

The Corporation of the Town of Aurora

By-law Number XXXX-24

**Being a By-law to amend By-law Number 6579-24, to adopt
Official Plan Amendment No. 1 (File No. OPA-2022-03).**

Whereas on January 30, 2024, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6579-24, to adopt the Town of Aurora Official Plan (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;

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

1. Official Plan Amendment No. 1 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 9th day of July, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. 1
To the Official Plan for the Town of Aurora

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

This part of the Official Plan Amendment No. 1 (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 amend the building design and step-back policy for development within “Major Transit Station Area” designation. The provision of this Amendment will create a new site-specific Policy #64 to allow for the proposed seven storey, 193-unit apartment building with step back provisions at the second storey.

3. Location

The lands affected by this Amendment are located on the west side of Industrial Parkway North between Centre Street and Scanlon Court, municipally known as 180 and 182 Centre Crescent; having a lot area of approximately 0.7643 hectares (1.89 acres); and are legally described as Part of Lot 105, Registered Plan 246, Parts 1 – 4 (inclusive), Plan 65R-39267 Town of Aurora, Regional Municipality of York (the “Subject Lands”).

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 The Amendment is privately initiated and follows general provisions of the Aurora Promenade and the Major Transit Station Area.
- 4.2 The redevelopment of the Subject Lands will allow for the intensification of land within the urban boundary and within a Major Transit Station Area which are promoted in provincial and regional planning policy related to providing a range and mix of housing types, densities and tenures.
- 4.3 The Amendment proposes to permit the proposed 7 storey to implement the step back provisions at the second storey.
- 4.4 The Amendment provides for a compatible use. The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary reports submitted in support of this Amendment and the related Zoning by-law Amendment.
- 4.5 The Amendment is considered as an appropriate urban design criteria.
- 4.6 The Town is the approval authority for the Amendment.

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 Schedule “A” constitutes Amendment No. 1 to the Official Plan.

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1): Schedule "H" – Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is hereby amended by designating the subject lands municipally known as 180, 182 Centre Crescent, Town of Aurora in the Regional Municipality of York as "Special Policy Area 64", as shown on Schedule "H" – Site Specific Policy Areas.

Item (2): Section 20 of the Town of Aurora Official Plan be and is hereby amended by adding the following:

"20.64

The following policy applies to the lands shown on Schedule "H" as Site Specific Policy Area 64, which is designated "Aurora Promenade and MTSA Mixed Use

Notwithstanding 9.6.2 a) ii), Buildings taller than four storey or 15 metres are subject to a front yard step back at the second storey and the angular plane provisions of this Plan."

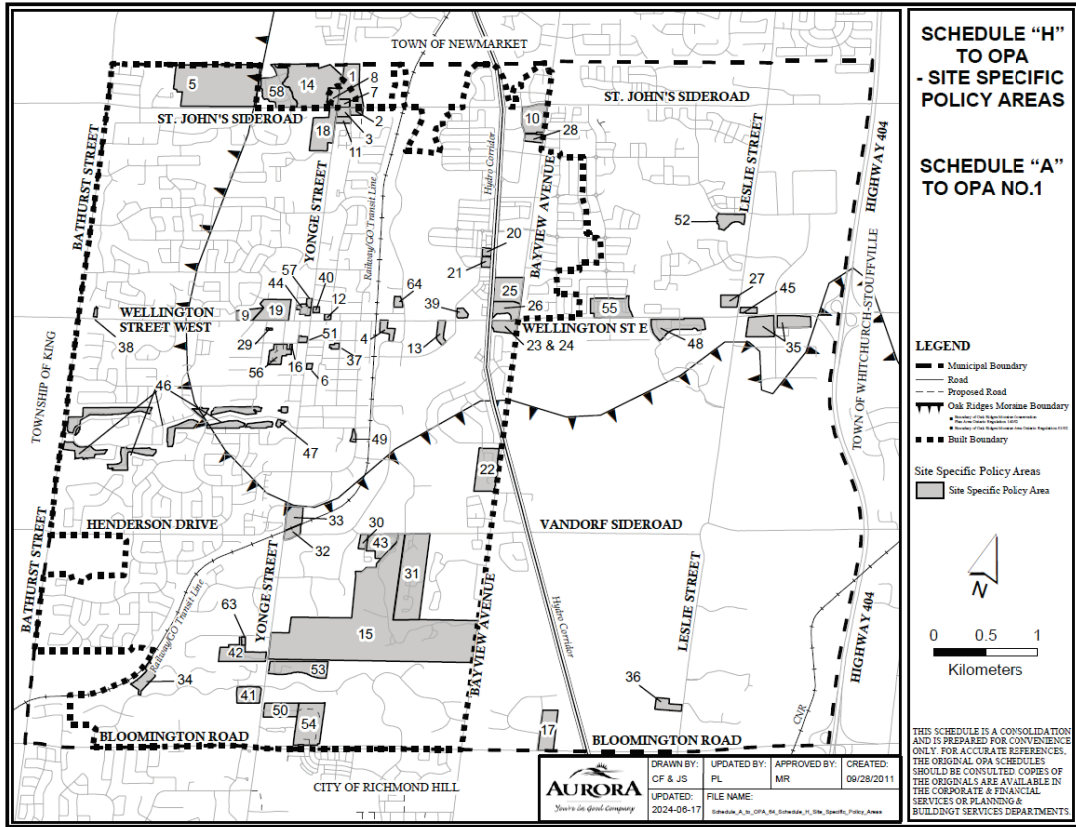
3. Implementation

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" – Amendment to Official Plan Schedule "H" - Site Specific Policy Areas

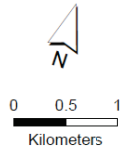
Schedule "A"



**SCHEDULE "H"
TO OPA
- SITE SPECIFIC
POLICY AREAS**

**SCHEDULE "A"
TO OPA NO.1**

- LEGEND**
- Municipal Boundary
 - Road
 - - - Proposed Road
 - ▲ Oak Ridges Moraine Boundary
 - Built Boundary
- Site Specific Policy Areas
- Site Specific Policy Area



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