

Public Planning Meeting

115 George Street

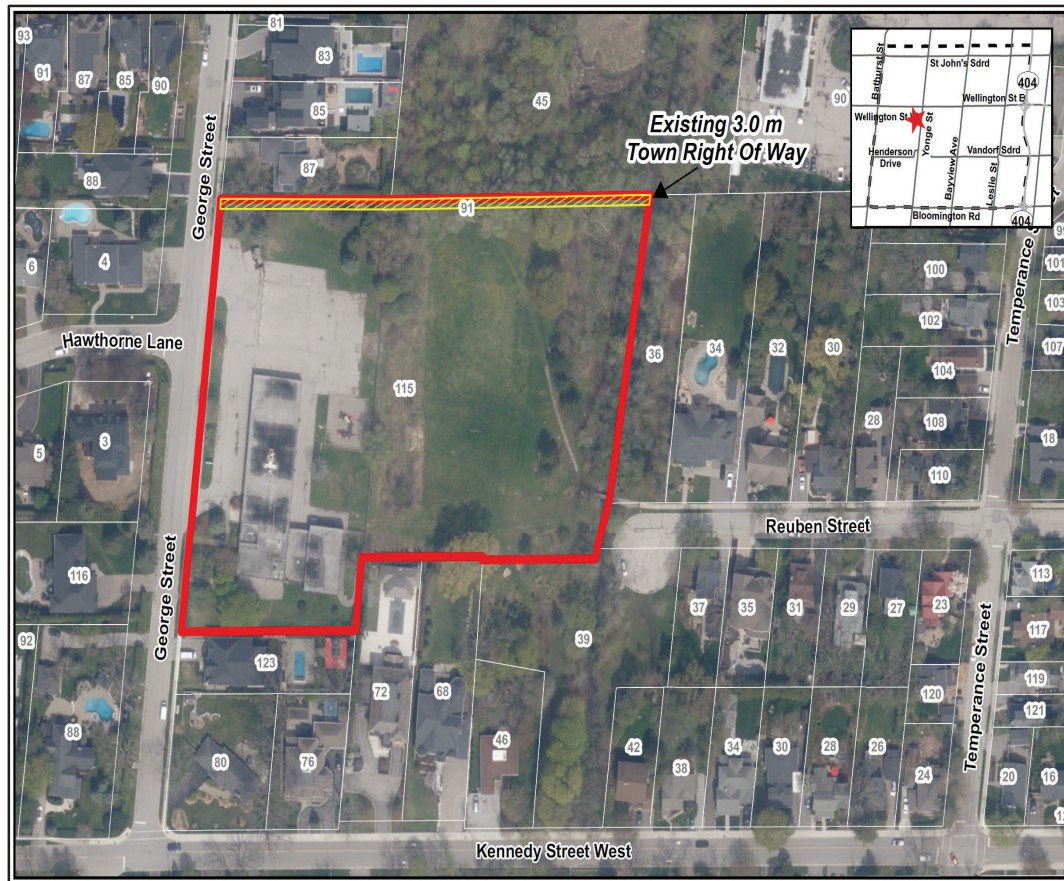
Application: Zoning By-law Amendment
Applicant: Town of Aurora
Location: 115 George Street
File Number: ZBA-2024-07



November 19, 2024



Subject Property: 115 George Street



Subject Lands



Existing 3.0m Town Right of Way

Total size:

- 1.61 hectares (4.0 acres)

Total Frontage:

- 134.27 metres (440 feet) along George Street

North: Single detached dwellings and Townhouse development (45 Tyler Street)

