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Town of Aurora

Public Planning Report

No. PDS25-047

Subject: Application for Zoning By-law Amendment
Totera Meats Limited
14 & 18 Wellington Street East
Lots 130 & 131, and Part of Lot 128, as in R650109 Plan 246
File Number: ZBA-2024-09

Prepared by: Antonio Greco, Senior Planner

Department: Planning and Development Services

Date: April 15, 2025

Recommendation

1. That Report No. PDS25-047 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 (ZBA) application on 14 & 18 Wellington Street East (Figure 1 – Location Map).

The following is a summary of the development proposal:

- The proposed ZBA seeks to amend the minor variance zoning permissions on the subject lands with a new "Promenade Downtown (PD1) Exception Zone (XXX)".
- The proposed ZBA will allow for two additional storeys at 14 (South) Wellington Street East, increase the total number of residential units, raise the maximum building heights, expand the total Gross Floor Area of all buildings on the property, reduce the required number of parking spaces, permit for two

residential units on the ground floor of 18 Wellington Street East and recognize existing building standards on the subject lands.

- The proposed ZBA will also look to resolve historical zoning compliances on the subject lands as it relates to maximum building heights, minimum parking space requirements and ground floor residential units.
- As part of the proposed ZBA, the applicant has provided a conceptual site plan and building elevations to illustrate the proposed land use amendments for the subject lands.
- 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

A pre-consultation meeting was held with the applicant in February 2023. The subject application was then received and deemed complete by the Town in December 2024.

The owner hosted a Community Information Meeting on March 6, 2025, 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 1 and 5 Councillors.

Location / Land Use

The subject lands are municipally known as 14 and 18 Wellington Street East. The subject lands are located on the north side of Wellington Street East, south of Centre Street, and in close proximity to Yonge Street to the west (Figure 1 – Location Map). The subject lands have an area of 0.25 hectares (0.64 acres) and contains 30.62 metres (100 feet) of frontage on Wellington Street East and 61.09 metres (200 feet) of frontage on Centre Street.

The subject lands include two mixed-use buildings located at 14 Wellington Street East (referred to as the North and South buildings), and one mixed-use building located at 18 Wellington Street East. The building at 14 (North) is four storeys high, while 14 (South)

is two storeys. These two buildings are connected. There are two vehicular access points for both 14 (North) and 14 (South), one from Wellington Street East and another from Centre Street. The Wellington Street access is also shared with the adjacent property at 15255 Yonge Street (Dream Art Luxury Furniture). The building at 18 Wellington Street East is three storeys high and has vehicular access from Centre Street.

The subject lands contain a total of eight commercial units at the ground floor. Five of these units are on the ground floor of 14 (South), and two are on the ground floor of 14 (North). Additionally, there is one commercial unit on the ground floor of 18 Wellington Street East. Currently, there are 24 residential units on the property: ten in 14 (North), six in 14 (South), and eight in 18 Wellington Street.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Centre Street, Residential apartment building

South: Wellington Street East, Commercial buildings and single detached dwellings

East: Commercial buildings

West: Commercial buildings, Yonge Street

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.

Town of Aurora Official Plan 2024

The subject lands are designated as “Aurora Promenade and MTSA Mixed Use” under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan. As shown on Figure 2, the subject lands are further identified as “Downtown” in Schedule ‘D1’ of the Town’s Official Plan.

The intent of the ‘Downtown’ designation is to guide development, while protecting and reinforcing a heritage ‘main street’ character and identity. Careful regulation of land uses and control over the scale and placement of infill structures is required to enhance the pedestrian experience, while still allowing for and promoting increased density in keeping with the character and scale of the Downtown.

Furthermore, the subject lands are also within the Regional and Local Corridor as shown on Schedule “A” of the Official Plan, which includes properties that front onto Wellington Street. Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas. For lands along the Wellington Street Local Corridor within the Aurora Promenade and Major Transit Station Area Secondary Plan, building heights shall be a minimum of two storeys and a maximum of six storeys.

As mentioned earlier in the report, the subject lands contain frontage along Wellington Street East, which is a Regional road and Centre Street which is a Town owned road. As shown on Schedule “D3” - The Aurora Promenade and Major Transit Station Area Streetscapes, Wellington Street is classified as a ‘Village Street’ which provides a small-town, village-like atmosphere and character. Village Streets generally correspond to Yonge Street north and south of the ‘Downtown’ and Wellington Street, east of Yonge Street. These areas are characterized by older house form buildings with a mix of residential, office and/ or retail businesses.

The subject lands are outside the Northeast Old Aurora Heritage Conservation District and are not classified as a listed or designated property as shown on Schedule “E” of the Official Plan. Furthermore, properties within the Aurora Promenade are recommended to implement the Promenade urban design policies, which speak to achieving a balance between consistencies in design quality and street interface, while enabling individual expression in new developments.

Zoning By-law 6000-17, as amended

As shown on Figure 3, the subject property is currently zoned “Promenade Downtown (PD1) Exception Zone (59)”, within the Town’s Zoning By-law 6000-17, as amended. The site-specific zoning was originally approved in 1986. Subsequently, in April 1996, minor

variance applications (A-22, A-23, and A-24) were granted to allow a maximum of 20 residential units, a total gross floor area of 2,563 square meters, and a minimum of 40 parking spaces over 14 and 18 Wellington Street East.

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	Michael Smith Planning Consultants
Residential Unit Breakdown	Michael Smith Planning Consultants
Coloured Rendering	Drew Laszlo Architect
Floor Plans & Elevations	Drew Laszlo Architect
Proposed Site/Parking Plan	Drew Laszlo Architect
Site Statistics	Drew Laszlo Architect
Architectural and Urban Design Guidelines Report	Q4 Architects Inc.
Functional Servicing Report	BaseTech Consulting Inc
Transportation Study	CGE Transportation Consulting

Proposed Application

Proposed Zoning By-law Amendment

The proposed ZBA seeks to amend the minor variance zoning permissions on the subject lands with a new "Promenade Downtown (PD1) Exception Zone (XXX)".

As shown in Figure 4, the new "Promenade Downtown (PD1) Exception Zone (XXX)" will permit for an additional two storeys at 14 (South) Wellington Street East, which is currently a two-storey building. The additional two storeys will provide for ten (10) new residential units and increase the total number of residential units on the subject lands to thirty-three (33).

Furthermore, the new "Promenade Downtown (PD1) Exception Zone (XXX)" will also increase the maximum building heights, expand the total Gross Floor Area of all buildings on the subject lands, reduce the required number of parking spaces and recognize the two (2) existing residential units on the ground floor of 18 Wellington Street East.

The applicant 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 as of right zoning for the subject property and the proposed building standard amendments.

	Parent PD1 Exception Zone (59) Requirements (1996 Minor Variance Approval)	Proposed PD1 Exception Zone (XXX) Standards
Permitted Uses	In accordance with PD1 uses Not more than twenty residential units	In accordance with PD1 uses Not more than thirty-three residential units*
Dwelling Unit in a Non- Residential Zone (Section 4.4.2)	No residential units are permitted on the ground floor.	Not more than a total of two residential units are permitted on the ground floor of 18 Wellington Street East*
Lot Area (minimum)	230 square metres	2,612.53 square metres
Lot Frontage (minimum)	10 metres	61.09 metres (Centre Street) 30.62 metres (Wellington Street East)
Front Yard (minimum)	0 metres	0.16 metres
Rear Yard – Centre Street (minimum)	2.1 metres	2.1 metres

	Parent PD1 Exception Zone (59) Requirements (1996 Minor Variance Approval)	Proposed PD1 Exception Zone (XXX) Standards
Interior Side Yard (minimum)	0 metres	0.26 metres
Exterior Side Yard (minimum)	0 metres	0 metres
Parking Lot Requirement Setbacks (Section 5.5.2)	Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, no Parking Space manoeuvring area and/or Driveway within a Side Yard or Rear Yard shall be closer to any wall of a building than one decimal five (1.5) metres.	0 metres*
Gross Floor Area of all Buildings (maximum)	2,563 square metres	3,660 square metres*
Parking Requirement (minimum)	40 spaces	31 spaces*
Barrier Free Parking Standards (minimum)	2 spaces	2 spaces
Bicycle Parking Standards (minimum)	10 spaces	10 spaces
Parking Location (Section 8.2.2)	All Parking Areas shall be located in the Rear Yard of the Lot	All Parking Areas shall be located in the Rear Yard or Interior Side Yard of the Lot*

	Parent PD1 Exception Zone (59) Requirements (1996 Minor Variance Approval)	Proposed PD1 Exception Zone (XXX) Standards
Required Manoeuvring Space (Section 5.3)	90-degree spaces: 7.0 metres	90-degree spaces: 5.77m* (18 Wellington Street East Parking Aisle)
Amenity Area (minimum)	18 square metres per unit and a minimum 50% of the amenity area provided indoors	A total of 34.54 square metres (1 square metre per unit) of amenity area (balcony)* Indoor amenity area is not provided.
Lot Coverage (maximum)	N/A	N/A
Height (maximum)	12.0 metres	16.0 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.

The proposed ZBA will also look to resolve historical zoning compliances on the subject lands as it relates to maximum building heights, minimum parking space requirements and ground floor residential units.

Height

As shown in the zoning comparison chart above, the maximum allowable height on the subject lands is 12 metres, as set by the PD1 Exception Zone (59) requirements. The northern building at 14 Wellington Street East is an existing four-storey building. The overall height in metres for the northern building has not been determined by the applicant. The purpose of the proposed amendment to increase the overall height from 12 metres to 16 metres is to recognize the existing 4 storeys for the northern building and to accommodate the proposed third and fourth storey additions to 14 (South). Currently, there are no plans to increase the overall height for 18 Wellington Street East.

Parking spaces

In 1996, a minor variance application was approved to permit 40 parking spaces for residential and retail units at 14 and 18 Wellington Street East. However, the owner kept the original parking layout of 37 parking spaces and didn't comply with the approved minor variance related to parking. As part of the proposed Zoning By-law Amendment, the applicant is seeking to comply with the Town's parking size dimensions and standards. As such result, it was determined that only 31 parking spaces can be accommodated on-site.

Ground floor units

According to the Town's Zoning By-law, lands within Promenade Downtown (PD1) Zone, any residential units must be located above the first storey of a building. As part of this application, the proposed zoning amendment will formally recognize two existing residential units located on the ground floor of 18 Wellington Street East.

Conceptual Site Plan

As part of the proposed ZBA, the applicant has provided a conceptual site plan and building elevations to illustrate the proposed land use amendments for the subject lands.

The applicant has not formally submitted a Site Plan application with Planning and Development Services. The proposed development will require a Site Plan application to implement the proposed land use amendments. As part of the Zoning By-law Amendment application, the applicant has provided a conceptual Site Plan and Elevation drawing as shown in Figure 5 and 6.

The conceptual Site Plan shows the current layout of the subject lands, which includes three buildings: 14 (North), 14 (South), and 18 Wellington Street East. As seen in Figure 5, the building at 14 (North) is currently four storeys tall, while 14 (South) is two storeys high and will be increased by two storeys under the proposed Zoning By-law Amendment (ZBA). The building at 18 Wellington Street East is three storeys in height.

Currently, the property contains 24 residential units. The applicant is proposing to increase this number to 33 units as part of the ZBA. Below is a table illustrating the existing residential unit breakdown and the proposed residential unit breakdown amongst the three buildings.

14 & 18 Wellington Street East – Existing Residential Unit Breakdown

Building	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	Total
14 (North) Wellington	0 units	2 units	4 units	4 units	10 units
14 (South) Wellington	0 units	6 units	N/A	N/A	6 units
18 Wellington	2 units	3 units	3 units	N/A	8 units
Total:					24 units
14 & 18 Wellington Street East – Proposed Residential Unit Breakdown					
Building	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	Total
14 (North) Wellington	0 units	2 units	4 units	4 units	10 units
14 (South) Wellington	0 units	5 units	5 units	5 units	15 units
18 Wellington	2 units	3 units	3 units	N/A	8 units
Total:					33 units

Additionally, the existing parking spaces will be improved to delineate each parking spots to meet the required sizes and accessibility standards outlined in Zoning By-law 6000-17. As shown in Figure 6, upgrades will be made to the elevation and façade of both the northern and southern portions of 14 Wellington Street East. The façade of the existing building at 18 Wellington Street East will remain unchanged.

The subject lands will continue to have three vehicular access points: two along the northern property line off Centre Street and one off Wellington Street East. The subject lands is a through lot which has an access on Centre Street which runs directly through the subject property connecting to Wellington Street East.

Department / Agency Comments

The proposed application was 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.
- Review of the proposed site-specific zoning standards.
- Rectifying the existing residential units on the subject property.
- Servicing capacity and allocation.
- Vehicular maneuvering and access of the subject lands.
- Review of the pavement marking and signage plan.

Public Comments

A Community Information Meeting (CIM) was held on March 6, 2025, at the Aurora Public Library. The meeting was attended by nine individuals, including Town Planning staff, the property owner, the consulting team, one local resident, and the Councillors for Ward 1 and Ward 5. No formal comments were received during the circulations at the timing of drafting of this report.

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 December 23, 2024, and therefore, the applicant may appeal to the OLT at anytime.

Financial Implications

There are no direct financial implications as a result of this report.

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, including all the properties on Centre Street, east of the railway tracks. 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

A Green Development Report will be required at the future site plan approval process in accordance with Section 5 of the Official Plan and as part of the complete application.

Link to Strategic Plan

The proposed Zoning By-law Amendment 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 proposed Zoning By-law Amendment on the subject lands, the application will assist in working 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.

Conclusions

Staff will continue to review the subject application 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 April 3, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer