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Town of Aurora

Notice of Motion

Mayor's Office

Re: As of Right Pre-Zoning

To: Members of Council

From: Mayor Tom Mrakas

Date: September 5, 2023

Whereas the forthcoming Town's Official Plan Review is scheduled for presentation to Council for consideration and potential adoption in the Fall of 2023. This review encompasses numerous proposed changes that offer valuable guidance on managing growth within strategically designated areas over the upcoming three decades; and

Whereas the Town of Aurora is making a commitment to the Province by pledging its active role in facilitating the construction of 8,000 new homes by the year 2031;

1. Now Therefore Be It Hereby Resolved That the Town will engage in pre-zoning of lands situated along key thoroughfares including Leslie and Bayview, as well as both Yonge and Wellington. This initiative will extend to cover Strategic Growth Areas such as The Promenade and the Major Transit Station Area (MTSA); and
2. Be It Further Resolved That the aforementioned corridors and designated growth areas shall be pre-zoned, with due consideration for suitable building heights and densities. This pre-zoning shall be designated "As of Right," thereby streamlining the development process for residential units; and
3. Be It Further Resolved That staff be directed to undertake this pre-zoning exercise as an integral component of the accelerated Phase 1 of the Zoning By-law review.