

Public Planning Meeting

Application: Zoning By-law and Official Plan
Amendment Applications

Applicant: Livewell on Wellington General Partners Ltd.

Location: 1452-1460 Wellington Street East

File Number: ZBA-2022-06; OPA-2022-04

Related Files: SUB-2022-01; SP-2022-10

Date: March 21, 2023





Subject Lands: 1452-1460 Wellington Street East




Background and Overview

- Located on the north side of Wellington Street East, just west of Leslie Street
- Currently occupied by a vacant residential dwelling and detached accessory garage
- Total Size: 0.6 hectares (1.5 acres)
- Frontage: 77 metres along Wellington Street East
- Previously received site specific approval for commercial uses



Official Plan Schedule A designation:
OPA 30 Bayview Northeast 2B, "Community Commercial"

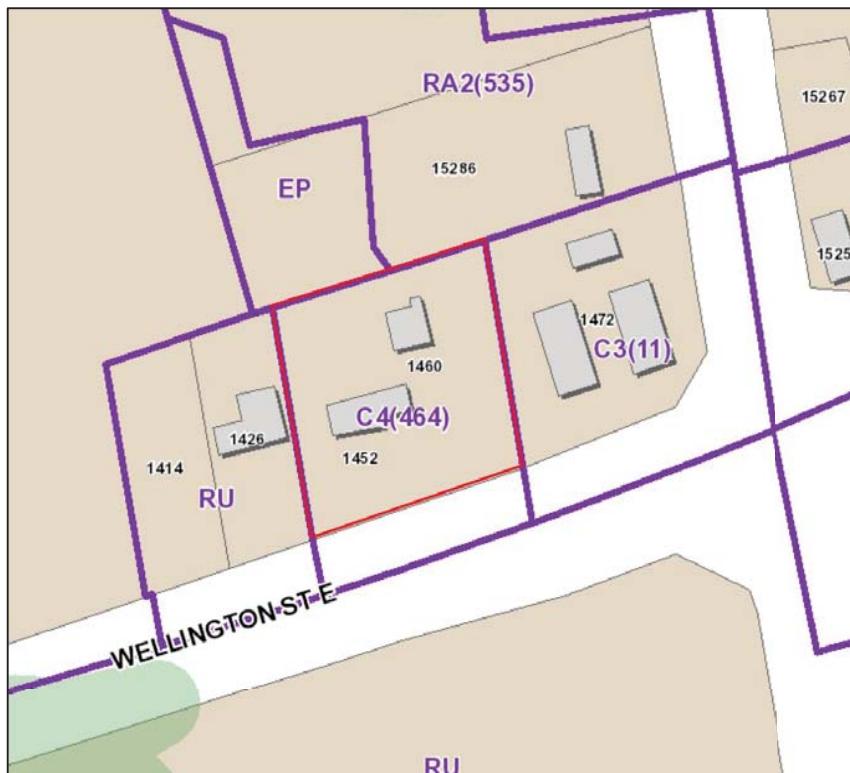


 OPA 30, Community Commercial

Existing "Community Commercial" Designation

- Intended to provide opportunities for low-rise multi-tenant buildings catering to shopping needs
- Retail, personal service shops, convenience stores, restaurants all permitted

Comprehensive Zoning By-law 6000-17 Schedule A:
"Community Commercial C4 (464)"



Existing "Community Commercial C4 (464)" Zoning:


- Site specific zoning approved in 2016 to re-zone to Community Commercial from Rural
- Zoning was to facilitate two commercial buildings with a restaurant, daycare facility and retail shops
- Ownership has changed and the previously approved commercial uses are no longer being pursued, largely due to competing commercial growth east of Leslie Street.



Conceptual Site Plan

- 30 townhouse residential units on an internal condominium road accessed from the north side of Wellington Street East
- 2 parking spaces per unit plus 6 visitors' spaces
- Amenity area provided with common playground, dog park
- Screening and buffering to be provided along lot boundaries
- Streetscape and landscape plans submitted to ensure high quality public realm design



 From "Community Commercial" to "Medium High Density Residential"


Proposed OP Designation

- "Medium High Density Residential"
- Allows the site to be used for townhouse residential purposes
- Proposed density of 50 units per hectare is in line with the intent of the designation to not exceed 99 units per hectare
- The designation also requires heights to be less than 4 storeys (3.5 is proposed)



Proposed Zoning



 From C4 (464) to R8 with site specific standards

- “Townhouse Dwelling Residential R8” with site specific standards
- 30 units, with each providing 2 parking spaces per unit, plus 6 visitors spaces (66 total) to exceed the required 54 spaces
- 3.5 storeys (13.92 metres) in height to conform with OP Medium-High Density provisions
- 36.5% lot coverage overall



Draft Plan, Site Plan, and then future Exemption from Part Lot Control and Plan of Condo applications will establish the blocks, individual lots, and common elements, once the overall Zoning and OP designation are in place



A Community Information Meeting was hosted by the applicant on February 27, 2023, with discussion from the public on:

- Ensuring **appropriate screening and buffering**, in particular for the neighbouring property to the west, to which an acoustic privacy fence is being installed
- Confirmation that the **grading** will generally remain the same, which it will
- Confirmation of **no impacts to neighbouring wells**, to which the appropriate monitoring provisions will be built into future conditions of approval
- Question pertaining to **slab-on-grade**, with the owner indicating the site will be slab-on-grade and that this provides a **more affordable housing product** while also reducing the need for major earthworks, grading or any impact on wells
- Consideration for **other architectural designs**, approaches, or options, which can also continue to be explored through the site plan approval process



Next Steps in the Planning process:

- Detailed review of the subject applications to be undertaken to address all comments including those received from this Public Planning Meeting
- Revisions made as necessary
- When appropriate, a staff report with recommendations will be presented at a future General Committee Meeting for consideration
- All interested parties will be notified of updates relating to the subject application





Thank you

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