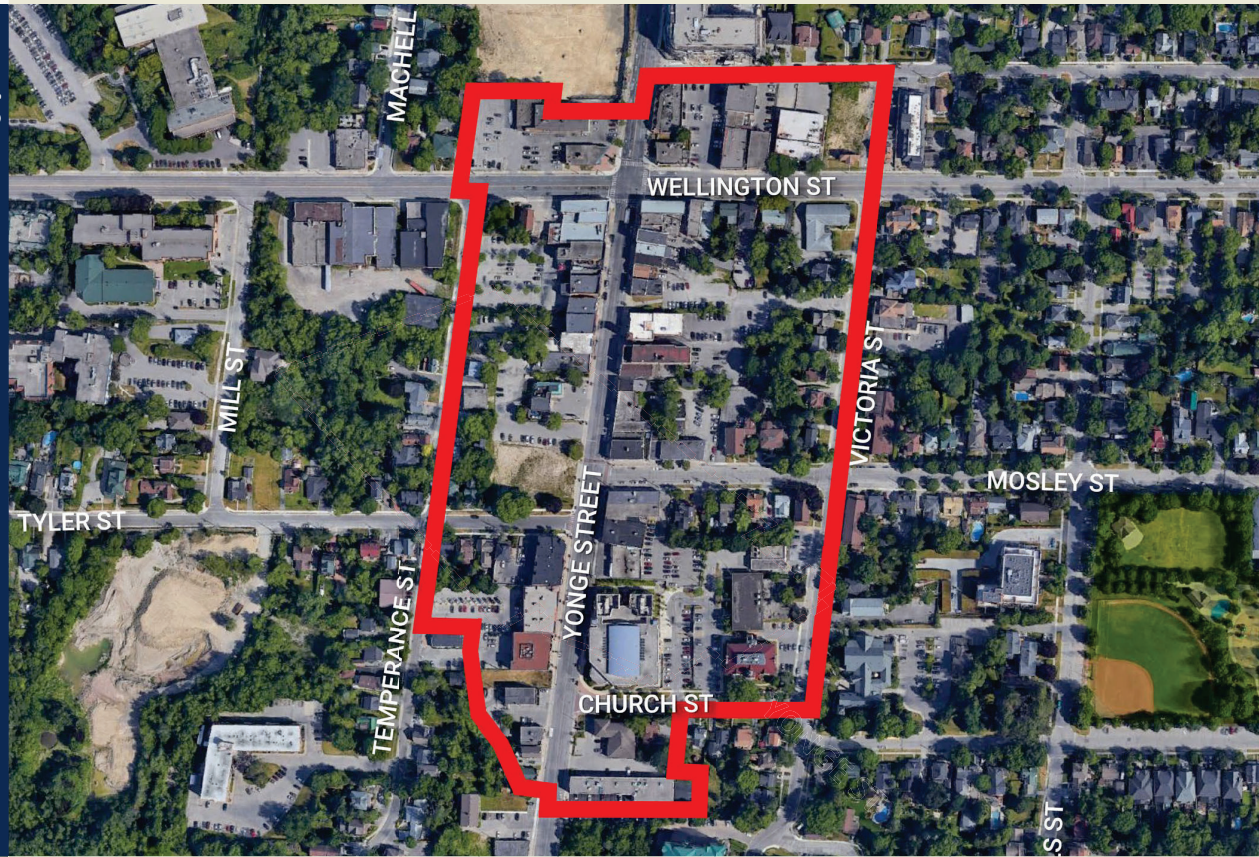


Downtown Aurora Community Planning  
Permit System

# Urban Design Study

Public Meeting  
January 13, 2026



URBAN  
STRATEGIES  
INC .



## Downtown Then

Yonge Street has a rich history as the heart and central business district of Aurora. As the town has grown, it has continued to accommodate vital commercial services and civic functions while maintaining its valued small-town identity.





# Downtown Today



Yonge  
Streetscape



Wellington  
Streetscape



Town Square



Surface Parking



Adjacent  
Neighbourhoods





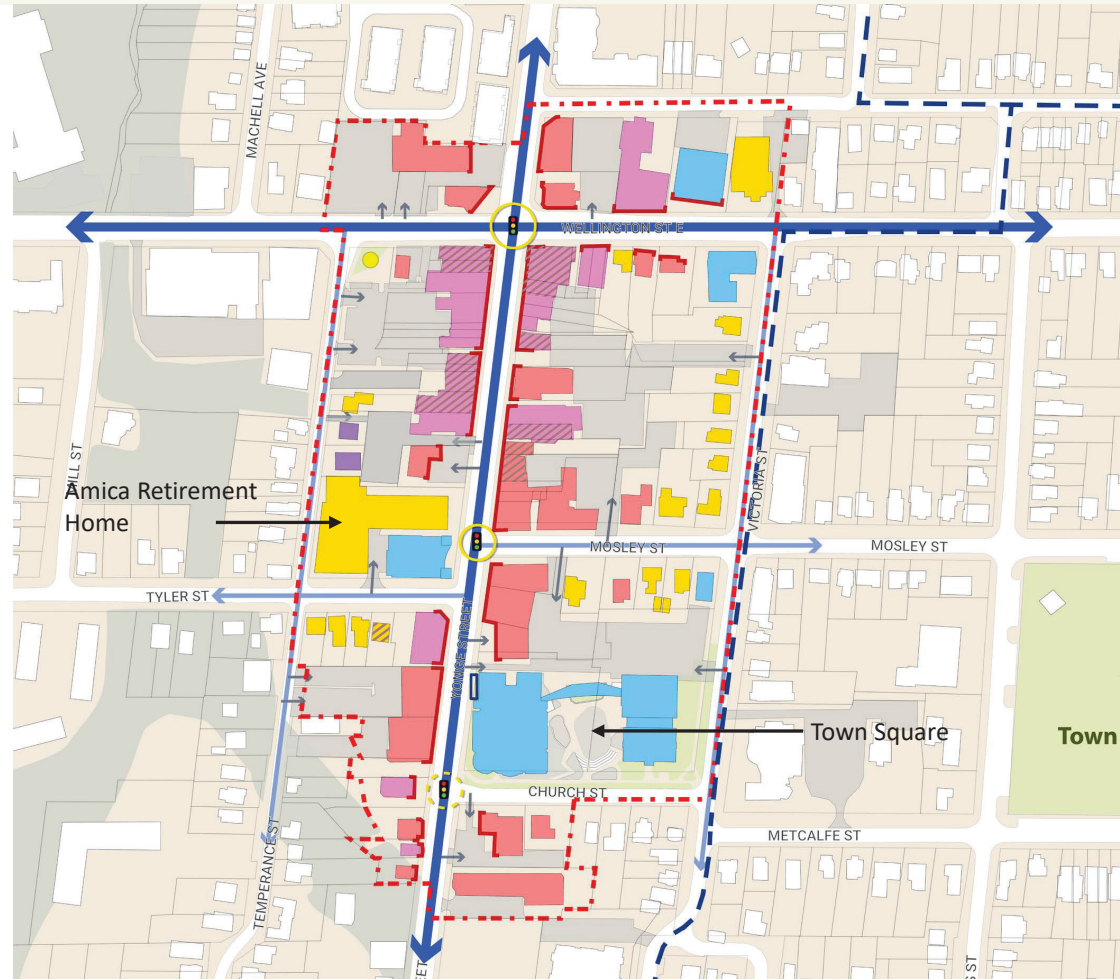
Machell's Alley as  
mid-block  
connection

# Downtown Today

Behind the buildings on Yonge Street are significant development opportunities, as the new Amica retirement home demonstrates.

## Legend

	Residential		Institutional/Office
	Commercial		Open Space
	Mixed Use		Light Industrial
	Surface Parking		Heritage Building
	Surface Parking Entrance		Bike Route
	Arterial Road		Local Road
	Active Frontage		Bike Parking
	Signalized Intersection		Future Signalized Intersection



