

Staff Presentation

Public Planning Meeting

180 Wellington Street East

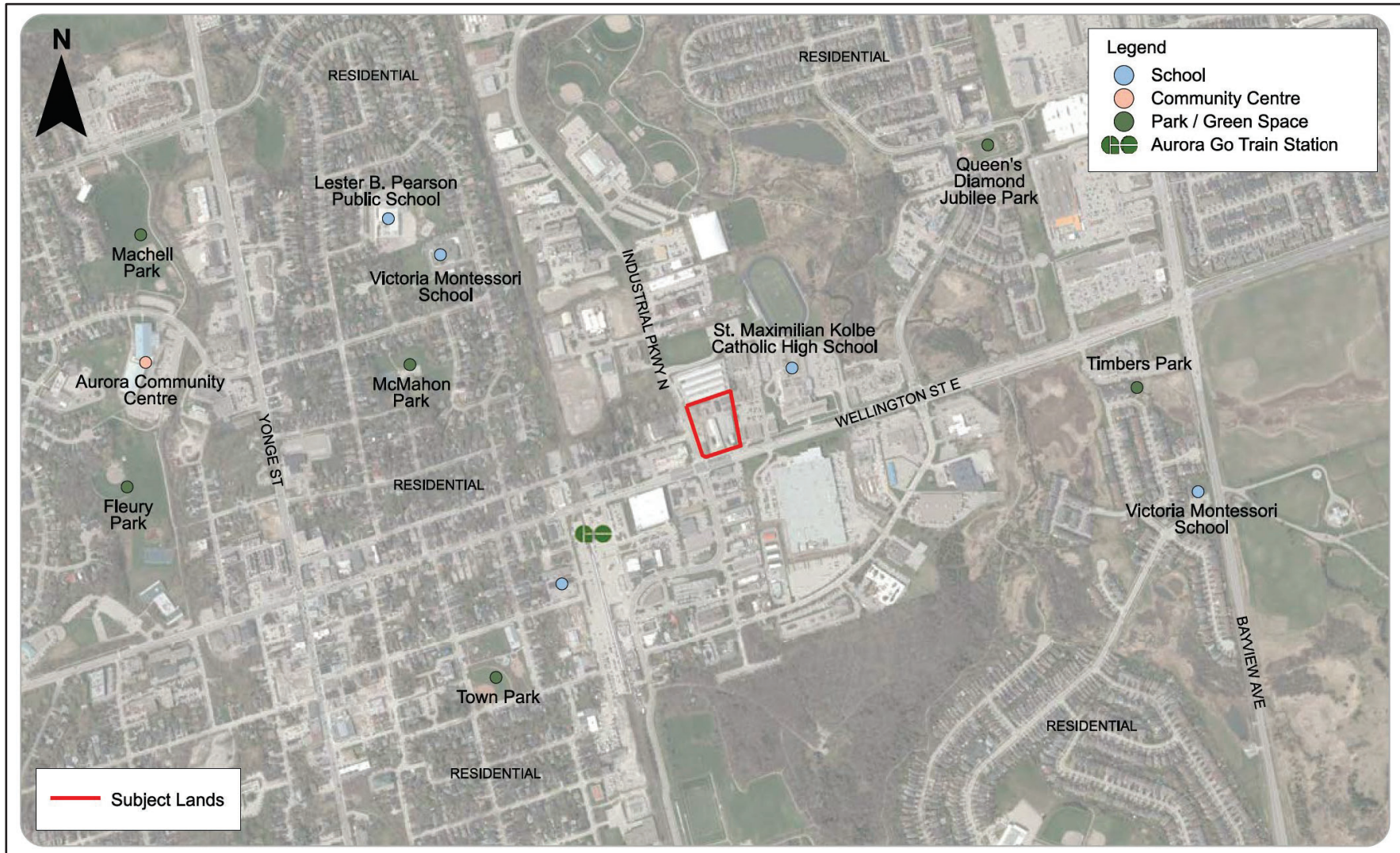
Application: Official Plan Amendment, Zoning By-law Amendment
Applicant: 1000265154 Ontario Inc.
Location: 180 Wellington Street East
File Number: OPA-2024-02; ZBA-2024-02



October 8, 2024



Surrounding Area





Subject Land: 180 Wellington Street East



Total size:

