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Town of Aurora

# Public Planning Report

No. PDS25-009

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**Subject:** Application for Zoning By-law Amendment  
Armis Holding Inc.  
511, 521, 531 and 543 Wellington Street West  
Part Lot 1 and Part 40 Acres, Plan 102, King  
File Number: ZBA-2024-05  
Related File Number: SP-2024-07

**Prepared by:** Felix Chau, Planner

**Department:** Planning and Development Services

**Date:** January 21, 2025

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## Recommendation

1. That Report No. PDS25-009 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 Zoning By-law Amendment application at 511, 521, 531, and 543 Wellington Street West (Figure 1 – Location Map).

The following is a summary of the development proposal:

- The proposed Zoning By-law Amendment application seeks to rezone the subject lands to permit the construction of 116 back-to-back stacked townhouse units on a private condominium road.
- A preliminary review of the proposed application has been undertaken by Town departments and public agencies, with those comments and any additional

comments from the Public Planning Meeting to be addressed prior to a recommendation report being brought forward to Council.

## **Background**

### **Application History**

In January 2024, the owner initiated a pre-consultation meeting request with Staff for the proposal at hand. A pre-consultation meeting for the subject application was subsequently held with the owner in March 2024. The subject application was then submitted in September 2024 and deemed complete by the Town in October 2024.

The owner hosted a Community Information Meeting on December 3, 2024, to introduce the application to area residents and to obtain initial feedback. The meeting was attended by residents, representatives of the Town, the owner and their consulting team and the local Ward 2 Councillor.

### **Location / Land Use**

The subject site is located on the south side of Wellington Street West, east of Bathurst Street, and west of Timpson Drive. The subject site is comprised of four properties, municipally known as 511, 521, 531, and 543 Wellington Street West. The site has an approximate total area of 1.47 hectares (3.64 acres) with approximately 116 metres (380.6 feet) of frontage along Wellington Street West. Each property currently contains one detached dwelling, which are proposed to be demolished as part of the subject proposal.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

- North: Christ Evangelical Lutheran Church (there are active applications for Official Plan Amendment and Zoning By-law Amendment proposing 29 townhouse dwelling units on the south side of this property). Further north is a residential area, the predominant built form being single detached dwellings.
- South: Environmentally protected lands. Further south is a residential area consisting of single detached dwellings.
- East: Residential lands approved for 11 single detached dwellings (497 Wellington Street West). Further east is a residential subdivision with single detached

dwellings, Aurora High School, mid-rise apartment buildings, and Wellington Public School.

West: Existing residential lots consisting of single detached dwellings.

## **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 encourage the creation of diverse housing opportunities that capitalize on proximity to goods, services, and transit.

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 partially within the Lake Simcoe Region Conservation Authority (LSRCA) Regulated Area.

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

Through Bill 185, planning responsibilities from the Regional Municipality of York was effectively removed as of July 1, 2024. Despite this, the York Region Official Plan remains in effect and will continue to be implemented by local Planning staff.

The subject lands are designated as part of the established “Urban Area” (Map 1) and “Community Area” (Map 1A) 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. Community Areas are intended areas for residential, population-related employment and community services to be directed to accommodate concentrations of existing and future population and employment growth.

The YROP establishes a Regional Intensification Hierarchy which provides clarity and certainty for intensification development aligned with regional infrastructure. Wellington Street West is identified as a Local Corridor. Local Centres and Corridors are smaller in scale and scope compared to Major Transit Station Areas, and Regional Centres and

Corridors. Local Centres and Corridors serve as important neighbourhood focal points that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.

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

As shown on Schedule “A” of the Official Plan, the Local Corridor includes properties that front onto Wellington Street. A portion of the property fronting Wellington Street is within the Local Corridor (refer to Figure 2). Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas. For the lands along the Wellington Street Local Corridor outside of the Aurora Promenade and Major Transit Station Area Secondary Plan, a maximum building height of four storeys is applicable.

Furthermore, the subject lands are designated “Stable Neighbourhoods” and “Environmental Protection” within the Town of Aurora Official Plan. The Stable Neighborhoods designation occupies majority of the subject lands as illustrated in Figure 2 and permits for a wide range of ground-related residential uses, including townhouse units, existing multiple-unit buildings and secondary uses. The intent of the “Stable Neighbourhoods” designation is to protect from incompatible forms of development while also allowing neighbourhoods to be enhanced over time. All new development within the Stable Neighbourhoods shall be compatible with its surrounding context and shall conform with all other applicable policies of the Official Plan.

A portion of the rear of the subject lands are designated “Environmental Protection”. This designation is intended to ensure preservation and protection of environmentally sensitive areas from surrounding development and changes in land use. The entirety of the proposed development is outside of the area designated “Environmental Protection”.

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

As shown on Figure 3, the subject property is currently zoned “Estate Residential Exception (ER-14)”, within the Town’s Zoning By-law 6000-17, as amended. The Estate Residential Exception zone permits a detached dwelling, with specific siting specifications.

