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Town of Aurora
Committee of the Whole Report
No. PDS25-114

Subject: Application for Zoning By-law Amendment
Armis Holding Inc.
511, 521, 531 and 543 Wellington Street West
Part Lot 1 and Part 40 Acres, Plan 102, King
File Number: ZBA-2024-05
Related File Number: SP-2024-07

Prepared by: Felix Chau, Planner

Department: Planning and Development Services

Date: December 2, 2025

Recommendation

1. That Report No. PDS25-114 be received; and
2. That Zoning By-law Amendment Application ZBA-2024-05 be approved to rezone the subject lands to "Townhouse Dwelling Residential Exception Zone R8-579" and "Environmental Protection (EP)"; and
3. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

Executive Summary

This report seeks Council's approval to the proposed Zoning By-law Amendment application at 511, 521, 531 and 543 Wellington Street West. The purpose of the proposed application is to facilitate a residential development featuring 114 back-to-back stacked townhouses within four blocks.

- The proposed development conforms to the policy directions of the Provincial Planning Statement, the Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan

- The proposed Zoning By-law Amendment implements the general direction of the Town's Official Plan for residential development
- All external agencies and Town staff have completed their review and have no objections to the approval of the proposed application
- Any technical revisions to the proposed plans will be reviewed by Town Staff through the concurrent Site Plan Application

Background

Application History

A pre-consultation meeting for the subject application was held with the owner in March 2024. The subject application was submitted in September 2024 and deemed complete by the Town in October 2024.

The owner hosted a Community Information Meeting on December 3, 2024, 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 2 Councillor.

On January 21, 2025, a Statutory Public Planning Meeting for the proposed application was held contemplating a 116 back-to-back stacked townhouse development. At this meeting, Council directed staff to present a future report to the Committee of the Whole, addressing all questions and concerns discussed at the meeting.

Working with Staff, the applicant resubmitted a revised proposal in late October 2025 that features 114 back-to-back stacked townhouses while addressing technical concerns from Staff. The primary changes include removing all development from the staked environmental protection buffers and incorporating a hammerhead turnaround at the most westerly section of the proposed private road to accommodate emergency and maintenance vehicle access.

Location / Land Use

The subject site is located on the south of Wellington Street West, east of Bathurst Street, and west of Timpson Drive. The subject site is comprised of four properties, municipally known as 511, 521, 531, and 543 Wellington Street West. The site has an approximate total area of 1.47 hectares (3.64 acres) with approximately 116 metres

(380.6 feet) of frontage along Wellington Street West. Each property currently contains one detached dwelling, which are proposed to be demolished as part of the subject proposal (Figure 1).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Wellington Street West, Christ Evangelical Lutheran Church, 7 Lacey Court (SP-2024-01 proposed 29 Townhouse units) and 200 Wellington Street West (SP-2022-06 OLT approved 27 Townhouse units), single detached dwellings.

South: Environmental protection area, single detached dwellings.

East: 497 Wellington Street West (SP-2015-01 OMB approved 11 single detached dwellings), single detached dwellings, Aurora High School, mid-rise apartment buildings, and Wellington Public School.

West: Single detached dwellings.

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Planning 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)

As shown on Schedule “A” of the Official Plan, the Local Corridor includes properties that front onto Wellington Street. A portion of the property fronting Wellington Street is within the Local Corridor (Figure 2). Intensification is directed to the Local Corridors, at

densities and a scale that is compatible with surrounding areas. For the lands along the Wellington Street Local Corridor outside of the Aurora Promenade and Major Transit Station Area Secondary Plan, a maximum building height of four storeys is applicable.

Furthermore, the subject lands are designated “Stable Neighbourhoods” and “Environmental Protection” within the Town of Aurora Official Plan. The Stable Neighborhoods designation occupies majority of the subject lands as illustrated in Figure 2 and permits for a wide range of ground-related residential uses, including townhouse units, existing multiple-unit buildings and secondary uses. The intent of the “Stable Neighbourhoods” designation is to protect from incompatible forms of development while also allowing neighbourhoods to be enhanced over time. All new development within the Stable Neighborhoods shall be compatible with its surrounding context and shall conform with all other applicable policies of the Official Plan.

A portion of the rear of the subject lands are designated “Environmental Protection”. This designation is intended to ensure preservation and protection of environmentally sensitive areas from surrounding development and changes in land use. The entirety of the proposed development is outside of the area designated “Environmental Protection”.

Zoning By-law 6000-17, as amended

As shown on Figure 3, the subject property is currently zoned “Estate Residential Exception (ER-14)”, within the Town’s Zoning By-law 6000-17, as amended. The Estate Residential Exception zone permits a detached dwelling, with specific siting specifications.

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	Macaulay Shiomi Howson Ltd.
Draft Zoning By-law Amendment	Macaulay Shiomi Howson Ltd.
Architectural Plans	TACT Architecture Inc.
Civil Engineering Drawings Set	SITEPLANTECH Inc.

Report Name	Report Author
Electrical Drawings Set	TACT Architecture Inc.
Environmental Impact Study	Geoprocess Research Associates Inc.
Environmental Noise Assessment	YCA Engineering Ltd.
Floodplain Study Report	Watercom Engineering Inc.
Functional Servicing and Stormwater Management Report	SITEPLANTECH Inc.
Geotechnical Investigation	Haddad Geotechnical Inc.
Hydrogeological Assessment	Haddad Geotechnical Inc.
Landform Conservation Study	SLR Consulting (Canada) Ltd.
Landscape Plans	byPATH Landscape Architecture
Phase One Environmental Site Assessment	Haddad Geotechnical Inc.
Phase Two Environmental Site Assessment	Haddad Geotechnical Inc.
Stage 1 & 2 Archaeological Assessment	AS&G Archaeological Consulting Inc.
Survey	Wahba Surveying
Transportation Mobility Plan	CGH Transportation
Tree Inventory and Preservation Plan Report	Kuntz Forestry Consulting Inc.

Proposed Applications

Proposed Zoning By-law Amendment

The following outlines the proposed Zoning By-law Amendment (Figure 4) to facilitate the proposed residential development.

- Rezone a portion of the subject lands from the existing “Estate Residential Exception (ER-14)” to “Townhouse Dwelling Residential R8 (579) Exception Zone”

to facilitate the development of 114 back-to-back stacked townhouse dwelling units. Furthermore, the southerly portion of the lands is proposed to be rezoned to "Environmental Protection (EP)".

- Site Specific R8 (579) zone consists of the following changes:
 - Decreasing the minimum Front Yard from 7.5 m to 2.2 m
 - Decreasing the minimum setback of 1.8 m for any wall of a residential use building to a Private Road to 1.5 m
 - Increasing the maximum Height from 10 m to 11 m
 - Decreasing the minimum Parking Standards from 1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set for visitor parking to 1.5 spaces per residential unit, minimum 14% of spaces shall be set for visitor parking.
 - Decreasing the minimum Amenity Area required from 18 square metres per dwelling unit to a total of 250 square metres of outdoor amenity area.
 - Removing the Landscape Strip requirement along the interior side lot line

Proposed Conceptual Site Plan

The applicant has concurrently submitted a site plan application (Figures 5 and 6) for the townhouse development. The development will consist of four (4) back-to-back stacked townhouse blocks, totalling 114 units. A total of 166 parking spaces (137 for residents and 23 for visitors) are proposed to be underground. Access to the underground parking area is proposed at the southerly boundary of the development limits. Access to the site will be provided along Wellington Street West via a temporary right-in right-out entrance. The intention is for this temporary entrance to be closed, and for the site to be accessed through an internal common elements condominium road connected to the adjacent property at 497 Wellington Street West. Furthermore, two (2) separate outdoor amenity areas are proposed to serve the townhouse blocks. Garage and snow storage areas are shown on the conceptual site plan but will continue to be reviewed through the ongoing Site Plan Application review process.

Analysis

Planning Considerations

The proposed applications are consistent with the Provincial Planning Statement

The subject lands are located within a Settlement Area as outlined by the Provincial Planning Statement (PPS). It is Staff's opinion that the proposed development aligns

well with the criteria outlined in policy 1.1.1 of the PPS. The proposed development contemplates efficient intensification of an underutilized site. As it will assist the Town in meeting population growth, housing, and intensification targets, while also promoting the wise use of municipal infrastructure and land. The proposal also provides intensification near the intersection of Arterial Roads and in proximity to the transit corridor to help connect people to the Town's core area.

The proposal supports Section 2.1 and 2.2 of the PPS by providing additional housing within a complete community, close to transit, shops, and services. The subject lands are also along the Wellington Street West Local Corridor, which is identified as a Strategic Growth Area. This aligning with Section 2.4 which encourages compact, mixed-use, and transit-oriented development in these locations.

It is Planning Staff's opinion that the proposed applications are consistent with the PPS as it provides intensification in a Local Corridor, contributes to housing supply, and efficiently uses existing infrastructure policies.

