

The Corporation of the Town of Aurora

By-law Number XXXX-25

**Being a By-law to amend By-law Number 5285-10, as amended, to adopt
Official Plan Amendment No. 35 (File No. OPA-2024-02).**

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora (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 further 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. 35 to By-law Number 5285-10, as amended, attached and forming part of this by-law, be and is hereby approved.
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 22nd day of April, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. 5
To the Official Plan for the Town of Aurora

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

This part of Official Plan Amendment No. 35 (the “Amendment”), entitled Part 1 – The Preamble, introduces the Amendment and describes the context and planning process leading to the document’s preparation. 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 alter the development standards of the Subject Lands “Major Transit Station Area (MTSA)” land use designation. The provision of this Amendment will establish site specific policies to permit four (4) 12-storey mixed-use residential apartment buildings.

3. Location

The lands affected by this Amendment are located at the northeast corner of Wellington Street East and Industrial Parkway North, municipally known as 180 Wellington Street East; having a lot area of approximately 1.09 hectares (2.69 acres); and are legally described as Part of Lot 106, Registered Plan 246, being Parts 1, 2 & 3 on Reference Plan 65R-39371, 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 Official Plan Amendment and Zoning By-law Amendment applications were submitted to the Town of Aurora for consideration in 2024, to facilitate the development of four twelve (12) storey mixed-use residential apartment buildings, containing a total of 948 dwelling units and 862 parking spaces.
- 4.2 A statutory public planning meeting was held on October 8, 2024, to present the proposal to the public and Town of Aurora Council.
- 4.3 The proposed development is consistent with the Provincial Planning Statement.
- 4.4 The application conforms to the Region of York Official Plan and is within the Urban Area.
- 4.5 The application generally maintains the intent and purpose of the Town of Aurora Official Plan providing for the intensification, and mixed-uses within the Major Transit Station Area.
- 4.6 The proposed development will be subject to a future plan of condominium and site plan applications.
- 4.7 Appropriate development of the Subject Lands will be achieved through the implementation of policies of By-law Number 6579-24, as amended, and this Amendment and the urban design guidelines as part of the Town’s site plan control process.

Part II – The Amendment**1. Introduction**

This part of the document entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedules “A”, and “B” constitutes Amendment No. 5 to the Official Plan.

2. Details of the Amendment

That Official Plan Amendment No. 24, being By-law number 6383-21, be repealed and hereby amended as follows:

- Item (1): Schedule “B2” - The Aurora Promenade Building Heights, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the maximum height allowance from “Maximum 7-storeys” to “Maximum 12-storeys” as shown on Schedule “A” attached hereto and forming part of this Amendment.
- Item (2): Schedule “H” – Site Specific Policy Areas, being part of the Town of Aurora Official Plan, be and is hereby amended by changing Site-Specific Policy #58 to permit a maximum height of twelve (12) storeys from the current maximum height of eight (8) storeys, as shown on Schedule “B” attached hereto, and forming part of this Amendment.
- Item (3): Notwithstanding any policies to the contrary as outlined in the Town of Aurora Official Plan, “Site and Area Specific Policy No. 68” is added to Chapter 16 of the Official Plan with the following site-specific use and policies for the area shown as the Subject Lands on Schedule “A” and “B” attached hereto and forming part of this Plan:

Section 16.68

- a) The lands municipally known as 180 Wellington Street East may hereby be developed to permit four twelve (12) storey mixed-use residential apartment buildings with non-residential uses on the ground floor and to remove the requirement for an urban square at this location.
- b) Notwithstanding the Development Policies of 9.6.2 a) ii. in the Town of Aurora Official Plan buildings taller than four (4) storeys or fifteen (15) metres, shall not be subject to a front yard step-back at the third storey and an angular plane shall not be required.
- c) Notwithstanding the Development Policies of 9.6.2 b) in the Town of Aurora Official Plan, residential uses at grade and/or below grade are permitted.
- d) Notwithstanding the Development Policies of 9.6.2 d) in the Town of Aurora Official Plan a parking lot/facility shall be permitted at-grade.
- e) The Town of Aurora's requirement for high urban design standards, which will be implemented through the Site Plan application process.

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.

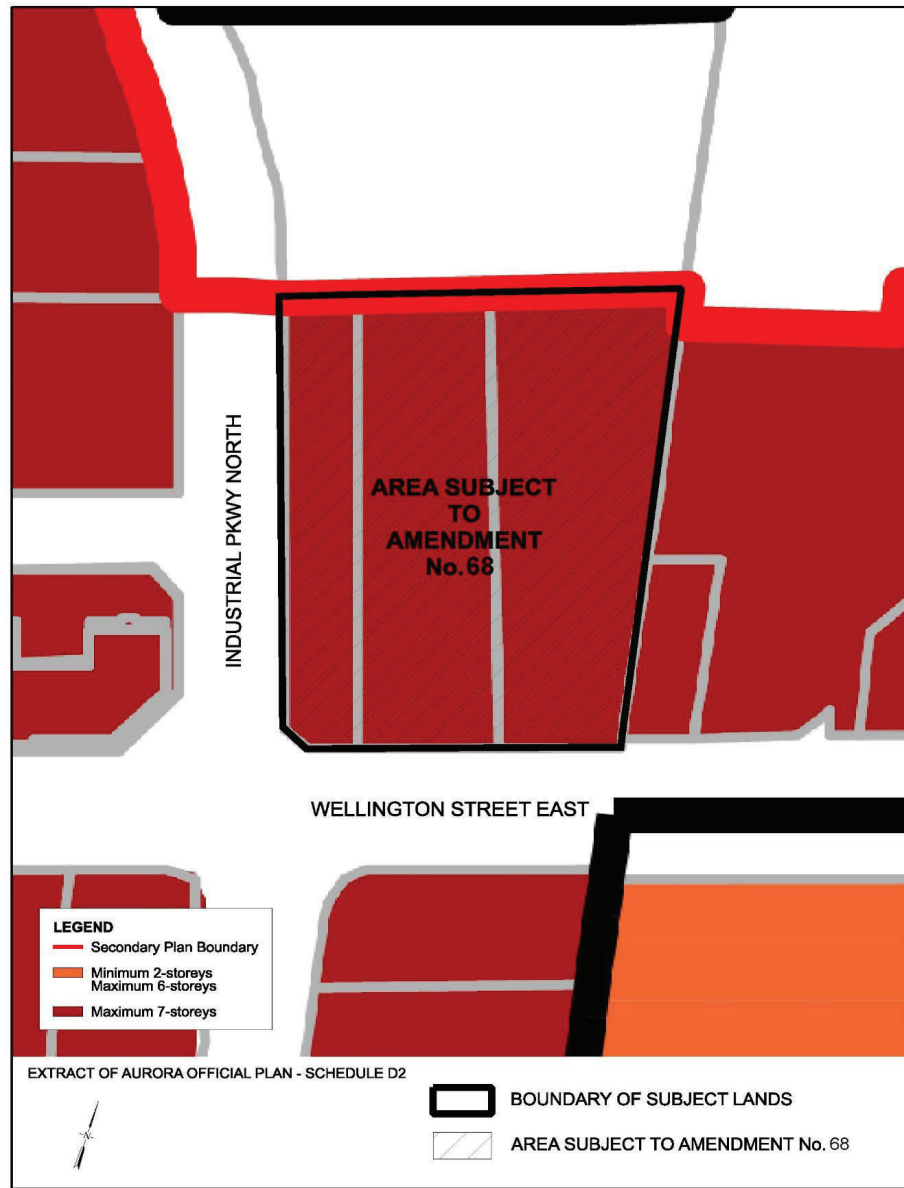
Part III – The Appendices

Schedule “A” – The Aurora Promenade and Major Transit Station Area Building Heights

Schedule “B” – Site Specific Policy Areas

Schedule "A"

The Aurora Promenade and Major Transit Station Area Building Heights



Schedule "B"
Site Specific Policy Areas

