOCUS GROUPS



13

Meetings



51

Participants

PUBLIC OPEN HOUSES



7

Meetings



170

Attendees

VISION SURVEY



58

Responses

PROJECT WEBSITE



3,381

Aware Visitors



700+

Draft OP Downloads



100

Online Submissions

(calculated adding together the quick poll (18 responses), guest book (34 entries), places pin (23 pins), ideas tool (25 contributors))

Draft Updated Official Plan

Summary of Comments

YORK REGION

- Consistency with the Regional Official Plan including the Regional Structure and Strategic Growth Area hierarchy
- Sustainable and climate sensitive design
- Sensitive land uses and nuisance mitigation
- Infrastructure in accordance with existing and future Regional servicing
- Schedule updates – consistency and wording

PUBLIC COMMENTS

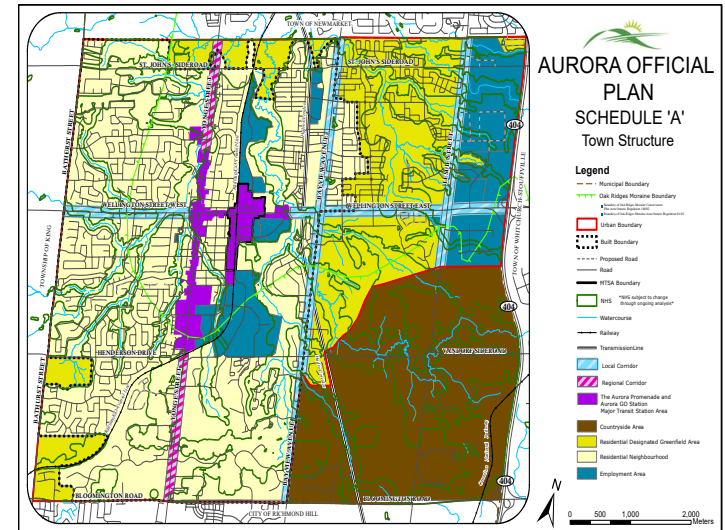
- Site-specific developments and redesignations
- Intensification and affordable housing
- Transit-supportive development within the Aurora MTSA
- Natural Heritage policies and mapping
- Cultural Heritage Landscape mapping and removals
- OPA 48 and Oak Ridges Moraine policies

Official Plan Review – Vision



Town Structure and Growth Management

- Reorganized key functional elements of the Town's Structure
- Direct growth to newly characterized **"Strategic Growth Areas"**
 - **Promenade and MTSA, Regional Corridor, Local Corridors,**
 - Minimum MTSA density: 150 P+J/hectare
- Focus on **"gentle intensification"** within Existing Residential Neighbourhoods
- Updated **growth projections**
 - Intensification target: 45%
 - DGA density target: 55 P+J/hectare



Town Structure and Growth Management

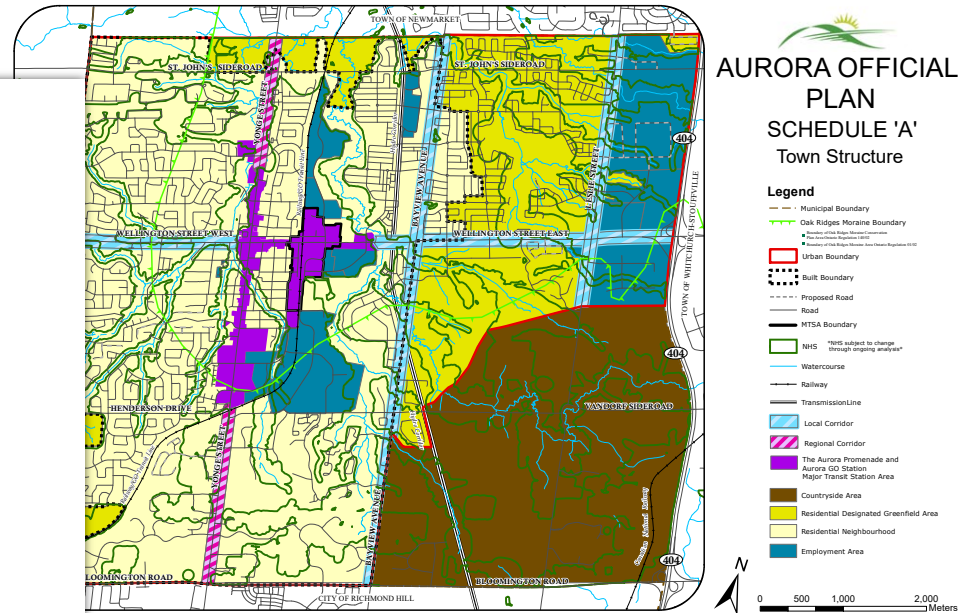
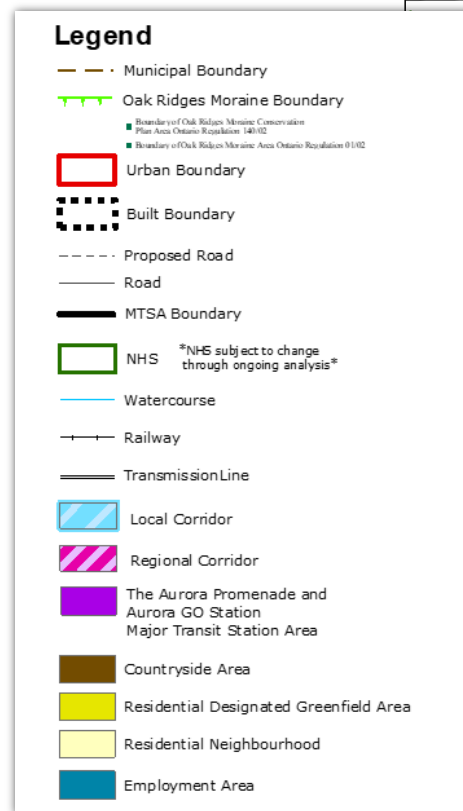
WHAT IS NEW?