The proposed application conforms to the Lake Simcoe Protection Plan (LSPP)

The Lake Simcoe Conservation Authority (LSCRA) has reviewed the proposed applications in consideration of the LSPP and has no objection to the approval of the subject applications as presented. The subject lands are partially within the LSCRA regulated limits but the proposed development is outside any regulated area. Accordingly, no Regulation Permit is required prior to development or site alteration taking place on the subject lands. The proposed development area is also free from any natural hazards and are outside of hazardous lands.

The proposal implements the land use and development policies of the Town's Official Plan

Planning Staff are of the opinion that the proposed development aligns with the land use and development policies outlined in the Official Plan and is compatible with the surrounding area. The 114 back-to-back stacked townhouse unit development 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 High School 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

(497 Wellington Street West). The subject development proposes to connect with the adjacent property (497 Wellington Street) via a private roadway. This proposal supports the creation of complete communities and ensures that properties are not isolated. The proposed building heights align with the Stable Neighbourhood designation requirement.

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.

Affordable Housing

In order to meet the Town-wide affordable housing target of 25%, Staff encourage all new residential developments to contribute toward achieving the Town's affordable housing objectives. In keeping with this policy direction, the applicant will work with Town staff through the Site Plan application process to explore opportunities and strategies to support the Town's affordable housing goals.

The proposed Zoning By-law Amendment suitable and compatible with surrounding properties and implements the general direction of the Town's Official Plan for residential development

Planning staff are of the opinion that the applications are appropriate and compatible with adjacent and neighbouring development, and that the by-law exceptions are appropriate to facilitate the development.

The proposed Zoning By-law Amendment requests to rezone the subject lands from "Estate Residential Exception (ER-14)" to "Townhouse Dwelling Residential R8 (579) Exception Zone" to facilitate the development of 114 back-to-back stacked townhouse dwelling units. Furthermore, the southerly portion of the lands is proposed to the rezoned to "Environmental Protection (EP)".

	Parent "R8" Zone Standards	Proposed "R8 (579)" Exception Zone Standards
Minimum Front Yard Setback	7.5 metres	2.2 metres
Minimum Setback of any wall of a residential use to a Private Road	1.8 metres	1.5 metres
Maximum Building Height	10.0 metres	11.0 metres
Minimum Parking Standards	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set for visitor parking. Total required: 171 Parking Spaces	1.5 spaces per dwelling unit, minimum 14% of spaces provided shall be set for visitor parking. Total proposed: 166 Parking Spaces
Minimum Amenity Area	Any Townhouse Residential Zone, shall provide a minimum Amenity Area of eighteen (18) square metres per dwelling unit.	A minimum of 250m ² shall be required for the purposes of outdoor Amenity Area.
Minimum Landscaping Strip	A minimum 3.0 metre wide continuous landscaping strip is required on the front and interior side lot line of any lot that has a frontage of 15 metres or more.	N/A

Planning staff are of the opinion that the development is appropriate and provides a sufficient buffer and transition with adjacent and neighbouring community, and that the by-law exceptions are appropriate to facilitate the development.

Proposed Site-Specific Setbacks

The proposed setback adjustments are designed to balance a compact, pedestrian-friendly townhouse form with adequate privacy, landscaping, and functional space. The front yard setback is reduced from 7.5 metres to 2.2 metres along Wellington Street West. This creates a more engaging streetscape, encouraging walking and active transportation, while still providing space for landscaping. This reduced setback is also a function of York Region protecting for a 36.0 metre right-of-way along Wellington Street West, therefore requiring the applicant to convey lands to satisfy an 18.0 metre setback from the centreline of Wellington Street West. As such, while the physical setback to the new front property line appears minimal, it is further separated from Wellington Street West by a municipal right-of-way, maintaining sufficient separation from any buildings to the street.

The minimum setback of 1.5 metre from any building to the right-of-way is sufficient from a functional standpoint within this future condominium complex. This proposed setback further allows for a compact and pedestrian-friendly built form, while maintaining appropriate traffic functionality.

Building Height

The proposed building height of 11 metres is to facilitate 3-storey buildings to accommodate 3 levels of units within each townhouse block. Given that this property is located on a Local Corridor, it is appropriate to consider reasonably increasing the maximum height by one metre in order to accommodate 3-storey buildings, in order to maximize the number of dwelling units that can be provided on this property in this built form.

Minimum Parking Standards

The applicant proposes to reduce the minimum required visitor parking requirements from a minimum of 20% of spaces provided being set for visitor parking to 14%. The required 1.5 spaces per dwelling unit shall remain the same. This reduction lowers the required parking rate from 171 total spaces to 166 total spaces. Supplemented with a Transportation Study, Staff are satisfied with this proposed reduction, as sufficient parking spaces are provided to accommodate all residents and visitors to this development.

Minimum Amenity Area

The minimum standard for amenity area within the zoning by-law of 18 square metres per dwelling unit would render a total required amount exceeding 2000 square metres. Given the proposed stacked townhouse built form, there is no shared indoor common areas and as such, amenity areas are limited to outdoors. The applicant is providing two separate outdoor amenity areas, which will feature picnic tables in both areas, and a park in the one amenity area towards the southerly limits. The proposal maximizes the usable outdoor space and provides sufficient amenity areas for the development.

Minimum Landscaping Strip

The applicant has requested to eliminate the requirement for a minimum landscaping strip as part of this development. A significant buffer is provided between the buildings adjacent to Wellington Street West and the road, as it is separated by a Regional right-of-way. Furthermore, the development is proposed to be connected with future development towards the east and the westerly neighbours. As such, the requirement for a minimum landscaping strip can be omitted in this context, in order to foster a continuous development area along Wellington Street West.

Site Plan Application SP-2024-07 was submitted concurrently and detailed technical review will continue prior to final approval

As mentioned previously, the applicant applied for a Site Plan application to implement the proposed land use amendments as shown in Figure 5 and 6. The Site Plan application will provide a further technical review of the proposed stacked townhouse units, proposed interconnectedness through the property to the east (497 Wellington Street West), site layout, building design, underground parking, garbage areas, snow storage and the maneuverability of internal private road. The current vehicular access for the proposed development demonstrates a right-in/right-out only access from Wellington Street West. Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. As per Bill 109, the approval of the subject Site Plan application is delegated to staff, however, a future Plan of Condominium application will also be required and directed to Council for consideration.

Department / Agency Comments

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

The proposed applications were circulated to all internal and external agencies for review and comments. All external agencies and Town staff have completed their review and have no objections to the approval of the subject application. Further detailed design review will occur through the active Site Plan Application.

Public Comments

Planning Staff have received comments from the public on the proposed planning application. Below is a summary of all written and verbal comments received at the time of writing this report:

Questions/Comments	Response
Will there be sufficient parking provided on site for residents and visitors?	The proposal contemplates 166 parking spaces for the 114 units. This is a proposed parking rate of 1.5 space per dwelling unit and 0.2 spaces for visitors. The Town's Transportation Engineer is satisfied that this is sufficient parking to accommodate the development.
Please clarify the access provided off Wellington Street West. If right-in right-out from the site only, there are concerns with new residents turning into the surrounding existing neighbourhoods to drive west on Wellington Street.	The applicant has demonstrated a temporary right-in right-out access onto Wellington Street West. The subject lands are intended to be connected through a private condominium roadway with the residential lands to the east approved for 11 single detached dwellings (497 Wellington Street West). These 11 lots are approved and serviced however the detached dwellings have not been constructed. Once the private road becomes connected, the temporary right-in right-out access will be removed, and access from Wellington Street West to the site will be through the residential lands to the east.

Advisory Committee Review

No communication required.

Legal Considerations

Subsection 34 (11) of the Planning Act states that if Council refuses the application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT). This application was received on October 2, 2024, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

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

Communications Considerations

On October 24, 2024, a Notice of Complete Application respecting the subject application was provided and published in the newspaper as well as posted on the Town's website.

On December 3, 2024, a Community Information Meeting was held, with appropriate notice provided to the local community.

On January 21, 2025, 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 may be requested to submit 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 Zoning By-law Amendment application, housing opportunities are created that assist in achieving growth targets while providing housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Committee of the Whole Meeting addressing any issues that may be raised at the Committee of the Whole Meeting.
2. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Zoning By-law Amendment application is in accordance with the provisions of the Provincial planning policies, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Zoning By-law Amendment application is considered to be in keeping with the development standards of the Town. Any technical revisions to the proposed plans will be reviewed by Town Staff prior to the execution of the site plan agreement. Staff recommends approval of Zoning By-law Amendment ZBA-2024-05.

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 Elevation

Previous Reports

Report No. PDS25-009 – Public Planning Meeting (January 21, 2025)

Pre-submission Review

Agenda Management Team review on November 12, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer