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Town of Aurora

## Member Motion

Councillor Thompson

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**Re:** Interim Control By-law for Yonge Street South Regional Corridor  
(OPA 34 Area)

**To:** Members of Council

**From:** Councillor Michael Thompson

**Date:** January 13, 2026

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Whereas Council has established the Yonge Street Regional Corridor in the Town's updated Official Plan, permitting increased building heights along Yonge Street but without defined density or unit permissions for this area; and

Whereas OPA 34 is a highly unique part of Town, featuring environmental and Oak Ridges Moraine (ORM) sensitivities, approved historically as a low density, cluster residential neighbourhood; and

Whereas Council wishes to ensure that development in this area proceeds in a planned, orderly, and community-appropriate manner that reflects the intent of both the Official Plan and OPA 34;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare and bring forward an Interim Control By-law for the Yonge Street Regional Corridor within the OPA 34 Secondary Plan area (south of the CN rail tracks) in order to temporarily prohibit or restrict new development while further planning work is undertaken; and
2. Be It Further Resolved That staff be directed to undertake a focused planning study of this portion of the Yonge Street Regional Corridor, including its relationship to OPA 34, to clearly define:
  - Size of the corridor
  - Density and unit permissions;
  - Appropriate building heights;
  - Built form and massing;
  - Transitions to adjacent low-density neighbourhoods; and
3. Be It Further Resolved That the results of this study be brought back to Council with recommendations to establish clear development parameters and any required Official Plan Amendments for this area.