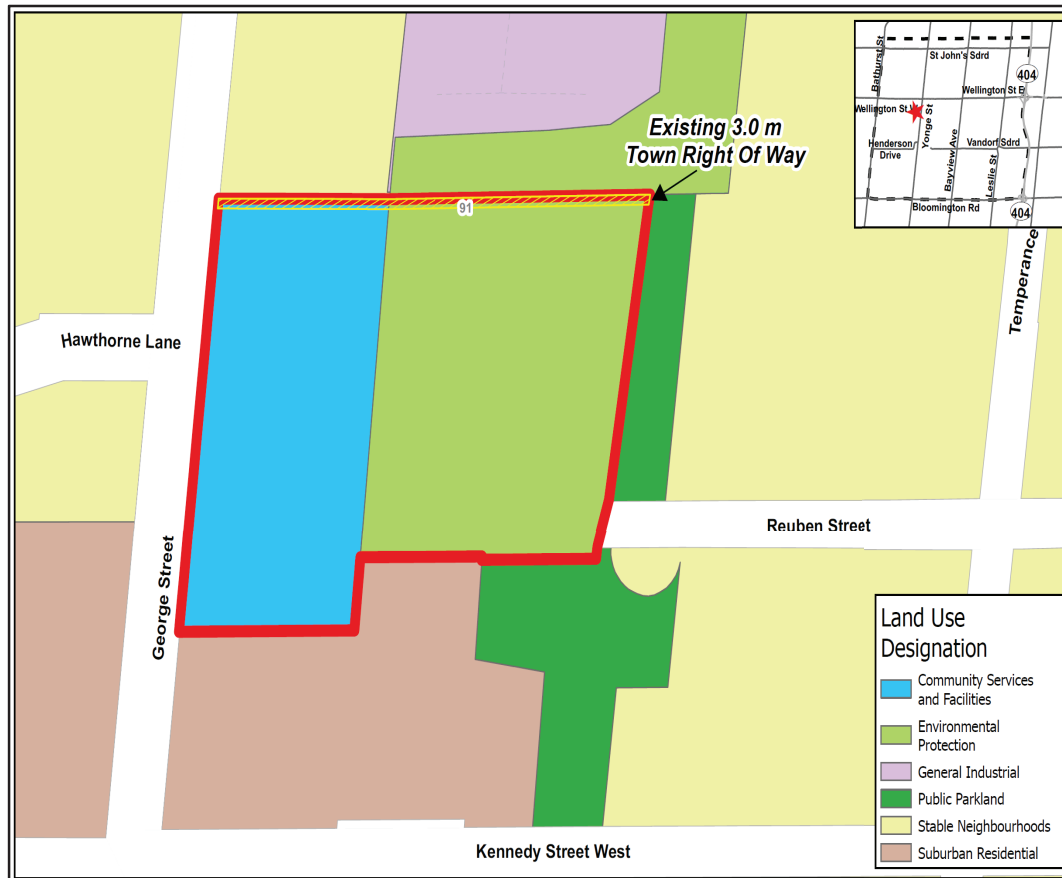
South: Single detached dwellings

East: Single detached dwellings

West: Single detached dwellings



Official Plan Designation:
“Community Services and Facilities” and “Environmental Protection”

