



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Notice of Motion

Mayor's Office

Re: Eliminating Minimum Parking Requirements for New Residential Developments

To: Members of Council

From: Mayor Tom Mrakas

Date: June 6, 2023

Whereas the Aurora Promenade is recognized as the downtown of Aurora, and is planned to accommodate growth in a vibrant and mixed-use manner that emphasizes walkability and local access to services and amenities; and

Whereas the Aurora GO Station MTSA is planned to accommodate a proposed minimum density of 150 people and jobs per hectare as part of creating housing opportunities in close proximity to higher order transit; and

Whereas the Town of Aurora Official Plan already contains policies that encourage the use of alternative and reduced parking requirements specifically for along Yonge Street and Wellington Street; and

Whereas according to the Residential Construction Council of Ontario (RESCON) the cost of constructing below-grade parking in residential condominiums and apartments has increased significantly over the past decade, with these costs being passed onto unit owners and in turn negatively impacting housing affordability; and

Whereas the construction of underground parking adds more time to the already lengthy and complex process of constructing higher density buildings; and

Whereas an emerging trend across the Greater Toronto Area is that new condo projects are being left with parking spaces being unsold, and that there is a pattern of overbuilding parking in new higher density residential developments due to outdated zoning requirements; and

Whereas reducing parking requirements will improve the livability of the Town overall by creating healthier communities, reducing greenhouse gas emissions, and creating space to improve conditions for transit, walking and cycling; and

Whereas the sustainability and complete community policies of the Provincial Policy Statement, Growth Plan, York Region Official Plan and the Town are strengthened by being able to reduce parking requirements; and

Whereas the Ontario Housing Affordability Task Force recommends removing minimum parking requirements as they are outdated municipal requirements that increase the cost of housing and are increasingly less relevant with public transit and ride share services;

1. Now Therefore Be it Hereby Resolved That staff be directed to evaluate options for eliminating minimum parking requirements for new residential developments within the Aurora Promenade and GO Major Transit Station Area; and
2. Be It Further Resolved That any new residential development within the Aurora Promenade and GO Major Transit Station Area require auto share and bike share programs; and
3. Be It Further Resolved That staff report back to Council with the appropriate actions to implement these directions, including the necessary updates to the Town's Comprehensive Zoning By-law 6000-17.