## Reports and Studies

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

Report Name	Report Author
Planning Justification Report	Macaulay Shiomi Howson Ltd.
Draft Zoning By-law Amendment	Macaulay Shiomi Howson Ltd.
Architectural Plans	TACT Architecture Inc.
Civil Engineering Drawings Set	SITEPLANTECH Inc.
Electrical Drawings Set	TACT Architecture Inc.
Environmental Impact Study	Geoprocess Research Associates Inc.
Environmental Noise Assessment	YCA Engineering Ltd.
Floodplain Study Report	Watercom Engineering Inc.
Functional Servicing and Stormwater Management Report	SITEPLANTECH Inc.
Geotechnical Investigation	Haddad Geotechnical Inc.
Hydrogeological Assessment	Haddad Geotechnical Inc.
Landform Conservation Study	SLR Consulting (Canada) Ltd.
Landscape Plans	byPATH Landscape Architecture
Phase One Environmental Site Assessment	Haddad Geotechnical Inc.
Phase Two Environmental Site Assessment	Haddad Geotechnical Inc.
Stage 1 & 2 Archaeological Assessment	AS&G Archaeological Consulting Inc.
Survey	Wahba Surveying
Transportation Mobility Plan	CGH Transportation

Report Name	Report Author
Tree Inventory and Preservation Plan Report	Kuntz Forestry Consulting Inc.

## Proposed Applications

### Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Estate Residential Exception (ER-14)” to “Townhouse Dwelling Residential R8 (XX) Exception Zone” to facilitate the development of 116 back-to-back stacked townhouse dwelling units. Furthermore, the southerly portion of the lands is proposed to be rezoned to “Environmental Protection (EP)”.

The Owner 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 parent “R8” zoning requirements with the proposed “R8 (XX)” Exception Zones. The parent “R8” zoning is for typical street townhouses, whereas the proposal is proposing a different built form in stacked townhouses.

	Parent R8 Zone Requirement	Proposed R8 (XX) Exception Zone
Permitted Uses	Townhouses	Townhouses
Lot Area (minimum)	180 square metres	N/A*
Minimum Lot Frontage	6 metres per unit	6.4 metres per unit*
Front Yard (minimum)	7.5 metres	2.2 metres to Wellington Street West, except that a terrace or balcony may encroach up to 2 metres*

	Parent R8 Zone Requirement	Proposed R8 (XX) Exception Zone
Side Yard (minimum)	0 metres for interior units 1.5 metres for end units	N/A*
Parking Standards	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set for visitor parking.  Total required: 174 Parking Spaces	Minimum Resident Parking Spaces: 1.0 space per dwelling unit*  Minimum Visitor Parking Spaces: 0.2 space per dwelling unit*  Total proposed: 146 Parking Spaces*
Amenity Area	Any Townhouse Residential Zone, shall provide a minimum Amenity Area of eighteen (18) square metres per dwelling unit.	Notwithstanding the provisions of Section 7.5.2.1 (Amenity Area), the following standards shall apply: <ul style="list-style-type: none"> <li>A minimum of 250m<sup>2</sup> shall be required for the purposes of outdoor Amenity Area.*</li> </ul>
Landscaping	A minimum 3.0 metre wide continuous landscaping strip is required on the front and interior side lot line of any lot that has a frontage of 15 metres or more.	N/A*

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.

### Site Plan Application

Concurrently, the applicant applied for a Site Plan application to implement the proposed land use amendments as shown in Figure 5 and 6. The Site Plan application

will provide a further technical review of the proposed stacked townhouse units, proposed interconnectedness through the property to the east (497 Wellington Street West), underground parking, snow storage and the maneuverability of internal private road. The current vehicular access for the proposed development demonstrates a right-in/right-out only access from Wellington Street West. 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 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 policies and other planning policies.
- Lake Simcoe Region Conservation Authority (LSRCA) review and confirmation of the Environmental Protection limits on the subject property.
- Ensuring appropriate landscaping buffers are provided for the proposed development.
- The maintenance and management of stormwater on site.
- Proposed site-specific zoning standards.

### Public Comments

A Community Information Meeting (CIM) was held on December 3, 2024 at the Aurora Public Library. Questions raised by members of the public included the following, with the corresponding responses also provided:

- **Will there be sufficient parking provided on site for residents and visitors?**  
The proposal contemplates 146 underground parking spaces for the 116 units. This is a proposed parking rate of 1 space per dwelling unit and 0.2 spaces for visitors. Staff will rely on review of the submitted Transportation Mobility Plan to determine the appropriateness of the proposed parking rates and supply.



- **What type of access is being provided off Wellington Street West?**

The applicant has demonstrated a temporary right-in right-out access onto Wellington Street West. The subject lands are intended to be connected through a private condominium roadway with the residential lands to the east approved for 11 single detached dwellings (497 Wellington Street West). These 11 lots are approved and serviced however the detached dwellings have not been constructed. Once the private road becomes connected, the temporary right-in right-out access will be removed, and access from Wellington Street West to the site will be through the residential lands to the east.

- **Will there be electric vehicle charging stations provided?**

Staff has requested a Green Development Report in accordance with Section 5 of the Official Plan to be completed at the Site Plan review stage. Through this review, the necessity of electric vehicle charging stations will be determined.

## **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 the application. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to the approval of the Site Plan application.

## **Legal Considerations**

Section 34(11) of the Planning Act states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or Minister) may appeal the application to the Ontario Land Tribunal (OLT). The application was received on October 2, 2024, and therefore, the applicant may appeal to the OLT after the date of December 31, 2024.

## **Financial Implications**

There are no financial implications

## **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. 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 will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of the associated site plan application.

## **Link to Strategic Plan**

The proposed Zoning By-law Amendment application supports 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 review and approval of the Zoning By-law Amendment, housing opportunities are created that collaborates 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 at the Public Planning Meeting.

## **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 Zoning By-law

Figure 5 – Proposed Site Plan

Figure 6 – Proposed Elevations

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team review on January 9, 2025

## **Approvals**

**Approved by Marco Ramunno, Director, Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**