

Public Planning Meeting

14 & 18 Wellington Street East

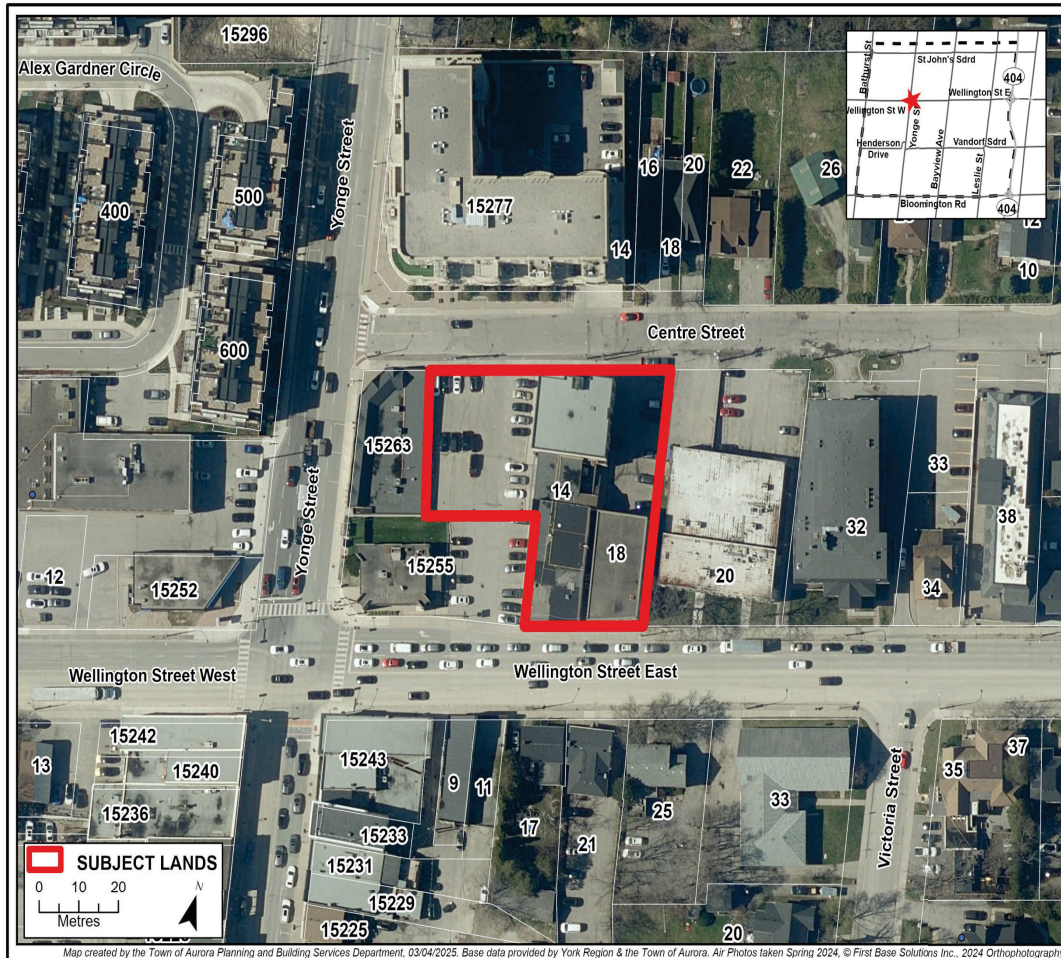
Application:	Zoning By-law Amendment
Applicant:	Town of Aurora
Location:	14 & 18 Wellington Street East
File Number:	ZBA-2024-09



April 15, 2025



Subject Property: 14 & 18 Wellington Street East



Total size:

- 0.25 hectares (0.64 acres)

Total Frontage:

- 30.62 metres (100 feet) along Wellington Street East; and
- 61.09 metres (200 feet) along Centre Street

North: Centre Street, Residential apartment building

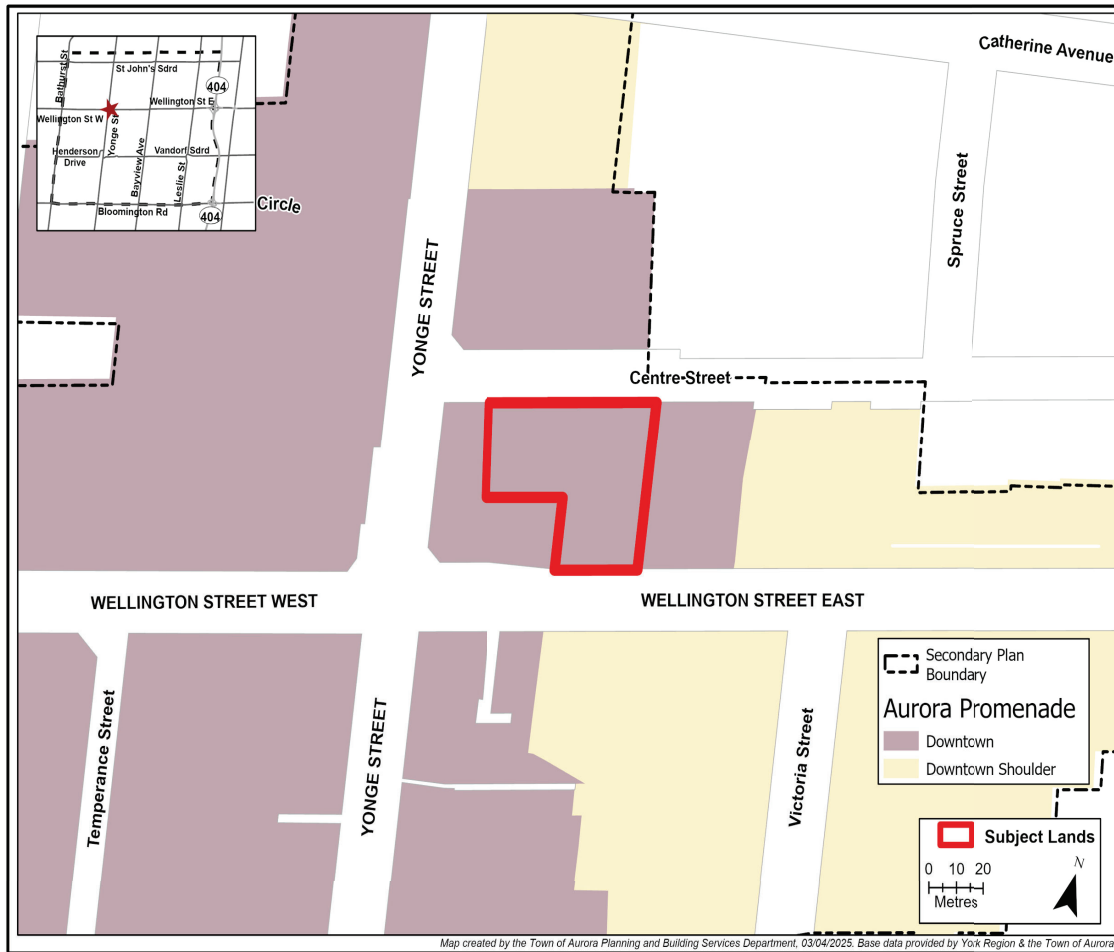
South: Wellington Street East, Commercial buildings and single detached dwellings

East: Commercial buildings

West: Commercial buildings, Yonge Street



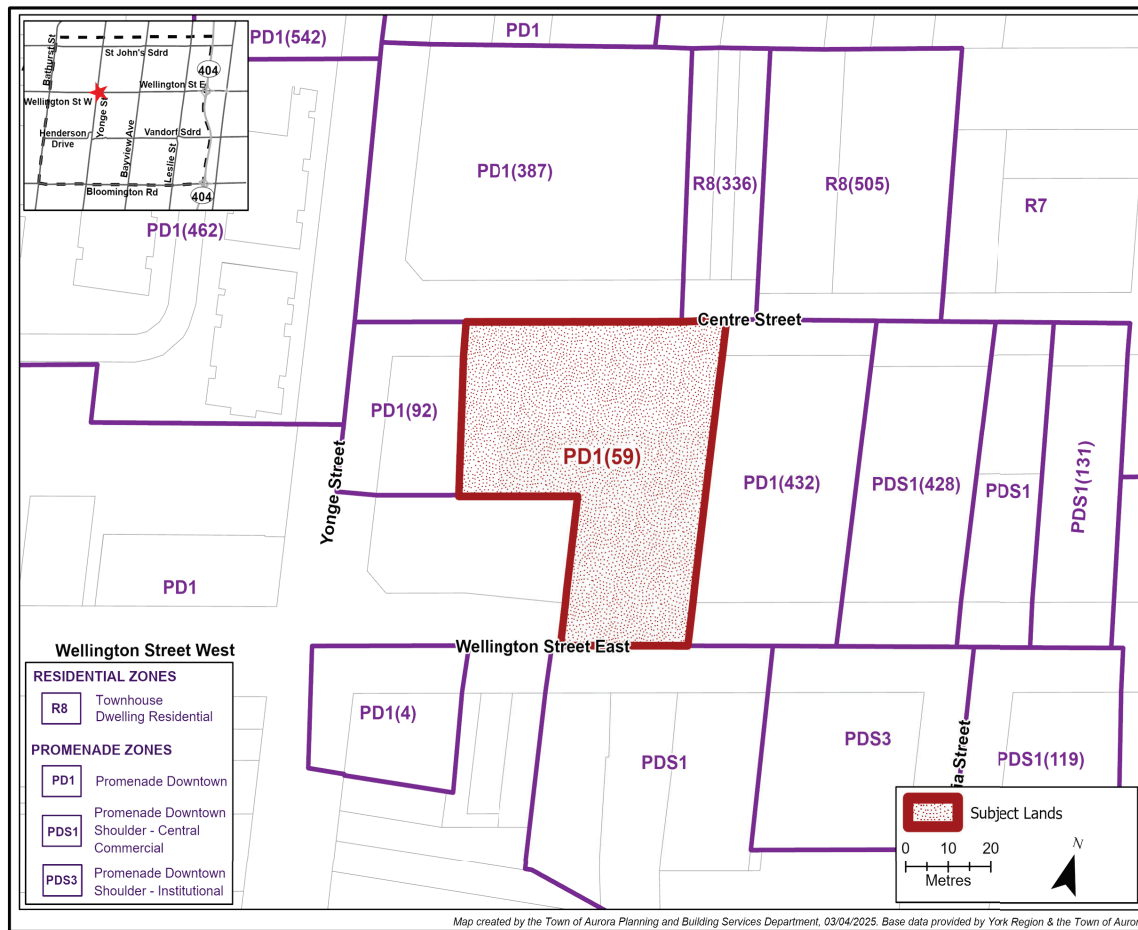
Official Plan Designation: “Downtown”



- The subject lands are within Aurora Promenade and MTSA Secondary Plan Area and designated as “**Downtown**” in Schedule ‘D1’ of the Town’s Official Plan.
- The subject lands are also within the Regional and Local Corridor .
- The intent of the “**Downtown**” designation is to guide development, promote increased density, while protecting and reinforcing a heritage ‘main street’ character and identity.



Comprehensive Zoning By-law 6000-17: “Promenade Downtown (PD1) Exception Zone (59)”

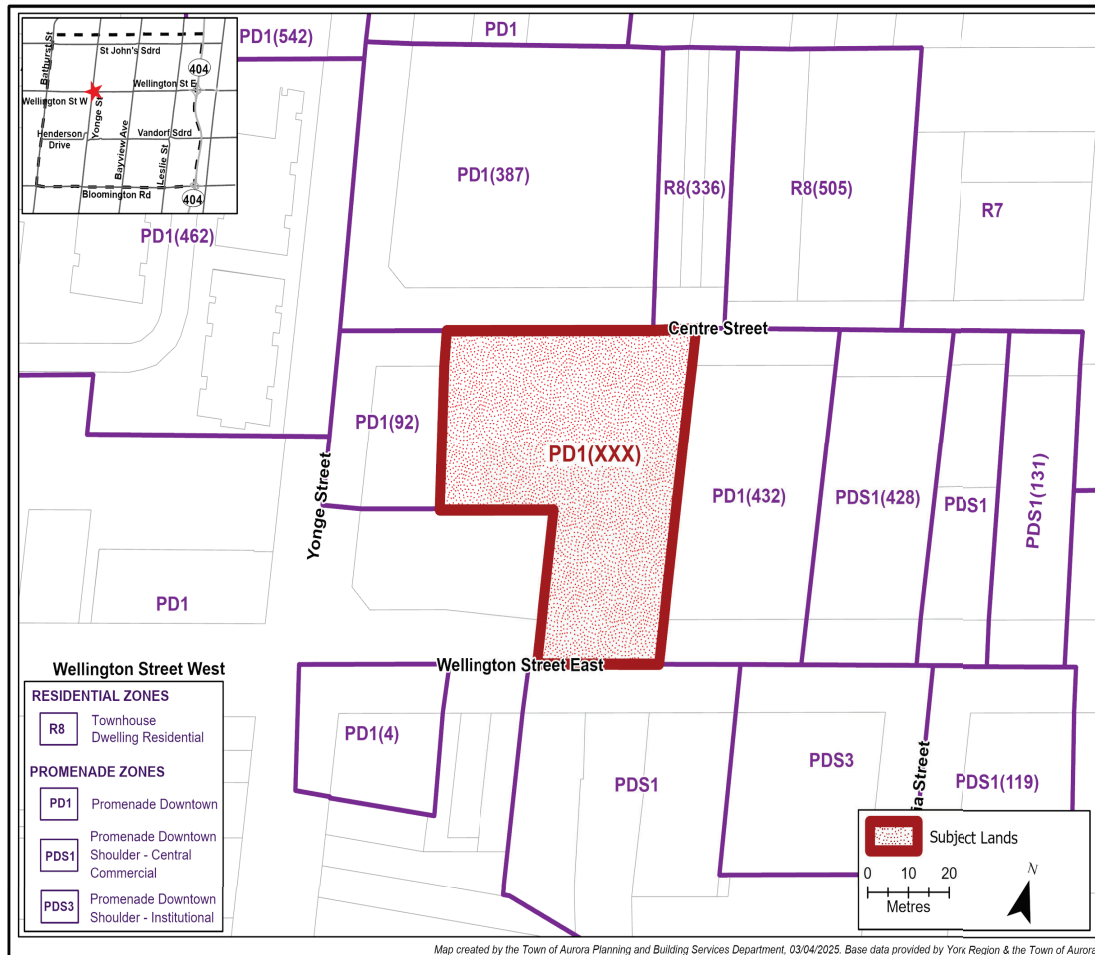


The current “**Promenade Downtown (PD1) Exception Zone (59)**” in conjunction with the **1996 Minor Variance** approval permits for:

- Permitted uses in accordance with the PD1 Zone
- Twenty (20) residential units
- Forty (40) parking spaces
- Site-specific building standards



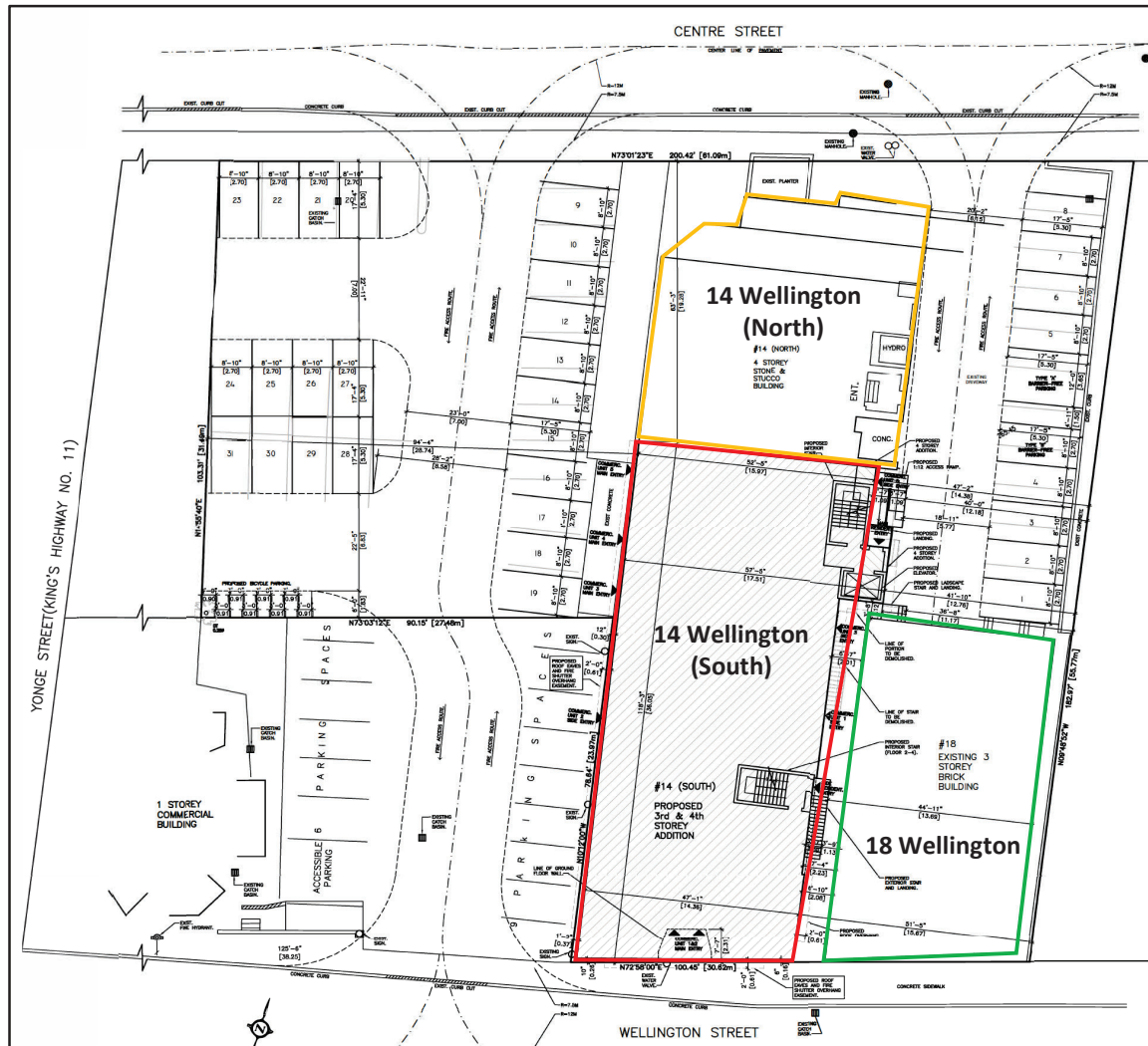
Proposed Zoning By-law



- “Promenade Downtown (PD1) Exception Zone (XXX)”
- PD1 Site Specific provisions includes the following:
 - Increase maximum building heights and total number of units
 - Increased Gross Floor Area of all Buildings
 - Reduced minimum parking requirements
 - Reduced minimum amenity area requirements



Conceptual Site Plan



- 14 (North) is currently four storeys in height
- 14 (South) is currently two storeys in height and seeking an additional two storeys.
- 18 Wellington Street is currently three storeys in height
- 33 residential units proposed on the subject lands
- 31 total parking spaces proposed
- Existing three vehicular access points to remain



Existing vs. Proposed Residential Unit Breakdown



- 24 existing residential units
 - 10 units in 14 Wellington (North)
 - 6 units in 14 Wellington (South)
 - 8 units in 18 Wellington



- 33 proposed residential units
 - 10 units 14 Wellington (North)
 - 15 units in 14 Wellington (South)
 - 8 units in 18 Wellington



Staff have identified the following matters to be addressed:

- Detailed review of the subject application to be undertaken to address all comments including those received from this Public Planning Meeting.
 - Review of the proposed site-specific zoning standards.
 - Rectifying the existing residential units on the subject property.
 - Review of the pavement marking and signage plan
 - All technical matters will be addressed through the Site Plan Approval process.
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Next Steps in the Planning process:

- Receive Council feedback and when appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration.
- All interested parties will be notified of updates relating to the subject application.
- Any further planning applications will be subject to the approval of the land use amendments as presented tonight.



Thank you

For any questions please contact:
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