

October 7, 2022

File no.: 591788-01

Mr. Andrew Doersam  
Ministry of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto, ON  
M5G 2E5

Dear Mr. Doersam:

**Re: 2697331 Ontario Inc.  
1289 Wellington Street East, Town of Aurora, York Region  
York Region Official Plan 2022 (“ROP”)**

We are counsel for 2697331 Ontario Inc. with respect to the above noted matter. 2697331 Ontario Inc. is the owner of lands municipally known as 1289 Wellington Street East, in the Town of Aurora (the “**Lands**”). The Lands are located at the south-west corner of Wellington Street East and Leslie Street, and are a total of 14.7 acres (5.86 hectares). The Lands are also located in proximity to the Wellington 404 Park and Ride, the Wellington Street Go Station, and the Bloomington Go Station.

The Lands are designated ‘Urban Area’ on Map 1 and ‘Community Area’ on Map 1A of the ROP. Our client intends to develop a medium to high density residential community containing apartment and townhouse blocks (the “**Proposed Development**”). An appropriate FSI for the Lands is 3.2, with a density of 330 units per hectare, and approximate height of 12 storeys. Our client is satisfied with the ROP in its current form, as it relates to the Lands. We respectfully request that the province approve the ROP as adopted by York Region Council on June 30, 2022, as it relates to the Lands.

Our client seeks a FSI of 3.2, with a density of 330 units per hectare, and approximate 12 storey height for the Lands. If the Ministry is revising the ROP, or other planning instruments to address height and density in the Town of Aurora we ask that a FSI of 3.2, with a density of 330 units per hectare, and approximate 12 storey height be permitted for these Lands. This higher density will support the Province’s commitment to more homes and housing affordability for all. It will contribute to the Province’s target of building 1.5 million homes by 2031.

The Lands are in close proximity to Major Transit Station Areas (“**MTSA**”). The Lands are located approximately 2.8 km from a MTSA, the Aurora GO station, 1 km from the 404 Park and Ride, 3.2 km from the Wellington Go Station and in proximity to the Bloomington Station. Given the close proximity to the MTSA, and the various stations, the Lands are in an ideal location to contribute to York Region’s intensification targets and the building of complete communities. Development of the Lands will contribute to the Region’s intensification targets. The location of the Lands in proximity to the MTSA’s and transit corridors makes this the ideal location for the Proposed Development, and the Lands can appropriately

accommodate a higher density. Accommodating higher density on the Lands will contribute to the Province's target of building 1.5 million homes by 2031.

As you know, accelerated population growth combined with a smaller housing stock than forecasted over a significant period of time contributes to excess demand for housing, and housing shortages in Ontario. There is currently an underproduction of new housing supply coupled with significant population growth. The Proposed Development will help address housing demand in Ontario.

The Proposed Development presents an opportunity for intensification in a gateway location, and promotes the creation of complete communities that maximize and utilize existing public service facilities and investment in infrastructure. The Lands are in proximity to additional community services such as the adjacent recreation complex and the Smart Centres commercial and retail plaza.

Our client filed official plan and zoning by-law amendment applications (the "**Applications**") with the Town of Aurora on February 15, 2022. The Applications seek to redesignate the Lands to 'Medium-High Density Residential' and permit increased maximum height and density. Town Council refused the Applications at the Council meeting on June 14, 2022, upon receiving only a preliminary staff report regarding the Applications. Our client had no choice but to appeal the Applications to the Ontario Land Tribunal. The hearing is being scheduled.

### **Summary**

The Proposed Development with an increased FSI of 3.2, density of 330 units per hectare, and approximate height of 12 storeys will help address the growing population and ongoing housing demand. The Proposed Development represents appropriate intensification and increased density in a gateway location that is close to MTSAs and transit corridors. It promotes the creation of complete communities that maximize the utilization of existing public service facilities and residential needs, including the adjacent Recreation Complex and the SmartCentres commercial and retail plaza, which are supported by active transportation, and aid in reducing vehicle-use and dependency.

Please do not hesitate to contact me should you have any questions.

Yours truly,

**Dentons Canada LLP**



Katarzyna Sliwa  
Partner  
KS/db

Copy: Client