

PUBLIC PLANNING MEETING

AZY DEVELOPMENTS INC.

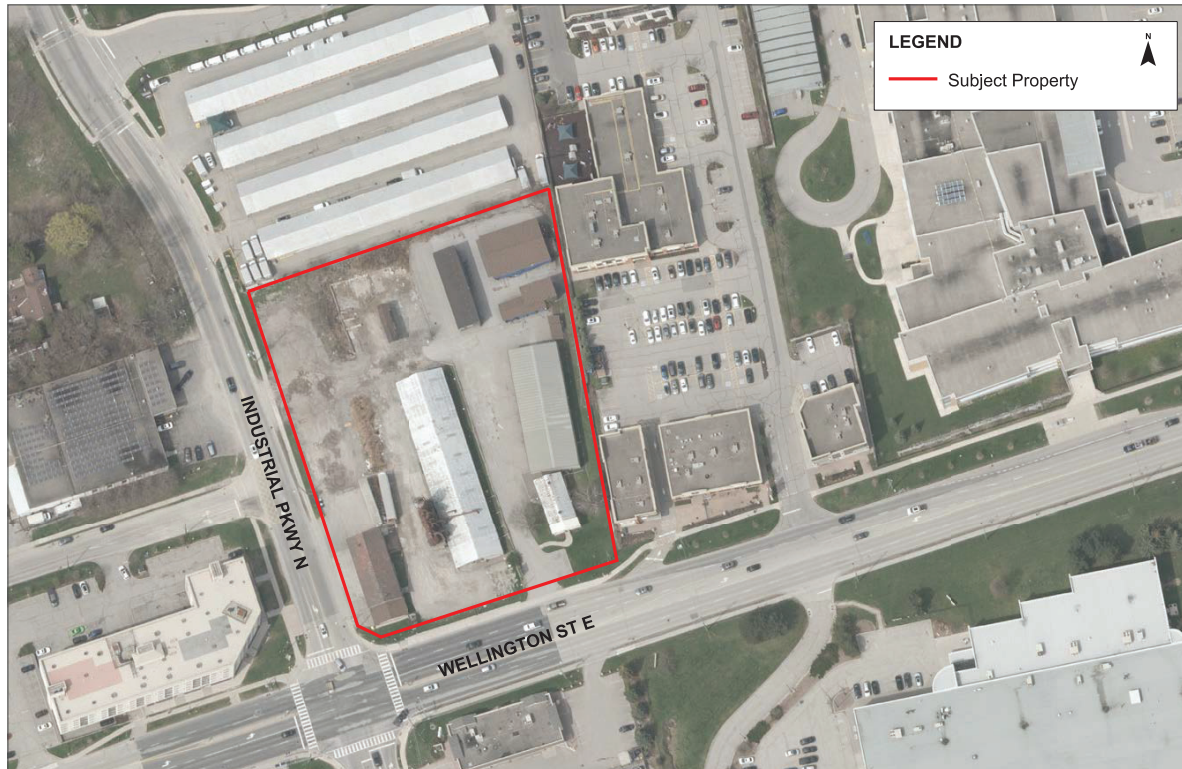
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