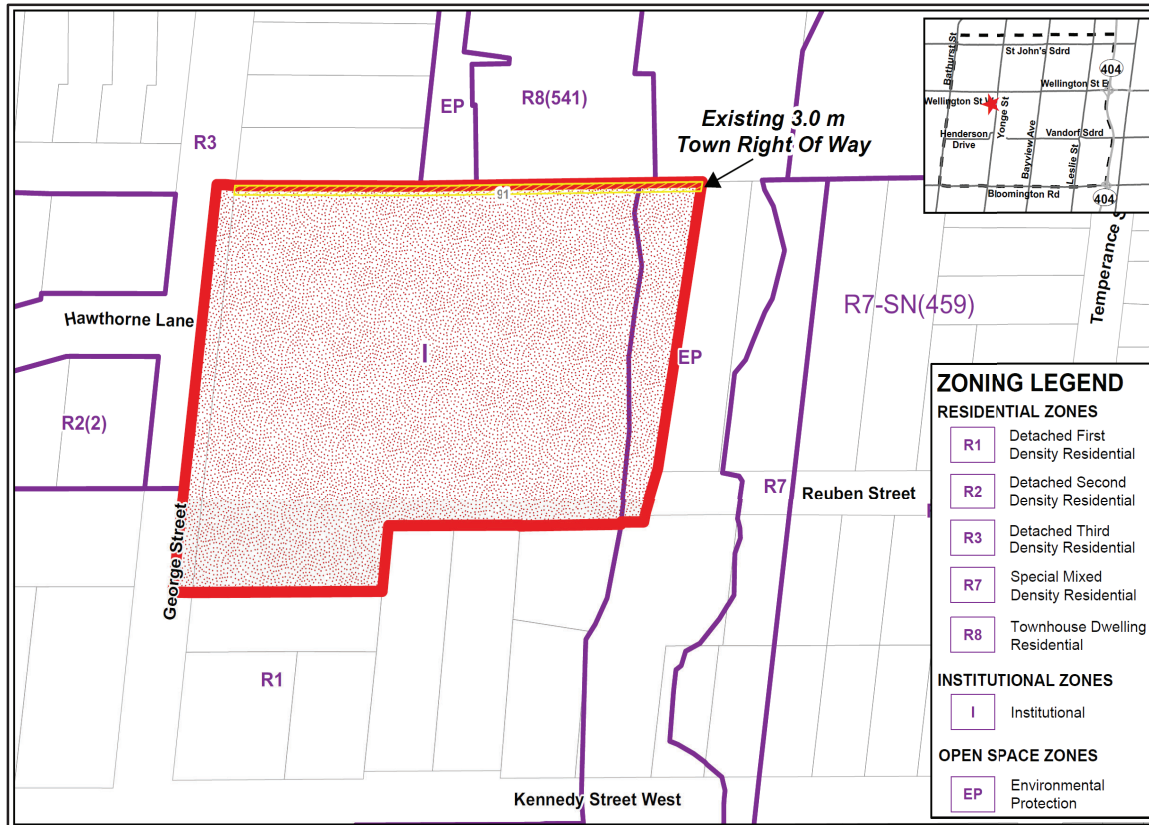


- Subject Lands
- Existing 3.0m Town Right of Way

- The intent of the “**Community Services and Facilities**” designation is to permit a broad range of community service uses.
- The intent of the “**Environmental Protection**” designation is to permit agricultural uses, conservation uses, public parks and private parks.



**Comprehensive Zoning By-law 6000-17:
“Institutional (I) Zone” and “Environmental Protection (EP) Zone”**



ZONING LEGEND

RESIDENTIAL ZONES	
R1	Detached First Density Residential
R2	Detached Second Density Residential
R3	Detached Third Density Residential
R7	Special Mixed Density Residential
R8	Townhouse Dwelling Residential
INSTITUTIONAL ZONES	
I	Institutional
OPEN SPACE ZONES	
EP	Environmental Protection

The current “**Institutional (I) Zone**” permits for:

- Private/Public School
- Recreation Centre
- Place of Worship
- Library
- Long Term Care Facility
- Museum

