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Town of Aurora
Public Planning Report
No. PDS26-027

Subject: Applications for Official Plan Amendment and
Zoning By-law Amendment
Eric and Theresa Jacqueline Liversridge and Livewell on Wellington
General Partners Ltd.
1414-1426 & 1452 Wellington Street East
Lots 1 to 4, Registered Plan 525
File Numbers: OPA-2025-10, ZBA-2025-09,
ZBA-2022-06

Prepared by: Felix Chau, Planner

Department: Planning and Development Services

Date: March 24, 2026

Recommendation

1. That Report No. PDS26-027 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 three Planning Act applications (Figure 1):

- Official Plan Amendment (OPA-2025-10) on 1414 and 1426 Wellington Street East;
- Zoning By-law Amendment (ZBA-2025-09) on 1414 and 1426 Wellington Street East; and
- Zoning by-law Amendment (ZBA-2022-06) on 1452 Wellington Street East.

The following is a summary of the development proposal:

- The proposed OPA seeks to redesignate 1414 and 1426 Wellington Street East from “Community Commercial” to “Medium-High Urban Residential”.
- The proposed ZBA seeks to rezone 1414 and 1426 Wellington Street East from “Rural (RU) Zone” to “Townhouse Dwelling Residential (R8) Exception Zone (XX)” for standard townhouses and “Townhouse Dwelling Residential (R8) Exception Zone (YY)” for back-to-back townhouses. Two exception zones will be established, one to address the standard townhouse specifications, and one to address the back-to-back townhouse specifications.
- For 1452 Wellington Street East, the ZBA proposes to amend the zoning standards approved through ZBA-2022-06, “Townhouse Dwelling Residential (R8) Exception Zone (551)”, to “Townhouse Dwelling Residential (R8) Exception Zone (YY)” to permit back-to-back townhouse dwelling units.
- The conceptual Site Plan demonstrates a residential development consisting of 74 townhouse units between six blocks, with 32 back-to-back townhouses units between two blocks and 42 standard townhouse units between four blocks.
- The development is proposed to be access through a private condominium road, with 15 visitor parking spaces provided across the site. Vehicular access to the site is proposed through the previously approved right-in right-out from Wellington Street East, and a proposed entrance through the SARC private driveway.
- 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

On October 2023, Official Plan Amendment (OPA-2022-04), Zoning By-law Amendment (ZBA-2022-06) and Draft Plan of Subdivision (SUB-2022-01) Applications were approved for 1452 Wellington Street East (eastern portion of the site) to facilitate the development of 30 standard townhouse units accessed through a private common

elements condominium road, with right-in right-out access from Wellington Street East. A Site Plan Application (SP-2022-10) was approved in July 2024 (Figure 2), a Site Plan Agreement has been drafted but is not yet executed. This development did not contemplate vehicular connections to the western parcel at 1414 and 1426 Wellington Street East, and as currently planned, the site plan for 1452 Wellington Street East has a parkette, visitors parking and a road separating it from 1414 and 1426 Wellington Street East.

On February 2026, the owner of 1414 and 1426 Wellington Street East, Liversridge (current Property Owner), authorized the applicant (Land Services Group) to submit the subject Planning Applications (OPA-2025-10 and ZBA-2025-09) on their parcel of land. The proposed amendments would redesignate and rezone 1414 and 1426 Wellington Street East to facilitate the development of 20 standard townhouse units and 16 back-to-back townhouse units for a total of 36 units. (Figure 5 and 6) In conjunction, the Applicant also applied to amend an approved site-specific Zoning By-law (ZBA-2022-06) on 1452 Wellington Street East to remove 8 of the approved 30 Townhouses for 16 back-to-back townhouse units. (Figure 6)

In order to accommodate the above development, the Applicant will need a Site Plan Amendment application on 1452 Wellington Street East and a Site Plan application for the development on 1414 and 1426 Wellington Street East.

The site plan amendment on 1452 Wellington Street East will need to consider the following:

- Removal of eight approved townhouse units (middle block) to replace them with 16 back-to-back townhouse units
- Removal of the approved private parkette and landscape areas
- Reconfigure the location of the visitors parking and road pattern to connect with the development proposal at 1414 and 1426 Wellington Street East
- Possibility of a secondary access off Stronach Aurora Recreational Complex (SARC). (Figure 7).

The Site Plan application on 1414 and 1426 Wellington Street East will need to consider the proposed new residential units and the vehicular access onto Wellington Street and the SARC.

Location / Land Use

The subject lands are comprised of 1414 and 1426 Wellington Street East and 1452 Wellington Street East. The lands are located on the north side of Wellington Street East, west of Leslie Street. Overall, the site is approximately 1.1 hectares (2.7 acres) in size with frontage along Wellington Street East of approximately 137 metres (450 feet). (Figure 1)

The property at 1414 and 1426 Wellington Street East is currently occupied by one single detached dwelling and an accessory structure in the rear yard. Vehicular access to the detached dwelling is provided via private driveway connecting to Wellington Street East.

The property at 1452 Wellington Street East has been serviced in accordance with the previously approved plans. However, construction is currently on hold as further construction is pending approval of the subject applications, as well as an amended Site Plan Application.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: North of the 1414 and 1426 Wellington Street East property is the parking area for the Stronach Aurora Recreation Complex (SARC). North of 1452 Wellington Street East property are lands designated as Community Commercial – Site Specific Policy Area 27 (Polo Club) but currently contain vacant greenspace. Further north is a Church and a new development consisting of medium density residential units in the form of townhouses and low-density residential unit in the form of single detached dwellings (Skale – 15370 Leslie Street).
- South: Immediately south of the property is Wellington Street East, and across is vacant land being 1289 Wellington Street which currently contains active Zoning By-law Amendment (ZBA-2025-07) and Plan of Subdivision (SUB-2025-01) applications proposing 117 townhouse dwelling units and 8 single detached dwellings.
- East: Abutting to the east is an Esso gas station and associated Tim Hortons with a drive-through. Further east is Leslie Street.

West: Stronach Aurora Recreation Complex (SARC). Further west is the Central York Fire Station, followed by an approved subdivision for medium density residential development in the form of townhouses (Elyse Court Subdivision).

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.

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.

Town of Aurora Official Plan

The lands at 1414 and 1426 Wellington Street East are currently designated as “Community Commercial” in the Town of Aurora Official Plan. It is the intent of this designation to promote neighbourhood scale commercial opportunities to service the local community (Figure 3).

The lands at 1452 Wellington Street East are designated “Medium-High Density Residential”. The intent of this designation is to provide residential neighbourhoods made up primarily of multi-unit grade-related housing and apartment buildings (Figure 3).

Within Schedule “A” of the Official Plan, the subject lands fall within a Local Corridor. Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas.

Zoning By-law 6000-17, as amended

The lands at 1414 and 1426 Wellington Street East are currently zoned “Rural (RU)” which does not permit the requested development. (Figure 4)

The lands at 1452 Wellington Street East are currently zoned “Townhouse Dwelling Residential (R8) Exception Zone (551)”. This exception zone does not permit back-to-back townhouses. (Figure 4)

Reports and Studies

The Owner submitted the following documents as part of the proposed Official Plan Amendment and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Justification Report	JKO Planning
Draft Official Plan Amendment	JKO Planning
Draft Zoning By-law	JKO Planning
Architectural Package	Land Services Group
Topographical Survey	Lejan Land Surveying Inc.
Preliminary Grading Plan	SitePlanTech Inc.
Preliminary Servicing Plan	SitePlanTech Inc.
Erosion and Sediment Control Plan	SitePlanTech Inc.
Construction Management Plan	SitePlanTech Inc.
Servicing and Stormwater Management Report	SitePlanTech Inc.
Natural Heritage Evaluation	GeoProcess Research Associates
Environmental Noise Assessment	YCA Engineering Ltd.
Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.
Phase 1 Environmental Site Assessment	Haddad Geotechnical Inc.
Phase 2 Environmental Site Assessment	Haddad Geotechnical Inc.

Report Name	Report Author
Preliminary Soil Study	Geofound Engineering
Geotechnical Investigation & Slope Stability Assessment	Geofound Engineering
Preliminary Transportation Brief	CGH Transportation Inc.
Archaeological Clearance	Ministry of Citizenship and Multiculturalism

Proposed Applications

Proposed Official Plan Amendment

The proposed OPA seeks to redesignate the lands at 1414 and 1426 Wellington Street East from “Community Commercial” to “Medium-High Urban Residential”.

As shown in Figure 5, the applicant is proposing to amend the existing Official Plan designation “Community Commercial” to “Medium-High Urban Residential” on the western portion on the subject lands to permit the development of standard and back-to-back townhouse dwelling units on a common elements condominium road.

The Medium-High Urban Residential designation promotes a strong built form along major roads and a smooth transition to lower-density areas. Permitted uses include all townhouse types (including standard and back-to-back), apartment buildings, additional dwelling units, and compatible home occupations within townhouses. This designation is typically located along the major arterial roads such as Bayview Avenue, Leslie Street and Wellington Street East, near commercial, recreational, community, and transit services.

Proposed Zoning By-law Amendments

To rezone the lands at 1414 and 1426 Wellington Street East from a Rural Zone to a site-specific Townhouse Zone to facilitate a total of 36 residential units.

1414 and 1426 Wellington Street East

As shown in Figure 6, the Applicant proposes to rezone the lands at 1414 and 1426 Wellington Street East from Rural (RU) Zone to Townhouse Dwelling Residential (R8) Exception Zones (XX) and Townhouse Dwelling Residential (R8) Exception Zones (YY).

R8(XX) includes the following site-specific exemptions:

- Permit Standard Townhouse built form
- Decrease in minimum lot area
- Decrease in minimum lot frontage
- Decrease in minimum setbacks for all yards
- Increase in maximum height
- Decrease in minimum visitor parking requirements

R8 (YY) includes the following site-specific exemptions:

- Permit Back-to-back Townhouse built form
- Decrease in minimum lot area
- Decrease in minimum lot frontage
- Decrease in minimum setbacks for all yards
- Increase in maximum height
- Decrease in minimum visitor parking requirements

To rezone a portion of the lands at 1452 Wellington Street East to permit back-to-back townhouses.

1452 Wellington Street East

As shown in Figure 6, the Applicant proposes to rezone a portion of the lands at 1452 Wellington Street East to Townhouse Dwelling Residential (R8) Exception Zones (YY). The proposed R8 (YY) zone is a continuation of the same R8 (YY) zone from 1414 and 1426 Wellington Street East.

R8 (YY) includes the following site-specific exemptions:

- Permit Back-to-back Townhouse built form
- Decrease in minimum lot area
- Decrease in minimum lot frontage
- Decrease in minimum setbacks for all yards
- Increase in maximum height
- Decrease in minimum parking requirements

The Applicant submitted draft Zoning By-laws which is currently under review by staff. The following is a table to compare the difference between the parent Townhouse (R8) zoning requirements with the proposed R8 Exception Zones.

	Parent R8 Zone Requirements	Proposed R8 Exception Zone (XX) (Standard Townhouse)	Proposed R8 Exception Zone (YY) (Back-to-back Townhouse)
Lot Area (minimum)	180 square metres	120 square metres	42.5 square metres
Lot Frontage (minimum)	30 metres (6 metres per unit)	5.5 metres per unit	6 metres
Front Yard (minimum)	7.5 metres	6.0 metres	0 metres
Rear Yard (minimum)	7.5 metres	7.0 metres	0 metres
Interior Side Yard (minimum)	0 metres for interior units 1.5 metres for end units	0 metres for interior units 0.6 metres for end units	0 metres
Exterior Side Yard (minimum)	6.0 metres	5.1 metres	N/A
Height (maximum)	10 metres	11 metres	11 metres
Parking (minimum)	1.5 spaces/dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking	2 spaces/dwelling unit 6 visitor spaces	1 space/unit (north units) 2 spaces/unit (south units) 20% visitor spaces

Conceptual Site Plan

The proposed land use amendments will facilitate a residential development consisting of 74 townhouse dwelling units (42 standard units and 32 back-to-back units) with a right-in right-out access from Wellington Street East and a proposed access through the Stronach Aurora Recreation Complex private driveway.

As part of the Official Plan and Zoning By-law Amendment applications, the applicant has provided a conceptual Site Plan and Elevation drawing as shown in Figures 7 and 8.

In total, the development proposes 74 townhouse units between six blocks, with 32 back-to-back townhouses units between two blocks and 42 standard townhouse units between four blocks.

As shown Figure 8, the applicant provided elevations of the proposed townhouses from Wellington Street East depicting the proposed standard townhouse units. These proposed standard townhouses feature attached garages at the rear of the property, with the main pedestrian entrances fronting onto Wellington Street East. The middle block of townhouses are the proposed back-to-back townhouses. Each unit features an attached garage and pedestrian entrance fronting onto the proposed internal roads. The standard townhouse units at the rear of the property also feature standard townhouse units fronting onto the internal road, however these properties feature a rear yard.

Through the previously approved applications on 1452 Wellington Street East, the building architecture was reviewed and approved as shown in Figure 9. Should the proposed building design change, it will be reviewed as part of a future Site Plan Application.

The development is proposed to be accessed through a private condominium road, with 15 visitor parking spaces provided across the site. Vehicular access to the site is proposed through the previously approved right-in right-out from Wellington Street East, and a proposed entrance through the SARC private driveway.

A Site Plan Application for 1414 and 1426 Wellington Street East and a Site Plan Amendment Application for 1452 Wellington Street East will be required to be submitted concurrently.

Department / Agency Comments

The proposed applications were 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.
- Review of the proposed vehicular access from the SARC.
- Review of the proposed connection to the townhouse development to the east.
- Availability of municipal servicing capacity.

Public Comments

A Community Information Meeting (CIM) was held on February 26, 2026, at the Stronach Aurora Recreation Complex. The meeting was attended by 2 individuals for information, as well as Town Planning staff, the applicant, consulting team and the Councillor for Ward 6. 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

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 February 13, 2026, and therefore, the applicant may appeal to the OLT after the date of June 13, 2026.

Financial Implications

There are no 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. A Notice of the Public Planning meeting signs were also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

When a formal Site Plan application is submitted, Staff will work with the applicant to identify and implement sustainability measures for the proposed residential development.

Link to Strategic Plan

The proposed Official Plan and Zoning By-law Amendments 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 proposed Official Plan and Zoning By-law Amendments 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.

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

Conclusions

Staff will continue to review the subject applications 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 – Previously Approved Site Plan (1452 Wellington Street East)
- Figure 3 – Existing Official Plan Designation (Schedule B)
- Figure 4 – Existing Zoning By-law
- Figure 5 – Proposed Official Plan Designation
- Figure 6 – Proposed Zoning By-Law
- Figure 7 – Conceptual Site Plan
- Figure 8 – Conceptual Elevations
- Figure 9 – Previously Approved Elevations

Previous Reports

None

Pre-submission Review

Agenda Management Team review on March 12, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer