



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Committee of the Whole Report
No. PDS25-108

Subject: Applications for Official Plan Amendment and
Zoning By-law Amendment
Aurora Mavrinac Retirement Developments Limited and
Aurora Mavrinac Retirement Developments Limited Partnership
25 Mavrinac Boulevard
Block 38, Plan 65M-4731
File Numbers: OPA-2025-01 & ZBA-2025-02
Related File Numbers: OPA-2017-01, ZBA-2017-03, SP-2022-07

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: November 11, 2025

Recommendation

1. That Report No. PDS25-108 be received; and
2. That Official Plan Amendment application OPA-2025-01 be approved to amend the Site-Specific Policy Area (55) to increase the maximum building height to 7 storeys; and
3. That Zoning By-law Amendment application ZBA-2025-02 be approved to amend the “Second Density Apartment Residential Exception RA2(540) Zone” to increase the maximum number of residential units and height and reduce amenity area and parking requirements; and
4. That the implementing By-laws for the Official Plan and Zoning By-law Amendments be brought forward to a future Council meeting for enactment.

Executive Summary

This report seeks Council’s approval of the proposed Official Plan and Zoning By-law Amendment applications at 25 Mavrinac Boulevard (the ‘subject lands’). The purpose of

the proposed applications is to facilitate the development of a 7-storey senior apartment building.

- The proposed OPA will increase to the overall building height from 6 storeys to 7 storeys for the senior apartment building.
- The proposed ZBA will amend the existing site-specific zoning to include site specific standards for total seniors apartment units, height, amenity and parking requirements.

The proposed 7-storey (28m) apartment building consist of 135 senior apartment units and 94 retirement suites for a total of 229 units and 186 parking spaces.

- The proposed applications are consistent with the Provincial Policy Statement (PPS), and conform with the Lake Simcoe Protection Plan (LSPP).
- The proposed development conforms to the overall density requirement and follows the overall direction of the Official Plan.
- The proposed Zoning By-law Amendment demonstrates no adverse impacts and maintains the intent of the Zoning By-law.
- No objections were received from external agencies and Town departments on the subject applications.

Background

Application History

In June 2021, Council approved a site-specific Official Plan (OPA-2017-01) and Zoning By-law Amendment (ZBA-2017-03) and Draft Plan of Subdivision (SUB-2017-02) to facilitate the development for 40 single detached dwellings, 209 townhouse units and a 6 storey senior apartment building over the site-specific policy area 55 (Figure 1). The senior apartment building block was registered as Block 38, Plan 65M-4731 (subject lands – Figure 1).

In July 2022, the Applicant submitted a Site Plan application (SP-2022-07) to facilitate the development of a 6-storey senior apartment building. Subsequently, in 2025 the

applicant revised the proposed building height and associated development standards to accommodate a 7-storey seniors apartment building.

To consider the revised proposal, the applicant submitted the subject Official Plan Amendment and Zoning By-law Amendment application, which were deemed complete in March 2025. A Statutory Public Meeting was held on June 3, 2025, where Council received the report and instructed staff to present a future report to a Committee of the Whole meeting.

Location / Land Use

The subject lands are municipally known as 25 Mavrillac Boulevard (see Figure 1) and are located on the northeast corner of Wellington Street East and Mavrillac Boulevard. The subject lands were previously used as sales offices for the surrounding subdivisions. The subject lands have an area of approximately 0.77 hectares (1.91 acres) and approximately 83.43 metres (272.72 feet) of frontage on Wellington Street East.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Approved future low-medium density development (under construction);
- South: Wellington Street East, open playing fields, and Magna Headquarters;
- East: Future parkette, approved low-medium density residential (under construction), open space owned by the Town;
- West: Mavrillac Boulevard, and low-medium density residential (under construction).

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Lake Simcoe Protection Plan (LSP) is a provincial document that provides policies which address aquatic life, water quality, water quantity, shorelines and natural heritage,

other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Town of Aurora Official Plan

The subject lands are designated as “Medium-High Urban Residential” in Schedule “B” of the Town’s Official Plan (see Figure 2). Additionally, the proposed seniors apartment building is identified in Schedule “H” as Site-Specific Policy Area 55 (see Figure 3). Site-Specific Policy Area 55 permits the use of a 6-storey Supportive Housing Building (Senior Citizen/Retirement Residence).

Zoning By-law 6000-17, as amended

The subject lands are zoned “Second Density Apartment Residential – Exception 540 (RA2(540)) Zone” by the Town of Aurora Zoning By-law 6000-17, as amended (see Figure 4). Along with other development specifications, the site-specific zoning restricts the future senior apartment to a maximum of 6 storeys and a total of 86 units.

Reports and Studies

Documents submitted in support of complete application for the subject applications were listed in Public Planning Report Number PDS25-060.

Proposed Applications

Official Plan Amendment (OPA)

The proposed OPA will increase the overall building height from 6 to 7 storeys for the senior apartment building.