- Language added to better connect the Official Plan to the Oak Ridges Moraine Conservation Plan.
- Clarification on growth directed to Regional Corridors (in addition to the Aurora Promenade, the MTSA and Local Corridors).
- 2021 population and employment numbers.
- Improved description of residential neighbourhood edges.
- Defined Urban Boundary and MTSA boundaries.
- Refined limits of Promenade and MTSA Secondary Plan, Residential Designated Growth Areas, Employment Area.

Town Structure and Growth Management

WHAT IS NEW?

Updated colours and symbols on Schedule A.



Design Excellence

- Town-wide policies
- Focus on **placemaking**
- Focus on high-quality design for **public and private realms**
- **Public Realm:**
 - Blocks/lots, streetscapes, pedestrian environment, views and focal points
- **Private Realm:**
 - Built form, site and parking design, neighbourhood design
- Direction for creating Public Art Master Plan and Cultural Master Plan



Green Community

- Focus on climate change and adaptation
- Removed detail of Green Development and Design Standards to avoid amendments to the Plan
- Reference to Region Climate Change Action Plan
- New policies on Urban Forestry Management and excess soil



Design Excellence and Green Community

WHAT IS NEW?

- Streetscape elements are to align with York Region's Streetscape Design Standards (OPA Section 5.3).
- Town's Zoning By-law will set out specific setback requirements for drive-through facilities (OPA Section 5.4).
- Climate change mitigation and net-zero emissions objectives to be implemented through development applications and infrastructure projects (OPA Section 6).
- Policies to enforce the Town's Fill By-law to regulate excess soil and site grading, as well as the requirement of Noise Attenuation Studies for all residential development applications along Regional and Local Corridors (OPA Section 6.8 and 6.9).
- Clarified language for the permission for two secondary residential dwelling units permitted per lot (OPA Section 7.4.3).

Housing

General Housing Policies

- Focus on “missing middle” housing options
- Updated affordable housing targets
- Clarification and simplification of policies on various housing types

Land Use Designations

- Streamlined land use designations
- Encouraging and permitting denser housing forms on the edges of Stable Neighbourhoods



THE HOUSING CONTINUUM



Housing

WHAT IS NEW?

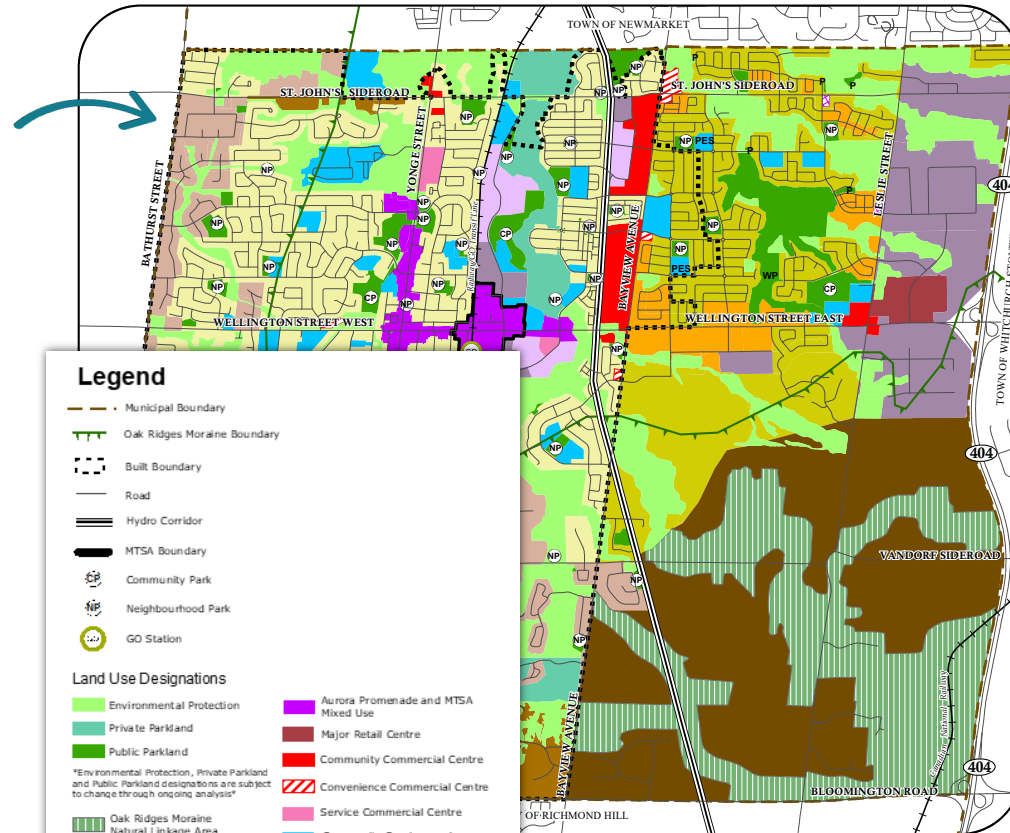
- An objective of the Town is to ensure a broad range of housing sizes, densities, designs, tenures, and prices are available to meet the needs of current and future residents (OPA Section 7.1).
- Prioritize the provision of affordable housing and family-sized residential dwelling units within the Town's Strategic Growth Areas (OPA Section 7.2).
- Minimum of 35% of all new residential development within the Aurora GO Station Major Transit Station Area and 25% of all new residential development in the rest of the Town should meet the definition of affordable housing (OPA Section 7.3).
- A variety of policies that promote the achievement of housing that is affordable for low and moderate income households in partnership with York Region and the development community.
- Updated Secondary Residential Dwelling Units policies (OPA Section 7.4).
- New denser housing forms proposed on the edges of Stable Neighbourhoods along Arterial and Collector Roads, such development shall provide a transition in heights and densities to lots in the interior of stable neighbourhoods, through the appropriate measures (OPA Section 7.5).
- Updating the definitions of affordable housing (OPA Section 19).