180 WELLINGTON STREET EAST

TOWN OF AURORA

OCTOBER 8, 2024

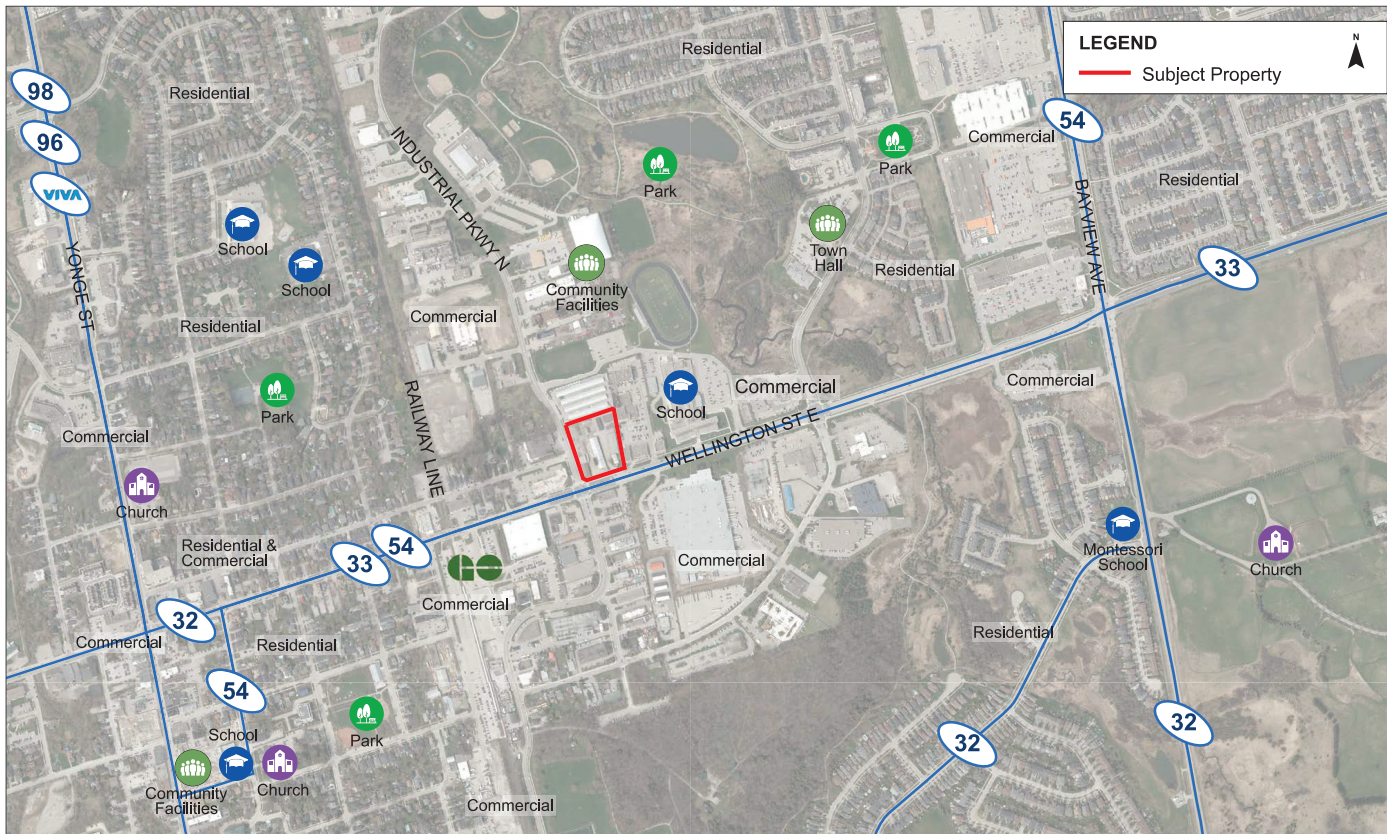
SUBJECT PROPERTY



- **Location:** Northeast intersection of Wellington Street E and Industrial Parkway North
- **Area:** 10,874 m²
- **Frontage:** 82.9 metres on Wellington Street E
- **Current Use:** Vacant lot (previous use was Aurora Tire and Wheel, and The Royal Wood Shop Ltd)

Aerial Photograph of Subject Property - Prepared by Weston Consulting

SITE CONTEXT



Context Map - Prepared by Weston Consulting

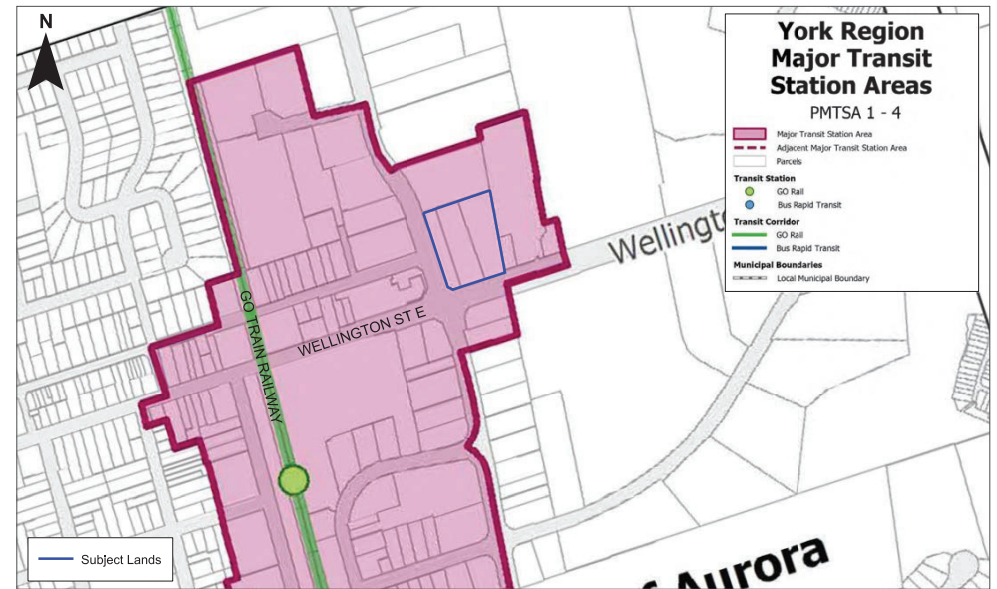
PREVIOUS APPROVALS – ONTARIO LAND TRIBUNAL

- Settlement with the Town through OLT (dated October 8, 2021)
- Oral Decision dated October 8, 2021 for Conditional Approval of two 8-storey residential buildings with 223 units joined with a common podium
- Official Plan Amendment: Site-specific policy added to applicable designation to permit maximum height of 8 storeys
- Zoning By-law Amendment: To rezone the lands to Second Density Apartment Residential Zone – (H)RA2 (537)
- New owner acquired property in January 2023
- New (current) owner's objective to increase density and height to provide more units, allowing for a greater range of affordability options

POLICY FRAMEWORK – REGION OF YORK OFFICIAL PLAN

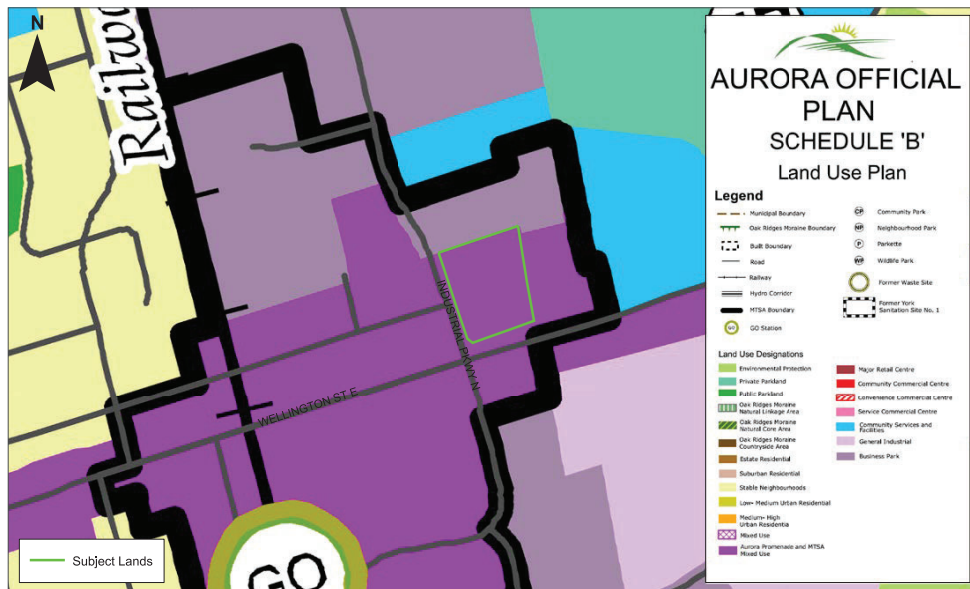


Region of York Official Plan Map 1A – Land Use Designations

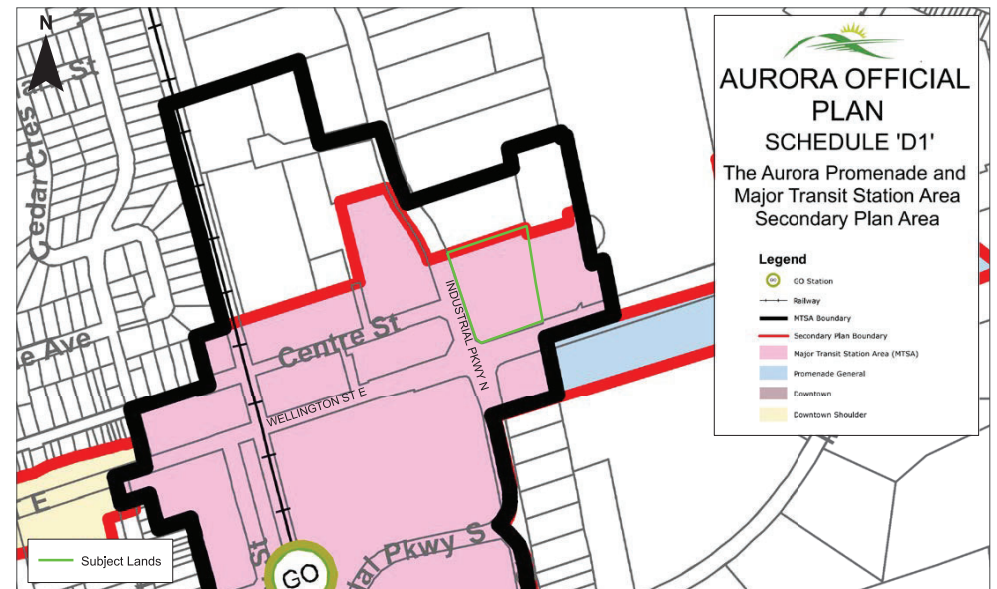


Region of York Official Plan Appendix 2 – PMTSA 1 Aurora GO Station Map

POLICY FRAMEWORK – TOWN OF AURORA OFFICIAL PLAN AND AURORA PROMENADE & MAJOR TRANSIT STATION AREA SECONDARY PLAN



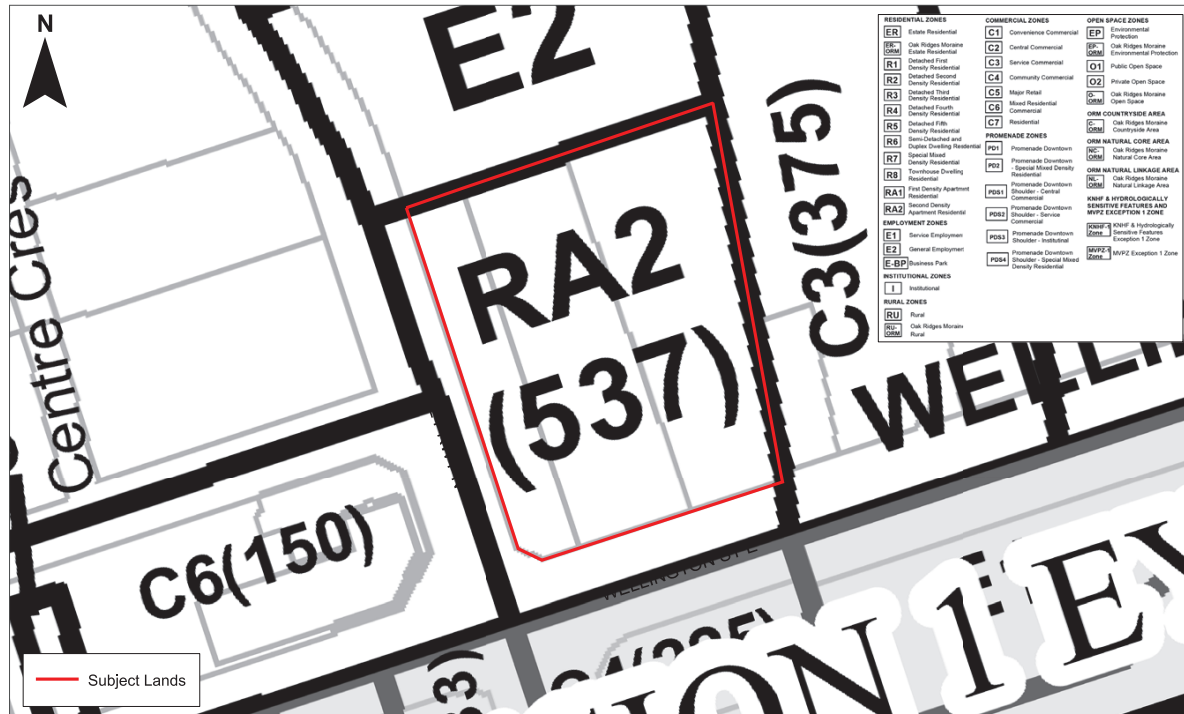
Aurora Official Plan Schedule B – Land Use Plan



The Aurora Promenade and Major Transit Station Area Secondary Plan Area Schedule D1

Schedule D2 Aurora Promenade and Major Transit Station Area Building Heights: Maximum of 7 storeys

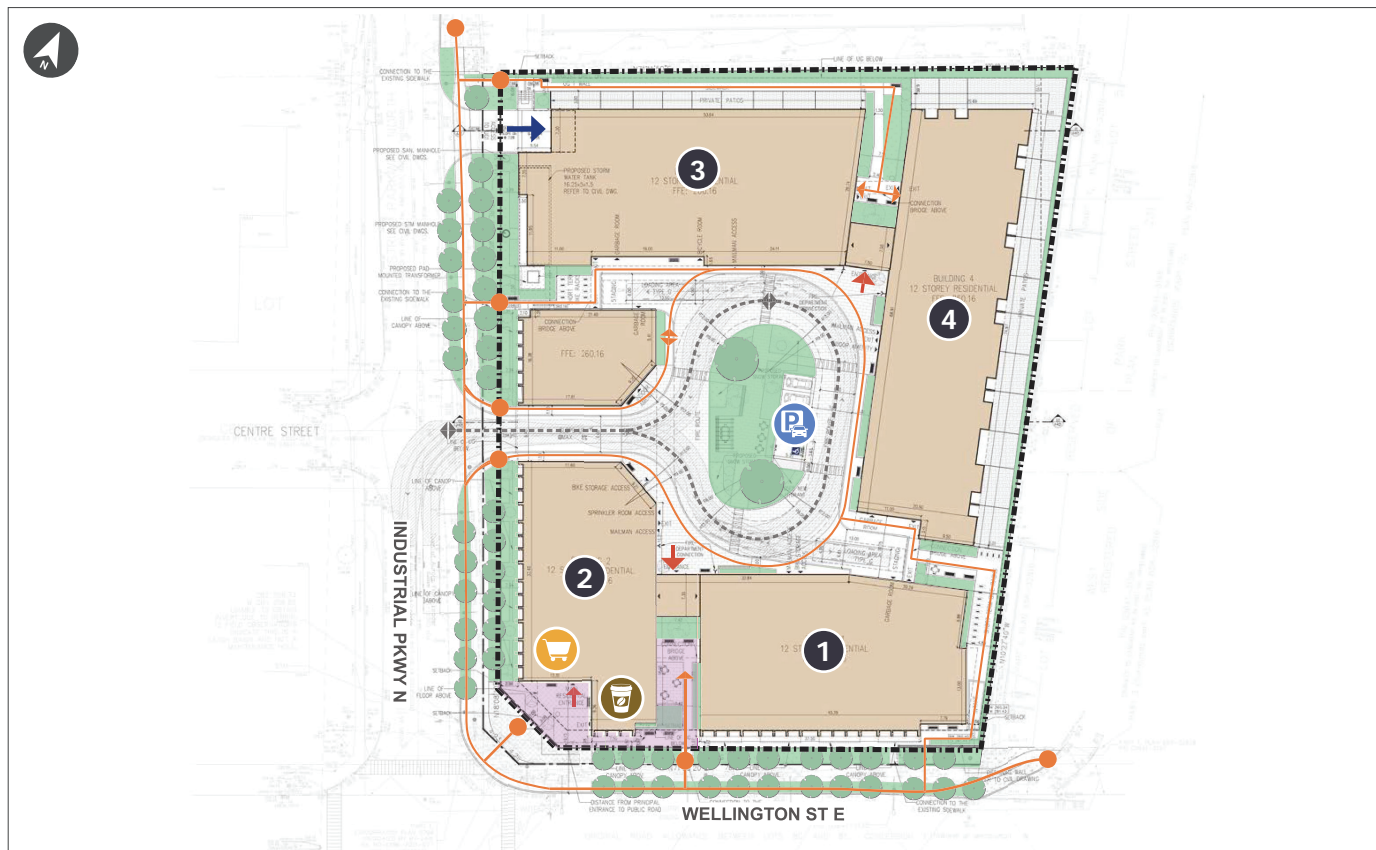
POLICY FRAMEWORK – ZONING BY-LAW 2006 – 50



Town of Aurora Zoning By-law 6000-17 Key Map 3

- Zoned as **Second Density Apartment Residential Zone – (H)RA2 (537)**
- Permitted uses:
 - Apartment Building
- **Density:** Maximum of 223 units in total

PROPOSED DEVELOPMENT – CONCEPT SITE PLAN



LEGEND

- Subject Property
- Vehicular Circulation
- Pedestrian Circulation
- UG Parking Access
- Primary & Secondary Residential Entrances
- Convenience Store
- Coffee Shop
- Parking
- Proposed Buildings
- Pedestrian Access
- Vehicular Access
- Retail Frontage
- Landscape Area
- Surface Parking
- Loading Area
- Proposed Deciduous Tree

SITE PLAN STATISTICS

| | |
|--|--------------------------|
| GROSS SITE AREA | 10,874.00 M ² |
| TOTAL NUMBER OF UNITS | 48 |
| TOTAL BUILDING GFA (M ²) | 65,668.30 M ² |
| NET FLOOR SPACE INDEX (FSI) | 6.40 |
| RETAIL (COFFEE SHOP) GFA (M ²) | 183.30 M ² |
| RETAIL (CONVENIENCE STORE) GFA (M ²) | 168.50 M ² |
| BUILDING HEIGHT | 12 ST |
| OUTDOOR AMENITY AREA (M ²) | 1,604.30 M ² |
| RANGE PROVIDED PARKING | 600 - 850 |

Concept Site Plan Prepared by Icon Architects

PROPOSED DEVELOPMENTS – RENDERINGS

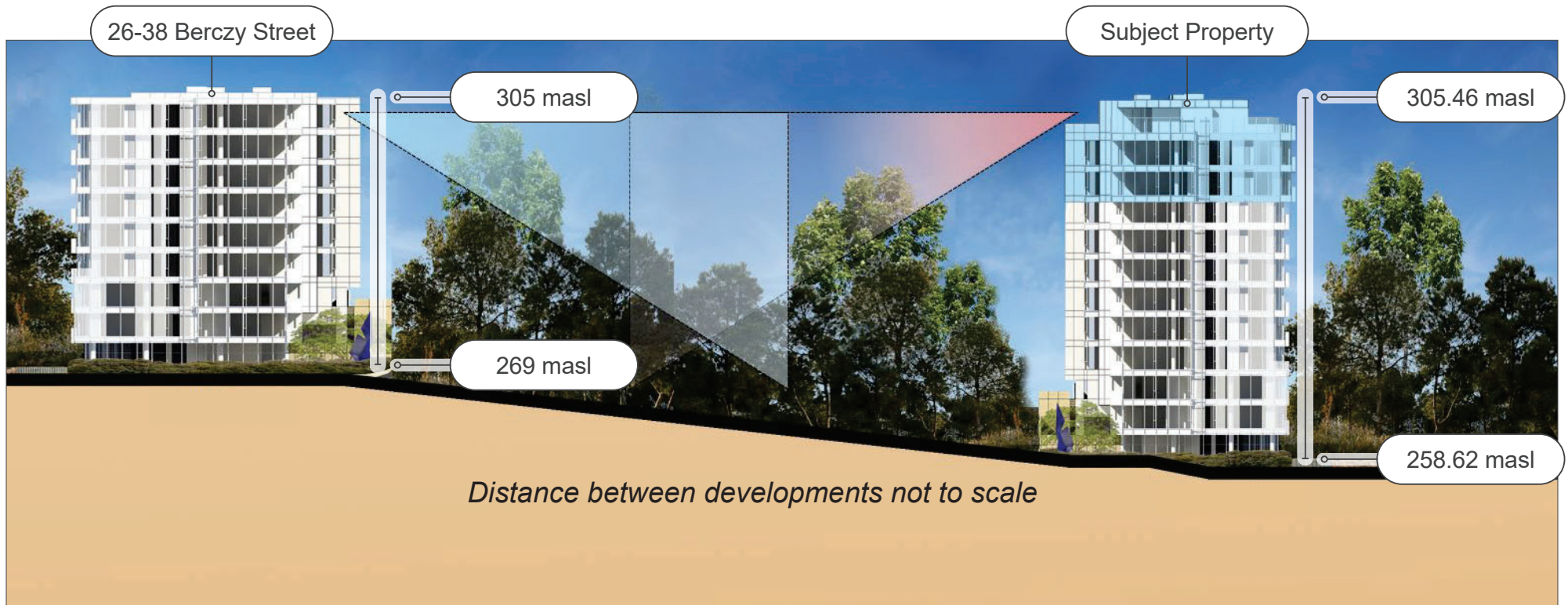


Rendering Prepared by Icon Architects

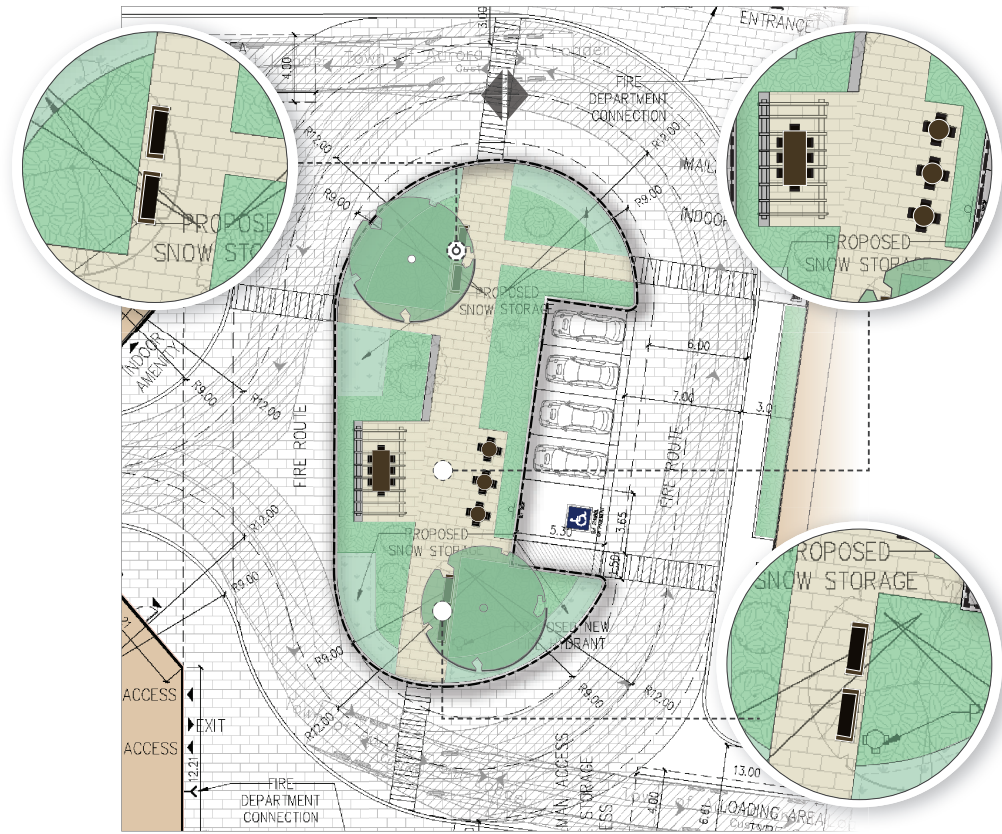


Rendering Prepared by Icon Architects

HEIGHT ILLUSTRATION



PROPOSED DEVELOPMENT – DETAILS



Concept Site Plan Prepared by Icon Architects



PURPOSE OF APPLICATIONS

OFFICIAL PLAN AMENDMENT

- Establish site-specific policies to permit the proposed development
- Amendment maintains the existing designation of ***Aurora Promenade and MTSA Mixed Use***
- Site specific policies include:
 - Changing the maximum height allowance to 12-storeys
 - Permitting residential uses at grade

ZONING BY-LAW AMENDMENT

- Establish site-specific provisions to facilitate the proposed development
- Amendment seeks to maintain the Second Density Residential (RA2) zoning
- Site-specific provisions include:
 - Height
 - Density
 - Setbacks
 - Landscaping Buffers
 - Amenity Areas
 - Parking

SUPPORTING STUDIES

- Tree Inventory and Preservation Plan/ Arborist Report
- Geotechnical Investigation
- Hydrogeological Report
- Phase One and Two ESA
- Functional Servicing and Stormwater Management Report
- Noise and Vibration Impact Study
- Transportation Impact Study
- Stage 1 & 2 Archaeological Assessment
- Planning Justification Report
- Urban Design Report

COMMUNITY INFORMATION MEETING SUMMARY

1. Question regarding timing of Construction

Response: Dependent on planning approvals timeline, construction start anticipated to occur in 2-3 years.

2. Question regarding the diversity and size of units and desire for larger units.

Response: Total of 948 units, 22 studios (2.3%), 703 one-bedrooms (74%), 180 two-bedrooms (19%) and 43 three-bedrooms (4.5%).

3. Concerns regarding existing and future traffic on Wellington Street East.

Response: Mitigation measures provided in detailed Traffic Impact Study, including signal timing improvements, intersection signalization and road improvements, but most effective mitigation measure is Transportation Demand Management measures to support active transportation.

4. Question regarding the provision of EV Charging Stations

Response: EV ready charging stations are planned to be provided.

5. Question regarding type and use of retail space

Response: Intent is to provide a full range of smaller scale commercial, office and retail use permissions to ensure the future use of the retail space.

6. Suggestion to revise the architectural material of the upper floors.

Response: Project team considering materiality, in conjunction with any additional comments received at Public Meeting.

Thank You
Comments & Questions?

Ryan Guetter, BES, MCIP, RPP
Executive Vice President

905-738-8080 (ext. 241)
rguetter@westonconsulting.com

|
&
|

Kayly Robbins, MPL, MCIP, RPP
Senior Planner

905-738-8080 (ext. 315)
krobbins@westonconsulting.com

