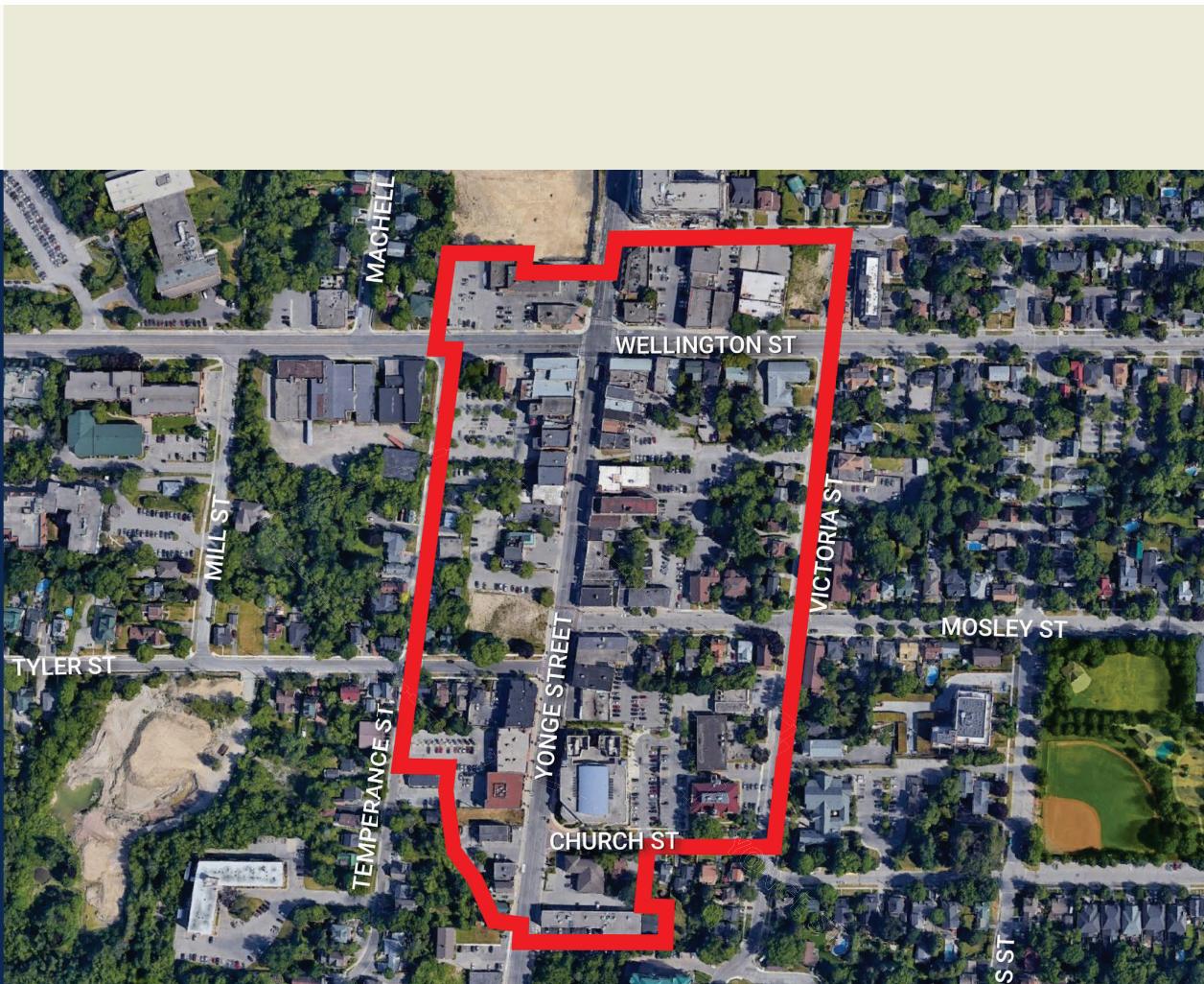


Downtown Aurora Community Planning
Permit System

Urban Design Study

Public Meeting
January 13, 2026



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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



Town Square



Adjacent
Neighbourhoods



Wellington
Streetscape



Surface Parking



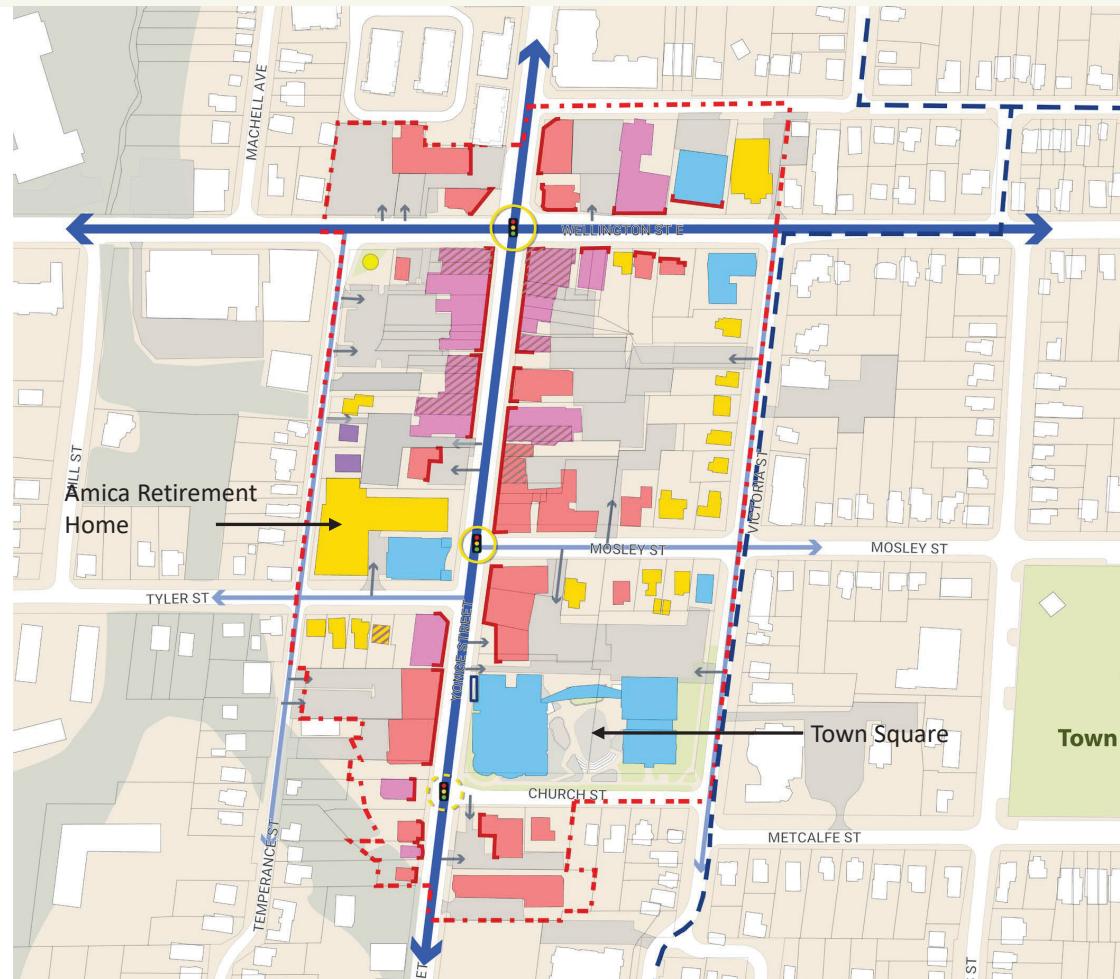
Machell's Alley as
mid-block
connection

Downtown Today

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

Legend

Yellow	Residential
Red	Institutional/Office
Light Green	Commercial
Light Blue	Open Space
Pink	Mixed Use
Light Grey	Light Industrial
Grey	Surface Parking
Diagonal Hatching	Heritage Building
→	Surface Parking Entrance
↔	Arterial Road
—	Active Frontage
Yellow circle with traffic light icon	Signalized Intersection
Yellow circle with dashed traffic light icon	Future Signalized Intersection

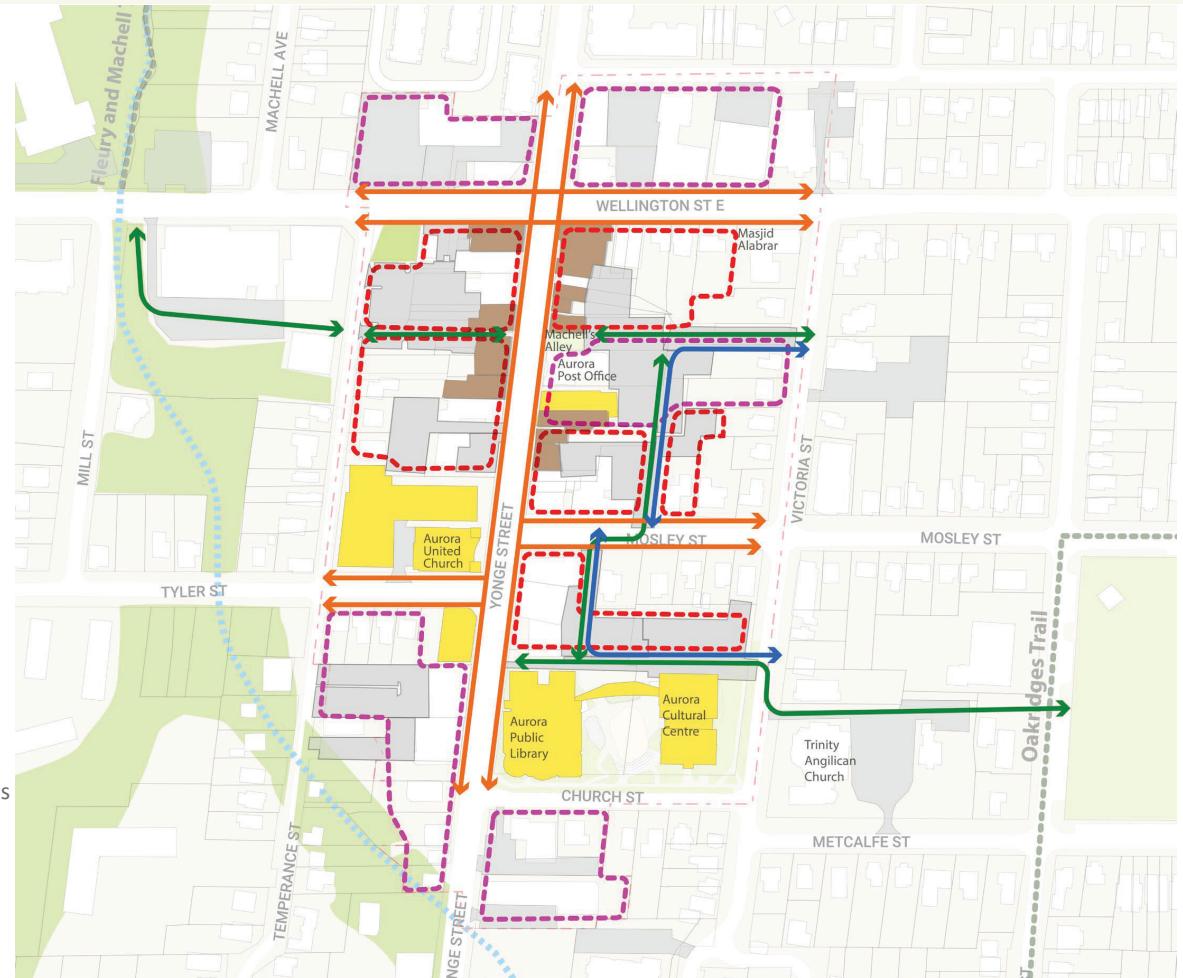


Framework for Change

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

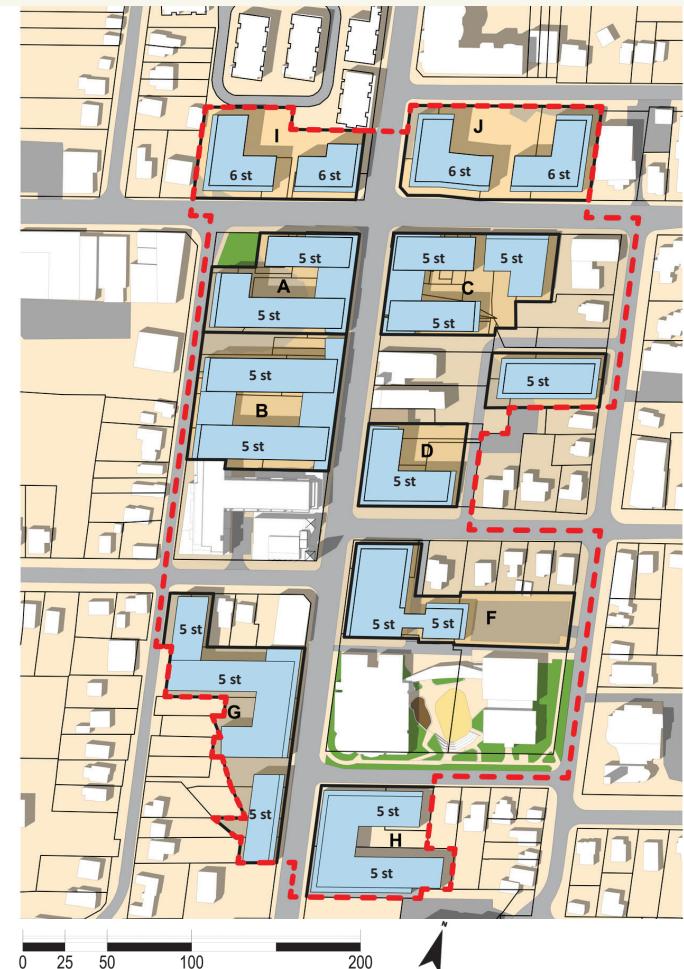
Gross Floor Area of New Development	120,000 sqm
Estimated Number of New Residential Units	1100
Estimated Commercial Floor Area	10,000
Average Density of New Development	1.9-2.9 FSI
Maximum Height (new buildings)	5 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	0 metres
Upper 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 100m²
- 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

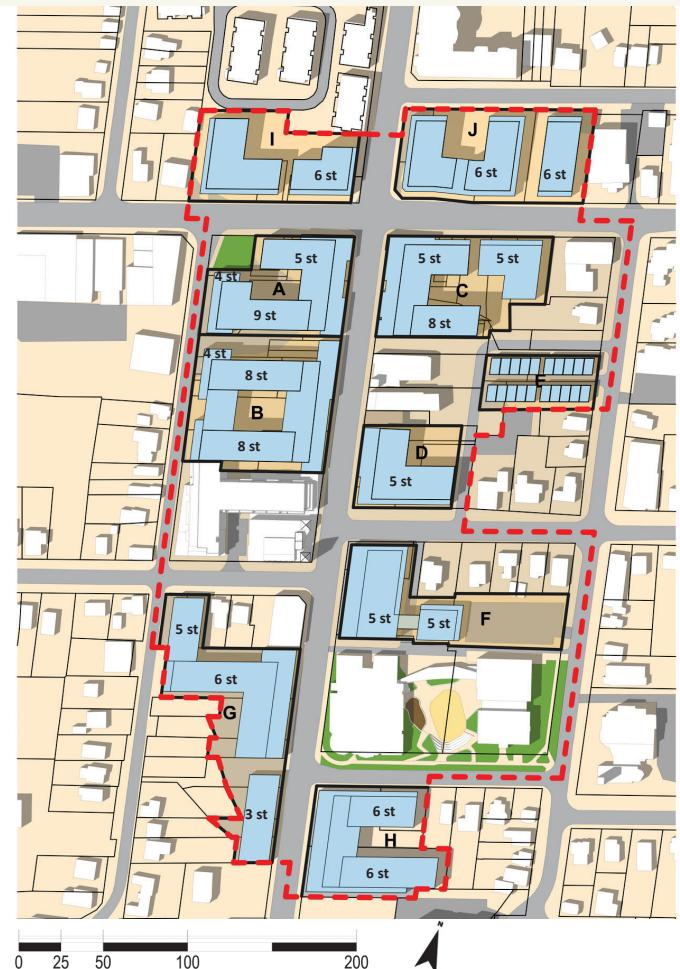
Gross Floor Area of New Development	134,300 sqm
Estimated Number of New Residential Units	1260
Estimated Commercial Floor Area	8,600
Average Density of New Development	1.4-4.1 FSI
Maximum Height (new buildings)	9 Storeys (6 Storeys North of Wellington Street)
Setback from Yonge Street	2 metres
Upper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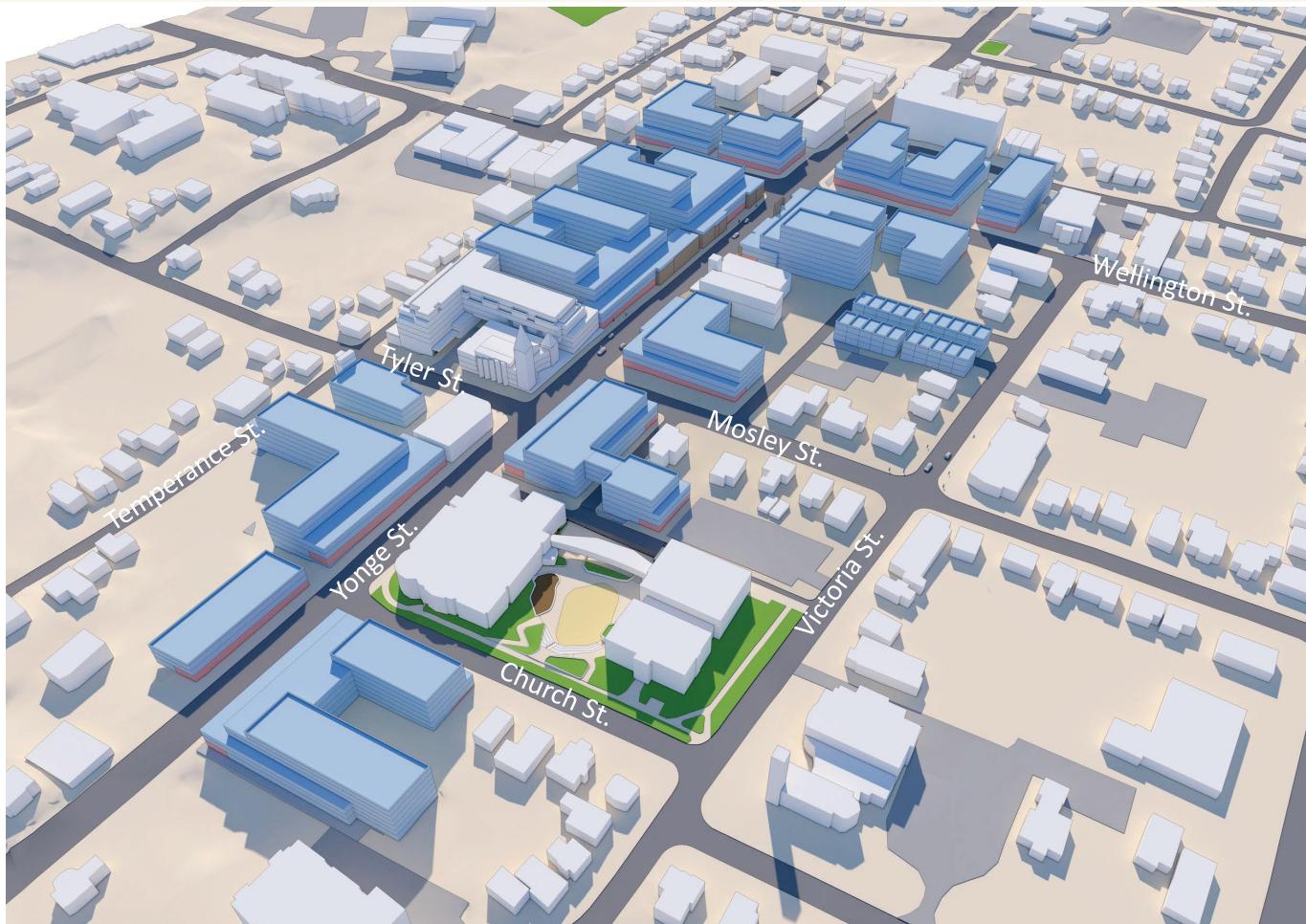


Alternative Development Concept



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
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Alternative Concept



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Summary of Concepts

View south on Yonge



View north on Yonge



View south on Temperance



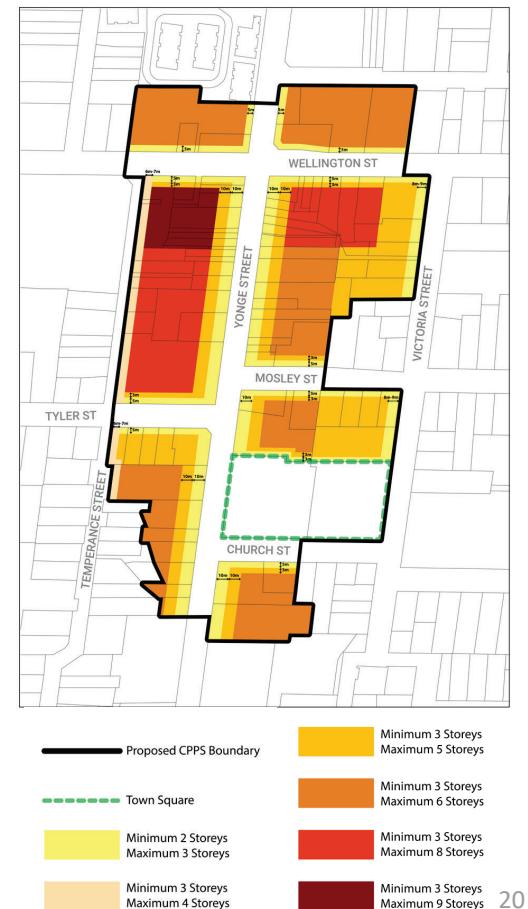
As-of-Right
Concept



Alternative
Concept

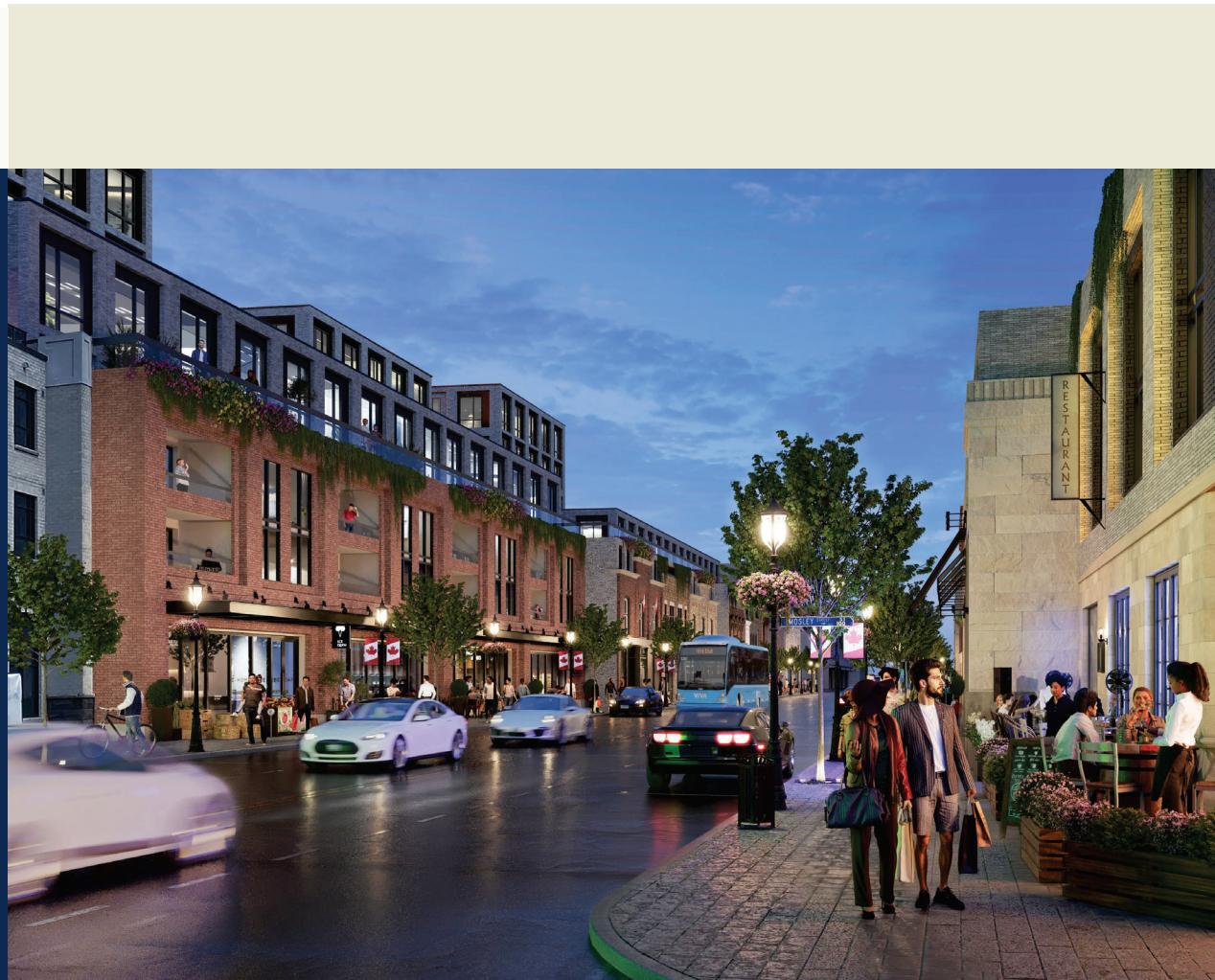
Summary of Key Recommendations

- 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 3rd storey and an additional 10m above the 5th 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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