Land Use Designations

WHAT IS NEW?

- Refined limits of certain land use designations.
- Updated colours and symbols on Schedule A.



AURORA OFFICIAL PLAN SCHEDULE 'B' Land Use Plan

Legend

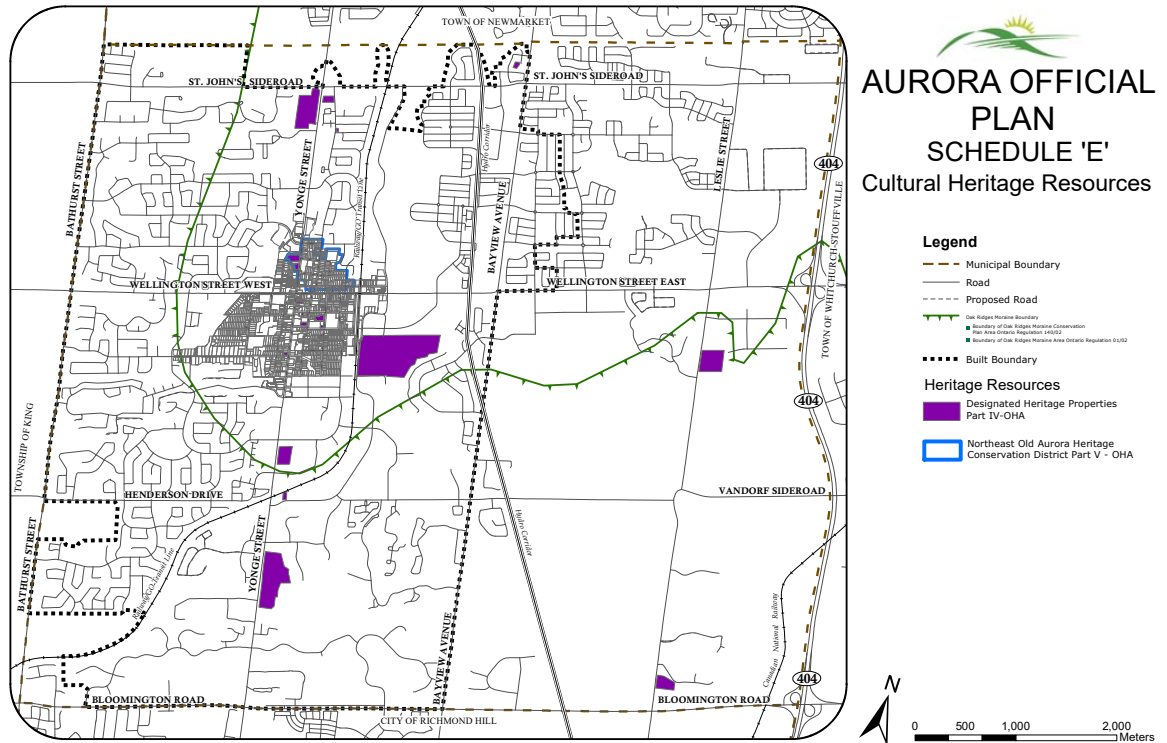
	Municipal Boundary		Aurora Promenade and MTSA Mixed Use
	Oak Ridges Moraine Boundary		Major Retail Centre
	Built Boundary		Community Commercial Centre
	Road		Service Commercial Centre
	Hydro Corridor		Community Services and Facilities
	MTSA Boundary		General Industrial
	Community Park		Business Park
	Neighbourhood Park		
	GO Station		

	Environmental Protection		Oak Ridges Moraine Natural Linkage Area
	Private Parkland		Oak Ridges Moraine Natural Core Area
	Public Parkland		Oak Ridges Moraine Countryside Area
Environmental Protection, Private Parkland and Public Parkland designations are subject to change through ongoing analysis			
	Estate Residential		Low-Medium Urban Residential
	Suburban Residential		Medium-High Urban Residential
	Stable Neighbourhoods		Mixed Use

