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Town of Aurora

# Public Planning Report

No. PDS24-112

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**Subject:** Application for Official Plan Amendment and Zoning By-law Amendment  
1000265154 Ontario Inc.  
180 Wellington Street East  
Part Lot 106, Plan 246, Parts 1, 2 and 3, Plan 65R-39371  
File Number: OPA-2024-02; ZBA-2024-02

**Prepared by:** Antonio Greco, Senior Planner

**Department:** Planning and Development Services

**Date:** October 8, 2024

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## Recommendation

1. That Report No. PDS24-112 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

## Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications on 180 Wellington Street East. The following is a summary of the development proposal:

- The proposed OPA seeks to amend Site Specific Policy Area Fifty-Eight (58) to increase the maximum building heights from eight (8) storeys to twelve (12) storeys and the maximum number of buildings on the property from two (2) to four (4) apartment buildings and to permit dwelling units on the ground floor fronting onto an arterial road.
- The proposed ZBA seeks to amend the “Second Density Apartment Residential (RA2) Exception Zone (537)” to include retail uses as a permitted use, reduce the

minimum setback standards, increase the maximum building height and total number of units, remove the landscaping requirements, and decrease the required amenity area on the subject property.

## **Background**

### **Application History**

A pre-consultation meeting was held with the applicant in April 2023. The subject applications were then received and deemed complete by the Town in May 2024.

#### **180, 190 and 220 Wellington Street East (OPA-2015-05; ZBA-2015-15; SP-2016-10)**

The subject lands were previously known as 180, 190, & 220 Wellington Street East and identified as three separate parcels. In March 2021, the Ontario Land Tribunal approved the Official Plan Amendment (OPA-2015-05), Zoning By-law Amendment (ZBA-2015-15) and Site Plan Applications (SP-2016-10) to permit for two (2) apartment buildings, eight (8) storeys in height, containing 223 units in total (Figure 8). The OLT decision also removed the requirement for an urban square at this location. Following the OLT decision, a Site Plan Agreement was signed between the previous owner and the Town of Aurora to implement the approved development.

### **Location / Land Use**

The Subject property is municipally known as 180 Wellington Street East. The property is located on the northeast corner of the Wellington Street East and Industrial Parkway North (Figure 1 – Location Map). The property has an area of 1.08 hectares (2.68 acres) and contains 114 metres (374 feet) of frontage along Industrial Parkway North and 82 metres (269 feet) along Wellington Street East. The Subject Land is currently vacant but was previously utilized as the Aurora Tire & Wheel and The Royal Wood Shop.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: U-Haul Self-Storage facility, and commercial/industrial uses

South: Wellington Street East, and commercial uses

East: Commercial/retail uses, and St. Maximilian Kolbe Catholic High School

West: Industrial Parkway North, and a five (5) storey mixed-use residential building with commercial retail uses at-grade

## **Policy Context**

### **Provincial Policies**

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns and encourages the creation of diverse housing opportunities that capitalize on proximity to goods, services, and transit.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. The Growth Plan provides a framework which guides decisions on how land will be planned, designated, zoned and designed, with assigned population, employment, and intensification targets to be met.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. The subject lands are not within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA).

### **York Region Official Plan 2022 (YROP)**

The subject property is designated as part of the established “Urban Area” and “Community Area” of the YROP. Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification. The planning vision for the Urban Area is to strategically focus growth while conserving land and resources, and to create livable, accessible and complete communities. The Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. Furthermore, the YROP also identifies the subject property within a Major Transit Service Area (MTSA) and requires a density target of is 150 people and jobs per hectare. Major Transit Service Areas are a key component of the Region’s Intensification and Growth Management Strategy and represent areas with access to higher order transit that are suitable for high density.

The Official Plan and Zoning By-law Amendment applications were submitted to the Town of Aurora in May 2024, prior to Bill 185 receiving Royal Assent, which would effectively remove all planning responsibilities from the Regional Municipality of York as of July 1, 2024.

## **Town of Aurora Official Plan 2024**

### **Aurora Promenade and Major Transit Station Area Secondary Plan**

The subject property is designated as “Aurora Promenade and MTSA Mixed Use” under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan. As shown on Figure 2, the subject property is further identified as “Major Transit Station Area” in Schedule ‘D1’ and Site-Specific Policy Area Fifty-Eight (58) in Schedule ‘H’ of the Town’s Official Plan 2024.

The intent of the Major Transit Station Area (MTSA) is to serve as the Town’s primary focus area for growth and intensification, accommodating the highest densities within Aurora. The MTSA designation is also intended to transform into a vibrant, pedestrian-oriented mixed-use area and transit hub. This designation is well situated to accommodate redevelopment based on its existing transit infrastructure and proximity to existing community amenities and services within the Aurora Promenade area. Furthermore, this area is intended to play a key role in offering a range of compact housing forms and tenures, while focusing on pedestrian activity, services and amenities. Within the MTSA designation, compact housing forms are encouraged, with dwellings that are intrinsically affordable for low and moderate-income households. A minimum of 35% of new housing within the designation shall be affordable. The intensification and redevelopment of properties must ensure that it is appropriately designed and provides an appropriate transition to adjacent neighbourhoods.

### **Zoning By-law 6000-17, as amended**

As shown on Figure 3, the subject property is currently zoned “Second Density Apartment Residential (RA2) Exception Zone (537),” within the Town’s Zoning By-law 6000-17, as amended. The Second Density Apartment Residential zone permits for the highest densities within the Town, through the form of Apartment Buildings. Exception Zone 537 speaks to building standards that are specific to the subject property, as it relates to lot heights, density, lot coverage and setbacks.

## Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Official Plan and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Justification Report	Weston Consulting
Draft Official Plan Amendment	Weston Consulting
Draft Zoning By-law Amendment	Weston Consulting
Architectural Drawing Set	ICON Architects
Boundary and Topographic Survey	Schaeffer Dzaldov Purcell Ltd.
Building Heights and Topography	Land Owner
Schedule of Lots and Blocks Indicating Area and Frontage	Weston Consulting
Urban Design Report	Weston Consulting
Landscape Plans	MSLA
Tree Inventory and Preservation Plan/Arborist Report	Kuntz Forestry
Tree Inventory Preservation Plan	Kuntz Forestry
Geotechnical Investigation Report	Soil Engineers Ltd.
Hydrogeological Report	Soil Engineers Ltd.
Phase One ESA	NextEnviro
Phase Two ESA	NextEnviro
Civil Engineering Drawing Set	NextEng Consulting Group
Functional Servicing and Stormwater Management Report	NextEng Consulting Group
Noise and Vibration Impact Study	NextEng Consulting Group

Report Name	Report Author
Transportation Impact Study	NexTrans
Stage 1 & 2 Archaeological Assessment	The Archaeologists Inc.

## Proposed Applications

### Proposed Official Plan Amendment

The proposed OPA seeks to amend Site Specific Policy Area Fifty-Eight (58) to increase the maximum building heights from eight (8) storeys to twelve (12) storeys and the maximum number of buildings on the property from two (2) to four (4) apartment buildings and to permit dwelling units on the ground floor fronting onto an arterial road.

As shown in Figure 4, the applicant proposes to amend Site Specific Policy Area Fifty-Eight (58) which may be developed to permit an eight (8) storey residential apartment building, containing two (2) towers with a common two (2) storey podium and to remove the requirement for an urban square at this location. The applicant is proposing to increase the maximum building heights to twelve (12) storeys, increase the maximum number of buildings on the property to four (4), and permit dwelling units on the ground floor fronting onto an arterial road.

### Proposed Zoning By-law Amendment

The proposed ZBA seeks to amend the “Second Density Apartment Residential (RA2) Exception Zone (537)” to include retail uses as a permitted use, reduce the minimum setback standards, increase the maximum building height and total number of units, remove the landscaping requirements, and decrease the required amenity area on the subject property.

As shown in Figure 5, the applicant proposes to amend the “Second Density Apartment Residential (RA2) Exception Zone (537),” to include retail uses as a permitted use, decrease the minimum standards and amenity area, increase the building height, and remove the need for landscaping strip requirements. The applicant has submitted a draft Zoning By-law which is currently under review by Staff. The following is a table to compare the difference between the as of right zoning for the subject property and the proposed building standard amendments.

	Parent RA2 Exception Zone (537) Requirements	Proposed RA2 Exception Zone (XXX)
Permitted Uses	Apartment Buildings	Apartment Buildings Retail Uses (Coffee Shop and Convenience Store) *
Lot Area (minimum)	10,264m	10,264m
Density (maximum)	223 units	948 units*
Lot Frontage (minimum)	30 metres	78.51 metres
Front Yard (minimum)	3.0 metres	2.0 metres*
Rear Yard (minimum)	15 metres	6.0 metres*
Interior Yard (minimum)	3.0 metres	3.0 metres
Exterior Yard (minimum)	3.0 metres	1.90 metres*
Lot Coverage	50% (minimum)	56.1 (maximum)
Height (maximum)	8 storeys  Parapet and mechanical penthouse roof level shall be excluded in the measure of Building Height.	41.3 metres or 12 storeys*  Parapet and mechanical penthouse roof level shall be excluded in the measure of Building Height.
Parking	Residential: 1.0 space per dwelling unit, inclusive of visitor parking (948 total spaces)	Residential and Retail: 0.89 space per dwelling, inclusive of visitor parking (850 total spaces: 687)

	Parent RA2 Exception Zone (537) Requirements	Proposed RA2 Exception Zone (XXX)
	Retail: 6.0 spaces per 100 m <sup>2</sup> of GFA (21 total spaces)	resident spaces, 163 visitor and non-residential spaces) *
Landscaping	3.0 metres along North Property Boundary (Minimum)  1.8 metre solid wood privacy fence along Northern and Easterly Property Boundary	A minimum landscaping strip shall not be required on any lot line*  A 1.8 metre privacy wood fence shall be provided along the Northern and Easterly lot lines
Amenity Space	18m <sup>2</sup> per dwelling unit	6.8m <sup>2</sup> per dwelling unit*  (this includes shared indoor/outdoor amenity and private amenity space)

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “\*”. Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

**Conceptual Site Plan**

The applicant has not formally submitted a Site Plan application with Planning and Development Services. The proposed development will require a Site Plan application to implement the proposed land use amendments. As part of the Official Plan and Zoning By-law Amendment applications, the applicant has provided a conceptual Site Plan and Elevation drawings as shown in Figure 7 and 8. The conceptual Site Plan demonstrates the development of four 12-storey apartment buildings, three levels of underground parking and retail uses in the form of a coffee shop and convenience store on the ground level of Building Two. The proposed development demonstrates two vehicular access points, one which is aligned with Centre Street and an additional entrance at the northwest corner of the property. The access point aligned with Centre Street will mainly serve as a pickup/drop-off and the northern access point as the lone entrance for the underground parking, serving the resident and visitor parking spaces.

Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. As per Bill 109, the approval of



the subject Site Plan application is delegated to staff, however, a future common elements Plan of Condominium application will also be required and directed to Council for consideration.

## Analysis

### Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. The following is a summary of matters that will require further discussions on:

- Conformity to the Provincial Policy Statement, the Growth Plan, Regional and Local policies.
- Proposed site-specific zoning standards.
- Further evaluation of the proposed developments built form and its relation to the previous OLT approval.
- Appropriateness of vehicular access off Industrial Parkway North.
- The inclusion of a adding an exclusive westbound right turn lane at Wellington Street and Industrial Parkway.
- Lake Simcoe Region Conservation Authority (LSRCA) review and confirmation hydrogeology and stormwater management on the subject property.
- Ensuring appropriate landscaping is provide along the frontages of Wellington Street East and Industrial Parkway North.
- A full landscape plans submission will be required as this development proceeds through the Site Plan Application process, in accordance with the Town's Landscape Design Guidelines.
- The maintenance and management of stormwater on site.

### Public Comments

A Community Information Meeting (CIM) was held on September 4, 2024, Aurora Public Library. Questions raised by members of the public included the following, with the corresponding responses also provided:

- **Will the proposed development contain access off Wellington Street East?**  
No, the proposed development will have no direct access off Wellington Street East. Vehicular access will be provided off Industrial Parkway North. The

northern driveway will serve as access to the underground parking and the southern driveway as a pick-up/drop-off for the apartment buildings.

- **Will there be a dedicated right turn lane when travelling westbound on Wellington Street East?**

As part of the Town's review of the first submission, the Town's Traffic Engineer and Regional Municipality of York have provided comments to improve the traffic operations at the Wellington Street and Industrial Parkway intersection, by providing a dedicated westbound right turn lane on Wellington Street East.

- **What is the unit mix breakdown amongst the four buildings?**

The unit mix will continue to evolve as the applicant obtains the necessary land use approvals for the subject property and formally submit a Site Plan application. As illustrated today, there are 22 units (Studio), 703 units (1BD/1BD+D), 180 Units (2BD/2BD+D) and 43 units (3BD).

- **What amenities are being provided as part of the proposed development?**

The proposed development will provide for amenities such as a coffee shop, convenience store, work share office and fitness centre, all located on the ground floor of Building 1 and 2.

## **Advisory Committee Review**

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided no comments as it pertains to these applications. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to the approval of any Site Plan application.

## **Legal Considerations**

Subsections 22 (7) and 22 (7.0.2) of the Planning Act states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34 (11.0.0.0.1) of the Planning Act states that if the passing of a Zoning Bylaw Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law

Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

The applications were received on May 10, 2024, and therefore, the applicant may appeal to the OLT after the date of September 7, 2024.

## **Financial Implications**

There are no direct financial implications as a result of this report.

## **Communications Considerations**

A Notice of Public Planning Meeting was published in the local newspapers and posted on the Town's website. In addition, the notice was given by mail to all addressed property owners within a 120-metre radius of the subject lands, including all the properties on Centre Street, east of the railway tracks. A Notice of the Public Planning meeting sign was also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

## **Climate Change Considerations**

To better understand if there are any adverse climate change impacts, staff has requested a Green Development Report in accordance with Section 5 of the Official Plan as part of the complete application submission of the Site Plan application.

## **Link to Strategic Plan**

The proposed Official Plan and Zoning By-law Amendments support the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed Official Plan and Zoning By-law Amendments on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for everyone.

## **Alternative(s) to the Recommendation**

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised.
2. Refusal of the application with an explanation for the refusal.

## **Conclusions**

Staff will continue to review the subject applications having consideration for the above noted matters and comments received. The applicant can address the comments and incorporate required revisions as appropriate. A recommendation report will then be prepared for a future Committee of the Whole meeting once the technical review is completed.

## **Attachments**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Proposed Official Plan Designation
- Figure 5 – Proposed Zoning By-Law
- Figure 6 – Conceptual Site Plan
- Figure 7 – Conceptual Elevations
- Figure 8 – OLT Approved Site Plan

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team review on September 26, 2024

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer