



Public Planning Meeting

Date: April 12, 2022

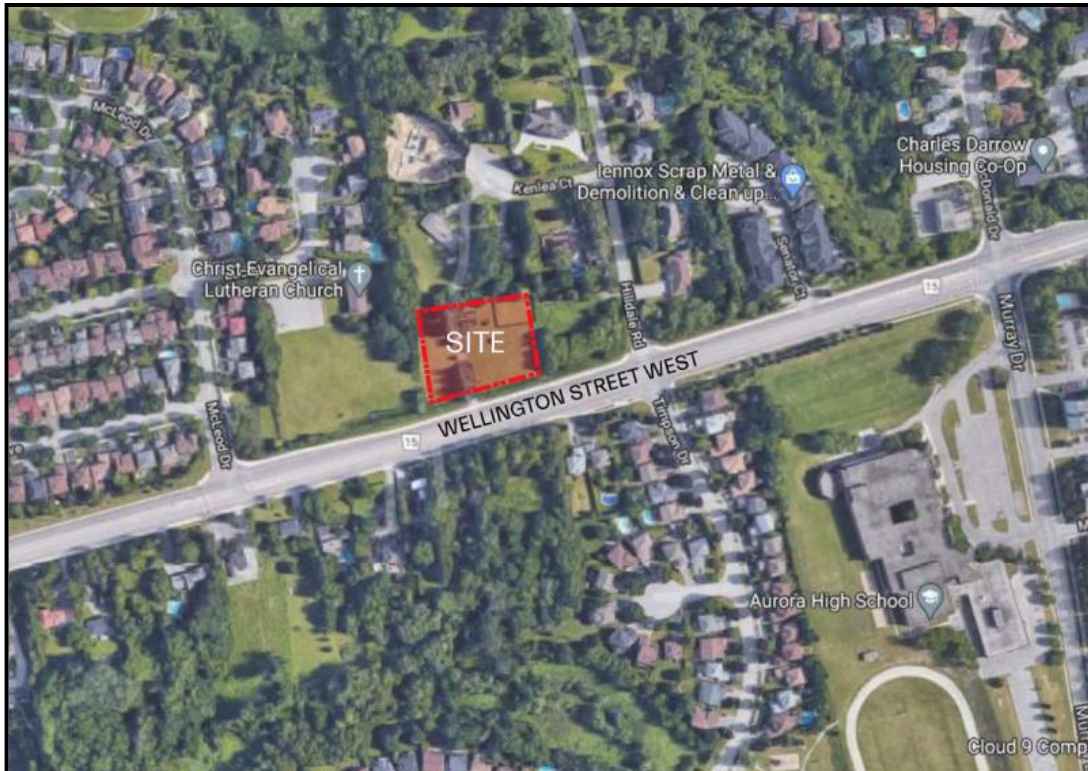
Applications: Official Plan Amendment
Zoning By-law Amendment

Applicant: 200 Wellington Holding Corp.

Location: 200 Wellington Street West

File Numbers: OPA-2021-06 and ZBA-2021-08

Location Map



Subject Lands

200 Wellington Street West

Site Area

6,427 m² (1.6 acres)

Lot Frontage

91 m (300 ft)

Existing Uses

Vacant

Surrounding Land Uses



Detached dwellings



Townhouse dwellings



Aurora High School



Residential Apartment Buildings



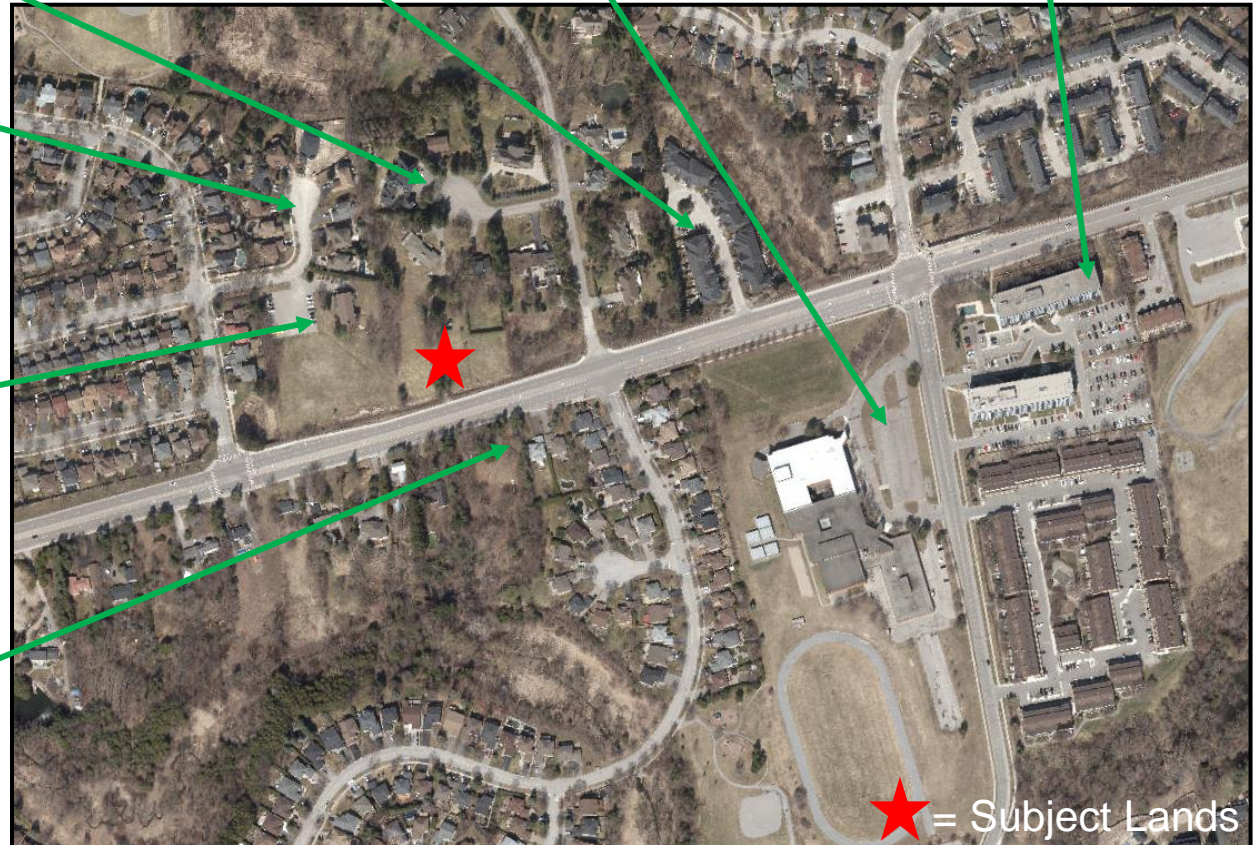
Detached dwellings



Place of Worship



Detached dwellings

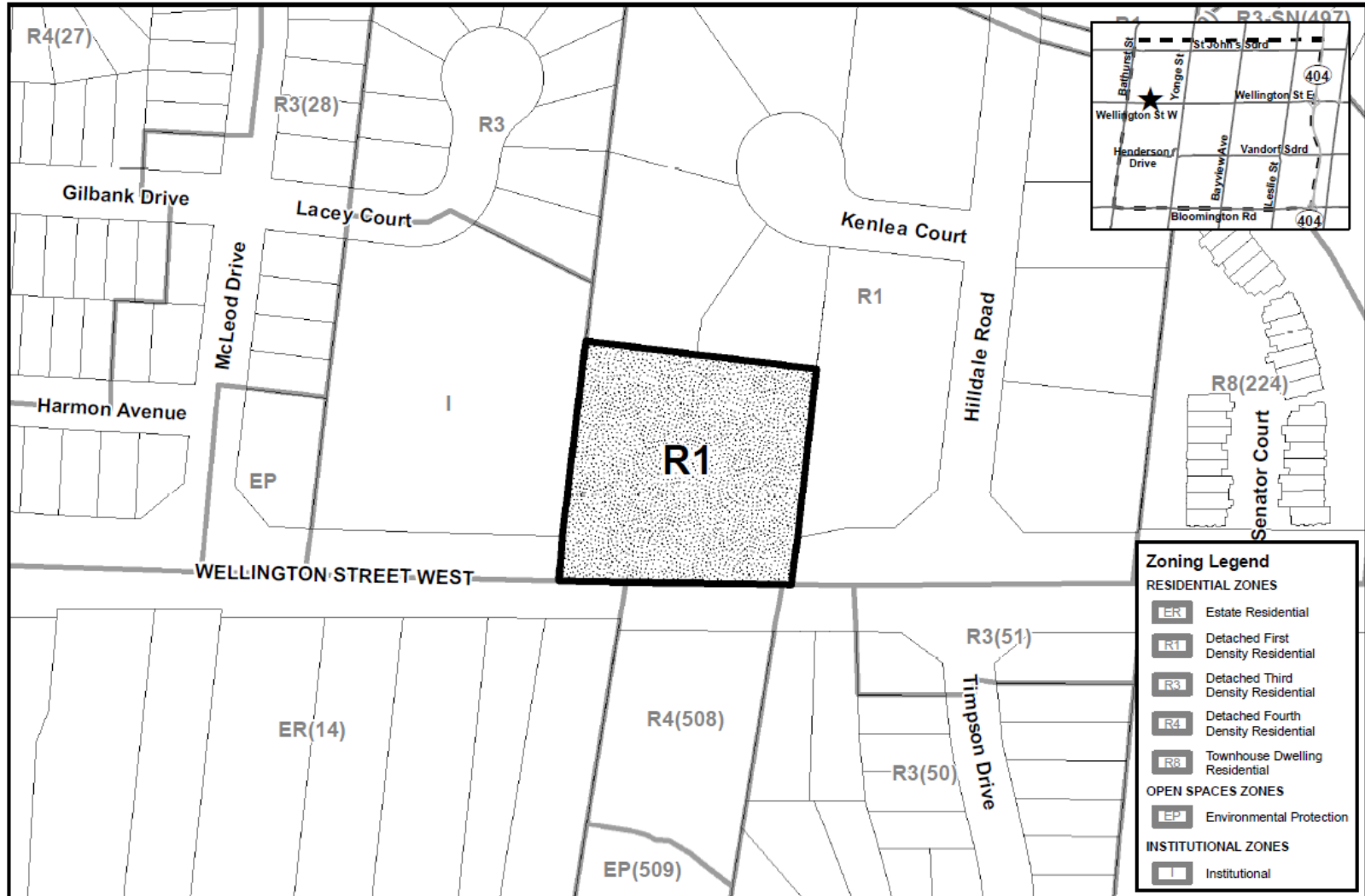


★ = Subject Lands

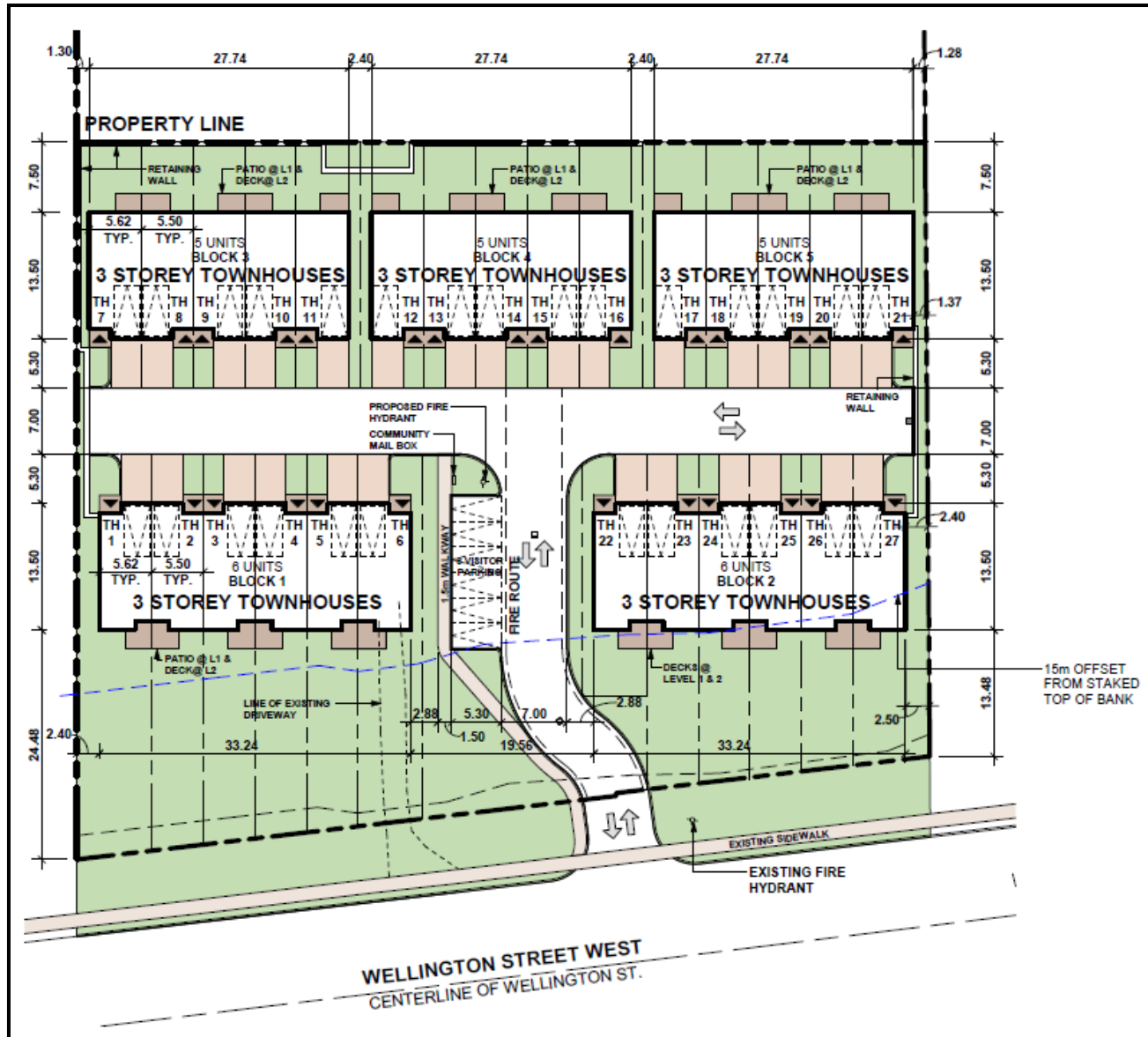
Existing Official Plan



Existing Zoning By-law



Conceptual Site Plan



Conceptual Rendering

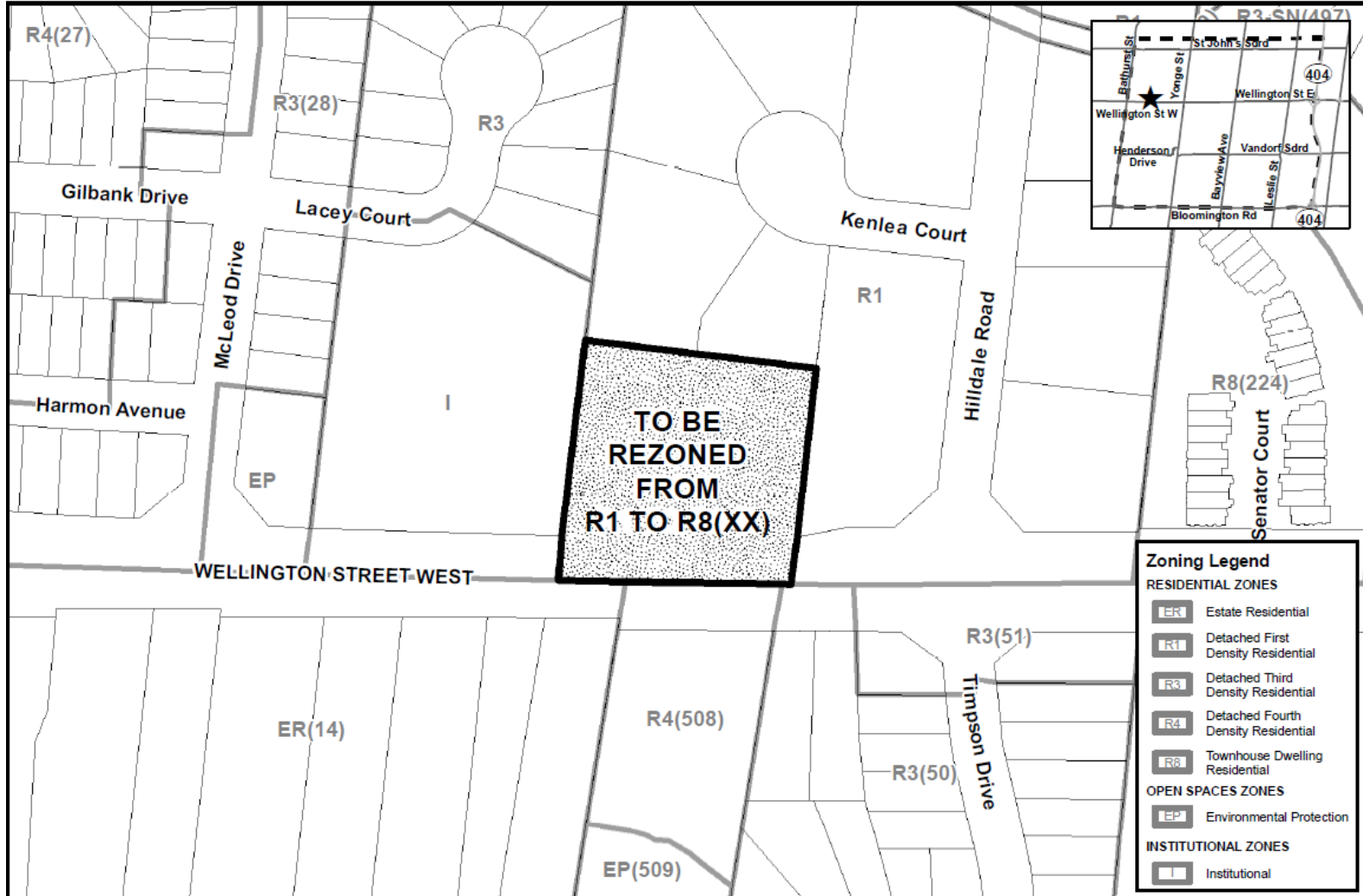


Proposed Official Plan Amendment

- Introduce site-specific policies to amend Section 8.2 – Suburban and Estate Residential Policies
 - Permitting a townhouse built-form
 - Permitting a maximum of 27 units
- Technical Amendments to Schedule “H” and Section 16 of the Town of Aurora Official Plan will be required to implement any amendments (if approved)

* The Regional Municipality of York remains the approval authority for the proposed Official Plan Amendment Application.

Proposed Zoning By-law Amendment



Policy Context

The proposed application will be reviewed for consistency and conformity with the following Provincial, Regional and Municipal policy documents:

- Provincial Policy Statement
- Growth Plan for the Greater Golden Horseshoe
- Oak Ridges Moraine Conservation Plan
- Lake Simcoe Protection Plan
- York Region Official Plan
- Town of Aurora Official Plan
- Zoning By-law 6000-17, as amended
- Other applicable municipal plans and by-laws

Matters to be Addressed

- Consider re-designating the developable portion of the subject lands to “Stable Neighbourhood”;
- Re-designate and rezone the south portion of the subject lands to “Environmental Protection”
- Provide bicycle parking;
- Provide adequate landscape strips (3.0m) for tree protection and new plantings; and,
- Ensure Waste and Emergency Services are satisfied with proposed access and backup parameters.

Public Comments

- At this time, no comments from the public have been received on the proposed planning application

Next Steps

- A detailed review of the subject applications will be undertaken to address all matters outlined and all comments received.
- A Staff Report with recommendations will be presented at a future General Committee Meeting for consideration.