Cultural Heritage

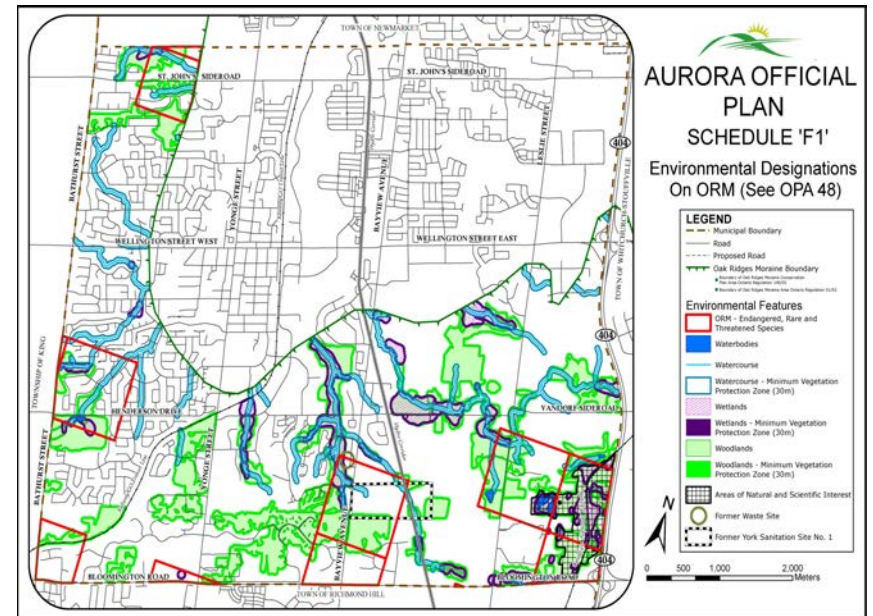
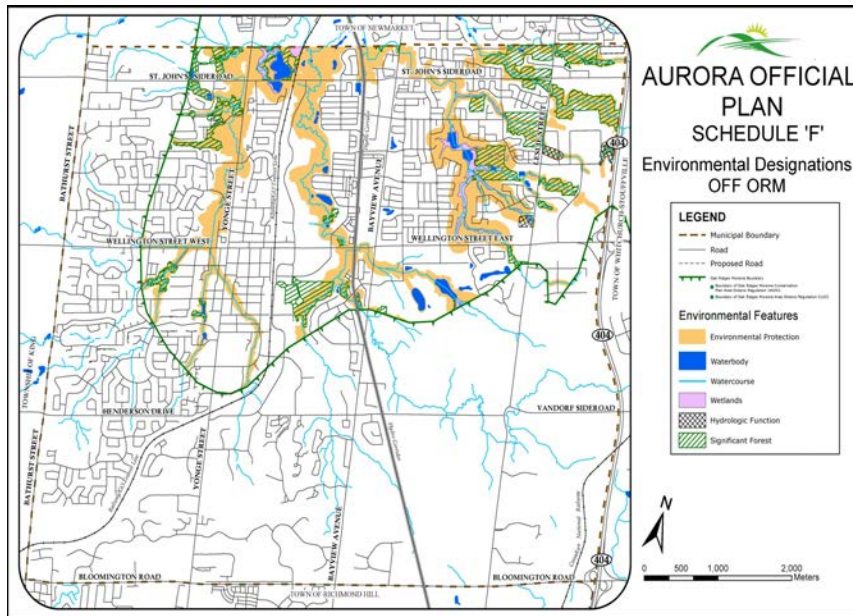
WHAT IS NEW?

- Schedule updated to reflect the removal of Cultural Heritage Landscapes. There is an opportunity to study areas in the Town for future Cultural Heritage Landscapes.



Greenlands

- Policy updates to reflect updated Provincial and Regional policies
- Requirement for buffers to be determined through Environmental Impact Studies or hydrologic evaluations



Environmental Designations

WHAT IS NEW?

- Updated policy to encourage the protection, creation and restoration of wetlands.
- Added Natural Core Area, Natural Linkage Area, and Countryside Area from Oak Ridges Moraine Plan and the Town's OPA 48 designations and policies.

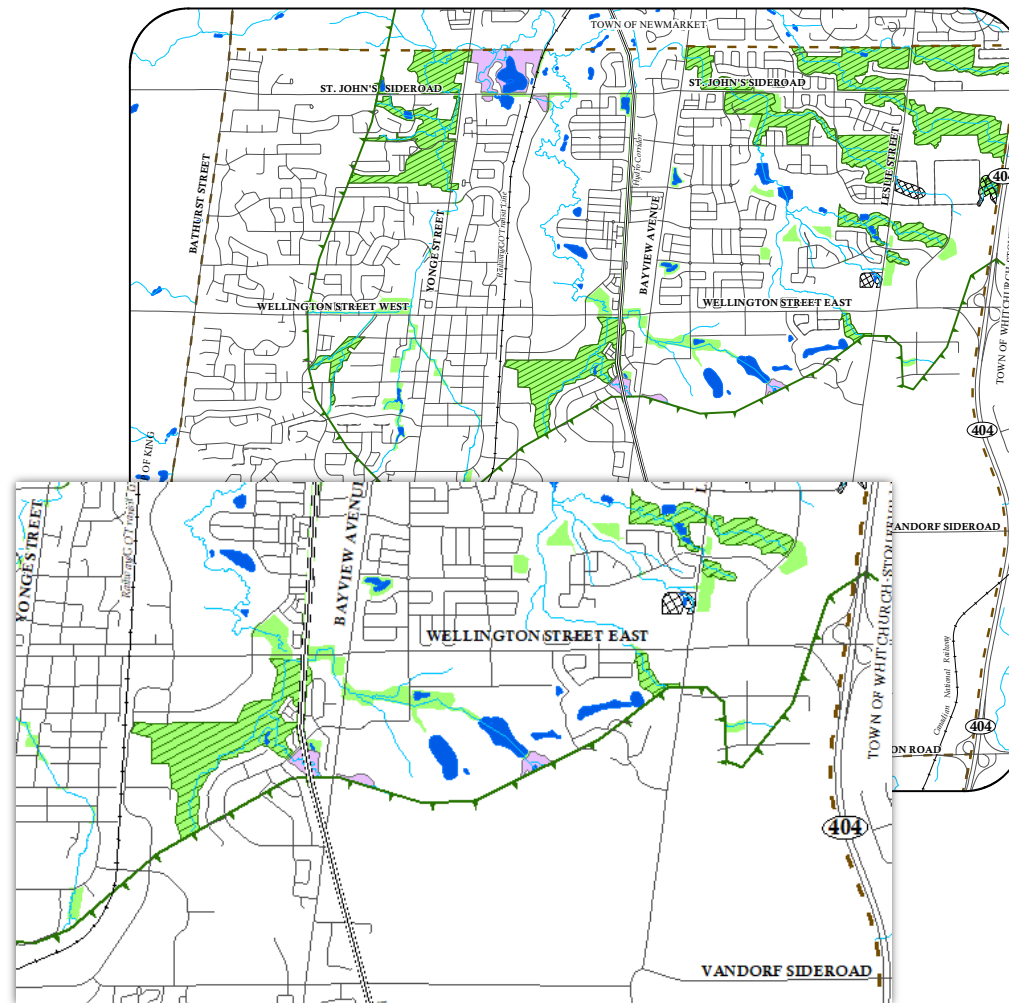




Environmental Designations

WHAT IS NEW?

Environmental Protection designation has been refined to better reflect boundaries of features and lots on both Schedule B and Schedule F.



AURORA OFFICIAL PLAN SCHEDULE 'F' Environmental Designations OFF ORM

Legend

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridge Marsh Boundary
- Boundary of Oak Ridge Marsh Conservation Park Area Ontario Regulation 48/02
- Boundary of Oak Ridge Marsh Area Ontario Regulation 01/02

Environmental Features

Subject to change through ongoing analysis

- Environmental Protection
- Waterbody
- Watercourse
- Wetlands
- Hydrologic Function
- Significant Forest



0 500 1,000 2,000 Meters

Economy

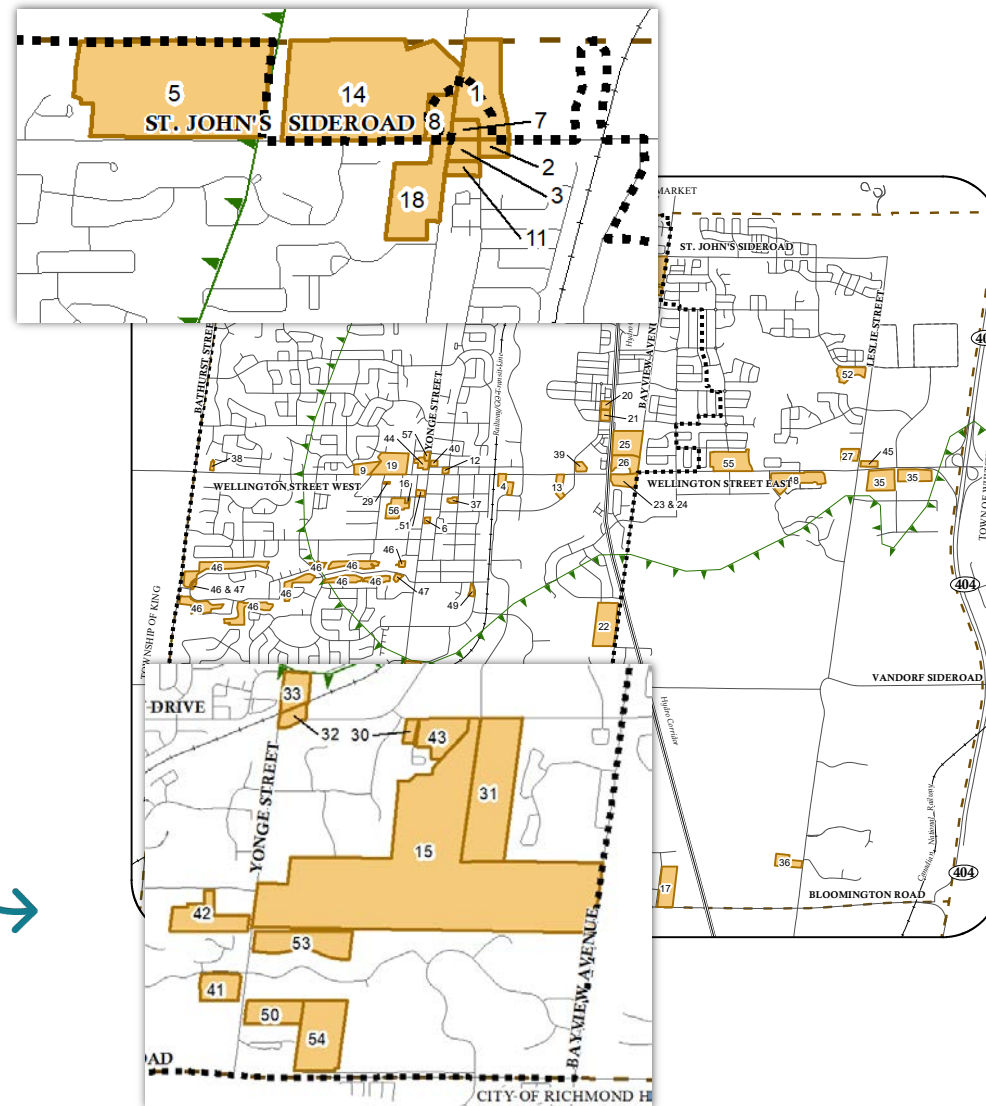
- Changes to reflect updated Provincial and Regional policies on employment conversions
- Consolidated and simplified land use designations (no differentiation between greenfield and non-greenfield areas)
- Applicable land use designations from Secondary Plans brought into OP
- New **Mixed Use designation**
 - At-grade commercial uses and active street frontage;
 - Appropriate transitions to low-rise



Site Specific Policy Areas

WHAT IS NEW?

