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Town of Aurora
Committee of the Whole Report
No. PDS25-026

Subject: Application for Official Plan Amendment and
Zoning By-law Amendment
200 Wellington Holding Corp.
7 Lacey Court
Block 12 on Plan 65M-2583
File Number: OPA-2024-01; ZBA-2024-01
Related File Number: SP-2024-01, C-2024-06

Prepared by: Antonio Greco, Senior Planner

Department: Planning and Development Services

Date: March 4, 2025

Recommendation

1. That Report No. PDS25-026 be received; and
2. That Official Plan Amendment application OPA-2024-01 be approved to redesignate a portion of the subject property from “Community Services and Facilities” to “Stable Neighbourhoods” and “Environmental Protection”, as outlined in Appendix ‘A’; and
3. That Zoning By-law Amendment application ZBA-2024-01 be approved to rezone a portion of the subject property from “Institutional (I) Zone” to “Townhouse Dwelling Residential R8 Exception Zone (XXX)” and “Environmental Protection (EP) Zone”, as outlined in Appendix ‘B’; and
4. That the implementing By-laws for the Official Plan and Zoning By-law Amendments be brought forward to a future Council meeting for enactment; and
5. That seventy-seven (77) persons worth of servicing allocation be granted to facilitate the proposed development of twenty-nine (29) freehold townhouses.

Executive Summary

This report seeks Council's approval of an Official Plan and Zoning By-law Amendment (subject applications) for the subject property located at 7 Lacey Court. Approval of the subject applications will facilitate the development of twenty-nine (29) freehold townhouses on a common elements condominium road.

- The proposed development conforms to the policy directions of the Province and Town of Aurora.
- The proposed Official Plan Amendment to redesignate a portion of the subject property from "Community Services and Facilities" to "Stable Neighbourhoods" and "Environmental Protection", is consistent with the surrounding area and demonstrates good planning.
- The proposed Zoning By-law Amendment to rezone a portion of the subject property from "Institutional (I) Zone" to "Townhouse Dwelling Residential R8 Exception Zone (XXX)" and "Environmental Protection (EP) Zone" is consistent with the surrounding area and previously approved development.
- All external agencies and Town staff have completed their review and have no objections to the approval of the subject applications.

Application History

A pre-consultation meeting with the applicant took place in June 2023. The subject applications were deemed complete by the Town in March 2024. On April 9, 2024, the applicant hosted a Community Information Meeting (CIM) at Christ Evangelical Lutheran Church, offering nearby residents the chance to learn about the proposed development and ask questions. A statutory Council Public Planning meeting was held on May 14, 2024, where Council received the Staff report and directed the proposed applications to a future Committee of the Whole meeting.

Background

200 Wellington Street West (OPA-2021-06; ZBA-2021-08; SP-2022-06)

As shown in Figure 6, the property municipally known as 200 Wellington Street West abuts the subject application on 7 Lacey Court. In March 2023, the Ontario Land Tribunal approved the Official Plan (OPA-2021-06) and Zoning By-law Amendments

(ZBA-2021-08) subject to a site plan agreement. The Site Plan application is currently under technical review with the Town and External Agencies. As such, the final forms of the Official Plan and Zoning By-law Amendments have not been approved by the Tribunal.

The development on 200 Wellington Street West will construct a total of 27 townhouse units in five blocks, with access off Wellington Street West and proposes to connect with the subject lands via internal private roadway.

Proposed Consent Application (C-2024-06):

Please note that the entire subject property is currently owned by the Trustees of Christ Evangelical Lutheran Church. Recognizing its lands are underutilized, the church is proposing to sell a portion of the property to the adjoining owner, 200 Wellington Street West (the applicant). Concurrently to the subject applications, the applicant submitted a consent application to sever the property into two. (Figure 8) The church will remain on the northern portion of the subject property and the southern portion of the subject property will be designed for the proposed 29 townhouses. On January 9, 2025, the Committee of Adjustment approved the proposed severance with conditions. The approval of the proposed severance is subject to the approval of the proposed Official Plan and Zoning By-law Amendment. At the time of drafting of this report, the consent application has passed its appeal period with no objections.

Location / Land Use

The subject property is located at the northeast corner of Wellington Street West and McLeod Drive, west of Yonge Street and east of Bathurst Street (Figure 1). The subject property has a total area of 1.06 hectares (2.71 acres) with a frontage of approximately 26.5 metres along Lacey Court and 98.5 metres along Wellington Street West. The subject property is currently home to the Christ Evangelical Lutheran Church, with access currently provided via a driveway off Lacey Court.

The area subject to the proposed amendments comprises of approximately 0.7 hectares (1.77 acres) of the total site area and is illustrated as the southern portion in Figure 1.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Lacey Court, Christ Evangelical Lutheran Church (is to remain) and single detached dwellings.

South: Wellington Street West, single detached dwellings, Ontario Land Tribunal (OLT) approved 11 single detached dwellings on 497 Wellington Street West (ZBA-2014-07; SP-2015-01).

East: OLT approved in principle for 27 townhouse units on a private road with access via Wellington Street West (OPA-2021-06; ZBA-2021-08; SP-2022-06).

West: Low-density residential subdivision and stormwater management facility.

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 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 overall implementation. The subject lands are within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA) and any development on site will be subject to their approval.

Town of Aurora Official Plan

As shown in Figure 2, the subject property is designated “Community Services and Facilities” within the Town of Aurora Official Plan. It is the intent of this designation to permit a broad range of community service uses including social, cultural, educational, public recreational, governmental, health, counseling, welfare, emergency services and utility services.

Zoning By-law 6000-17, as amended

As shown in Figure 3, the subject property is currently zoned “Institutional (I),” within the Town’s Zoning By-law 6000-17, as amended. The Institutional zone permits for a wide variety of uses such as Day Care Centres, Places of Worship, Recreation Centres, Schools, and Long-Term Care Facilities.

Reports and Studies

The applicant submitted the following documents as part of a complete application:

Report Name	Report Author
Planning Justification Report	Macaulay Shiomi Howson Ltd.
Draft Official Plan Amendment	Macaulay Shiomi Howson Ltd.
Draft Zoning By-law Amendment	Macaulay Shiomi Howson Ltd.
Architectural Plans	Kirshenblatt Urban Architecture
Arborist Report	JBD Associates Limited
Archaeological Study	Amick Consultants Limited
Construction Mitigation Plan	Broadview Group
Functional Servicing Report	Husson Engineering + Management
Geotechnical Investigation	EXP Services Inc.
Hydrogeology & Water Balance Report	EXP Services Inc.
Landscape Cost Estimate	JBD Associates Limited
Landscape Plans	JBD Associates Limited
Scoped Natural Heritage Evaluation	Azimuth Environmental Consulting
Noise and Vibration Report	Thornton Tomasetti
Phase One ESA	EXP Services Inc.
Survey	Guido Papa Surveying

Grading Plan	Husson Engineering + Management
Servicing Plan	Husson Engineering + Management
Cross Sections Plan	Husson Engineering + Management
Permeable Pavement Details	Husson Engineering + Management
Erosion and Sediment Control Plan	Husson Engineering + Management
Traffic Impact Assessment	CGE Transportation Consulting

Proposed Applications

Proposed Official Plan Amendment:

As shown in Figure 4, the applicant proposes to redesignate a portion of the subject property from “Community Services and Facilities” to “Stable Neighbourhoods” and “Environmental Protection.” The Stable Neighbourhoods designation permits townhouse dwelling units, with height permission up to four (4) storeys. The applicant is not proposing any site-specific designation and will comply with the policy requirements under both the Stable Neighbourhood and Environmental Protection.

The northern portion of the subject property, identified as the Christ Evangelical Lutheran Church property, will retain its designation as Community Services and Facilities. The draft Official Plan Amendment is included under Appendix A.

Proposed Zoning By-law Amendment:

As shown in Figure 5, the applicant proposes to rezone a portion of the subject property from “Institutional (I) Zone” to “Townhouse Dwelling Residential R8 Exception Zone (XXX),” and “Environmental Protection (EP) Zone.” The proposed exception zone primarily addresses a reduction in development standards, such as setback requirements. However, the applicant complies with the building height and required parking space regulations. Further analysis is provided later in this report.

The northern portion of the subject property, identified as the Christ Evangelical Lutheran Church property, will retain its Institutional zoning. The draft Zoning By-law is included under Appendix B.

Analysis

Planning Considerations

The proposed development conforms to the policy directions of the Province and Town

Consistency with the Provincial Policy Statement (PPS)

It is Planning staff's opinion that the proposed applications are consistent with the PPS. The proposal contemplates the efficient infill development of a site that helps contribute to an appropriate increase in density. The existing property is considered to be underutilized, and the proposed development represents an opportunity to provide housing in close proximity to existing amenities and public transportation facilities for a complete and sustainable community.

Conformity to the Lake Simcoe Protection Plan (LSPP)

It is Planning staff's opinion that the proposed development conforms to the Lake Simcoe Protection Plan. The LSRCA has reviewed and has no objection to the approval of the subject applications as presented. The subject lands are partially regulated by the LSRCA for erosion hazards associated with a tributary of Tannery Creek. A permit from the LSRCA will be required prior to any development or site alteration taking place.

Conformity to the Town of Aurora Official Plan

Planning Staff believe the proposed development aligns with the land use and development policies outlined in the Official Plan and is compatible with the surrounding area. The addition of twenty-nine (29) townhouse units will support the Town's goals for residential intensification. The development supports the Official Plan by providing residential units that are located near essential social and service amenities, such as the Aurora Highschool and Wellington Public School. The proposed development is approximately 1.5 kilometres from the Aurora Downtown, which provides for a variety of amenities within a close proximity.

The proposal makes use of an underutilized lot that can be redeveloped to complement the surrounding area, while fostering connectivity with the adjacent property to the east (200 Wellington Street West). The subject development proposes to connect with the adjacent property (200 Wellington Street) via a private roadway. This proposal supports the creation of complete communities and ensures that properties are not isolated.

With its high-quality design, the development will enhance the local streetscape and ensure compatibility with the surrounding area. The proposed building heights align with the Stable Neighbourhood designation requirement.

As shown in Figure 6, an Environmental Protection (EP) designation is proposed between the backyards of townhouse blocks eight and nine and Wellington Street West. The total area of the EP designation is 679.05m² (7,309 sq. ft) which will serve as a continuation of the approved EP designation on the adjacent property to the east. The proposed EP designation will ensure the protection of the non-significant wetland feature. Within the Environmental Protection area, the applicant proposes to plant additional native self-sustaining vegetation to enhance the buffer surrounding the wetland feature and mitigate indirect impacts to the tributary. The environmental protection lands will be conveyed to the Town through the development agreement and through the site plan approval process.

The proposal of residential townhouses ultimately supports the provision of a range and mix of housing sizes, densities, designs, and prices to meet the needs of current and future residents of Aurora, in an appropriate and highly accessible location. Planning staff are of the opinion that the proposed development conforms to the Official Plan and fosters complete community planning.

Conformity to the Town's Zoning By-law 6000-17, as amended

It is Planning staff's opinion that the proposed zoning by-law amendment is suitable and compatible with surrounding properties. The proposed site specific R8 zoning mirrors the approved zoning standards for the property to the east (200 Wellington Street). Additionally, the site-specific exceptions align with the proposed Official Plan designation, which allows for heights of up to four storeys.

The proposed development will include two (2) parking spaces per dwelling unit—one in the garage and one on the driveway. This exceeds the Zoning By-law's minimum requirement of 1.5 spaces per unit.

Although, the visitor parking ratio is comparable to the approved parking standards at 200 Wellington Street West, a site specific exemption is required for the visitors parking at 7 Lacey Court. Overall, when considering both the primary residential and visitor parking, the proposed development will have a total of 65 parking spaces which is align with the parking ratio established at the Ontario Lands Tribunal for 200 Wellington Street West.

The following is a table to compare the differences between the parent R8 zoning requirements, the OLT principle approval for 200 Wellington Street West and the proposed R8 Exception Zone:

	Parent R8 Zone Standards	200 Wellington St. (OLT Approved in Principle)	Proposed R8 Exception Zone (XXX)
Permitted Uses	Townhouses	Townhouses	Townhouses
Lot Area (min)	180 square metres	140 square metres	140 square metres*
Lot Frontage (min)	6.0 metres per unit	5.5 metres per unit	5.5 metres per unit*
Front Yard Setback (min)	7.5 metres	5.3 metres	5.3 metres*
Rear Yard Setback (min)	7.5 metres	5.73 metres (Block 1 – the two westerly units) 7.5 metres	6.0 metres* (Blocks 6 and 7) 7.5 metres
Interior Side Yard Setback (min)	0 metres for interior units 1.5 metres for end units	0 metres for interior units 1.2 metres for end units	0 metres for interior units 1.1 metres for end units*
Townhouse Parking (min)	44 spaces (Residential) 8 spaces (Visitor)	54 spaces (Residential) 6 spaces (Visitor)	58 spaces (Residential) 7 spaces (Visitor)*
Combined Total Parking (min)	44 spaces	60 spaces	65 spaces

Lot Coverage (max)	50%	31%	35%
Height (max)	10 metres	11 metres	11 metres

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.

Next Steps

Proposed Site Plan (SP-2024-01):

The applicant has concurrently submitted a site plan application (Figures 6 and 7) for the development of 29 three-storey freehold townhouses. Access to the site will be provided via an internal common elements condominium road connected to the adjacent property at 200 Wellington Street West. The development will consist of six (6) townhouse blocks, with each block containing four to six units. The proposed townhouses will range in size from 2,179 to 2,561 square feet and will face a private condominium road. Each townhouse will include two parking spaces, with an additional visitor parking area offering seven spaces (including one barrier-free spot).

As part of the Region’s review for access onto a Regional road, access to the site will be provided via a private driveway at 200 Wellington Street West. This location has already been approved for a full access point, which will align with the approved entrance on the south side at 497 Wellington Street West. An emergency access with removable bollard is proposed on the western portion of the site.

The proposed townhouses will be constructed using high-quality materials, incorporating a blend of metal siding and brick veneer. Designed with asymmetrical gable roofs, the townhouses will feature varied architectural elements that add visual interest to the streetscape. The proposed townhouses for the subject property and the adjacent property at 200 Wellington Street West, will incorporate the same urban design and will be the same housing product.

Staff will continue its review of the proposed site plan approval application and when appropriate, obtain the required delegated approval from the Director of Planning and Development Services. Further, the applicant will also be required to submit a future Part Lot Control Exemption application to define the specific lot boundaries, as well as a Plan of Common Elements Condominium, to establish the common elements of the site, including the road.

Department / Agency Comments

All external agencies and Town staff have completed their review and have no objections to the approval of the subject applications

Department/Agency	Comments
Building Division	No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Transportation/Traffic	No objections.
York Region	No objections.
LSRCA	No objections.

Public Comments

Planning staff have received comments from the public on the proposed planning applications. Below is a summary of key comments and the respective responses.

Will the Christ Evangelical Luther Church remain on the property - The northern portion of the property containing the Church will remain. The applicant received Committee of Adjustment approval on January 9, 2025 to create two separate parcels on site subject to the approval of the zoning and official plan applications. The southern parcel accommodating for the proposed townhouse development and the northern parcel accommodating the existing Christ Evangelical Luther Church.

Will the Church parking lot be used as overflow parking for the development - There is no physical connection between the proposed townhouse development and the

existing Church. The proposed development provides for a surplus in total combined parking spaces (residential and visitor spaces) which can all be accommodated on site. The existing parking for the Church will remain as seen today in accommodating all members of the Church.

Will the existing trees on the western side of the property be removed - The applicant has submitted a landscape plan demonstrating the trees behind the four McLeod Drive properties being retained and the ones abutting the storm water management facility being removed.

How will the proposed development be accessed – Vehicular access will be provided through the adjacent property to the east (200 Wellington Street W) which contains an approved full access point from York Region, which will also directly line up with the property to the south at 497 Wellington Street West.

Advisory Committee Review

Not applicable.

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 By-law 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 March 7, 2024, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications arising from this report.

Communications Considerations

On March 13, 2024, a Notice of Complete Application respecting the subject applications was provided.

On April 9, 2024, a Community Information Meeting was held, with appropriate notice provided to the local community.

On May 14, 2024, a statutory Public Meeting was held, with Notices provided through mail, to all Interested Parties, publication in the newspaper, and signage on the property.

All communication requirements as directed by the Planning Act have been satisfied. Notices of Council's Decision on the subject applications will also be provided accordingly.

Climate Change Considerations

As part of the Site Plan approval process, applicants must submit a Green Development Standards report, which will be integrated into the overall development review. The Town of Aurora Official Plan outlines guidelines for new developments and the implementation of Green Development Standards. The report should detail sustainability measures and building designs that focus on energy efficiency and the reduction of greenhouse gas emissions for new projects.

Link to Strategic Plan

The proposed applications 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 review and approval of the Official Plan Amendment and Zoning By-law Amendment applications, housing opportunities are created that assist in achieving growth targets while providing housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Official Plan Amendment and Zoning By-law Amendment in accordance with the provisions of Provincial and Town policies. The proposal represents good planning and staff recommend approval of the subject applications, with the implementing Official Plan Amendment and Zoning By-law documents to be brought forward at a future Council meeting.

Attachments

Appendix A – Draft Official Plan Amendment
Appendix B – Draft Zoning By-law Amendment

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Existing Zoning
Figure 4 – Proposed Official Plan Designation
Figure 5 – Proposed Zoning
Figure 6 – Site Plan
Figure 7 – Elevations
Figure 8 – Draft R-Plan

Previous Reports

Public Planning Report No. PDS24-058, dated May 14, 2024.

Pre-submission Review

Agenda Management Team review on February 13, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer