

October 8, 2022

File no.: 591788-01

Mr. Andrew Doersam
Ministry of Municipal Affairs and Housing
17th 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

Enclosure

Copy: Client

Aurora Design Review Panel May 9, 2022

#2 – 1289 Wellington Street East

Trail connection to the rear, overall pedestrian connections, sidewalk connections

- Would like to see a more connected and cohesive pedestrian system, one that connects the central portion of the site and to the trail in the conservation area.
- Would like to see a pedestrian connection from the corner into the site; this may/should be combined with a view corridor.

Amenity area (Park/Open space area for residents)

- Although there are 3 smaller landscaped amenity areas proposed, they seem disparate and comprised of the residual areas in the plan.
- Would like to see a large central open space focus; this may be combined with the pedestrian connection / view corridor (mentioned above).
- The concept of a central open space focus should also be supported and enhanced by the reconfiguration/reorientation of the townhouse blocks.

Accessibility considerations

- Provide more mid-block connections from the Wellington Street and Leslie Street to access the site.

Overall massing

- With consideration for the street wall and the gateway location, the massing of the 3 buildings should be broken up and redistributed:
- Block C is excessively long; Provide more mid-block connections to create breaks along the streetscape.



- Consider breaking the mass of Block B at the street to allow for a pedestrian connection / view vista into the site.
- Articulate the ground floor (with grade-accessed units, front doors and unit articulation) to create a pedestrian scaled and animated streetscape.
- The consistent 7-storey building height creates an imposing and solid wall along the street; consider variations in height that could include 6 storeys along Leslie Street and taller buildings at the corner (gateway) location.
- The gateway location should be distinct from the other building massing and provide an architectural landmark at the gateway; consideration should be given to increased building height in this location and given the prominence and topographic elevation of this location, an increase in height to 10-12 storeys could be appropriate.

Shadowing

- Not an issue as the surrounding uses are gas stations.

Additional comment

- Regarding architectural expression and materials, the proposed development is far enough away from the Magna 'chateau' that it does not need to replicate that style, or in fact take its cues from it.
- The prominent gateway location and proximity of this site to the business park, the community centre, and other proposed developments that lean towards more 'contemporary' design expressions, presents the opportunity to create a unique contemporary / traditional design expression here.