As per site-specific policy area 55 a), the overall maximum height for a Supportive Housing Building (Senior Citizen/Retirement Residence) is 6 storeys. The proposed amendment is to change from 6 storeys to 7 storeys to reflect the revised proposal. All other provisions remain unchanged, and the site-specific number will remain as no. 55.

Zoning By-law Amendment (ZBA)

The proposed ZBA will amend the existing site-specific zoning to include site specific standards for total seniors apartment units, height, amenity and parking requirements

The proposed amendment includes the following amendments to the site-specific provisions:

- Increase the maximum seniors apartment units from 86 to 135 units;
- Increase the maximum building height from 26m (6 storeys) to 28m (7 storeys);
- Include indoor and outdoor when calculating amenity area;
- Reducing the visitor parking space requirements for both the apartment units from 0.2 visitors parking space per dwelling unit to 0.15 visitors parking spaces per dwelling unit; and
- Reducing the retirement home parking spaces from 0.35 parking spaces per suite to 0.20 parking spaces per suite.

All other provisions remain unchanged, and the site-specific number will remain as RA2 Exception Zone no. 540.

Proposed Site Plan (SP-2022-07)

The proposed 7-storey (28m) apartment building consists of 135 senior apartment units and 94 retirement suites for a total of 229 units and 186 parking spaces.

Given that the proposed site plan control application was submitted after Bill 109 came into effect on July 1, 2022, Staff is the delegated approval authority for this site plan application. (Figures 5, 6 and 7)

The proposed development of a 7-storey (28m) apartment building consist of 135 senior apartment units and 94 retirement suites for a total of 229 units. The proposed senior apartment building will employ a u-shaped building block fronting Wellington Street East and Mavrillac Boulevard. A full move vehicular access is proposed at the northwest corner of the subject lands and the private driveway will lead vehicles to the underground parking or to the pick ups/drop offs location located in front of the main entrance as well as surface parking. In total, there is 186 parking spaces (37 surface level and 149 underground) with 17 bicycle parking spaces being proposed. There is a mixture of indoor and outdoor amenities. The applicant is proposing the following indoor amenities: swimming pool, fitness spaces, game room, kids play area, arts and cultural spaces, theatre room, lounge and a library. Outdoor amenity spaces including landscaped and seating areas, and a party room on the roof of the building. Furthermore, there is a near by parkette located adjacent to the subject lands, which will be constructed as part of the adjacent townhouse subdivision development.

The proposed Site Plan application is still currently under review by Town departments and relevant agencies.

Analysis

Planning Considerations

The proposed applications are consistent with the Provincial Planning Statement (PPS) and conform with the Lake Simcoe Protection Plan (LSPP).

Provincial Planning Statement (PPS)

The subject lands are located within a Settlement Area as outlined by the PPS. It is Staff's opinion that the proposed development aligns well with sustainable housing policies outlined in Policy 2.2.1 of the PPS. Policy 2.2.1 states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents.

The proposed senior apartment building represents an efficient development providing housing opportunities which aid the Town's long term housing needs for seniors. The subject lands are conveniently located within an area already equipped with municipal services, infrastructure, and are near community amenities and public transportation. The proposal of additional senior housing units ultimately supports the provision of a range and mix of housing sizes, densities, designs, and prices to meet the needs of current and future residents of Aurora, in an appropriate and highly accessible location.

It is Planning Staff's opinion that the proposed Official Plan and Zoning By-law Amendment applications are consistent with the PPS.

Lake Simcoe Protection Plan (LSPP)

The Lake Simcoe Conservation Authority (LSCRA) has reviewed the proposed applications in consideration of the LSPP and has no objection to the approval of the subject applications as presented. The subject lands are located outside of the LSRCA regulated limits. The subject lands are also free from any natural hazards and are outside of hazardous lands.

Town of Aurora Official Plan

The proposed development conforms to the overall density requirement and follows the overall direction of the Official Plan.

As shown in Figure 2, the Subject Lands are designated as "Medium-High Urban Residential" and are within the Wellington Street East Corridor of the 2B Secondary Plan.

Although, there is a site-specific policy to limit the overall height to 6 storeys, section 22.3.2.2 b) of the Official Plan refers to section 7.5.5.3 c) which permits a maximum height of 7 storeys on a case by case basis along Wellington Street. Furthermore, the site-specific official plan policy has a maximum net residential density at 99 units per hectare (40 units per acre). As shown in Figure 3, the density calculation uses the entire approved Draft Plan of Subdivision (6.9 hectares/17.1 acres). As such, Staff confirms that the proposed additional storey along with the existing approved detached singles and townhouse units is within the overall density limits at approximately 72 units per hectare across the special policy area (figure 3). In considering the significance of the intersection of Mavrinac Boulevard and Wellington Street, and its role of acting as a major gateway into the adjacent residential community, staff is of the opinion that the proposed development is suitably located and that the proposed height of 7 storeys is appropriate.

Zoning By-law 6000-17, as amended

The proposed Zoning By-law Amendment demonstrates no adverse impacts and maintains the intent of the Zoning By-law.

Planning staff are of the opinion that the proposed zoning by-law amendment is suitable and compatible with surrounding properties. The following is a table to compare the difference between the existing site-specific “RA2 (540)” zoning requirements with the proposed amendments.

	RA2 Exception Zone (540) Requirement	Proposed Amended Zone Requirement
Permitted Uses	A maximum of 86 apartment dwelling units	A maximum of 135 apartment dwelling units
Height (maximum)	26 metres (6 storeys)	28 metres (7 storeys)
Amenity Area Definition	Amenity area provided through a combination of shared indoor building amenities and/or private balconies.	Amenity area provided through a combination of shared indoor/outdoor building amenities and/or private balconies.

	RA2 Exception Zone (540) Requirement	Proposed Amended Zone Requirement
Parking Requirements (Apartment unit)	1 space per dwelling unit plus 0.2 visitor's parking spaces per dwelling unit	1 space per dwelling unit plus 0.15 visitor's parking spaces per dwelling unit
Parking Requirements (Retirement home)	0.35 parking spaces per suite	0.20 parking spaces per suite

Maximum units and height

The proposed increase in units and height aligns with the overall residential density across the special policy area. A comprehensive shadow study concluded that the additional storey does not have adverse impact to the surrounding areas. The servicing and transportation studies indicates that the existing infrastructure has sufficient capacity to accommodate the additional units. The proposed height has integrated within the existing built form and scale, maintaining an appropriate massing and design.

Amenity Area Definition

The proposed re-definition of the amenity area will provide clarity that both indoor and outdoor amenity area are included in the calculation of amenity area for the proposed senior building. Staff note that majority of the amenity area is provided indoor with amenities such as pool, lounge, exercise area, salon, library, theatre, etc. Outdoor amenity space (815.7 m²) is provided in the form of an outdoor terrace, balcony and pool, which would make up approximately 25.6% of the total amenity area (3192.4 m²). Staff are of the opinion that the inclusion of the outdoor amenity space is appropriate as it serves the same purpose as the indoor space and that there is adequate amount of overall indoor and outdoor amenity area for the future residents.

Parking Spaces

The proposed development will include 1 parking space plus 0.15 visitor parking spaces per dwelling unit, as well as 0.2 parking spaces per retirement suite. Town Transportation staff have reviewed the subject development and the submitted traffic study addendum, which provided trip generation forecast to demonstrate the proposed development is not expected to differ substantially from the original six-storey proposal. Transportation staff are satisfied with the submitted traffic study addendum and have no concerns related to the reduced number of parking spaces proposed.

Next Steps

Finalizing Site Plan Application

The applicant has submitted a Site Plan application (SP-2022-07) which is currently under review by Town departments and relevant agencies. Site plan approval will be granted through staff delegation once the proposed by-laws related to the subject Official Plan and Zoning By-law Amendments are enacted. Upon approval of the site plan application, the applicant will be required to enter into a development agreement with the Town to ensure the building will be constructed in accordance with the Town's development standards.

Department / Agency Comments

No objections were received from external agencies and Town departments on the subject applications.

Department/Agency	Comments
Building Division	No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Transportation/Traffic	No objections.
York Region	No objections.
LSRCA	No objections.

In general, all circulated agencies are satisfied and have no further comments at this time. Any technical matters will be resolved prior to site plan approval which is delegated to Town staff.

Public Comments

At the time of drafting this report, no comments were received from the public regarding the proposed planning applications.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided comments related to the Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to approval of the Site Plan application.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

The Official Plan and Zoning By-law Amendment applications were deemed as complete on March 31, 2025, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no direct financial implications as a result of this report.

Communications Considerations

On May 1, 2025, a Notice of Public Planning Meeting was mailed out to all addressed property owners within 120m of the subject lands. In addition, the notice was published in the *Auroran* and *Aurora Banner* newspapers. Signage on the subject lands was posted with information regarding the Public Meeting, with all notification provided in accordance with the *Planning Act*.

Additionally, the Town will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

The Official Plan identifies sustainability, energy efficiency, and climate change mitigation as important objectives for new development. Staff have encouraged the applicant to include measures such as energy-efficient systems, landscaping, and low-impact stormwater management as part of the Site Plan process.

Link to Strategic Plan

The proposed Official Plan and Zoning By-law Amendments support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the addition of retirement units, housing is provided in accordance with the objective to collaborate with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Refusal of the applications with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Official Plan Amendment and Zoning By-law Amendment in accordance with the provisions of Provincial and Town policies. The proposal represents good planning and staff recommend approval of the subject applications, with the implementing Official Plan Amendment and Zoning By-law documents to be brought forward at a future Council meeting.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Site-Specific Policy Areas

Figure 4 – Existing Zoning By-Law

Figure 5 – Conceptual Site Plan

Figure 6 – Conceptual Elevations

Figure 7 – Conceptual Landscape Plan

Previous Reports

Public Planning Report No. PDS26-060, dated June 3, 2025

Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer