

Public Planning Meeting

511-543 Wellington Street West

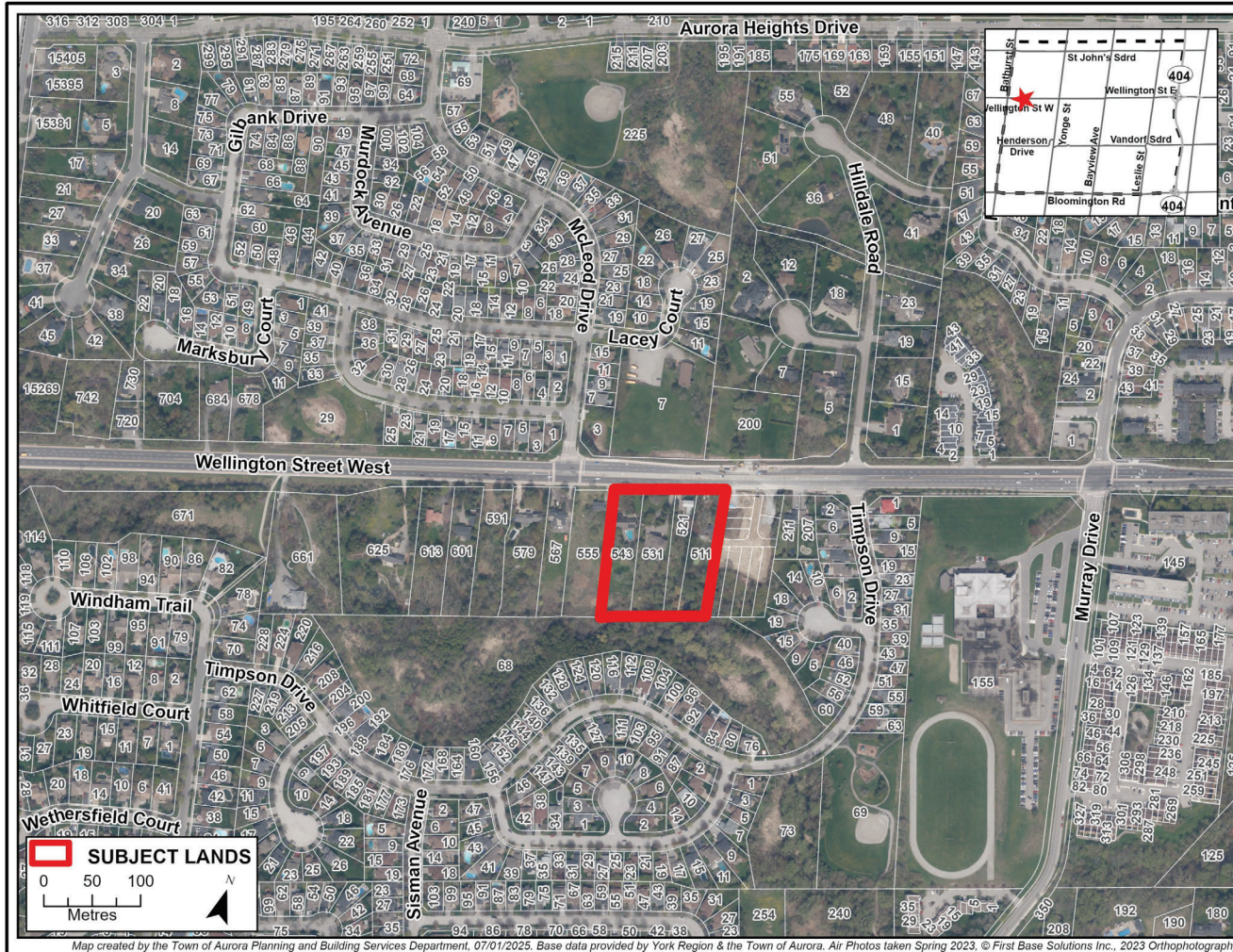
Application: Zoning By-law Amendment
Applicant: Armis Holding Inc.
Location: 511-543 Wellington Street West
File Number: ZBA-2024-05
Related File: SPA-2024-07



January 21, 2025



Surrounding Area





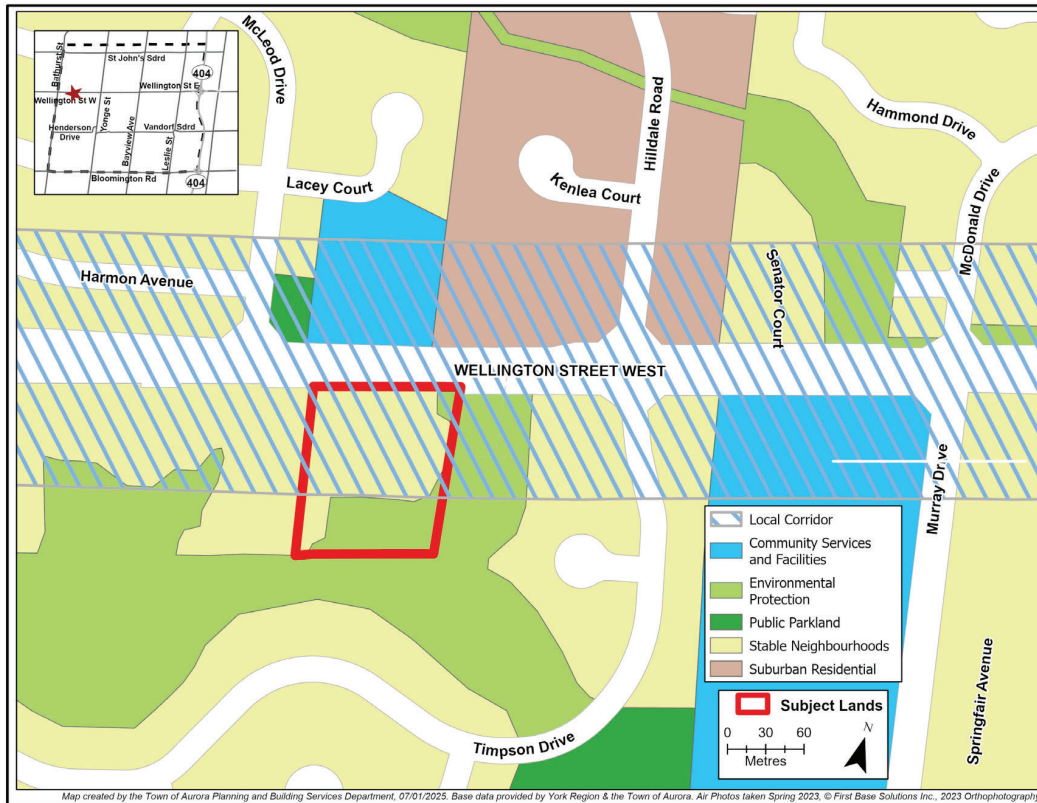
Subject Lands: 511-543 Wellington Street West



- Subject Lands include 511, 521, 531, and 543 Wellington Street West
- Total Size: **1.5 hectares** (3.6 acres)
- Total Frontage: **116 metres** (380.6 ft) along Wellington Street West

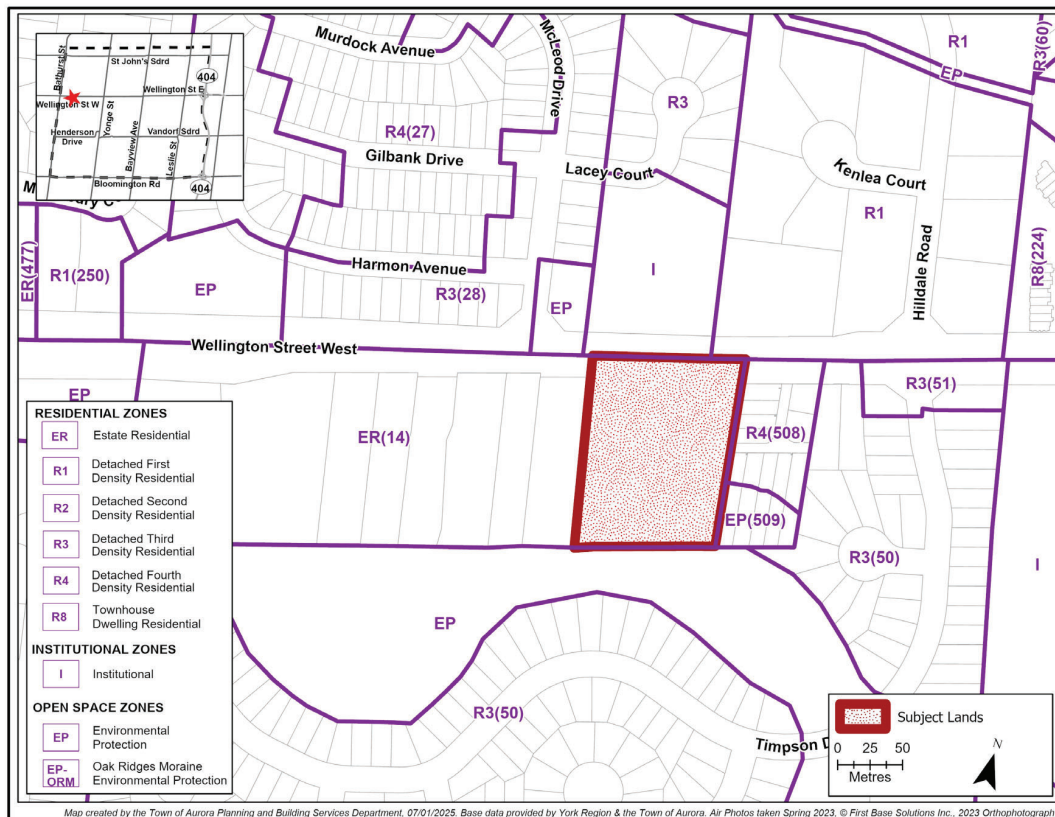
Official Plan Designation

- “Stable Neighbourhoods” and “Environmental Protection”
- Proposed development is entirely outside of the Environmental Protection
- Local Corridor





Comprehensive Zoning By-law 6000-17, as amended: Estate Residential Exception (ER-14) Zone



The current ER-14 zone permits the following uses:

- Dwelling, Detached
- Dwelling, Second Suite
- Home Occupation



Proposed Development



- 116 stacked townhouse dwelling units (4 blocks)
- 123 resident parking spaces (1.5 per unit) and 23 visitor parking spaces
- Right-In/Right-Out access off Wellington Street West
- To be connected to the adjacent approved development to the east via condo road



VIEW from Private Road



VIEW from Private Road

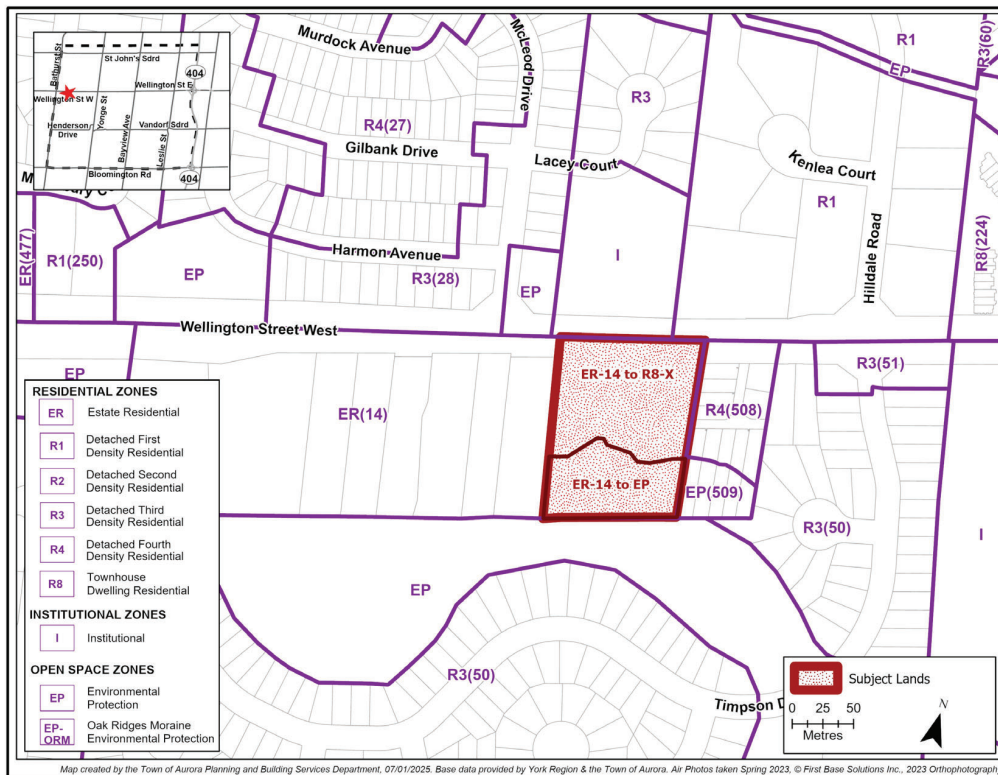


VIEW from Private Road

- Units ranging between approximately 40 m² (410 ft²) and 85 m² (915 ft²)
- 146 parking spaces to be provided underground
- Buildings will front onto a private condo road, which is subject to a future Plan of Condominium application



Proposed Zoning By-law



- Rezone the subject lands from “Estate Residential Exception (ER-14)” to “Townhouse Dwelling Residential R8 (XX) Exception Zone” and “Environmental Protection (EP)”
- The proposed site specific R8 zone permits Stacked Townhouses and provisions to facilitate the proposed development (ie. setbacks, lot area, parking requirements)



A Community Information Meeting was hosted by the applicant on December 3rd, 2024, with public discussion on:

- **Will there be sufficient parking provided on site for residents and visitors?**
 - **What type of access is being proposed off Wellington Street West?**
 - **Will there be electric vehicle charging stations provided?**
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Staff have identified the following matters to be addressed:

- Conformity to the Provincial Policy Statement, the Growth Plan, Local policies
 - Details review of the proposed site-specific zoning standards
 - Review and confirmation of the Environmental Protection limits on the subject property
 - Availability of municipal servicing capacity
 - All technical matters will be addressed through the Site Plan Approval process
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Next Steps in the Planning process:

- Staff will work with the applicant to address all comments from the public and commenting agencies. When appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration
 - A future Plan of Condominium application will be required and directed to Council for consideration
 - All interested parties will be notified of updates relating to the subject applications
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A decorative graphic consisting of several overlapping colored squares and lines. On the left, there is a large yellow-green square partially overlapping a smaller teal square. Below these, a dark blue square is partially overlapping the teal square. To the right, a small light blue square is positioned above a larger teal square. A network of thin teal lines connects these elements, with some lines extending horizontally and vertically across the slide.

Thank you

For any questions please contact:
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