

14 & 18 WELLINGTON STREET EAST

STATUTORY PUBLIC MEETING

ZONING BY-LAW AMENDMENT APPLICATION

APRIL 15TH, 2025

APPLICANT: TOTERA MEATS LTD. (C/O TONY TOTERA)

**PLANNER: MICHAEL SMITH (PRINCIPAL) -
MICHAEL SMITH PLANNING CONSULTANTS; DEVELOPMENT
COORDINATORS LTD.**



**SUBJECT
LANDS**

IRWIN AVE
15306 YONGE ST
15296 YONGE ST
15297 YONGE ST
16 SPRUCE ST
15 SPRUCE ST
52 CENTRE ST
26 CENTRE ST
22 CENTRE ST
28 CENTRE ST
105 PRUCE ST
18 CENTRE ST
20 CENTRE ST
13 CENTRE ST
55 CENTRE ST
51 CENTRE ST
45 CENTRE ST
41 CENTRE ST
33 CENTRE ST
54 WELLINGTON ST
50 WELLINGTON ST
48 WELLINGTON ST
42 WELLINGTON ST
32 WELLINGTON ST
34 WELLINGTON ST
20 WELLINGTON ST
14 WELLINGTON ST
15263 YONGE ST
15255 YONGE ST
15260 YONGE ST
15252 YONGE ST
12 WELLINGTON ST W
8 WELLINGTON ST W
9 WELLINGTON ST E
11 WELLINGTON ST E
15243 YONGE ST
WELLINGTON ST E S/S
17 WELLINGTON ST E
25 WELLINGTON ST E
21 WELLINGTON ST E
33 WELLINGTON ST E
35 WELLINGTON ST E
49 WELLINGTON ST
45 WELLINGTON ST
41 WELLINGTON ST E
21 VICTORIA ST
20 VICTORIA ST STREET

YONGE STREET(KING'S HIGHWAY NO. 11)
ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIP OF RUTHERFORD AND KING
PIN 08638-0001

CENTRE STREET
PIN 03638-0151

CENTER LINE OF PAVEMENT

PART 1, PLAN 66R-12621

PIN 03638-0057

LOT 129
PIN 03638-0297

TORONTO
DOMINION BANK
FFE=264.85

REGISTERED

PLAN
AREA: 2812.61

14
2 STOREY
STONE & STUCCO
FFE=268.24

14
3 STOREY
STONE & STUCCO
FFE=266.17

LOT 130
4 STOREY
STONE & STUCCO
FFE=265.12

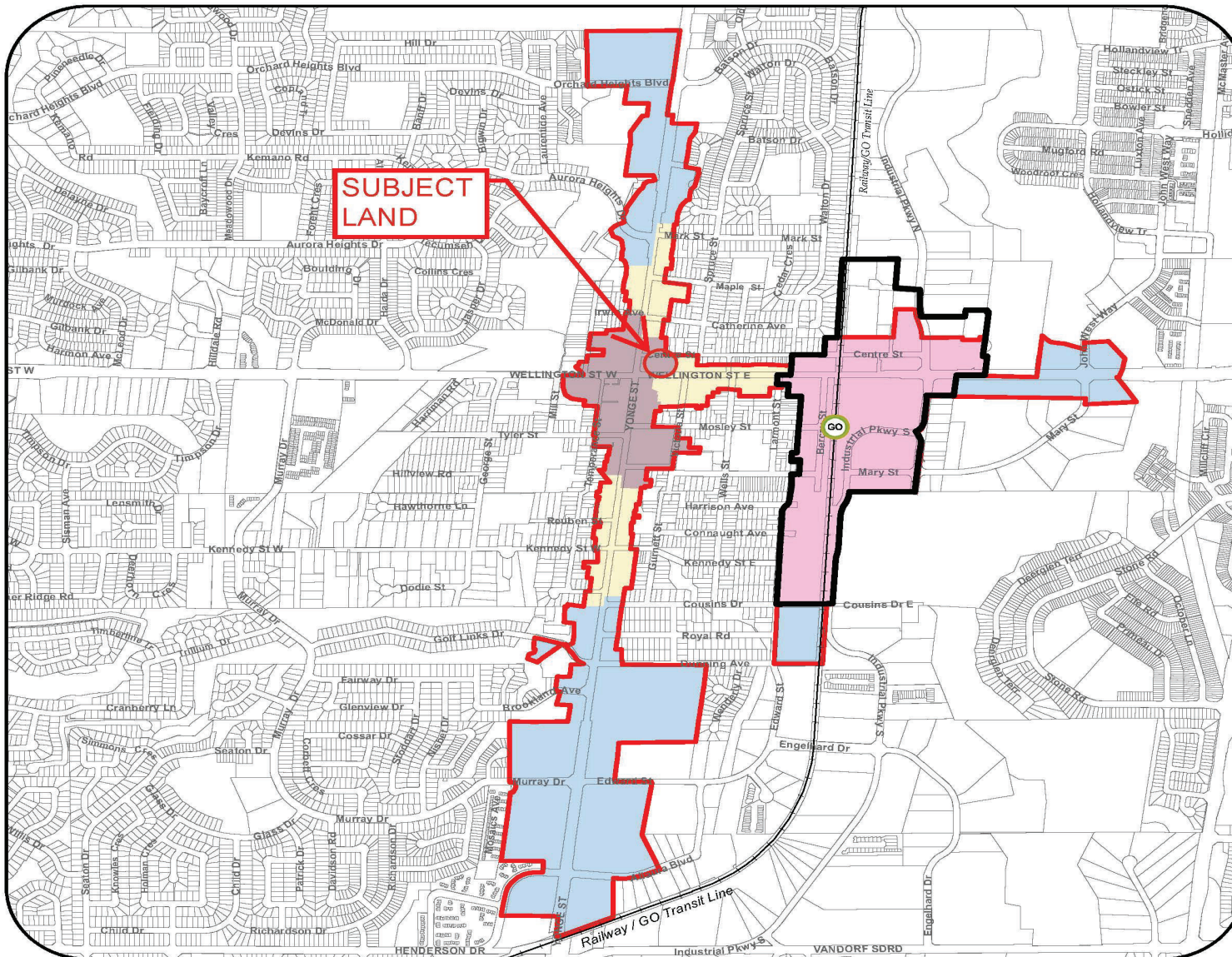
16&18
3 STOREY
BRICK 3S
FFE=265.35

20
STOREY
STONE & BRICK
DWELLING

246

WELLINGTON STREET
(ROAD ALLOWANCE BETWEEN LOTS 80 AND 81, CONCESSION 1)
PIN 03638-0002 (1.7)

CENTER LINE OF PAVEMENT




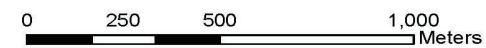
AURORA OFFICIAL PLAN

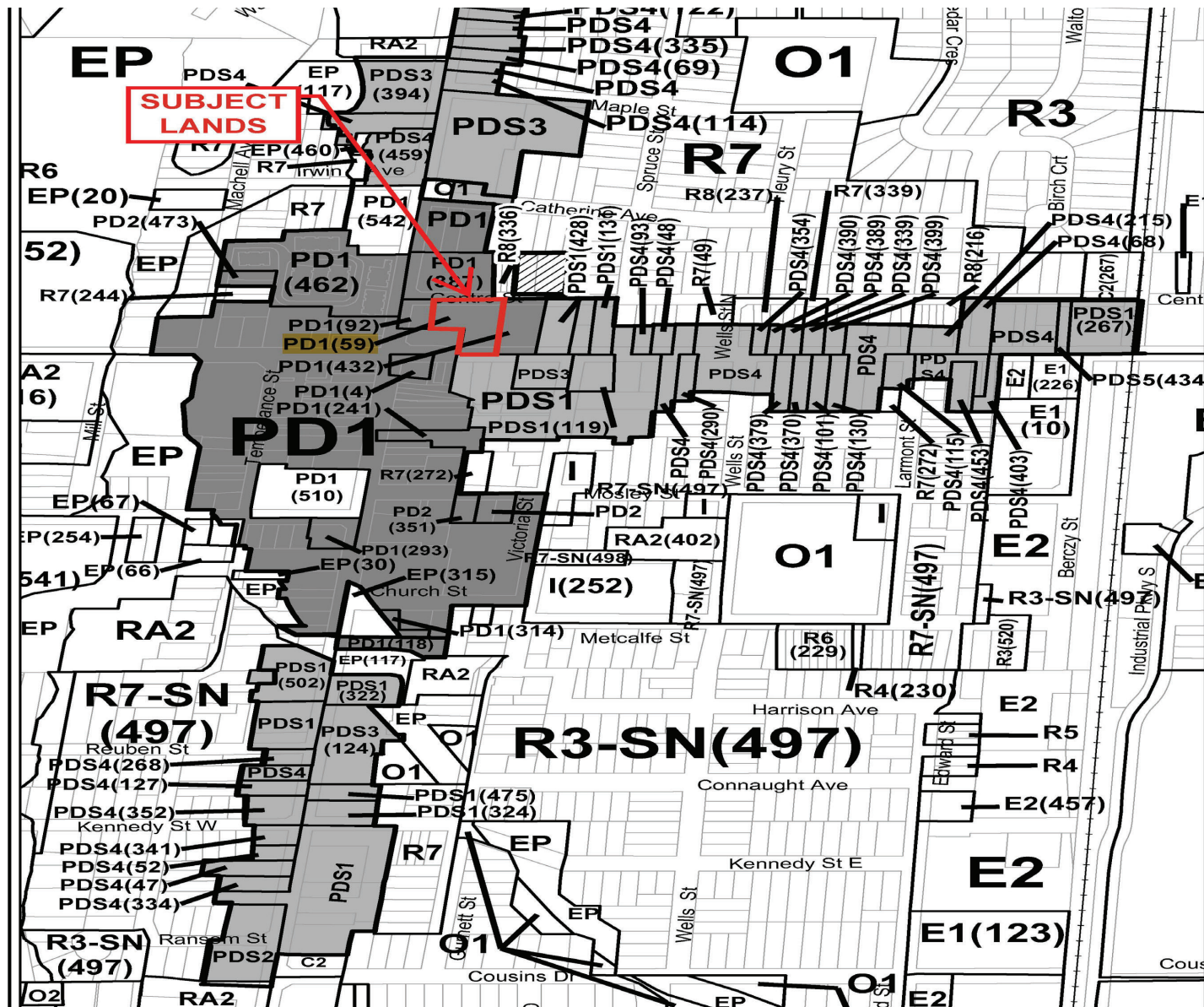
SCHEDULE 'D1'

The Aurora Promenade and Major Transit Station Area Secondary Plan Area

Legend

-  GO Station
-  Railway
-  MTSA Boundary
-  Secondary Plan Boundary
-  Major Transit Station Area (MTSA)
-  Promenade General
-  Downtown
-  Downtown Shoulder





**14 & 18 WELLINGTON STREET EAST
(1980 ZONING BY-LAW AMENDMENT)**

UNITS – 14 & 18 WELLINGTON STREET EAST (MAXIMUM)	18 RESIDENTIAL UNITS
GROSS FLOOR AREA – 14 & 18 WELLINGTON STREET EAST (MAXIMUM)	2,300.00m ²
HEIGHT – 14 & 18 WELLINGTON STREET EAST	12.00m
REQUIRED PARKING SPACES (MINIMUM)	37 SPACES

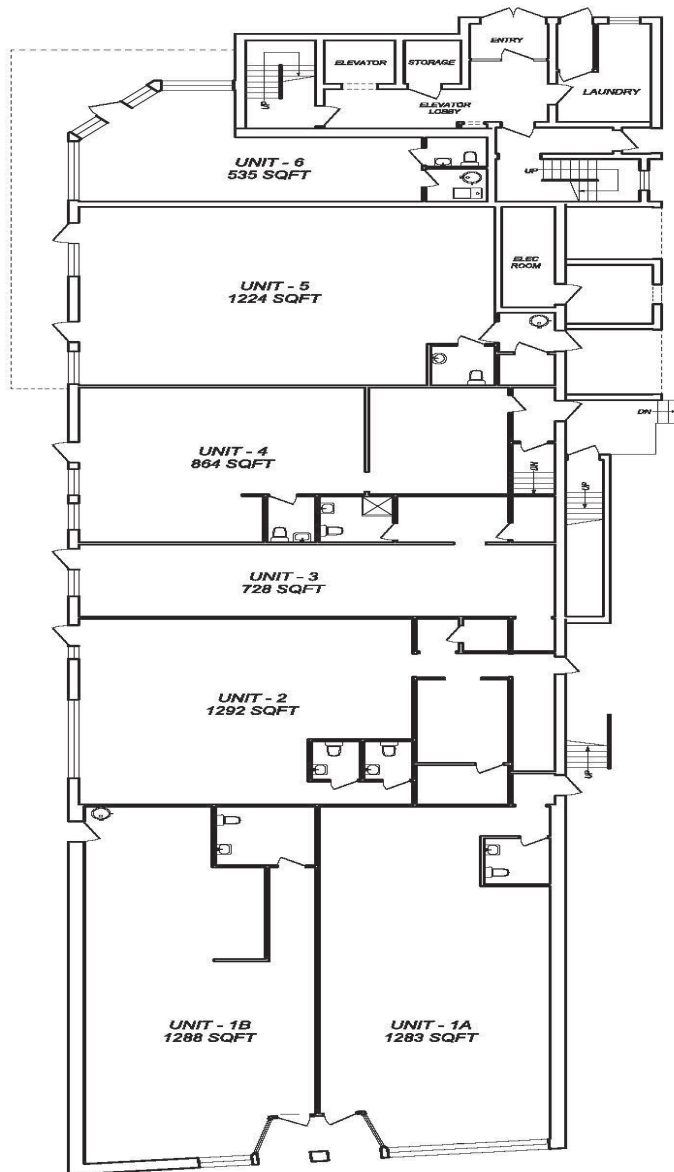
**14 & 18 WELLINGTON STREET EAST
(1996 MINOR VARIANCE)**

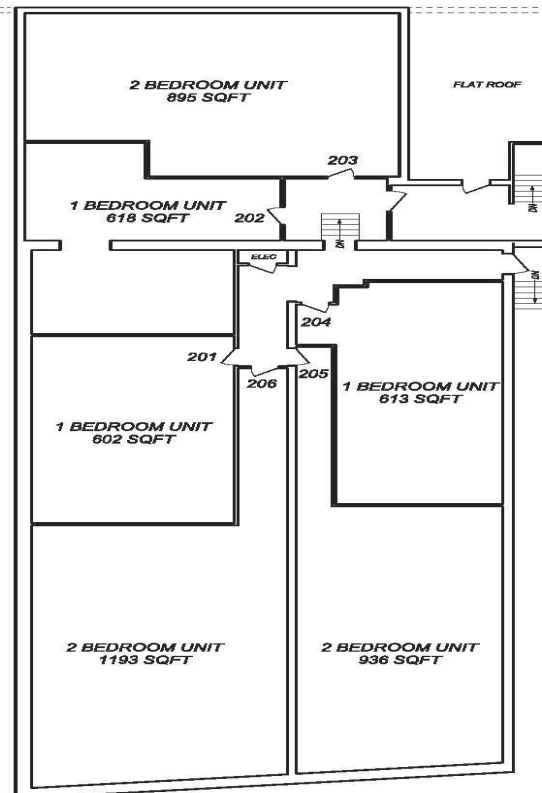
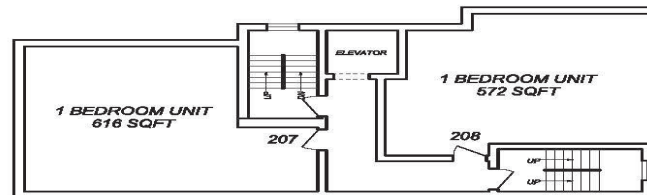
UNITS – 14 & 18 WELLINGTON STREET EAST (MAXIMUM)	20 RESIDENTIAL UNITS
GROSS FLOOR AREA – 14 & 18 WELLINGTON STREET EAST (MAXIMUM)	2,563.00m ²
HEIGHT – 14 & 18 WELLINGTON STREET EAST	12.00m
REQUIRED PARKING SPACES (MINIMUM)	40 SPACES

14 & 18 WELLINGTON STREET EAST (EXISTING CONDITIONS – 2025)

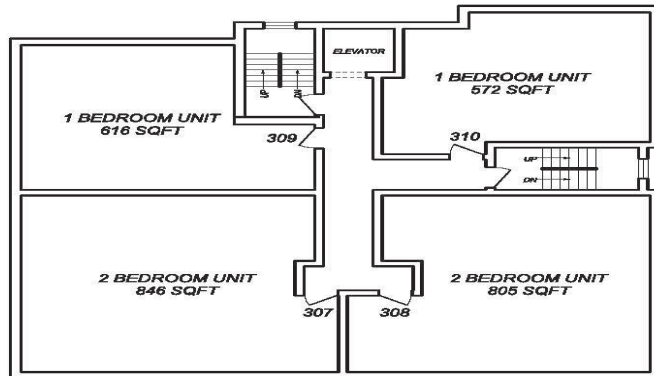
UNITS – 14 WELLINGTON STREET EAST (SOUTHERN PORTION)	6 RESIDENTIAL, 5 COMMERCIAL
UNITS – 14 WELLINGTON STREET EAST (NORTHERN PORTION)	10 RESIDENTIAL, 2 COMMERCIAL
UNITS – 14 WELLINGTON STREET EAST (TOTAL)	16 RESIDENTIAL, 7 COMMERCIAL
UNITS – 18 WELLINGTON STREET EAST (TOTAL)	8 RESIDENTIAL, 1 COMMERCIAL
UNITS – 14 & 18 WELLINGTON STREET EAST (TOTAL)	24 RESIDENTIAL, 8 COMMERCIAL
GROSS FLOOR AREA – 14 & 18 WELLINGTON STREET EAST (TOTAL)	2,563.00m ²
HEIGHT – 14 WELLINGTON STREET EAST (SOUTHERN PORTION)	2 STOREYS (8.30m)
HEIGHT – 14 WELLINGTON STREET EAST (NORTHERN PORTION)	4 STOREYS
HEIGHT – 18 WELLINGTON STREET EAST	3 STOREYS
REQUIRED PARKING SPACES	36 Spaces
BARRIER-FREE PARKING SPACES	1 Space



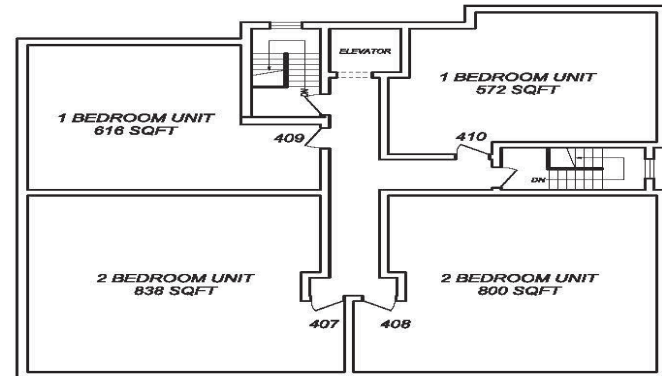




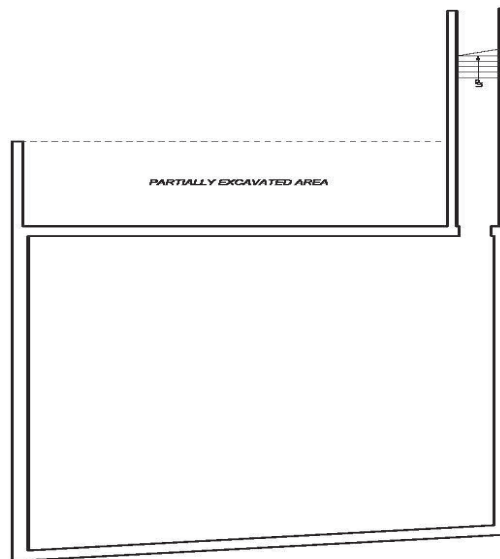
14 WELLINGTON STREET EAST



GROSS AREA : THIRD FLOOR
3300 SQUARE FEET
(CEILING HEIGHT : 8'-0")



GROSS AREA : FOURTH FLOOR
3300 SQUARE FEET
(CEILING HEIGHT : 8'-0")



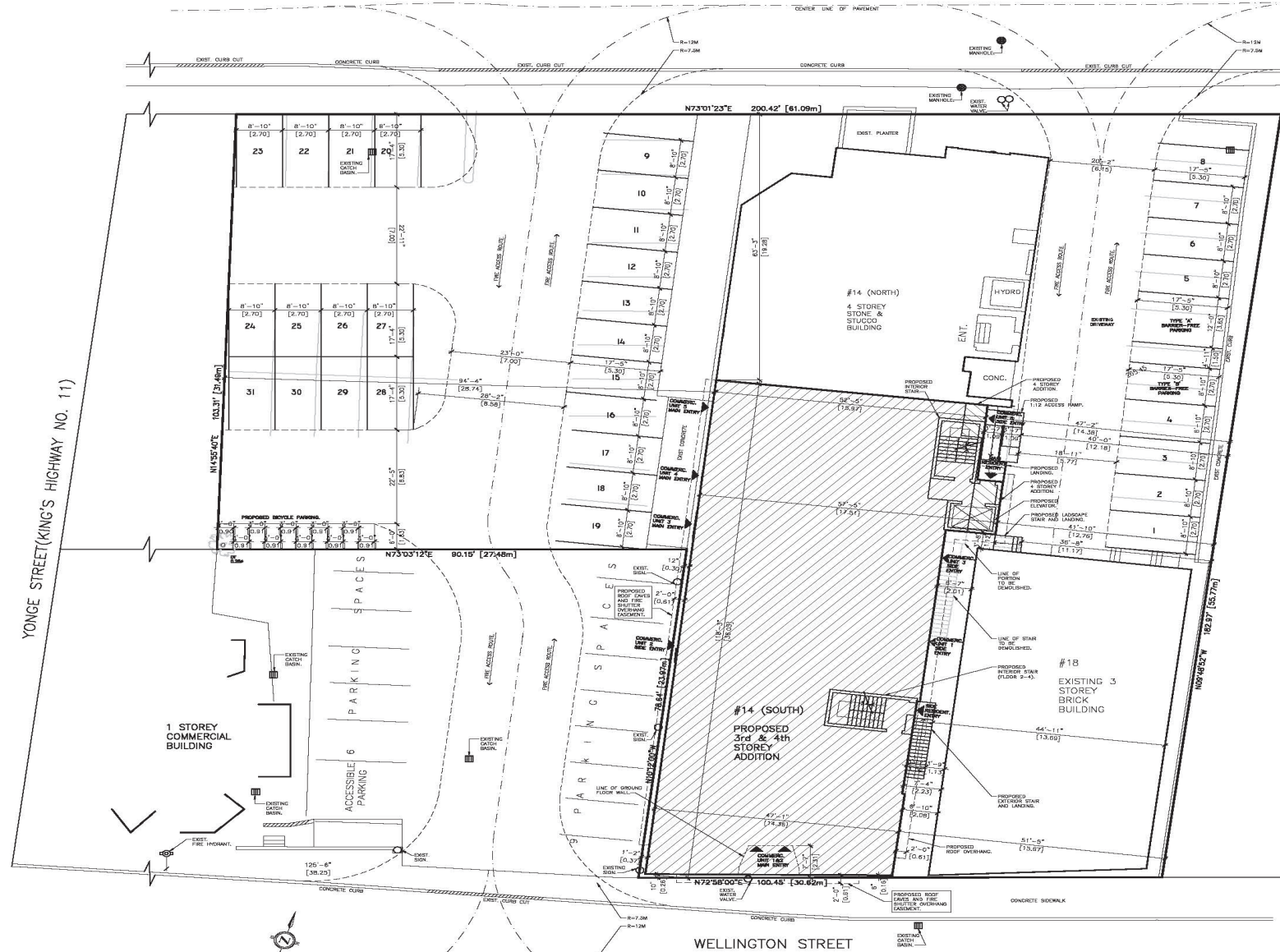
UNFINISHED BASEMENT
(CEILING HEIGHT : 6'-3")



14 & 18 WELLINGTON STREET EAST (PROPOSAL)

UNITS – 14 WELLINGTON STREET EAST (SOUTHERN PORTION)	15 RESIDENTIAL, 5 COMMERCIAL
UNITS – 14 WELLINGTON STREET EAST (NORTHERN PORTION)	10 RESIDENTIAL, 2 COMMERCIAL
UNITS – 14 WELLINGTON STREET EAST (TOTAL)	25 RESIDENTIAL, 7 COMMERCIAL
UNITS – 18 WELLINGTON STREET EAST (TOTAL)	8 RESIDENTIAL, 1 COMMERCIAL
UNITS – 14 & 18 WELLINGTON STREET EAST (TOTAL)	33 RESIDENTIAL, 8 COMMERCIAL
GROSS FLOOR AREA – 14 & 18 WELLINGTON STREET EAST (TOTAL)	3,650.00m ²
HEIGHT – 14 WELLINGTON STREET EAST (SOUTHERN PORTION)	4 STOREYS (15.03m)
HEIGHT – 14 WELLINGTON STREET EAST (NORTHERN PORTION)	4 STOREYS
HEIGHT – 18 WELLINGTON STREET EAST	3 STOREYS
REQUIRED PARKING SPACES	31 Spaces
BARRIER-FREE PARKING SPACES	2 Spaces

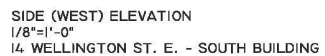
CENTER LINE OF PAVEMENT

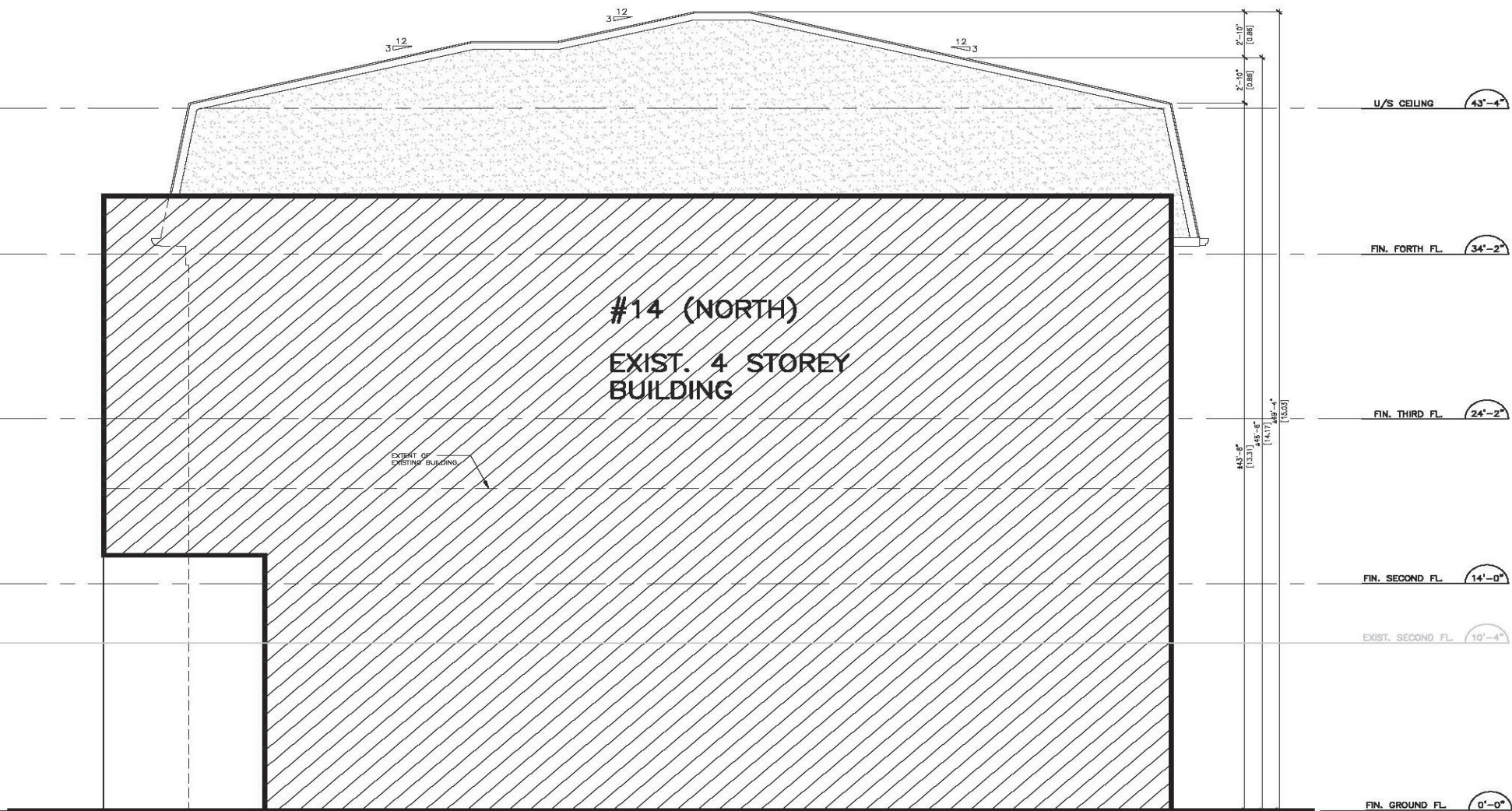




FRONT (SOUTH) ELEVATION
 1/8"=1'-0"
 14 WELLINGTON ST. E. - SOUTH BUILDING





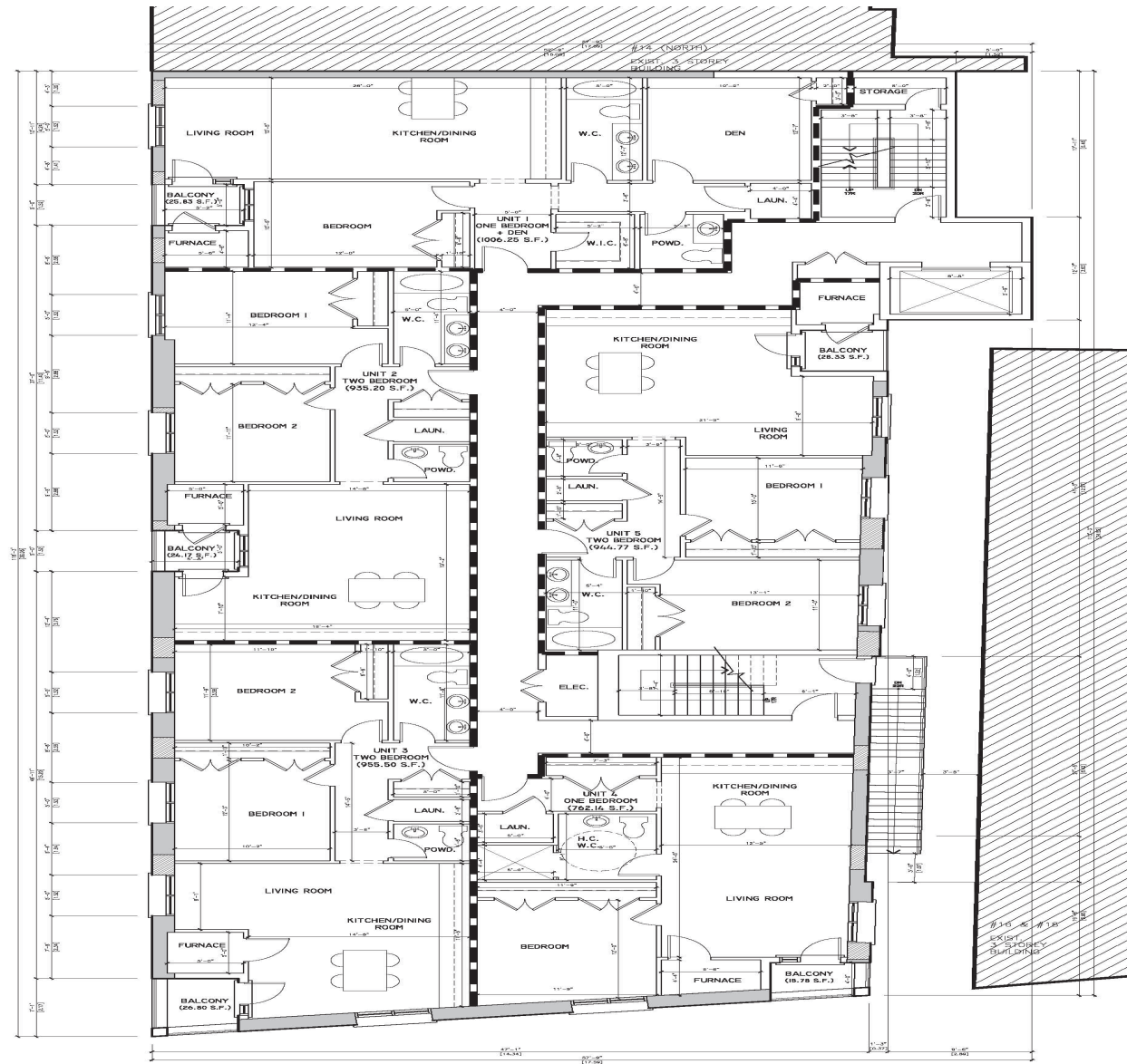


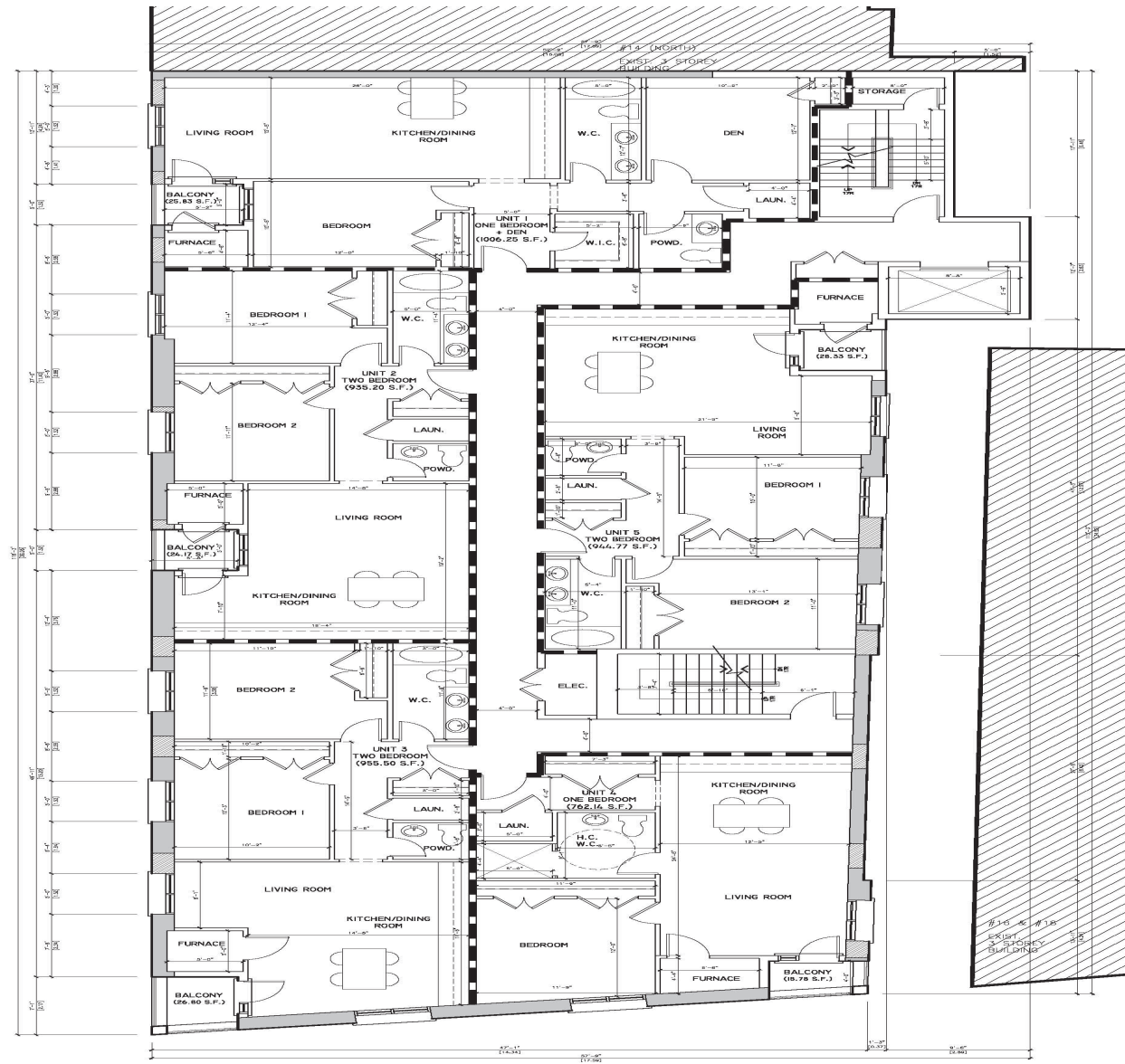
REAR (NORTH) ELEVATION
1/8"=1'-0"
14 WELLINGTON ST. E. - SOUTH BUILDING

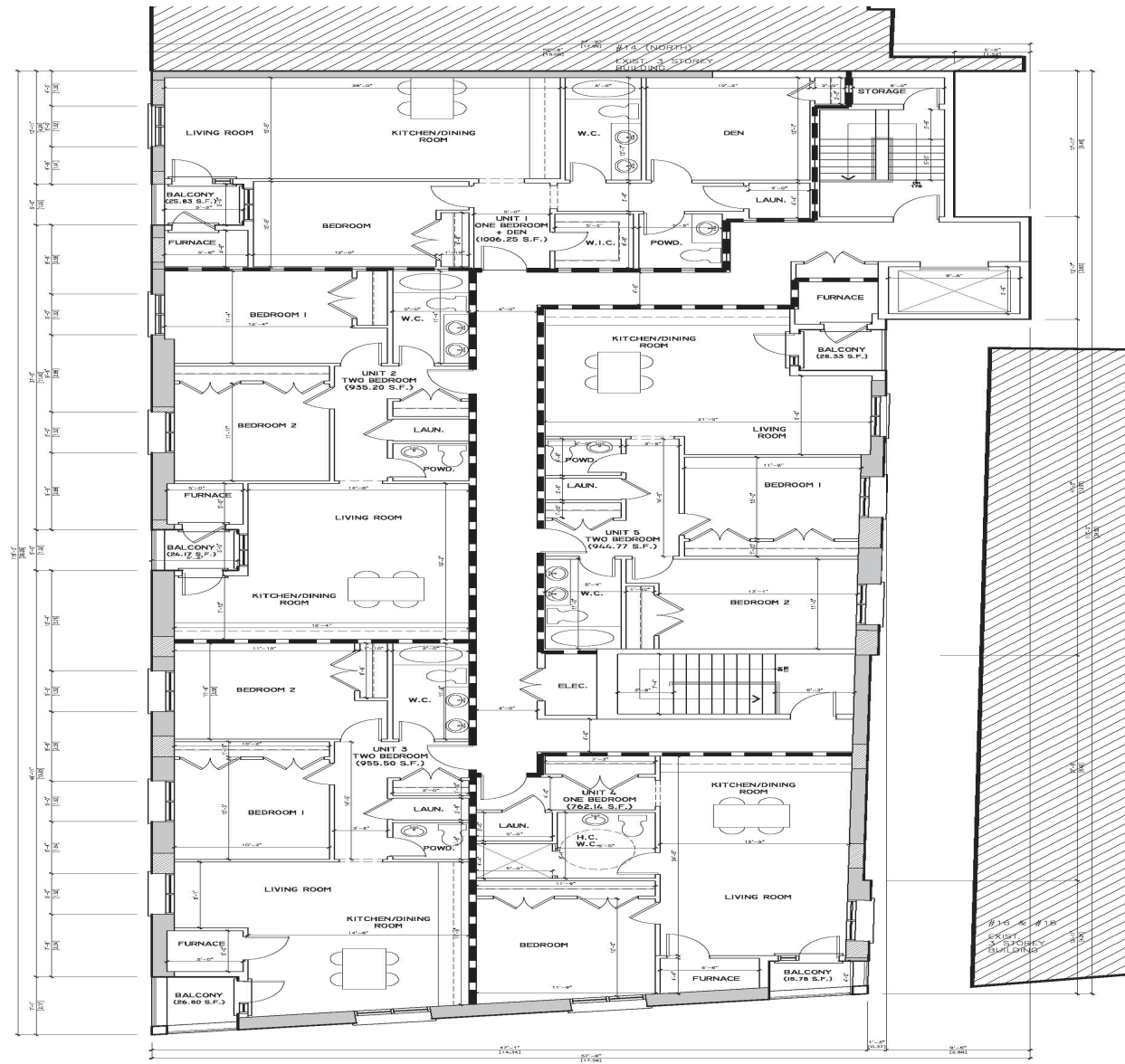




SIDE (EAST) ELEVATION
 1/8"=1'-0"
 14 WELLINGTON ST. E. - SOUTH BUILDING







14 & 18 WELLINGTON STREET EAST (PROPOSED ZONING BY-LAW AMENDMENT)

UNITS – 14 & 18 WELLINGTON STREET EAST (MAXIMUM)	33 RESIDENTIAL UNITS
UNITS – GROUND FLOOR AND REAR OF 18 WELLINGTON STREET EAST (MAXIMUM)	2 RESIDENTIAL UNITS
AISLE WIDTH (MINIMUM)	5.50m
GROSS FLOOR AREA – 14 & 18 WELLINGTON STREET EAST (MAXIMUM)	3,660.00m ²
HEIGHT (MAXIMUM)	16.00m
TOTAL AMENITY AREA (MINIMUM)	34.00m ²
AMENITY AREA PROVIDED AS INTERIOR AMENITY	N/A
REQUIRED PARKING SPACES (MINIMUM)	31 SPACES
BARRIER-FREE PARKING SPACES (MINIMUM)	2 SPACES
BICYCLE PARKING SPACES (MINIMUM)	10 SPACES