- 1.08 hectares (2.68 acres)

Total Frontage:

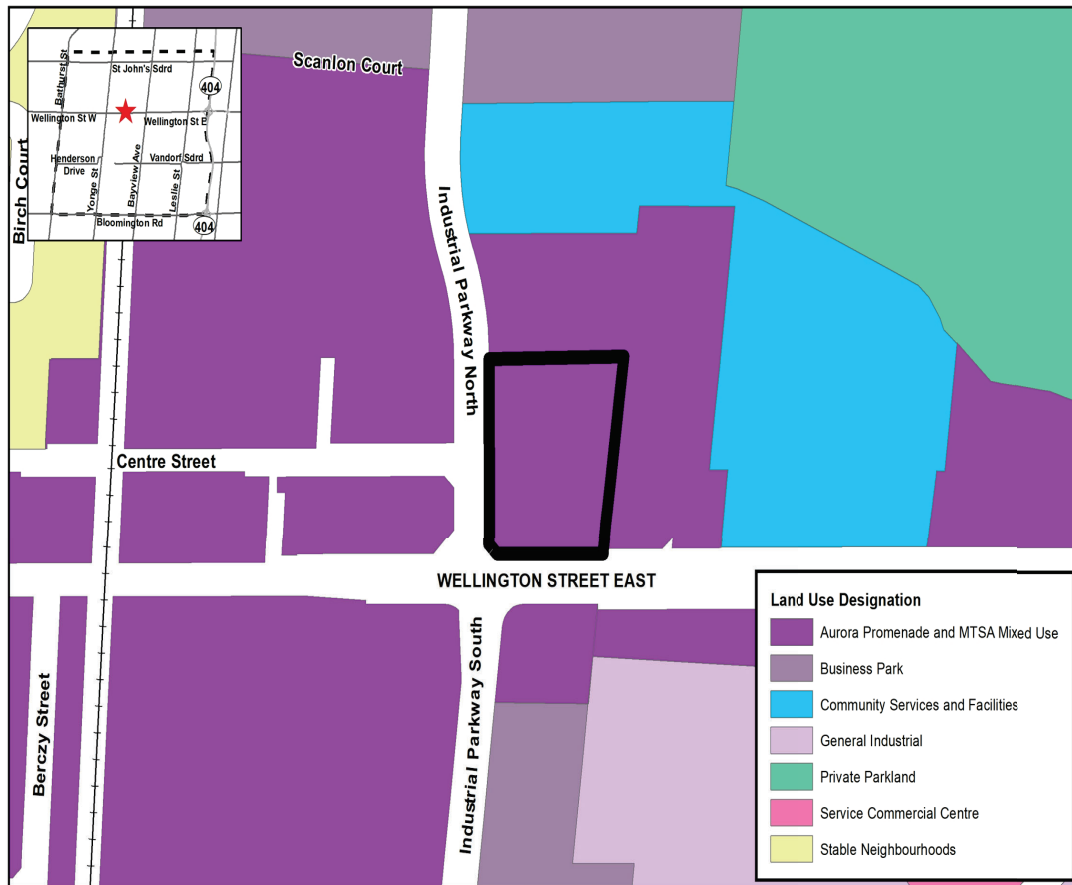
- 114 metres (374 feet) of frontage along Industrial Parkway North
- 82 metres (269 feet) along Wellington Street East.



SUBJECT LANDS



Official Plan Designation:
“Aurora Promenade and Major Transit Station Area (MTSA) Mixed Use ”

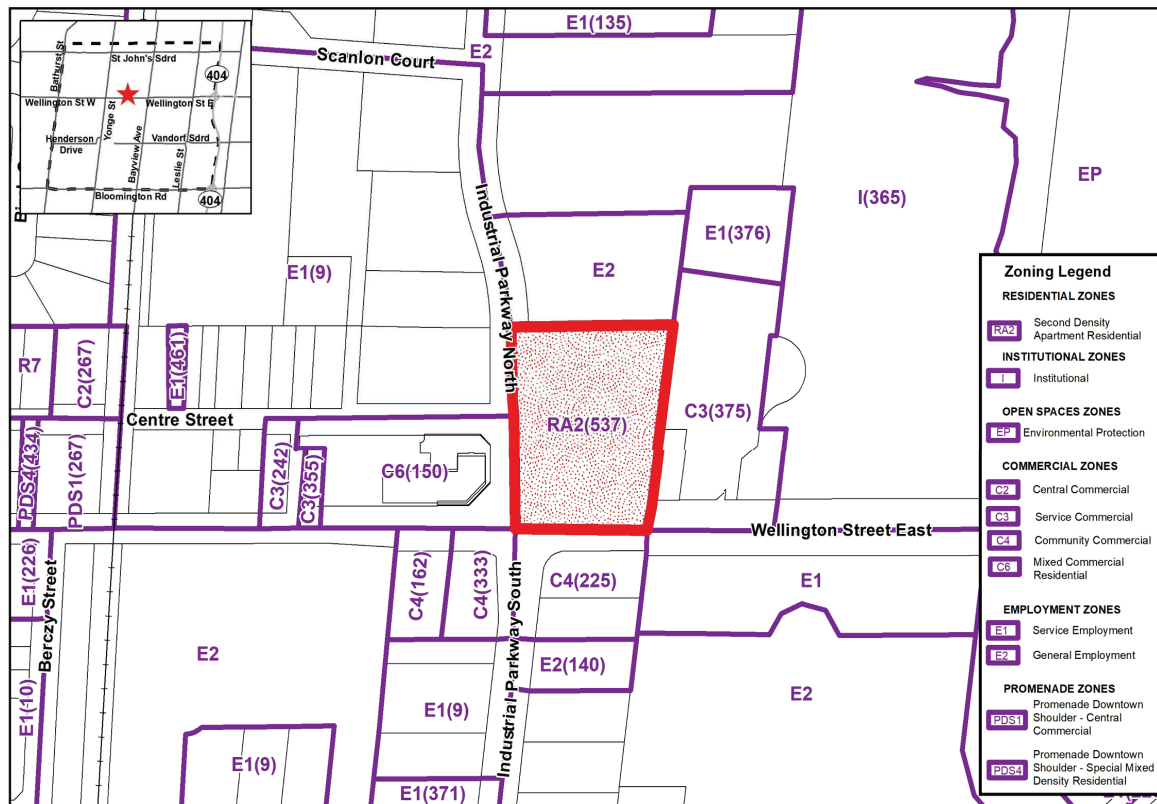


Subject Lands and Site Specific Policy Area '58' under Schedule 'H'

- The intent of the **MTSA** area is to serve as the Town’s primary focus area for growth and intensification, accommodating the highest densities within Aurora.
- **Site-Specific Policy Area Fifty-Eight (58)** outlines the site-specific development policies for the subject property:
- Permits an eight (8) storey residential apartment building, containing two (2) towers with a common two (2) storey podium



**Comprehensive Zoning By-law 6000-17:
Second Density Apartment Residential (RA2) Exception Zone (537)**



The current “**Second Density Apartment Residential (RA2) Exception Zone (537)**” permits for:

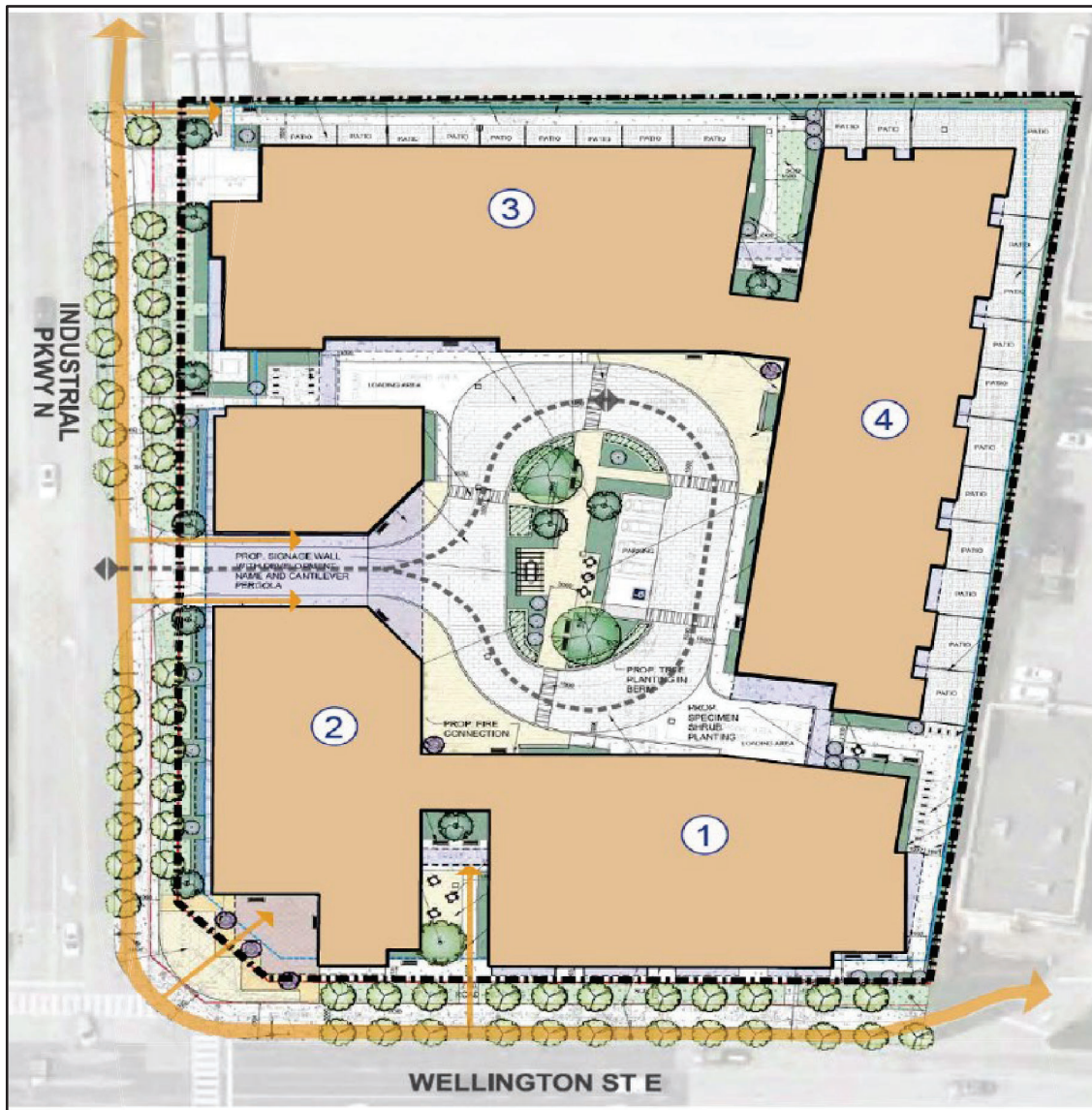
- Apartment Buildings
- 8 Storeys in height
- 223 residential units
- Site specific standards regarding setbacks, landscaping and amenity area

SUBJECT LANDS



In March 2021, the OLT approved Official Plan Amendment (OPA-2015-05), Zoning By-law Amendment (ZBA-2015-15) and Site Plan Applications (SP-2016-10)






Proposed Development

- Four apartment buildings, 12 storeys in height (41.3 metres)
- 948 total residential units
- 22 units (Studio), 703 units (1BD/1BD+D), 180 Units (2BD/2BD+D) and 43 units (3BD)
- 0.89 parking spaces per dwelling, inclusive of visitor parking and retail parking
- 850 total parking spaces (687 resident spaces, 163 visitor and non-residential spaces)
- Two vehicular access points, one aligned with Centre Street and an additional entrance at the northwest corner of the property



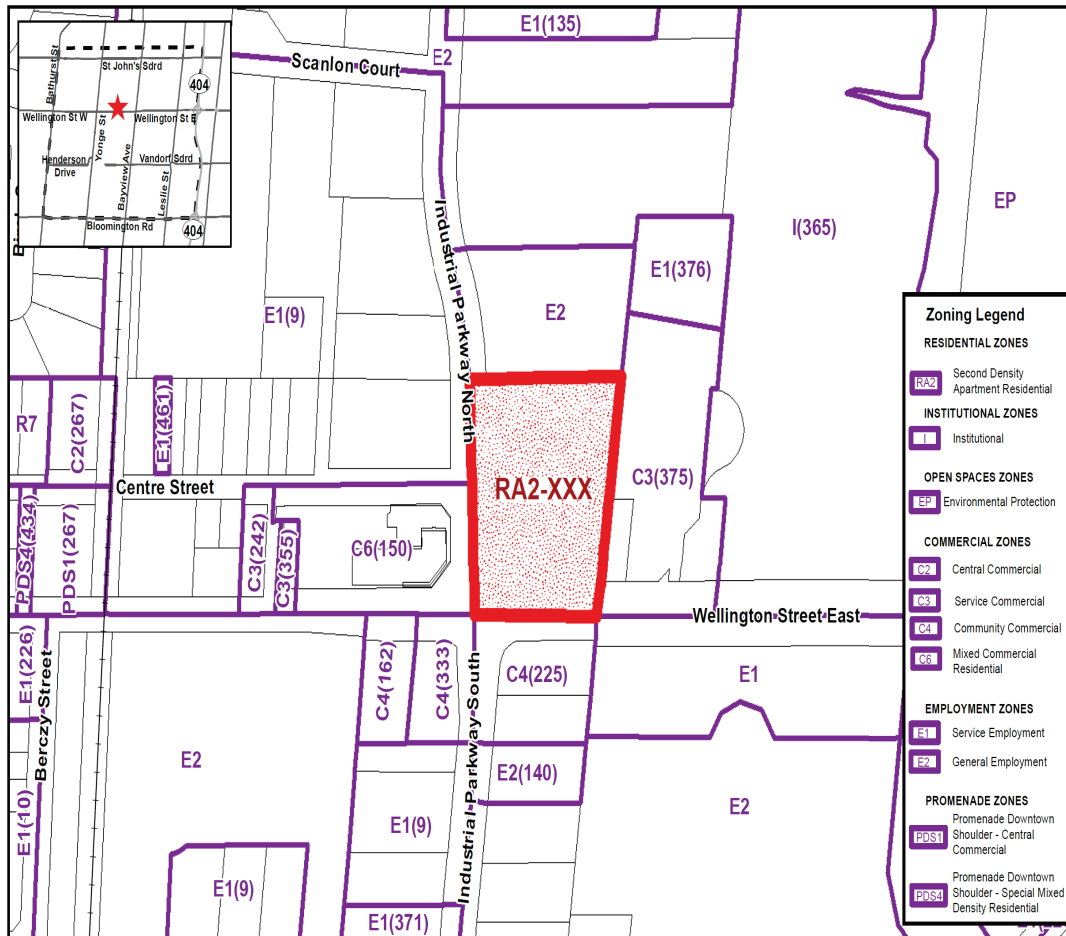
 Area Subject to Site Specific Policy Area XX

Proposed Site-Specific Policy Area Amendment

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



Proposed Zoning By-law



- “Second Density Apartment Residential (RA2) Exception Zone (XXX)”
- RA2 Site Specific provisions includes the following:
 - Retail Uses (Coffee Shop and Convenience Store)
 - Reduced minimum setback standards and amenity area
 - Increase maximum building heights and total number of units
 - No landscaping requirements

SUBJECT LANDS



Looking south from Industrial Parkway North



Looking west from Centre Street



Looking northwest from Wellington Street East



Looking northeast from Wellington Street East & Industrial Parkway South Intersection



A Community Information Meeting was hosted by the applicant on September 4th, 2024, with public discussion on:

- **Will the proposed development contain access off Wellington Street East?**
 - No direct access off Wellington Street East. Vehicular access will be provided off Industrial Parkway North.
- **Will there be a dedicated right turn lane when travelling westbound on Wellington Street East?**
 - Town Traffic Engineering and York Region have provided comments to the applicant in adding an exclusive westbound right turn lane at Wellington Street East and Industrial Parkway North to improve the westbound through and right turn operations.
- **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.



Staff have identified the following matters to be addressed:

- Detailed review of the subject applications to be undertaken to address all comments including those received from this Public Planning Meeting.
- Detailed review of the proposed site-specific Zoning standards.
- Further review of the proposed twelve (12) story building heights.
- Further evaluation of the proposed developments built form and its relation to the previous OLT approval.
- Appropriateness of vehicular access off Industrial Parkway North.
- All technical matters will be addressed through the Site Plan Approval process.



Next Steps in the Planning process:

- Revisions to be made by the applicant, and when appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration.
- All interested parties will be notified of updates relating to the subject application.
- Any further planning applications will be subject to the approval of the land use amendments as presented tonight.



Thank you

For any questions please contact:
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