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Town of Aurora

Memorandum

Planning and Development Services

Re: Development Application Review – 16, 20, and 22 Allaura Boulevard

To: Heritage Advisory Committee

From: Adam Robb, MPL, MCIP, RPP, CAHP
Manager of Policy Planning and Heritage

Date: April 8, 2024

Recommendation

1. That the memorandum regarding Development Application Review – 16, 20, and 22 Allaura Boulevard be received; and
2. That the Heritage Advisory Committee comments regarding Development Application Review – 16, 20, and 22 Allaura Boulevard be received and referred to staff for consideration and further action as appropriate.

Background

The subject development was originally presented to the Heritage Advisory Committee on July 31, 2023, featuring a proposed 225 stacked townhouses on the north side of Allaura Boulevard. The owner has applied for a Zoning By-law Amendment (ZBA-2022-08), Plan of Subdivision (SUB-2022-02), and Site Plan (SP-2022-13) application to enable this proposed built form as part of the Aurora Promenade area. Additionally, a Heritage Impact Assessment was presented to the Heritage Advisory Committee on November 6, 2023, to review potential impacts on the adjacent Aurora War Memorial and Peace Park. Impacts were determined to be minimal, with no trees to be affected and for a fence and landscaping to be installed between the properties for additional screening.

Analysis

The Heritage Advisory Committee requested that visual renderings of the proposed development also be provided for review

Initial comments provided by the Heritage Advisory Committee included ensuring no access between the proposed development and the Aurora War Memorial and Peace Park and ensuring the installation of fencing and screening. A Heritage Impact Assessment was also prepared and presented to the Heritage Advisory Committee, which concluded that there would be minimal to no impacts to the Aurora War Memorial and Peace Park, as summarized in the previous November 6, 2023, memorandum. The Heritage Advisory Committee specifically requested that updated renderings be provided to show the proposed development relative to the Aurora War Memorial and Peace Park, which have now been provided for additional comment.

The Aurora War Memorial has a height of approximately 22 metres, and the proposed development is to have heights at a maximum of 11 metres, such that no negative impacts to the Aurora War Memorial are anticipated. Existing conditions of the current site also include a chimney of the industrial use (see attachment 1), which upon removal as a result of the proposed development would have less visual conflict with the War Memorial as well. The separation of the property and fencing and landscape screening will also further eliminate any visual impacts.

The previously provided comments by the Heritage Advisory Committee including for no access between the properties and for appropriate tree protection, fencing and screening will also continue to be required. Staff will ensure these requirements are implemented as part of any potential future conditions of approval. Any further comments from the Heritage Advisory Committee can also be considered at this time.

Attachments

Attachment 1 –Existing Aerial

Attachment 2 – Conceptual Renderings