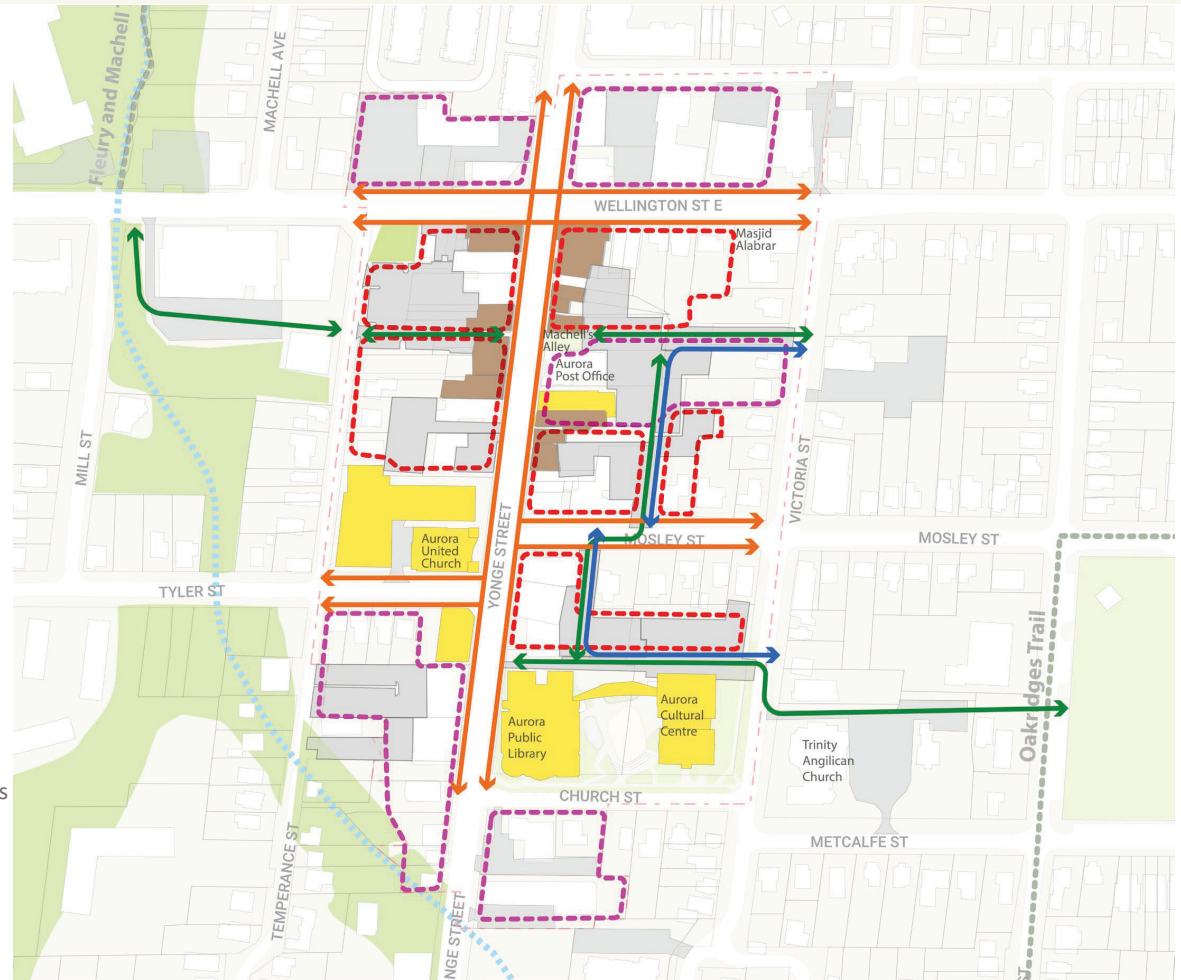


# Framework for Change

The proposed Framework for Change responds to the ongoing assembly of properties, identifying potential development sites within a framework of streets, laneways and pedestrian connections.

## Legend

- Surface Parking
- Heritage Assets
- Recent Investment
- Potential midblock connections
- Street related pedestrian connections
- Rear Laneways
- Potential Future Trail Extension
- Sites with assembled properties
- Sites with unassembled properties



# What is Permitted Today

## Key Statistics of the As-of-Right Development Concept

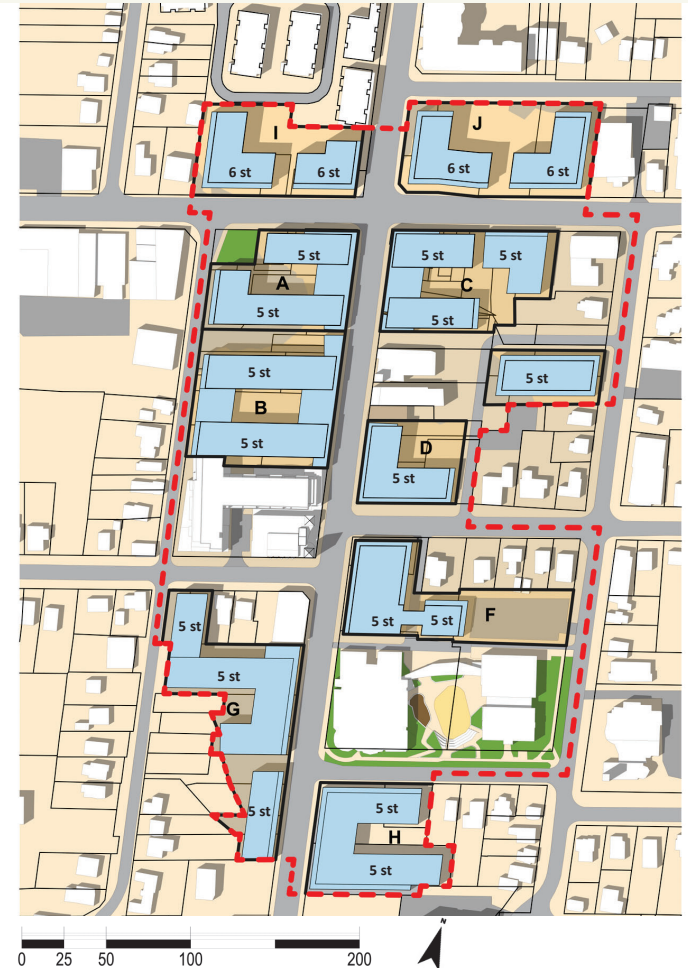
Gross Floor Area of New Development	120,000 sqm
Estimated Number of New Residential Units	1100
Estimated Commercial Floor Area	10,000
Average Density of New Development	1.9-2.9 FSI
Maximum Height (new buildings)	5 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	0 metres
Upper Floor of Step-back from Yonge Street	3.0 metres above 3rd floor

\*Assumptions for GFA: 15% Reduction GCA to GFA

\*Assumptions for unit size: 100 sqm/unit

\*Parking Assumptions:

- Residential Parking: 1.0 spaces per unit (Inclusive of visitor parking)
- Retail Parking: 3.5 spaces per 100m<sup>2</sup>
- Assumes a 35 sqm per stall for parking (includes cores/ramps, etc.).





# What is Permitted Today



View looking south  
down Yonge St from  
Wellington St

# What is Permitted Today



View looking north  
up Yonge St from  
Mosley intersection



# What is Permitted Today



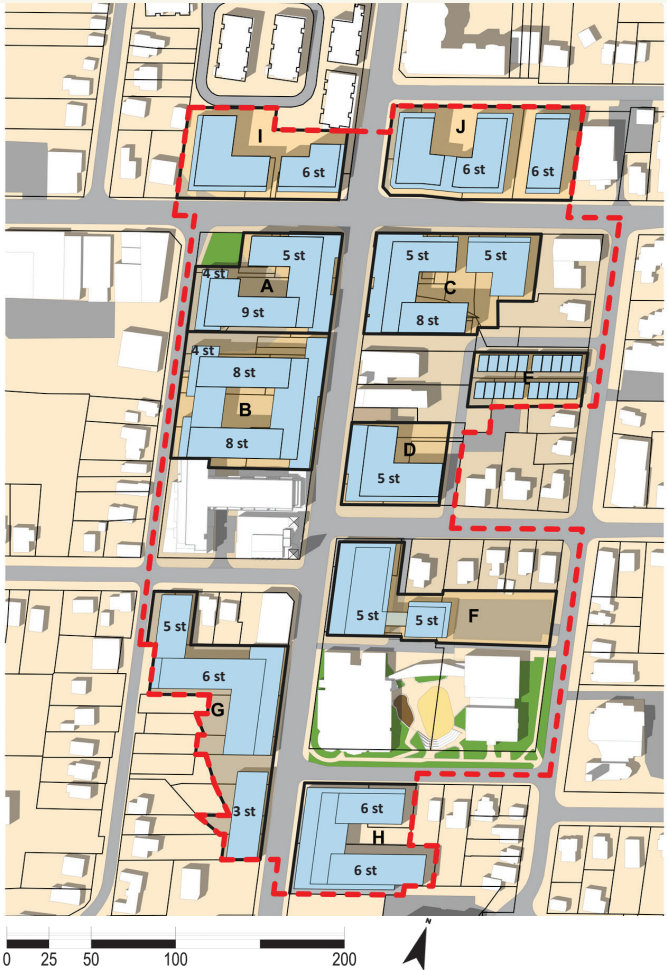
View looking south  
down Temperance  
St from Wellington

# Alternative Development Concept

## Key Statistics of the Alternative Development Concept

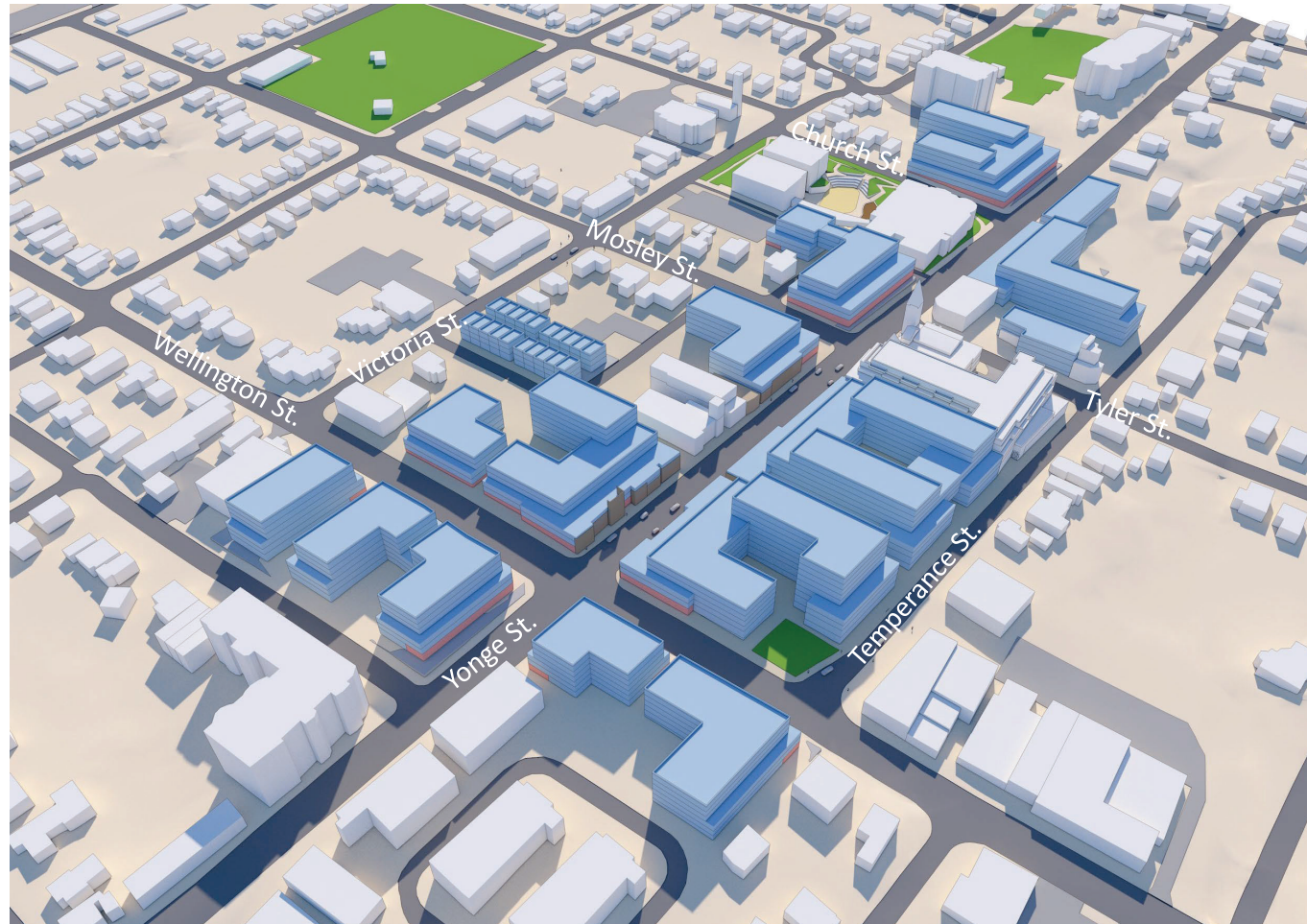
Gross Floor Area of New Development	134,300 sqm
Estimated Number of New Residential Units	1260
Estimated Commercial Floor Area	8,600
Average Density of New Development	1.4-4.1 FSI
Maximum Height (new buildings)	9 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	2 metres
Upper Floor of Step-back from Yonge Street	10.0 metres above 3rd floor

- \*Assumptions for GFA: 15% Reduction GCA to GFA
- \*Assumptions for unit size: 100 sqm/unit
- \*Parking Assumptions:
  - Residential Parking: 1.0 spaces per unit (Inclusive of visitor parking)
  - Retail Parking: 3.5 spaces per 100m2
  - Assumes a 35 sqm per stall for parking (includes cores/ramps, etc.).



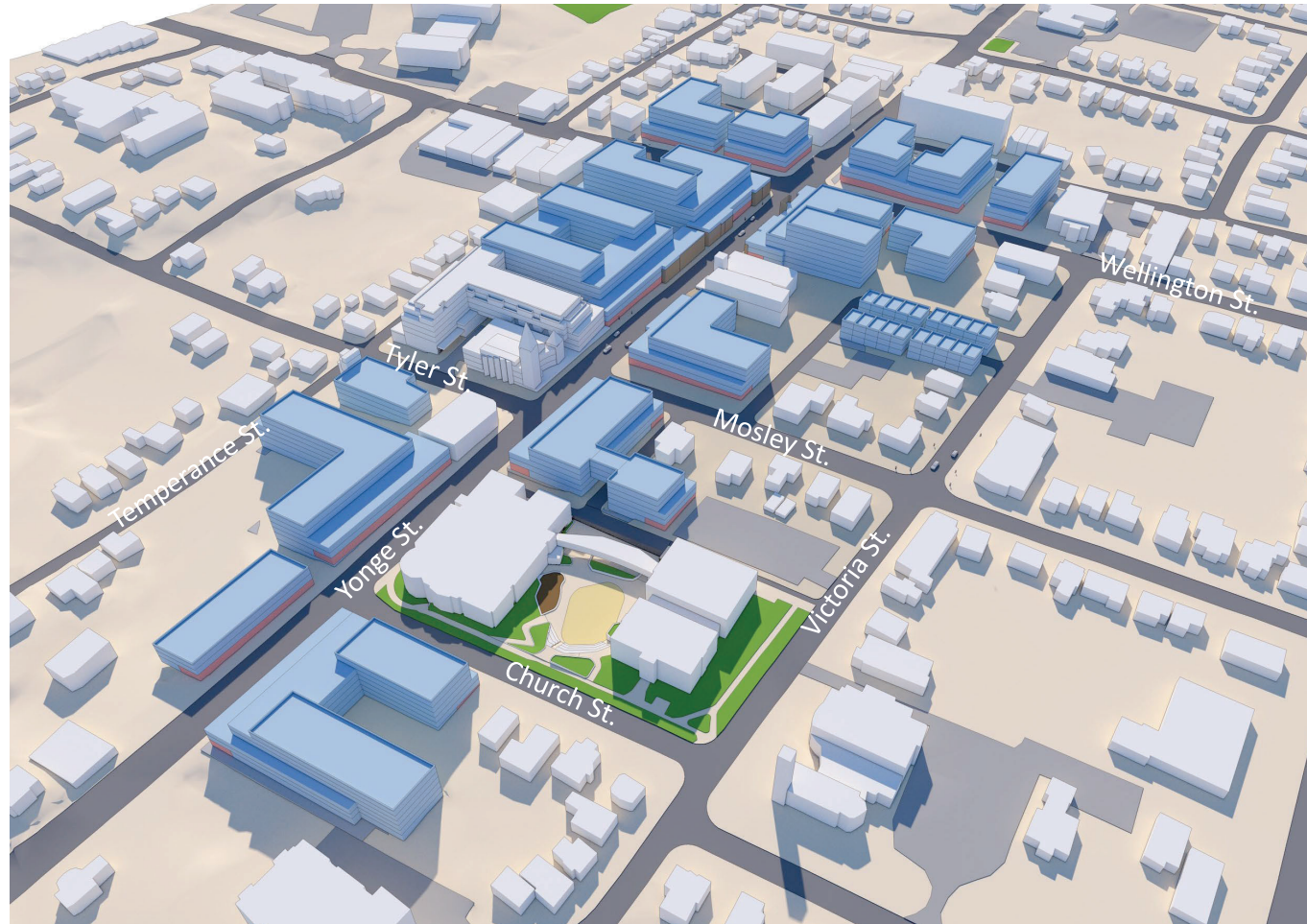


# Alternative Development Concept



View looking  
southeast

# Alternative Development Concept



View looking  
northwest



# Alternative Development Concept



View looking south  
down Yonge St from  
Wellington St

# Alternative Development Concept



View looking north  
up Yonge St from  
Mosley intersection



# Alternative Development Concept



View looking south  
down Temperance  
St from Wellington



# Alternative Development Concept

Machell's Alley View





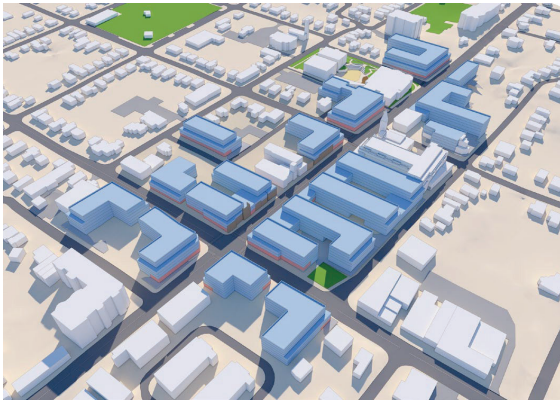
# Alternative Development Concept



Town Square View

# Summary of Concepts

## As-of-Right Concept



Gross Floor Area of New Development	12,000 sqm
Estimated Number of New Residential Units	1100
Estimated Commercial Floor Area	10,000
Average Density of New Development	1.9-2.9 FSI
Maximum Height (new buildings)	5 Storeys (6 Storeys North of Wellington Street)
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## Alternative Concept



Gross Floor Area of New Development	134,300 sqm
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# Summary of Concepts

View south on Yonge



**As-of-Right  
Concept**

View north on Yonge



View south on Temperance

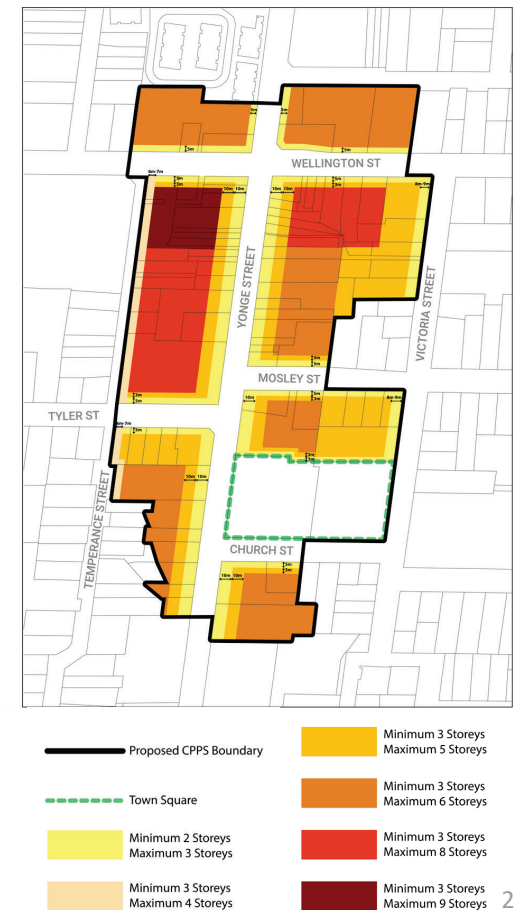


**Alternative  
Concept**



# Summary of Key Recommendations

- Require commercial or institutional uses on ground floors along Yonge St and Wellington St
- Require buildings to have a 2-3 metre setback from Yonge St and Wellington St
- Permit max. heights of 6-9 storeys west of Yonge St and 6-8 storeys east of Yonge
- Require min. step-backs from Yonge Street of 10m above the 3<sup>rd</sup> storey and an additional 10m above the 5<sup>th</sup> storey
- Require parking to be in rear yards, underground or in above-ground structures
- Introduce rear laneways east of Yonge Street and seek mid-block pedestrian connections
- Continue to apply current design guidelines regarding building façades and materials
- Preserve all heritage buildings and ensure they are integrated sensitively into future development





# Downtown Walkthrough



Thank you!



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