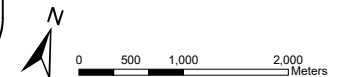
Schedule H has been updated to include the clearer placement of labels to ensure that the areas subject to site specific policies are visible.



AURORA OFFICIAL PLAN SCHEDULE 'H' Site Specific Policy Areas

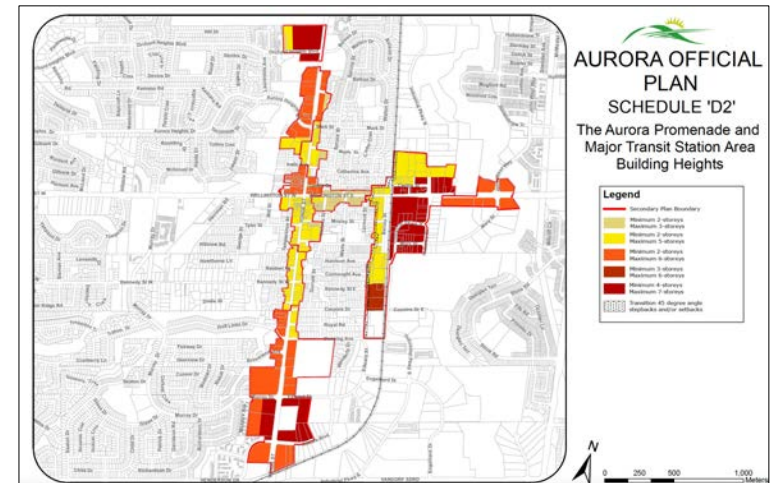
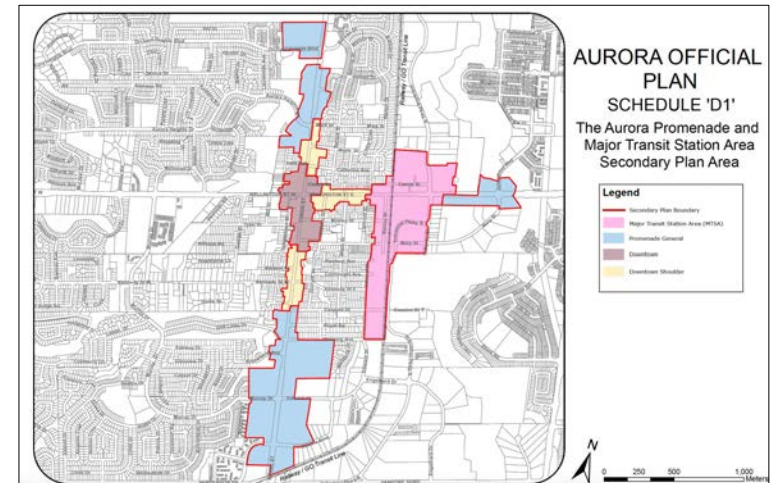
Legend

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 66/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 61/02
- Built Boundary
- Site Specific Policy Areas
 - Site Specific Policy Area



Aurora Promenade and MTSA

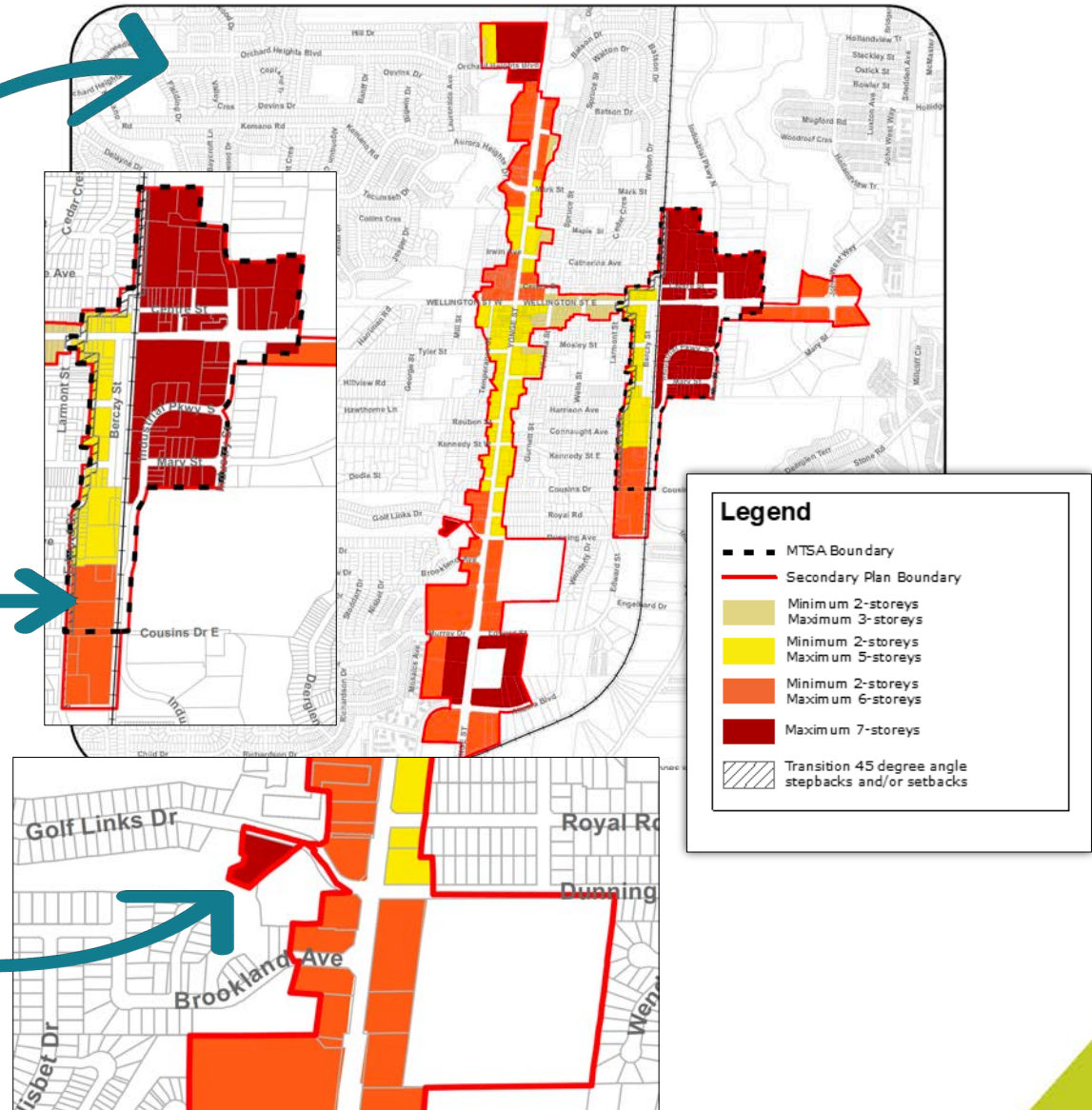
- Updated Aurora Promenade and MTSA Secondary Plan
- Inclusion of MTSA
- Updated Height Schedule
- Focus on density in the MTSA
- Focus on transition to adjacent low-rise areas
- Simplification of policies



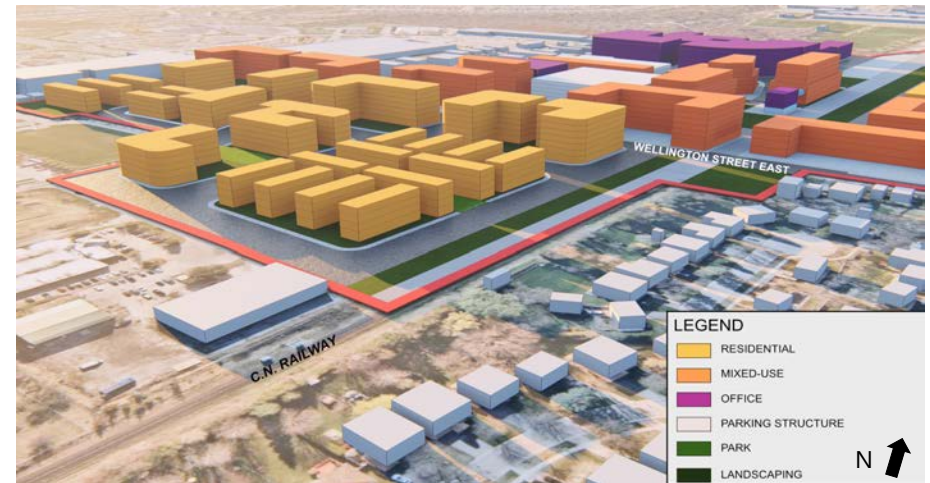
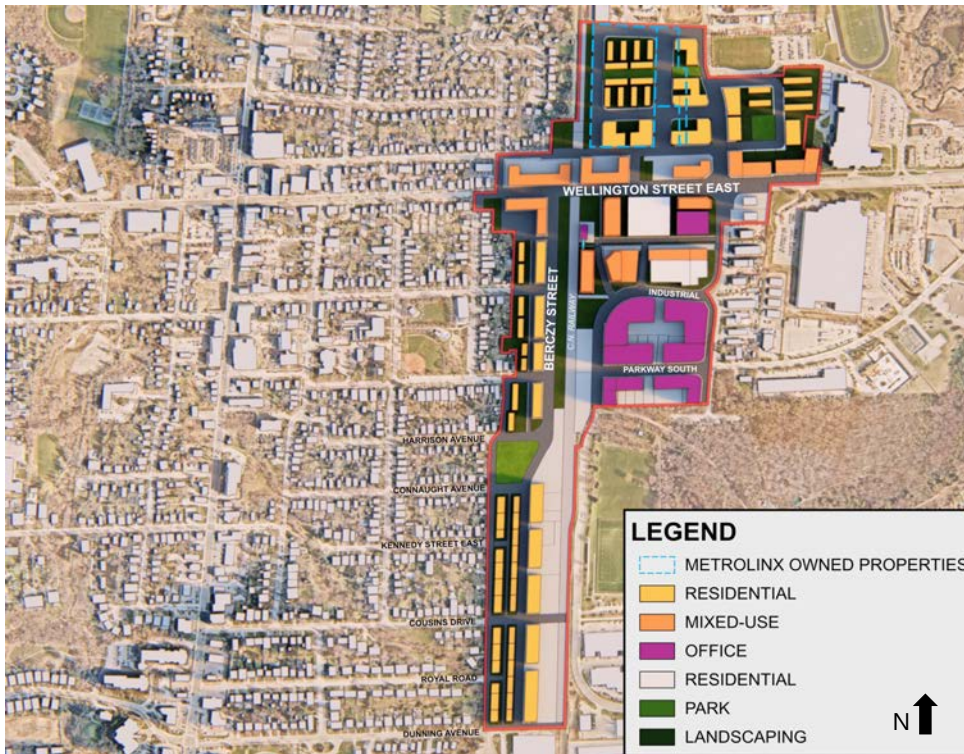
Aurora Promenade and MTSA Building Heights

WHAT IS NEW?

- Lands within the MTSA boundary, east of the tracks, are now permitted up to 7 storeys, with the main area of change being the northern part of the MTSA area.
- The south end of the MTSA, south of Kennedy, has been changed from 7 storeys to 6 storeys.
- The property on Golf Links Drive, west of Yonge Street, has been included and identified as having a max height of 7 storeys (based on a previous settlement).



