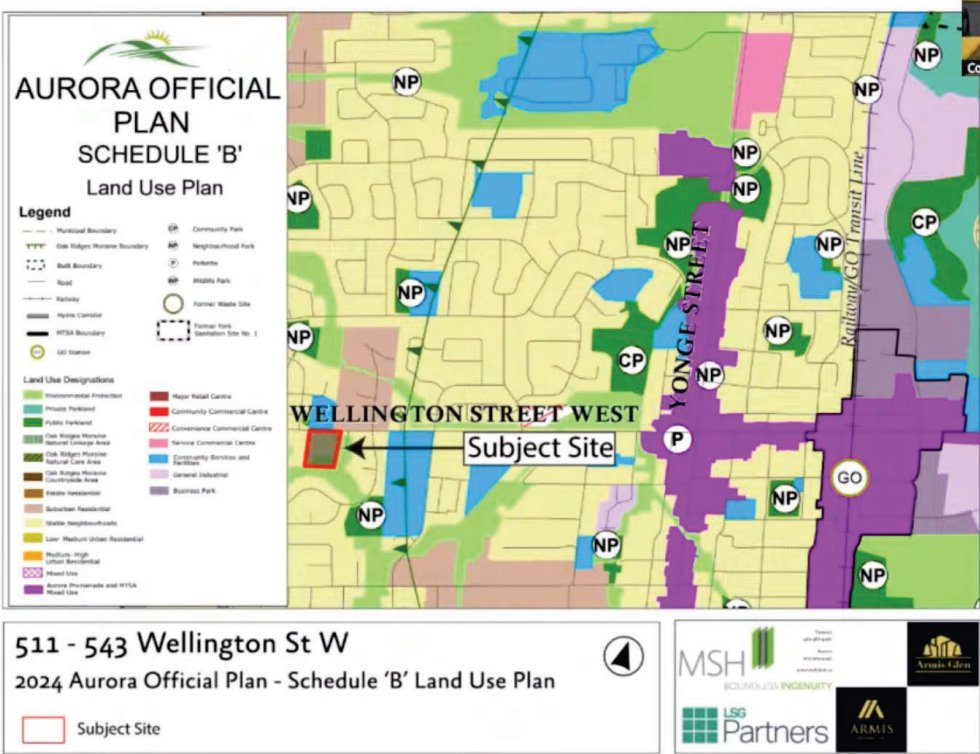


A REBUTTAL TO THE DEVELOPER'S "WISH LIST": DEFENDING OUR NATURE and CORRIDOR

Together for a Sustainable Future

The Town of Aurora acknowledges that the Nishi lands on which we live and work are the traditional and treaty territory of the Chippewas of Georgina Island as well as many other nations whose presence here continues to this day. It's closest First Nation Community to Aurora. **We recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands. As a municipality, WE JOIN THEM IN THESE RESPONSIBILITIES.** We further acknowledge that Aurora is part of the treaty lands of the Mississauga and Chippewas recognized through Treaty Number 13 as well as the Williams Treaties of 1923. Shared understanding of the rich cultural heritage that has existed for centuries and how our Collective past brought us to where we are today will help us walk together into a better future.

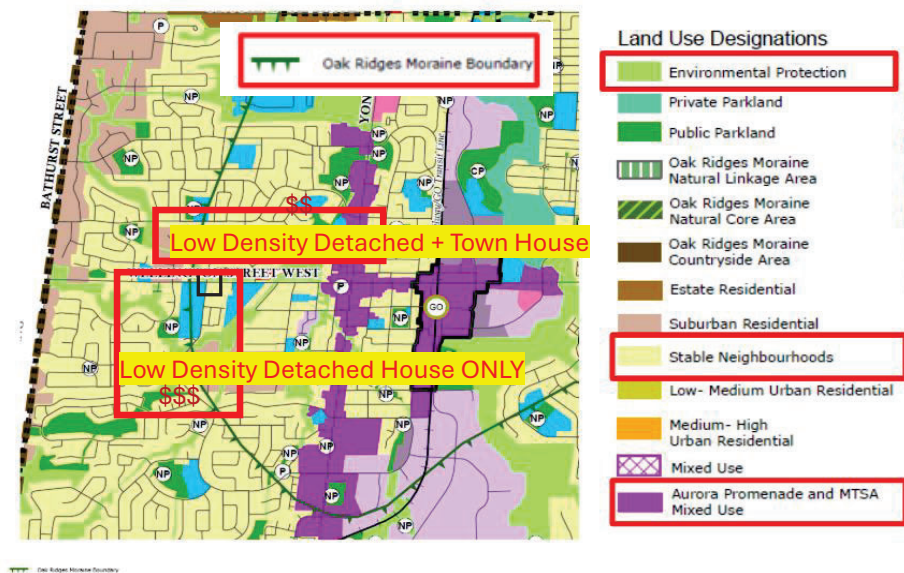
Developer's Environmental Disclosure



1. In the last meeting, the developer's environmental disclosure was limited to such a single, **blurry map**. **They merely** gave a nod to “some natural heritage” at the boundary. This minimal and inadequate evidence fails to properly address the environmental sensitivities of the area.
2. The developer asserts the 'corridor' designation as the **SOLE** justification for the zone change, proposing a **DRAMATIC** up-zoning: a direct leap from **LOWEST** to **HIGHEST** density.

Ref. **January 21, 2025** Public Planning Meeting Archive Video, Town of Aurora's Youtube Channel.

A Second Look: What Was **RUSHED PAST** and **OBSCURED**?



- 1. The targeted site is located in a low-density, detached-house-only neighborhood**
 - Even **one street across** can fall under a completely different **planning designation**
 - Developer’s argument that “there are townhouses across the street” is misleading
 - Senator Court Townhomes** are among the *best-designed, most elegant, and most compatible* TH communities in GTA.
 - They cannot be used to justify high-intensity upzoning on this sensitive site
- 2. Even if we count the townhomes across the street, the entire surrounding area is low-density**
 - All adjacent established neighborhoods remain **low-density detached or compatible forms**
 - The developer’s proposal — **114 units on only ~1.5 acres of usable land** — is completely out of scale
 - This level of intensification is **incompatible with the existing neighborhood, infrastructure capacity, and OP policies**
- 3. The developer did not disclose critical planning and environmental context**
 - They did **not** explain what **Stable Neighborhoods** are or what protections apply
 - They did **not** explain the **Oak Ridges Moraine**, high-sensitivity aquifer areas, or groundwater risks
 - They did **not** explain that “Corridor” is **not** a blanket justification for high density
 - They did **not** describe **where scientifically planned growth is actually directed** (Promenade + MTSA areas)
 - These omissions mislead residents and misrepresent the planning framework

Protecting STABLE Neighborhoods

• Stable Neighborhoods:

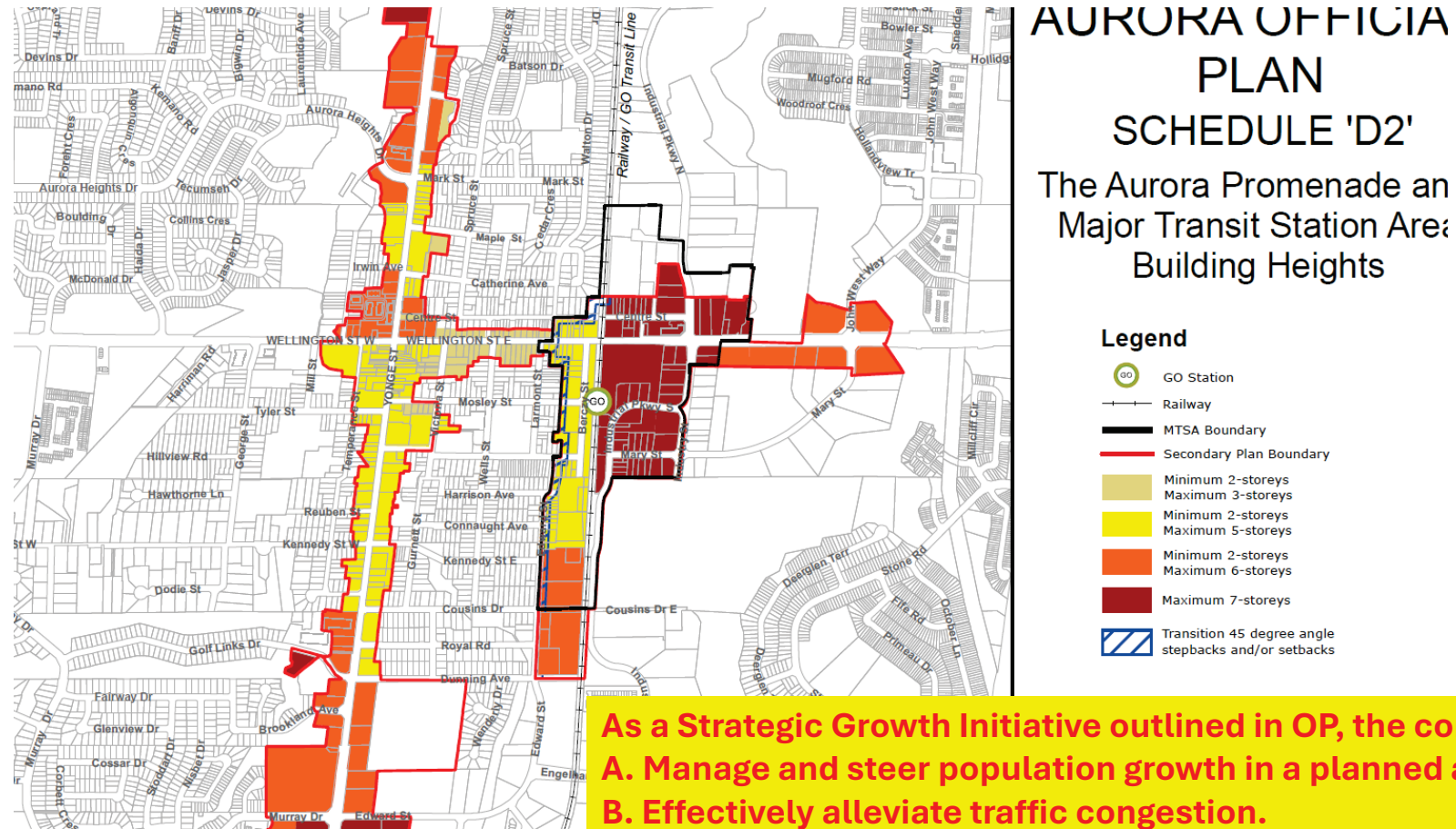
- “It is the intent of this Plan to ensure that the areas designated ‘Stable Neighbourhoods’ ... **are protected from incompatible forms of development**. ... All new development shall be **compatible** with its surrounding context and shall conform with all other applicable policies of this Plan.”

- - f) Where new denser housing forms, including multi-unit buildings, are proposed on the edges of Stable Neighbourhoods along Arterial and Collector Roads, such **development** shall provide a **transition in heights and densities to lots in the interior of stable neighbourhoods, through appropriate measures such as setbacks, stepbacks, angular planes and visual buffers.**
 - g) All new townhouses, multiple-unit buildings, communal housing and **Special Needs Housing** may only be permitted within the ‘Stable Neighbourhood’ designation subject to achieving the following criteria to the satisfaction of Council:
 - i. The **development** shall respect the **existing** character of the surrounding neighbourhood through **compatible** and complementary building siting, massing, height and scale; and,
 - ii. The exterior design of the proposed building or buildings, including materials, colours, architectural detail, landscaping, and streetscape elements shall be **compatible** with the proposal’s immediate neighbours.

- Intensification is directed to the Local Corridors **at densities and a scale that is compatible with surrounding areas**

- **Local Corridors** as identified on **Schedule ‘A’**;
 - shall have a maximum height 4 storeys / 14 metres; and,
- ii. **Within the Stable Neighbourhoods, new residential development is to be accommodated through small scale intensification and minor compatible infill based on the local context;**
- g) **Stable Neighbourhoods** within Town are made up of **generally low-density residential areas. Only gentle infill is anticipated within Stable Neighbourhoods which should be directed to the edges of residential neighbourhoods, which are those lands generally abutting major roads. Additional dwelling units shall also be promoted and encouraged within Stable Neighbourhoods. Development will be compatible with and respect the existing character of stable Neighbourhoods in accordance with the policies in Chapter 7 of this Plan.**
 - ii. **Within the Stable Neighbourhoods, new residential development is to be accommodated through small scale intensification and minor compatible infill based on the local context;**

Aurora Promenade & MTSA: Higher Density and Height Tolerance BUT FOR A REASON



High Density and Height Tolerance is **NOT UNIVERSAL**

OP STRATEGIC GROWTH AREAS (THE INTENDED LOCATIONS)	POLICY REQUIREMENTS & SUPPORT
1. The Aurora Promenade	<ul style="list-style-type: none">✓ Downtown heart, connected to the Yonge Street commercial spine.✓ Designated for maximum height and density to support walkability.
2. Major Transit Station Areas (MTSA)	<ul style="list-style-type: none">✓ Near the GO Station.✓ Designed to support high-capacity, frequent transit (GO).
3. Activity Centers / Nodes	<ul style="list-style-type: none">✓ Must support existing transit, commercial services, and community focus.

CONCLUSION: High-density policy is for **Transit-Rich, Walkable, Infrastructure-Ready** areas.

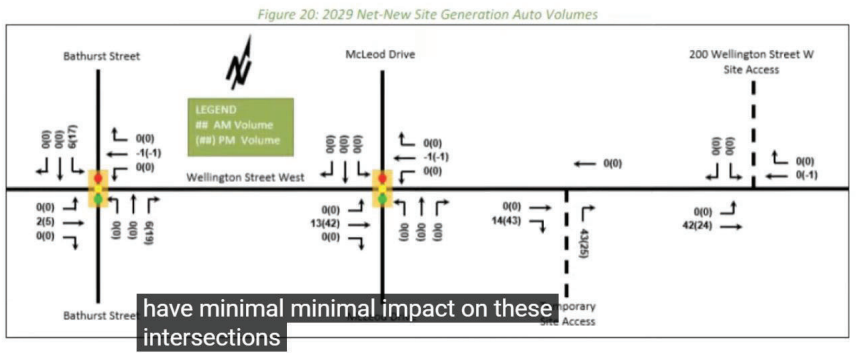
High Density and Height Tolerance is **NOT UNIVERSAL**

OP REQUIRED GROWTH CONTEXT	THE REALITY OF THIS SUBJECT SITE
Location: Designated Intensification Area / Activity Node	✗ NOT in the Promenade or MTSA.
Transit: Frequent transit, strong GO connectivity	✗ NO frequent transit, NO nearby GO connection
Infrastructure: Fully serviced, ready for high volume	✗ Sits on a High-Sensitive Aquifer and Moraine Area .
Neighbourhood: Compatibility and Integration	✗ Surrounded by Stable Neighborhoods (low-density).

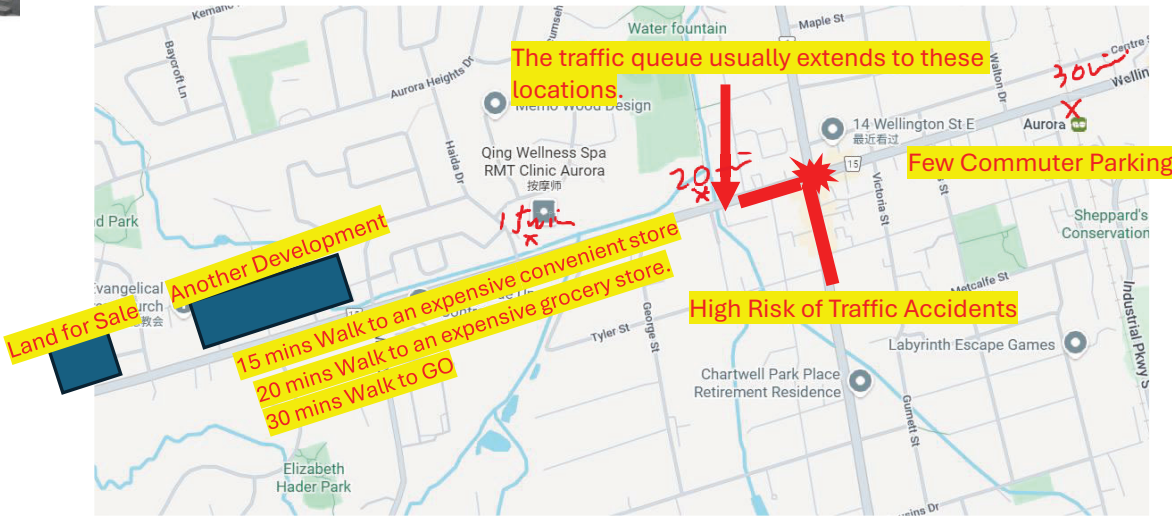
CRITICAL CONCLUSION (OP CITATION):

The proposal for a dramatic leap from lowest to highest density is an abuse of the 'Corridor' policy. The site's sensitivity (Natural Heritage) and lack of services (Infrastructure) render this high-density application incompatible, unsafe, and contrary to the spirit of Responsible Growth Management.

Their Proposal: Clogging the Artery of the Wellington West Corridor



The developer submitted a Traffic Study Report last time, concluding that their 116 units would result in only a 'Minimal, Minimal' impact.



CONCLUSION: The developer is not fostering intensification; they are actively SABOTAGING our Local Corridor's viability by proposing an incompatible, highest-density form that breaches every principle of responsible growth.

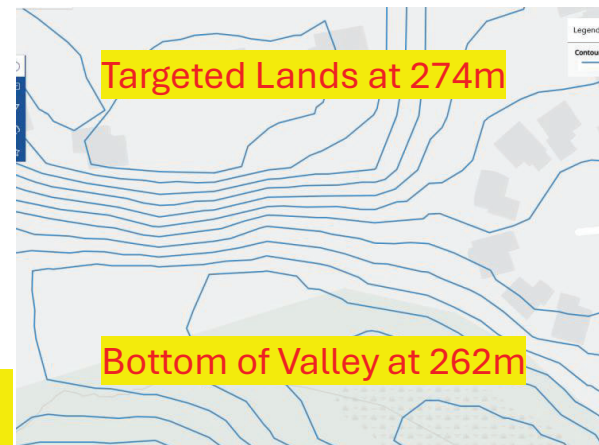
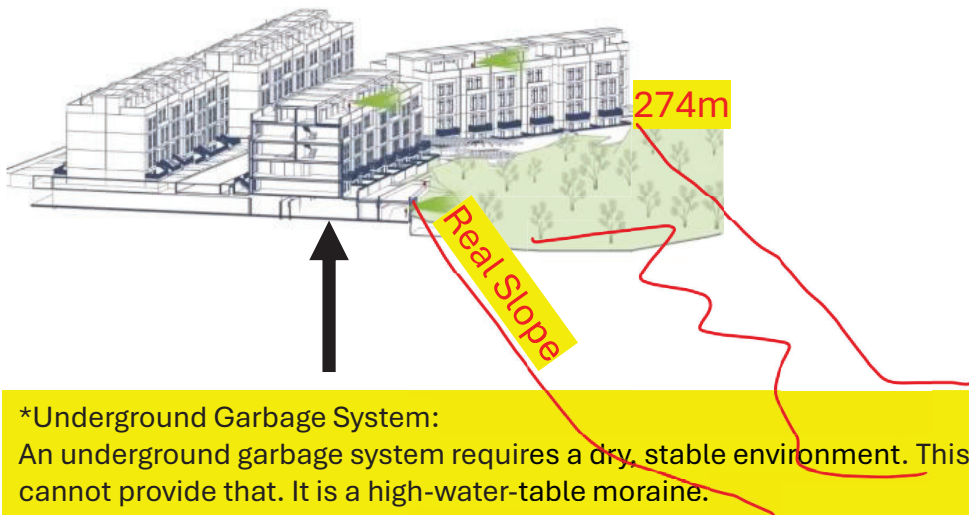
Disguised Height and Massing

Also Implies an Excavation Depth of >10m

The True Scale: More than Five-Storey Monster Buildings Disguised as Four-Storey

- The stacked townhouse is presented as **Four-Storey** from the fronting street (Wellington Street West).
- However, the design will reveal **more floors** from the backside due to the site's grading.
- The amenity space QnA inadvertently confirms the **Five-Storey** reality. This building exceeds the allowed mass and scale, leading to **incompatibility** with surrounding neighbourhoods.

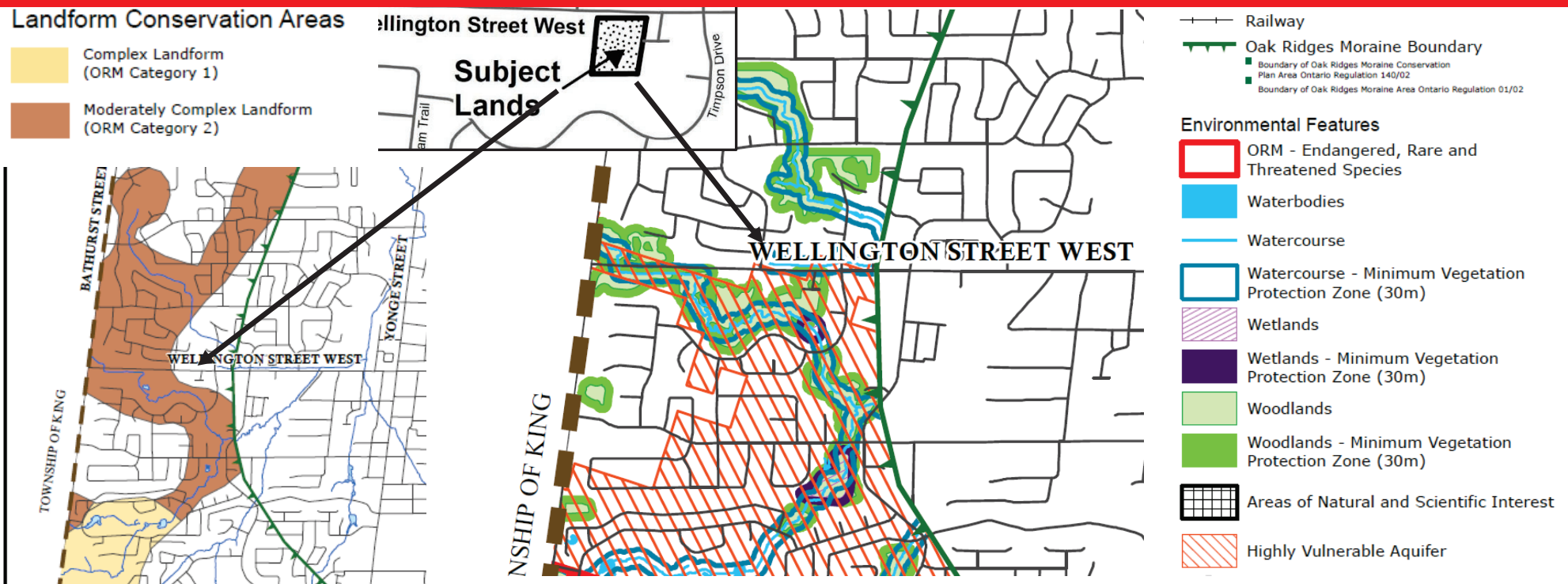
*Question: The proposed amenity space is **six times less than the recommended standard**... Answer: The total calculation will be **a lot higher** once the **rooftop terraces** are **factored in** as part of the amenity space requirement.*



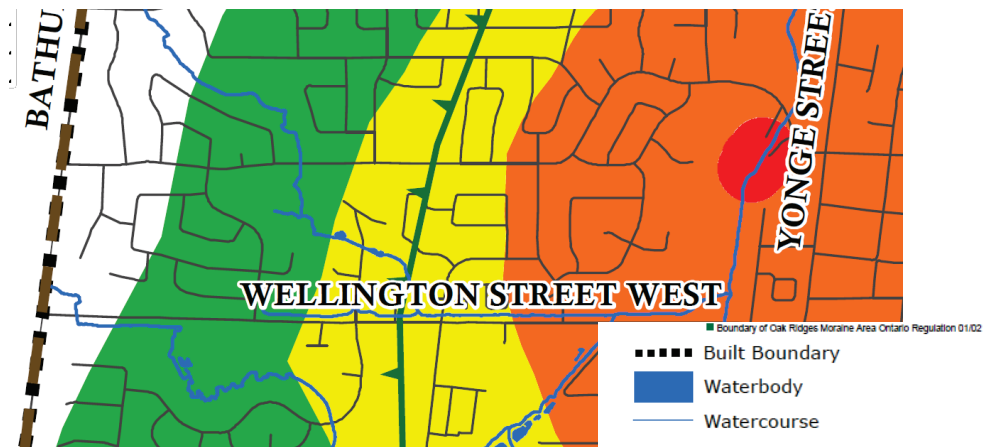
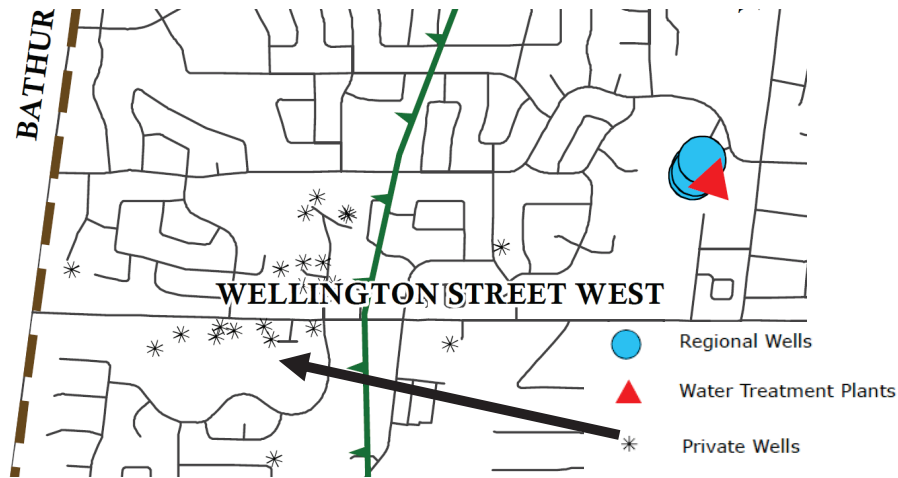
UNCONSCIONABLE DEVELOPMENT: IGNORING ALL CONSTRAINTS

The Developer's Reckless Act:

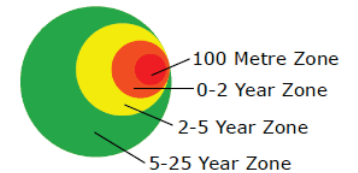
- **The Aggression:** Paving Over an environmentally sensitive site with concrete.
- **The Density:** Jamming 114 townhouses (a massive building mass) into a single, high-risk parcel.
- **The Location:** Directly **ADJACENT** to a Category 2 ORM area, in a zone defined by **NUMEROUS** environmental limitations.



Developing Upon the Aquifer: A Reckless Pollution Hazard

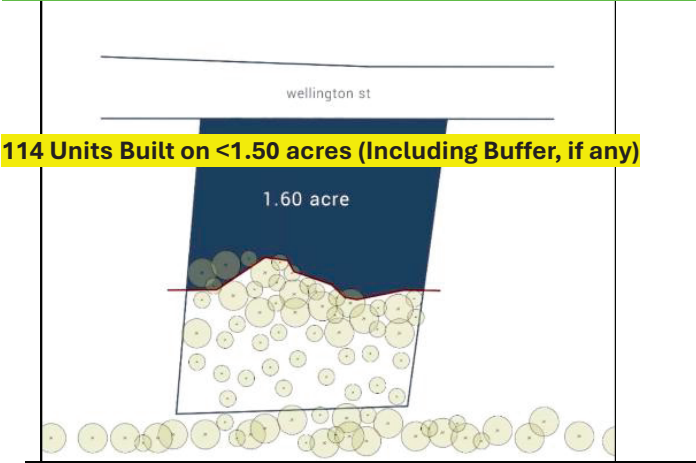


Wellhead Protection Areas

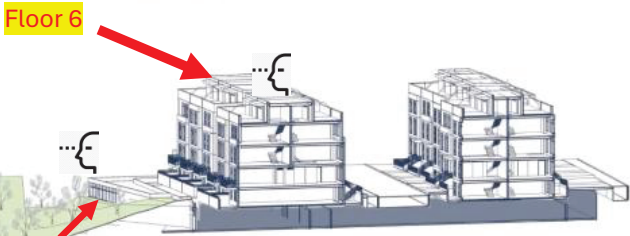


- When a developer cannot build more above ground, **digging deeper** into the **aquifer** is not a solution—it's a **threat**.
- Dense construction on a **high-water-table** moraine is not engineering — it is **gambling**.
- In a landscape defined by sensitive aquifers, steep slopes, and dozens of private wells clusters, excavation itself becomes a hazard. This land is not suitable for deep foundations or dense underground structures.
- **Garbage** Management: A Practical Test of Suitability
 - Underground chutes = contamination & mechanical-failure risk in a high-water-table moraine.
 - Curbside collection for 114 units = wind-blown litter, pests, odor, and safety hazards on a fragile local road.
 - Neither option is acceptable — if waste cannot be managed safely above ground, the site is **over-intensified**.

Pictures Copied from Land Service Group's Greenwashing Instagram



NUMERICAL MANIPULATION
Six-Storey Monster with Few Parking Lots



Floor 1: The foundation for the gym is aggressively sited directly onto the Hydrologically Sensitive, Aquifer-Bearing Subsoil within the Valley land buffer, which also creates an unacceptable 'fishbowl' intrusion into the privacy of adjacent residential backyards.

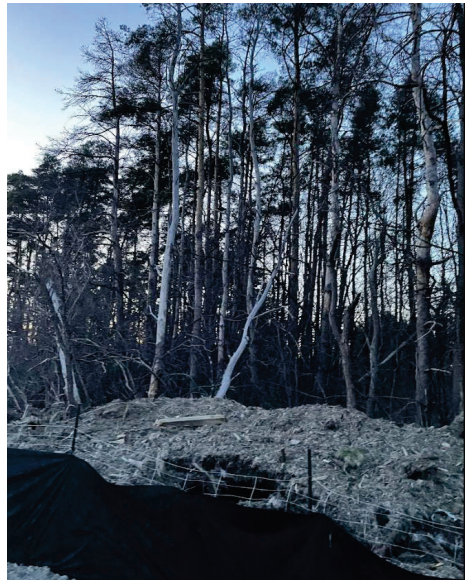


- **Road Encroachment:** The proposed access lanes are designed to extend right to the crest of the Valleyland.
- **Engineering Risk:** This design necessitates **massive cut-and-fill** operations on the steep slopes.
- **Policy Violation:** Such large-scale earth movement will inevitably compromise the **slope stability** of the valleyland and surrounding Hazard Lands



- The **southern 70% of the subject site** is characterized by **dense woodland** and **significant slopes**.
- This topography and vegetation are the definitive characteristics of a **Valleyland** and associated **Hazard Lands**.
- **Developer's Action:** The developer attempts to deliberately mislead the public by depicting this area as simple **'landscape design'** (using generic green dots to "draw trees").

LSG's Masterpiece in Aurora: A Design That Flouts Protection



The design effectively mandates the destruction of mature trees both on-site and within the environmental buffer.

A Euphoria Comment to Planning Excellence: Ward 2 Councilor's Enthusiastic Testimony

EVENT

Development & Growth
in Town of Aurora

PRESENTER

Councilor
Rachel Gilliland
Ward 2 Aurora



🕒 24 APR 2024 (WED)
2 - 3 PM

 land.services.group Join us for an exclusive session with Councilor Rachel Gilliland as she delves into key topics shaping Aurora's future: 'Aurora's Growth Plan', 'New Draft of Aurora's Official Plan', and 'Developer Contributions to Affordable Housing'. Don't miss this opportunity to be informed and engaged in the progress of our town! 🌞

📅 Date: Apr 24, 2024

🕒 Time: 2:00 PM - 3:00 PM

📍 Venue: LSG Headquarters – Leadership Room

[1:38:30]I just wanted to clarify uh before I make any comments that I didn't misspeak. I did say 1.5 parking spots, not 1.5. Just wanted to put that out there. Um, through Mr. Mary Mr. ramuno just with all the uh the chatter going around the table currently, our OP (Official Plan) as of right states that the developer could submit building opportunity for up to four stories, is that correct? Mr. Ramuno: Through you, Mr. Mayor, that's correct, Councillor. Thank you. I just—I **just want to reiterate that we spent years going through our Official Plan, trying to identify an appropriate area for development and intensification, and us as a council did decide that in our Local Corridors and our Regional Corridors was an appropriate place for development.** And while I agree there's a lot more work to be done—this is why we have public planning—I believe we are following the process. Yes, **do we have some issues with parking? Yes, do we have issues with amenity space and so forth?** And we're hearing all these comments. **But for me to even fathom putting this to public planning one more time, I just think that it's more red tape that we are being part of that problem of getting those shovels in the ground.** We've had this conversation I don't know how many times. And when we're talking on Local Corridors or Regional Corridors such as this, **this is an opportunity where we need to actually move this forward. The developer here has a site plan, and a lot of times we don't have nearly AS MUCH information AS what has been presented today. So I'm actually kind of IMPRESSED.** I don't think I've been on Council in any public planning meeting where we've had a complete application with every single report done and completed. So for me to suggest, in my mind, **put us this public planning is just NOT feasible. I DO believe that this uh is GOOD development. I DO believe that they put their BEST foot forward. I DO believe that they have intentions of taking these comments—at least I hope so. I me I mean that's what I'm looking forward to. I'm looking forward to SOME changes in the parking, the amenity space, and and some of the other concerns that are being presented today.** That is why we have these meetings at public planning, and that is why I'm in favor of pushing this through the Committee the Whole <mark>Committee of the Whole</mark>—because I want to see some of those changes. But I also don't want to be part of that issue of stalling these projects. **We've only Built 147 or so four units built 147 or so units in all of 2024*.** We have met with hardly anything. If we were actually going to be serious about actually building some houses in our town, **we have to actually be BOLD** and making some choices. But right now, the way I see it, and the way this development is, it's conforming with what our current op is. Our zoning is not up to date and hasn't got ahead of it but it's not Off the Mark. So I just—I just—I'm sorry Councillor Garner, I do disagree with some of those comments as far as OP. **I do believe that it is it does conform.** And I'm just going to throw out there, if we are going to be reducing that density in a in a lot of like a high measure, that means per unit that's going to be a lot more expensive. So it's— it's **YOU ARE DAMNED** if you do, **YOU ARE DAMNED** if you don't. So if you can meet in the middle, that's great. Because I believe that **this developer could have come in with a much higher density** at four stories, but is stacked back-to-back towns with a lot lower density. They probably could have come forward with—I'm just glad that we have this opportunity right now to hear the residents, get that feedback. I know I've shared that with the developers as well, the exact same kind of concerns. And so, just validate some of those concerns are real. And I look forward to seeing what comes back at the Community Whole and what those changes look like. Thanks.

Excerpt from **January 21, 2025** Public Planning Meeting Archive Video, Town of Aurora's Youtube Channel.

*As of the meeting date, the town alone (not OLT) had approved about **4200** units of housing. The target number by 2031 is **8000**.

AFFORDABILITY: The Unaffordable Cost of Irresponsible Growth

- The land cannot afford explosive, patchwork, ad-hoc intensification.
 - This sensitive landscape — with its valleys, slopes, and ecological functions — cannot absorb sudden, mining-style grading and aggressive high-density construction without irreversible environmental cost.
- Wellington Street West and Schools cannot afford the traffic burden of 114 stacked town units times 5 residents each.
 - These roads are already fragile, over-capacity, and lack the transit infrastructure required to support high-density corridor development.
 - Residents cannot afford to study in substandard, temporary portable classrooms.
- Residents cannot afford to subsidize lucrative private developments through higher taxes and long-term infrastructure liabilities.
 - When developers profit but externalize risk — geotechnical, environmental, servicing, traffic — the financial burden shifts directly to taxpayers.
- Aurora thrives because thousands of residents commute long distances to support this town with their taxes and labor. They cannot afford planning chaos.
 - Public leadership must remember who carries the burden of these decisions.
- Aurora GO cannot afford the surge in parking demand and commuter volume.
 - The station is already strained, and there is no planned expansion capable of absorbing hundreds of additional daily riders and vehicles.
 - Without meaningful transit upgrades, added density simply worsens regional mobility and resident quality of life.
- Aurora's housing market is experiencing a severe correction, forcing a painful 'AFFORDABILITY' through sharp price depreciation.
 - Disappointed and angry Residents cannot absorb these sudden financial losses when attempting to sell, and are being trapped by the destabilizing pressure of adding high-density supply at this inappropriate location and inopportune time, preventing them from fulfilling their desire to leave Aurora.
- Residents cannot afford to continue funding some decision-maker who demonstrates an ongoing failure to perform due diligence.