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Town of Aurora

Committee of the Whole Report

No. PDS25-116

Subject: Application for Official Plan Amendment and
Zoning By-law Amendment
Aurora-Leslie Developments Ltd.
25 & 55 Addison Hall Circle
Blocks 29 & 30, Plan 65M-4650
File Number: OPA-2025-06; ZBA-2025-06

Prepared by: Antonio Greco, Senior Planner

Department: Planning and Development Services

Date: December 2, 2025

Recommendation

1. That Report No. PDS25-116 be received;
2. That Official Plan Amendment application OPA-2025-06 be approved to redesignate the subject lands from "Business Park" to "Medium-High Urban Residential" and implement a Site-Specific Policy Area (73);
3. That Zoning By-law Amendment application ZBA-2025-06 be approved to rezone the subject lands from "Business Park (BP) Exception Zone (443)" and "Business Park (BP) Exception Zone (445)" to "Townhouse Dwelling Residential (R8) Exception Zone (577)" with a Holding (H) Symbol; 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 an Official Plan Amendment and Zoning By-law Amendment (subject applications) for the property located at 25 & 55 Addison Hall Circle (subject property or subject lands). Approval of the subject applications will facilitate the development of 201 townhouse dwelling units.

- The proposed development is consistent with the employment land conversion, strategic growth and sustainable planning policies of the PPS.
- Lake Simcoe Region Conservation Authority has no objection to the land use amendments.
- The proposed conversion for residential uses has met the Town's employment land conversion policies.
- There is a need for the conversion of Employment Lands.
- No adverse impact to the Employment Area.
- Planned Infrastructure available to accommodate the proposed use.
- There are sufficient employment lands to meet Town's job density target without the subject lands.
- The proposed site-specific zoning standards are compatible with adjacent and neighbouring development.
- Holding (H) provision is in place to restrict development until sufficient site servicing allocation is granted by the Town.
- No objections from all external agencies and Town departments.

Background

Application History

A pre-consultation meeting was held with the applicant in April 2025. The subject applications were then received and deemed complete by the Town in July 2025.

On August 13, 2025, the applicant hosted a Community Information Meeting (CIM) at the Aurora Public Library, offering nearby residents the chance to learn about the proposed development and ask questions. A statutory Council Public Planning meeting was held on September 16, 2025, where Council received the Staff report and directed the proposed applications to a future Committee of the Whole meeting.

Location / Land Use

On September 23, 2014, the Town approved a Plan of Subdivision known as "The Addison Hall Business Park" for 32 blocks of prestige employment lands. The subject lands consist of two parcels, identified as Blocks 29 and 30 within the registered Plan of Subdivision 65M-4650. (Figure 2 – Registered Plan 65M-4650) Both blocks are generally situated at the southeast corner of Leslie Street and Addison Hall Circle.

Block 29 (25 Addison Hall Circle) has an area of approximately 2.73 hectares (6.74 acres). Block 30 (55 Addison Hall Circle) has a lot area of approximately 1.70 hectares (4.20 acres). Together, the subject lands total approximately 4.43 hectares (10.92 acres).

Surrounding Land Uses

The surrounding land uses are as follows (Figure 1):

North: Vacant business park blocks (45 & 85 Monarch Park Gate), and a commercial/industrial building to the northeast (455 Addison Hall Circle).

South: Environmentally protected lands, and the Town of Aurora water tower to the southeast.

East: Vacant (75 Addison Hall Circle) which is currently subject to a Site Plan application (SP-2025-04) for a multi-tenant industrial building.

West: Leslie Street, condominium apartment, Seniors Apartments and other low density residential uses.

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 encourage the creation of diverse housing opportunities. At the same time, municipalities are called to protect and preserve employment areas for current and future needs. The previous version of the Provincial Policy Statement (2020) required any conversion of lands within employment areas to non-employment uses through a comprehensive review. The current PPS eliminated this planning process but kept the following criteria on when Municipalities can remove lands from Employment areas under section 2.8.2(5).

- a) There is an identified need for the removal and the land is not required for employment area uses over the long term;
- b) The proposed uses would not negatively impact the overall viability of the employment area;

- c) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- d) The municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

Employment Area is defined in the PPS as areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Uses that are excluded from Employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and overall implementation. The subject lands are partially within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA).

Town of Aurora Official Plan 2024

As shown in Figure 3, the subject lands are designated “Business Park” under Schedule B – Land Use Plan and are also identified as “Business Park 1” within the Aurora 2C Secondary Plan (OPA 73). The 2C Secondary Plan requires that all development and redevelopment within the Business Park 1 designation comply with the Business Park policies outlined in Section 11.5 of the Official Plan.

Section 11.5 of the Official Plan requires employment lands to be protected and accommodate the projected employment growth. The Town’s Official Plan requires development within the Employment Areas to achieve a minimum density of 55 jobs per hectare. Consideration for other land use permissions must not affect the Town’s ability to achieve this employment density target across the designated Employment Area.

Furthermore, Section 7.3 of the Official Plan requires of all new residential development to contribute to the Town-wide affordable housing target. A minimum of 25% of all new residential in the town shall collectively meet the definition of affordable housing.

Zoning By-law 6000-17, as amended

On April 2016 Council approved a zoning amendment application (ZBA-2014-01), which established site specific zoning provisions for the entire Addison Hall Business Park. As

shown on Figure 3, 25 Addison Hall Circle is zoned as “Business Park (BP) Exception Zone (445)” and 55 Addison Hall Circle is zoned as “Business Park (BP) Exception Zone (443)”.

Exception Zone (445):

In order to balance employment uses with commercial opportunities along Lesile Street, site specific exception zone (445) was approved to permit all uses within the standard Business Park Zone with additional permissions for motor vehicle repair garages, medical offices/clinics, religious institutions, restaurants, and commercial or private schools. In addition, site specific building, siting, and landscaping requirements are provided to suit the site.

Exception Zone (443):

To provide a mix use of employment opportunities, the site-specific exception zone 443 permits all uses allowed within the standard Business Park Zone with additional permissions for medical offices/clinics. In addition, site specific building, siting, and landscaping requirements are provided to suit the site.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Official Plan and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Justification Report	Macaulay Shiomi Howson Ltd.
Conceptual Site Plan	4 Architecture Inc.
Concept Townhouse Renderings	Macaulay Shiomi Howson Ltd.
Deposited M-Plan 65M-4650	Schaeffer Dzaldov Bennett Ltd.
Draft Official Plan Amendment (OPA)	Macaulay Shiomi Howson Ltd.
Draft Zoning By-law Amendment (ZBA)	Macaulay Shiomi Howson Ltd.
Employment Land Analysis	KPEC Planning & Economists
Functional Servicing & Stormwater Management Report	SCS Consulting

Report Name	Report Author
Land Use Compatibility Study (Noise)/Environmental Noise Feasibility Study	Valcoustics Canada Ltd.
Landscape Concept Plan	The MBTW Group
Transportation Impact Brief	TYLin

Conceptual Site Plan

The original concept for the proposed townhouse development was presented at the Public Planning Meeting on September 16, 2025 (Figure 5). Since the Public Planning Meeting, the applicant revised the conceptual site plan (Figure 6) to include the following key updates:

- Increase in total dwelling units from 183 to 201;
- Increase in visitor parking spaces from 46 to 63, inclusive of barrier free spaces;
- Enhanced amenity and landscaped area along the eastern property line, featuring a children's play area, shade structures, and seating elements;
- Passive amenity area at the southern portion of the development for park benches; and
- Refined residential block layout to improve pedestrian connectivity throughout the development.

The revised conceptual site plan consists of 201 dwelling units, primarily in the form of 3-storey townhouses. The units include rear-lane housing types, some of which feature a walk-out garage design. These units are organized into 32 blocks, each containing between 4 and 8 units.

The proposed development will be accessed via two vehicular full movement from Addison Hall Circle, which connect to an internal private road network. All units have access to a 1.5-metre-wide pedestrian sidewalks to increase walkability throughout the site. There is a direct sidewalk access to the public sidewalk along Addison Hall Circle. However, due to the significant grade difference between the site and Leslie Street, there is no direct sidewalk connection onto Leslie Street.

In total, there are 448 resident parking spaces provided, resulting in a ratio of 2 parking spaces per unit. At a minimum, each of the proposed townhouse units in this plan can accommodate for two-cars in the garage. For the proposed townhouse blocks (Blocks

26–28) located along the easternly property line, each townhouse unit can accommodate 2 cars inside the garage and 2 cars on the driveway. Visitor parking has been distributed throughout the site, with a total of 63 spaces provided, including 10 barrier-free spaces.

Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. Additional Planning Act applications in the future are required to create and subdivide the townhouse blocks and establish the condominium ownership.

Proposed Applications

Proposed Official Plan Amendment

As shown in Figure 7, the applicant proposes to redesignate the subject lands from “Business Park” to “Medium-High Urban Residential,” with a new site-specific policy area #73. The new site-specific policy area #73 will provide the following provisions:

- That the lands municipally known as 25 and 55 Addison Hall Circle be developed for residential uses to permit a maximum of 201 townhouse dwelling units on a private road network;
- No dwelling units shall be permitted within 20 metres of the easterly lot line of Block 30, Plan 65M-4650;
- A common amenity area (ex. a tot lot, seating areas, shade structures, pathways and landscaping) shall be provided within the 20 metres building setback with proper noise attenuation from the adjacent industrial use to the satisfaction of the Town of Aurora.
- The Town of Aurora’s requirement for high urban design standards will be implemented through the Site Plan application process.

Proposed Zoning By-law Amendment

As shown in Figure 8, the applicant proposes to rezone the subject lands to Townhouse Dwelling Residential (R8) Exception Zone (577) with a Holding (H) Symbol. The following is a highlight for the new exception zone:

- Site-specific setbacks for townhouse blocks

- Building heights of 13.0 metres
- Total site building coverage of 50%
- A 20.0 metre landscaping buffer along the easterly property line
- A minimum of 2 parking spaces per unit
- A total of 53 visitor parking spaces, not inclusive of barrier free spaces
- A (H) holding symbol to prevent development until sufficient servicing capacity has been allocated by the Town to service this development.

According to the Town’s Zoning By-law, Townhouses are only permitted in the R8 Residential Zone. Given that the proposed development is a Townhouse common elements condominium development, the draft zoning standards will apply to the entire boundaries of the lands with specific references that relates to the required setback from the private road and between each townhouse blocks rather than individual property lines.

Analysis

Planning Considerations

Provincial Planning Statement 2024 (PPS)

The proposed development is consistent with the employment land conversion, strategic growth and sustainable planning policies of the PPS.

Section 2.8.2(5) of the PPS provides criteria on when planning authorities may remove lands from the Employment areas. The PPS criteria have been incorporated into the Town’s new Official Plan. The following is a chart to illustrate how each related PPS policy have been incorporated into the Town’s new Official Plan. A detailed analysis on the how this proposed development meets the employment land conversion policies is provided under the Official Plan analysis part of the report.

PPS Conversion Policy	Official Plan Conversion Policies
Section 2.8.2(5) a) There is an identified need for the removal and the land is not required for employment area uses over the long term.	Section 11.3.2 b) i) There is a need for the conversion.

Section 2.8.2(5) b) The proposed uses would not negatively impact the overall viability of the employment area.	Section 11.3.2 b) ii) The proposed uses would not adversely affect the overall viability of the employment area.
Section 2.8.2(5) c) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.	Section 11.3.2 b) iii) There are existing or planned infrastructure and public service facilities available to accommodate the proposed uses.
Section 2.8.2(5) d) The municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.	Section 11.3.2 b) iv) The conversion maintains a significant number of jobs on those lands through the establishment of development criteria.

Section 2.2 of the PPS requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area. The proposed OPA and ZBA provides the land use permission to allow the construction of townhouses, which will add to the mix of housing options in Town. Furthermore, Section 2.3.1.4 and 2.3.1.5 of the PPS supports the proposed applications in representing intensification within the urban boundary, leveraging existing infrastructure and transit opportunities.

Overall, it is Planning staff's opinion that the proposed applications are consistent with the PPS.

Conformity to the Lake Simcoe Protection Plan (LSPP)

Lake Simcoe Region Conservation Authority has no objection to the land use amendments.

It is Planning Staff's opinion that the proposed development conforms to the LSPP. The LSPP provides protections to key natural heritage features and key hydrologic features on properties within the Lake Simcoe watershed. The subject lands are partially regulated by the LSRCA, in which they have reviewed and have no objection to the

approval of the amendment of the land use permissions. Further technical matter such as slope stability analysis will be evaluated as part of the subsequent Site Plan Approval application. A permit from the LSRCA will be required prior to any development or site alteration within the regulated portion.

Town of Aurora Official Plan 2024

The proposed conversion for residential uses has met the Town's employment land conversion policies.

Planning Staff are of the opinion that the proposed land use change is in keeping with the general direction of the Town's Official Plan and more specifically the employment land conversion policies. Section 11.3.2 b) of the Official Plan provides direction to convert lands designated Employment Areas to any non-employment use. The following is a discussion on how the proposed employment land conversion have met the Town's Official Plan.

There is a need for the conversion of Employment Lands (Section 11.3.2 b) i))

The conversion of employment land is appropriate because these properties have remained unsold and underutilized for the last 10 years. This indicates that there is a limited market demand for industrial or commercial uses within these blocks of the employment area. By converting these lands for residential use, the municipalities can better meet the need for housing. The applicant has shown a greater readiness to invest in housing projects that can be constructed within a shorter timeframe, supporting both community growth and more efficient land use. Within the Aurora 2B and 2C Secondary Plan areas, approximately 64% of all development are single detached homes. The proposed housing type introduces a housing mix that responds to the growing demand for more compact and attainable housing choice.

No adverse impact to the Employment Area (Section 11.3.2 b) ii))

The proposed conversion of the subject lands to residential use will not adversely affect the long-term viability of the surrounding employment area. Although the proposed residential use is considered as a sensitive use by the Ministry's Environmental Noise Guideline (NPC-300). The Ministry's guidelines provide clear direction to manage land use compatibility, ensuring that residential development can coexist with nearby employment uses. For example, the proposed development provides a 20m setback from the employment block 31 to ensure adequate separation and minimize potential land use conflicts. From a transportation perspective, traffic generated by the proposed

townhouse development will be modest relative to the corridor's capacity and is not expected to create operational constraints that would deter employment activities in the area. Truck access to the remaining employment lands will remain unimpeded, with no turn restrictions or signal modifications required to accommodate heavy vehicle movement. It is Staff's opinion that this conversion will not limit or prevent the continued development of surrounding lands for future employment purposes.

Planned Infrastructure available to accommodate the proposed use (Section 11.3.2 b) iii))

The subject lands abut Leslie Street which is an identified Local Corridor providing for bus transit, pedestrian friendly connectivity through the use of dedicated bike lanes and extended sidewalks running north and south along Leslie Street. Furthermore, the subject lands are blocks within a registered plan of subdivision with a completed road network and underground infrastructure.

There are sufficient employment lands to meet Town's job density target without the subject lands (Section 11.3.2 b) iv))

The applicant submitted an Employment Land Analysis prepared by Keleher and Associates, which concluded that the Town has sufficient employment lands to meet projected needs without the subject lands. By the end of the planning horizon in the year 2051, the Town is targeting a total of 41,600 jobs. Considering in 2021, there is a total of 29,600 jobs in Town, this means an additional 12,000 jobs are needed by 2051 to achieve the projected employment target ($29,600 + 12,000 = 41,600$). Based on the York Region Land Needs Assessment (2022), there is a potential to create approximately 7,000 new jobs within the vacant employment lands in the Aurora 2B and 2C lands (Figure 9). This accounts for 60% of the total employment growth required to meet the 2051 target.

The remaining 5,000 jobs can be achieved throughout the Town through a mix of commercial and institutional employment opportunities. Although these jobs are not defined in the PPS, these jobs do counts towards the workforce. It is expected that these jobs will be concentrated within the Strategic Growth Areas and Major Transit Station Areas as identified in the Town's Official Plan. Additionally, there is significant potential to intensify existing developed employment lands within the Town. Therefore, the removal of these two employment blocks which is estimated to generate only about 240 jobs will not have a significant impact as there are other areas in Town with sufficient employment opportunities to accommodate the projected employment growth to 2051, in alignment with the Town's Official Plan.

Zoning By-law 6000-17, as amended

The proposed site-specific zoning standards are compatible with adjacent and neighbouring development.

The following is a table to compare the difference between the parent Townhouse Dwelling Residential (R8) zoning requirements (which is applied on a per lot basis) with the proposed building standards (which is applied on a per block basis).

	Parent R8 Zone Requirements	Proposed (H) R8 Exception Zone (577) Standards
Permitted Uses	Townhouses	Townhouses
Lot Frontage (Min)	30 metres (6 metres per unit)	70 metres (5.5 metres per unit)*
Front Yard Setback (Min)	7.5 metres	6.0 metres (Addison Hall Circle) *
Rear Yard Setback (Min)	7.5 metres	Ranges from 6.40 metres to 8.90 metres (to an EP Zone) *
Exterior Side Yard Setback (Min)	6.0 metres	8.5 metres (Leslie Street)
Townhouse Parking (Min)	302 spaces	448 spaces
Visitor Parking (Min)	60 spaces	53 spaces*
Barrier Free Parking (Min)	9 spaces	10 spaces
Amenity Area (Min)	18 square metres per unit	12 square meters per unit*
Landscaping Strip (Min)	3.0 metre wide continuous landscaping strip on the front and interior side lot lines	20.0 metres along the easterly property boundary 3.5 metre – 20.0 metre variable boundary along the north, south and westerly property boundaries

Lot Coverage (Max)	50%	50%
Height (Max)	10 metres	13 metres*
Holding (H) Symbol	N/A	The holding symbol to be lifted when the Town of Aurora has allocated the required servicing capacity.

The proposed bylaw exceptions are highlighted and labelled with an asterisk “*”. Final zoning performance standards will be evaluated by staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Proposed Front Yard Setback

The proposed site-specific zoning establishes a minimum front yard setback of 6.0 metres to Addison Hall Circle, whereas the parent R8 zoning requirement is 7.5 metres. The proposed 6.0 metre setback will continue to provide an appropriate front yard interface that supports a pedestrian-friendly streetscape, adequate landscaping opportunities, and sufficient space. The proposed 6.0 metre setback demonstrates the lowest point along the Addison Hall Circle frontage, but given the topography of the site, the front yard setback gets as high as 10.0 metres as the units locates closer to Leslie Street. It is Staff’s opinion that the proposed reduction is appropriate and efficient use of the land.

Parking Requirements

The proposed site-specific zoning establishes a minimum residential parking rate of 2.0 spaces per dwelling unit, which exceeds the required minimum of 1.5 spaces. A total of 53 visitor parking spaces is proposed, representing a deficiency of seven spaces or a 11% deficiency from the required 60. This minor shortfall can be supported given the substantial surplus of residential parking provided for the townhouse units. Additionally, as noted earlier in the report, Blocks 26–28 along the easterly property line are designed so that each townhouse unit can accommodate parking for up to four vehicles, two within the garage and an additional two on the driveway.

A total of 10 barrier free spaces is being provided, exceeding the minimum requirement of 9 spaces. When combining the total visitor and barrier free parking spaces, there is a total of 63 parking spaces available for use throughout the site. The proposed deficiency is not anticipated to generate adverse impacts on surrounding properties or

the public realm. The overall parking supply remains sufficient to accommodate the expected demand, while each townhouse unit is provided with adequate private parking in accordance with zoning standards. The Town's Traffic analyst reviewed the Transportation Impact Study and has no concerns with the proposed land use applications.

Proposed Amenity Area

The proposed development seeks to amend the minimum amenity area requirement from 18 square metres per dwelling unit to 12 square metres. This reduction is considered appropriate and can be supported given the presence of an outdoor amenity area located along the eastern portion of the site. This area will include a 20-metre-wide landscaped strip extending along the entire eastern property line, featuring a play area, seating elements, and functional shade structures. Additional seating areas are also provided in the southwest corner of the site, taking advantage of the scenic southern views toward the adjacent woodlot.

In addition, the proposed townhouse layout incorporates internal townhouse blocks that face each other to form a central courtyard and communal amenity space. All townhouse units have access to a 1.5-metre-wide pedestrian sidewalk, creating safe and convenient internal circulation. It is Staff's opinion that the proposed reduction in amenity area will not result in any negative impacts on adjacent properties or the overall livability of the development.

Proposed Building Heights

The proposed increase in building height from 10 metres to 13 metres is appropriate. The proposed height is generally consistent with both existing and planned developments in the surrounding area. A height of 13 metres accommodates three-storey townhouse units with efficient interior layouts, including ground-level garages and functional attic or rooftop spaces. The conceptual renderings (Figure 10) demonstrate this townhouse development is consistent with other approved townhouse development in Town and in York Region.