Aurora Promenade and MTSA



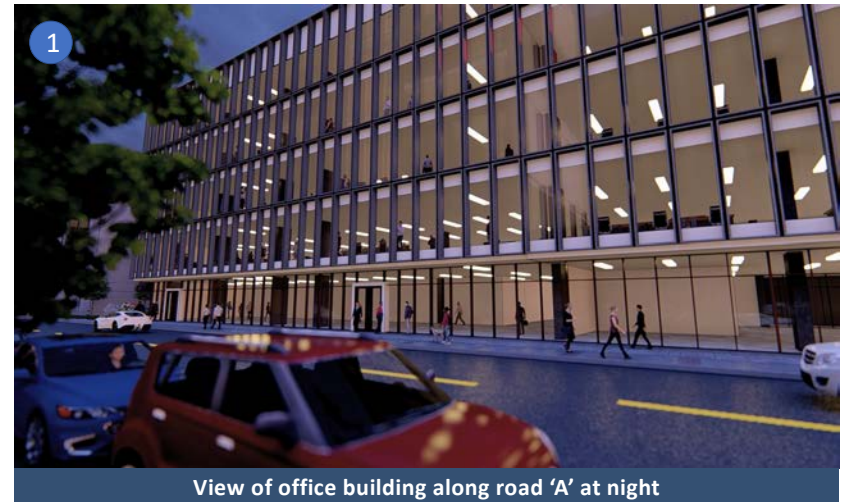
Aurora Promenade and MTSA Visualizations (Upper Core-GO Station)



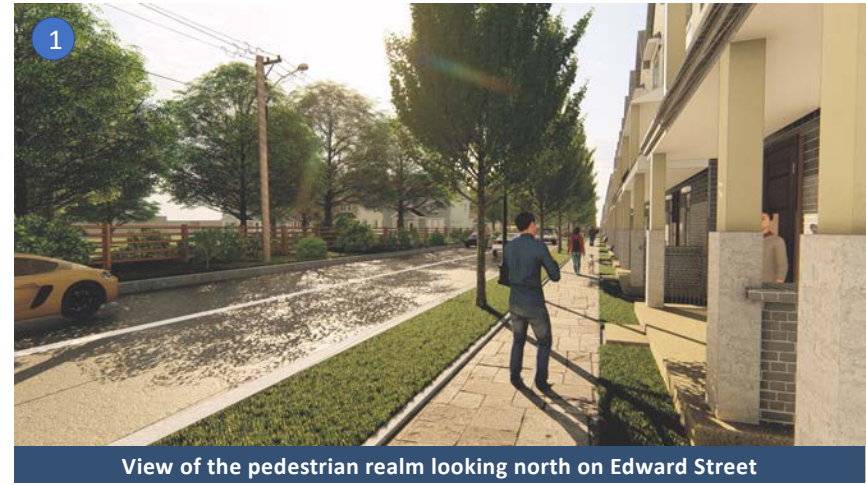
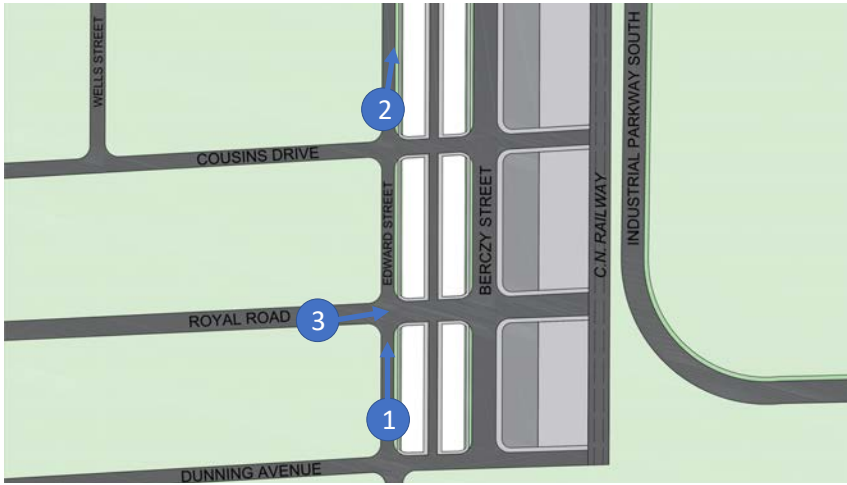
Aurora Promenade and MTSA Visualizations (Upper Core-GO Station)



Aurora Promenade and MTSA Visualizations (Upper Core-GO Station)



Aurora Promenade and MTSA Visualizations (Lower Residential Area)



View of the pedestrian realm looking north on Edward Street



View of the proposed & existing development on Edward Street



View of intersection connecting to residential area along Royal Road

Secondary Plans

The following five (5) Secondary Plans and their respective policies were consolidated into the Draft Official Plan:

OPA 20

OPA 30

OPA 34

OPA 48

OPA 73

- Policies consolidated into Draft Official Plan for simplicity and improved readability
- No new policies added, and policies removed where appropriately addressed in the parent Official Plan
- Added new Secondary Plan policies for The Aurora Promenade and MTSA lands

Next Steps



Spring
2023

- Receive comments and make revisions as necessary

Fall
2023

- Town Council Adoption
- Official Plan sent to approval authority

Submit your comments and questions!

Edward Terry, MCIP, RPP,
Official Plan Project Manager

Email: ETerry@aurora.ca

Scan the QR to
submit your
feedback directly
to the project site!



 engageaurora.ca/opr