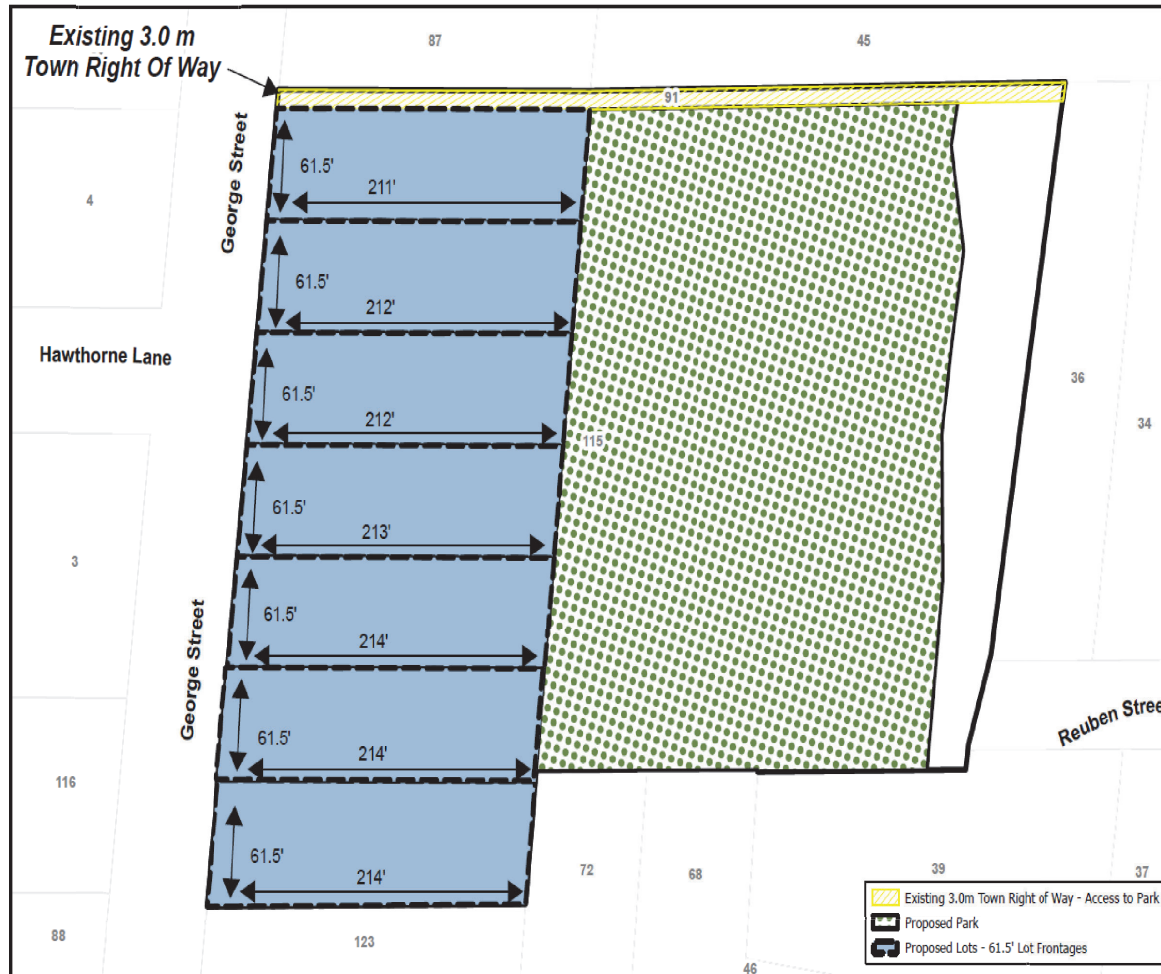
The current “**Environmental Protection (EP) Zone**” permits for:

- Agricultural uses
- Conservation uses
- Public/Private parks

- Subject Lands**
- Existing 3.0m Town Right of Way



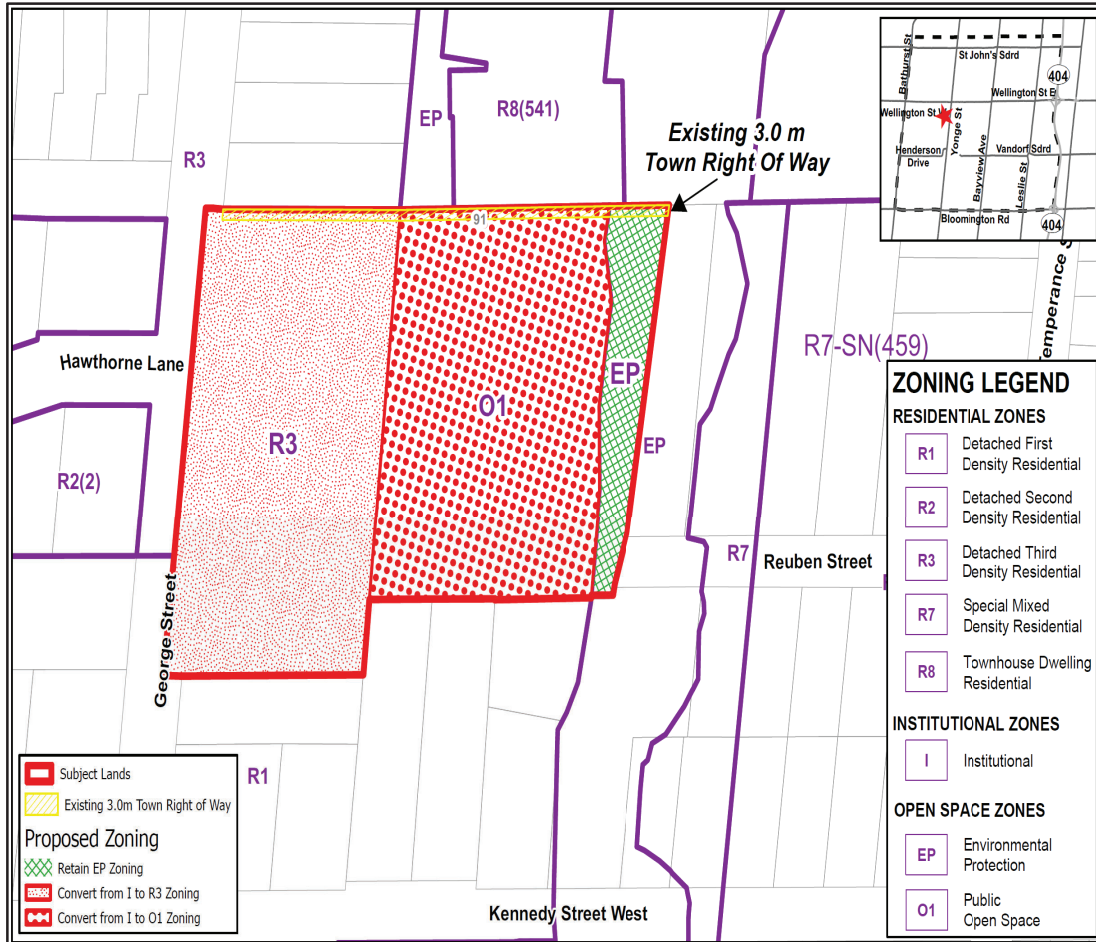
Proposed Development



- Seven (7) 61.5ft lots fronting onto George Street
- Lots will also contain a depth between 211ft to 214ft
- Lots will back onto the proposed Open Space block, which will serve as a Public Park
- Access to the public park via the existing three (3) metre Town Right-of-way (ROW) located at the north end of the property



Proposed Zoning By-law



- “Detached Third Density Residential (R3) Zone,” and “Public Open Space (O1) Zone”
- The existing “Environmental Protection (EP) Zone” boundary on the property will remain unchanged as part of this proposed application
- The **R3 Zone** will implement the as of right zoning permissions as stated in Zoning By-law 6000-17
- The **O1 Zone** will implement the use of public parks, open spaces and trails



Staff have identified the following matters to be addressed:

- Detailed review of the subject application to be undertaken to address all comments including those received from this Public Planning Meeting.
 - Further evaluation of the various residential lotting options for the proposed development.
 - All technical matters will be addressed through the Site Plan Approval process.
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Next Steps in the Planning process:

- Receive Council feedback and when appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration.
 - All interested parties will be notified of updates relating to the subject application.
 - Any further planning applications will be subject to the approval of the land use amendments as presented tonight.
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A decorative graphic consisting of several overlapping colored squares (teal, lime green, dark blue, and light blue) and thin teal lines that connect and frame the central text box.

Thank you

For any questions please contact:
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