Holding (H) provision is in place to restrict development until sufficient site servicing allocation is granted by the Town

Due to the Town's limited servicing availability, a Holding (H) Symbol has been added to the proposed Zoning By-law. This ensures that no development can occur until the Town of Aurora has confirmed the availability of adequate servicing capacity for this development. Once servicing allocation is available for the proposed development, the applicant may request Council to have the Holding Symbol removed. The standard

three years sunset clause will apply once servicing has been allocated to this development. Failure to obtain a building permit within the 3-year timeframe once servicing is available, the zoning amendment approval will be void, the lands will revert to the previous zoning permissions prior to the subject application.

Although the required infrastructure is planned for completion by 2031, York Region has committed to consider development proposals closer to the completion year to determine if construction can begin sooner. Early servicing allocation may be provided to align development timelines with infrastructure delivery, allowing projects to proceed without waiting until 2031. As part of a future site plan application, the applicant will be required to prepare a sanitary sewer analysis to determine projected flows that would be attributed to the employment blocks.

Department / Agency Comments

No objections from all external agencies and Town departments

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 Transportation Planning	No objections. Detailed technical comments and conditions will be provided at the Site Plan application stage.
LSRCA	No objections. Detailed technical comments and conditions will be provided at the Site Plan application stage.

Public Comments

Planning staff have received comments from the public on the proposed planning applications. Below is a summary of comments and the respective responses.

- **Will the proposed development contain access off Leslie Street?**
No, the proposed development will have no direct access off Leslie Street. Two vehicular access driveways will be provided off Addison Hall Circle to an internal condominium roadway system.
- **Will the proposed development be constructed in Phases?**
The construction of the townhouses will not be phased and completed all at once.
- **What is the timeline of construction and completion for the proposed development?**
The proposed development is still in the early stages of the planning application process and anticipated timelines for completion are to be determined as the process continues.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided no comments as it pertains to these applications. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to the approval of any Site Plan application.

Legal Considerations

While applicants can typically appeal Official Plan and Zoning By-law Amendment applications to the Ontario Land Tribunal for a municipality's refusal or non-decision, Sections 22(7.3) and 34(11.0.5) of the Planning Act (R.S.O. 1990, c. P.13) presently prohibits such appeals from being made if the proposal is made to remove lands from "an area of employment."

Financial Implications

The total estimated Town Development Charges (DCs) for this development would amount to approximately \$6,173,916 if building permits were to be obtained today. As per Bill 17, the trigger for the Town's collection of the DCs for this development will now be deferred from the traditional first building permit issuance date to the date that each related unit is occupied.

In addition, the proposed development would be subject to Cash-in Lieu of Parkland. These charges will require a land value appraisal to be completed on the subject property and will be collected at the building permit stage.

Communications Considerations

On July 8, 2025, a Notice of Complete Application respecting the subject applications was provided and also published in the local newspaper.

On August 13, 2025, a Community Information Meeting (CIM) was held, with appropriate notice provided to the local community. The meeting was attended by nine individuals, including Town Planning staff, the property owner, the consulting team, and the Councillor for Ward 6. No members of the public attended this meeting.

On September 16, 2025, a statutory Council Public Meeting was held, with Notices provided through mail to all addressed property owners within a 120-metre radius of the subject lands. The Notice was also posted in the local newspaper, and signage on the property.

All communication requirements as directed by the Planning Act have been satisfied. Notices of Council's Decision on the subject applications will also be provided accordingly.

Climate Change Considerations

The Official Plan identifies sustainability, energy efficiency, and climate change mitigation as important objectives for new development. When a formal Site Plan application is submitted, Staff will work with the applicant to identify and implement sustainability measures for the proposed residential development.

Link to Strategic Plan

The proposed applications 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 review and approval of the Official Plan Amendment and Zoning By-law Amendment applications, housing opportunities are created that assist in achieving growth targets while providing housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Refusal of the application 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 – Plan 65M-4650

Figure 3 – Existing Official Plan Designation (Schedule B)

Figure 4 – Existing Zoning By-law

Figure 5 – Conceptual Site Plan (September 16, 2025)

Figure 6 – Revised Conceptual Site Plan

Figure 7 – Proposed Official Plan Designation

Figure 8 – Proposed Zoning By-Law

Figure 9 – Aurora 2B and 2C Lands

Figure 10 – Conceptual Elevations

Previous Reports

Public Planning Report No. PDS25-090, dated September 16, 2025.

Pre-submission Review

Agenda Management Team review on November 12, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer