

# Public Planning Meeting

1414-1426 & 1452 Wellington Street East

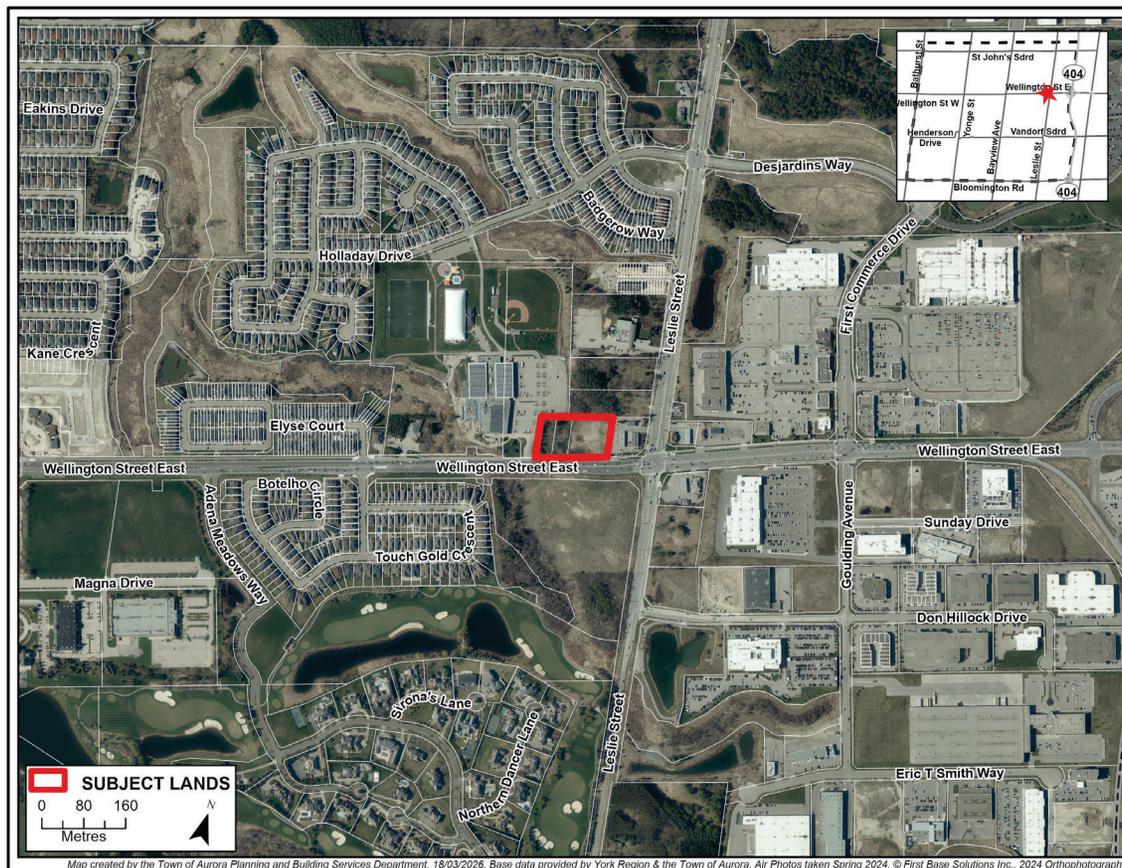
**Application:** Official Plan Amendment, Zoning By-law Amendment  
**Applicant:** Liversridge & Livewell on Wellington General Partners Ltd.  
**Location:** 1414-1426 & 1452 Wellington Street East  
**File Number:** OPA-2025-10; ZBA-2026-09; ZBA-2022-06



March 24, 2026



## Surrounding Area



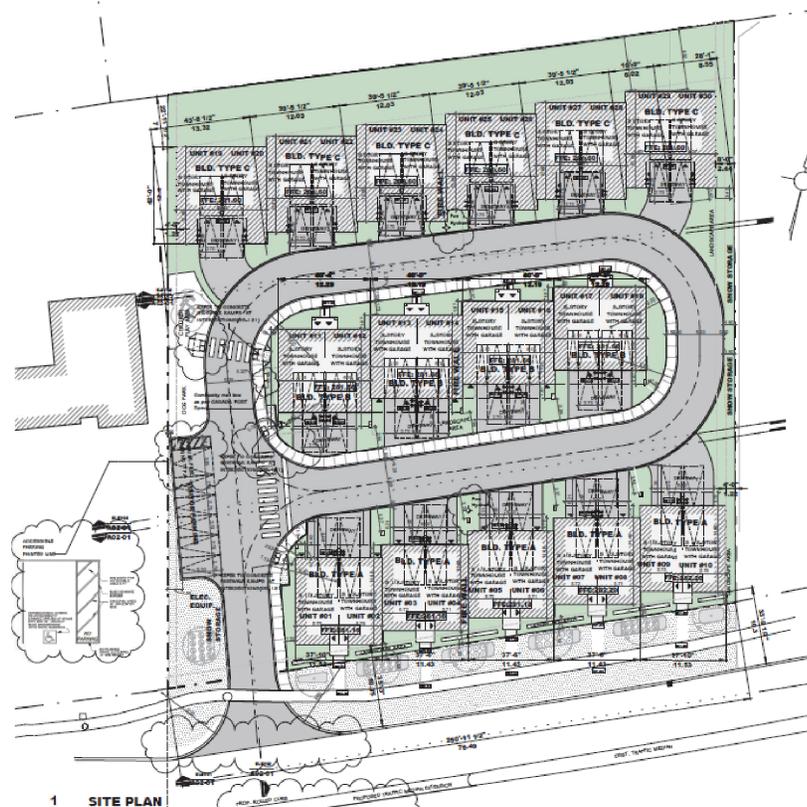
Map created by the Town of Aurora Planning and Building Services Department, 18/03/2026. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024. © First Base Solutions Inc., 2024 Orthophotography.  
Document Path: J:\data\data\Planning Maps\Leveridge (Leveridge 1426 and 1452 Wellington Street E CPA-2025-10, ZBA-2025-06, CPA-2022-04 and ZBA-2022-06)\Report\Maps\_Mat\_2026\Report\Maps\_Mat\_2026.aprx



## Subject Lands: 1414-1426 & 1452 Wellington Street East



- Subject Property total size: **1.1 hectares (2.7 acres)**
- Total Frontage: **137 metres (450 ft)** Wellington Street East



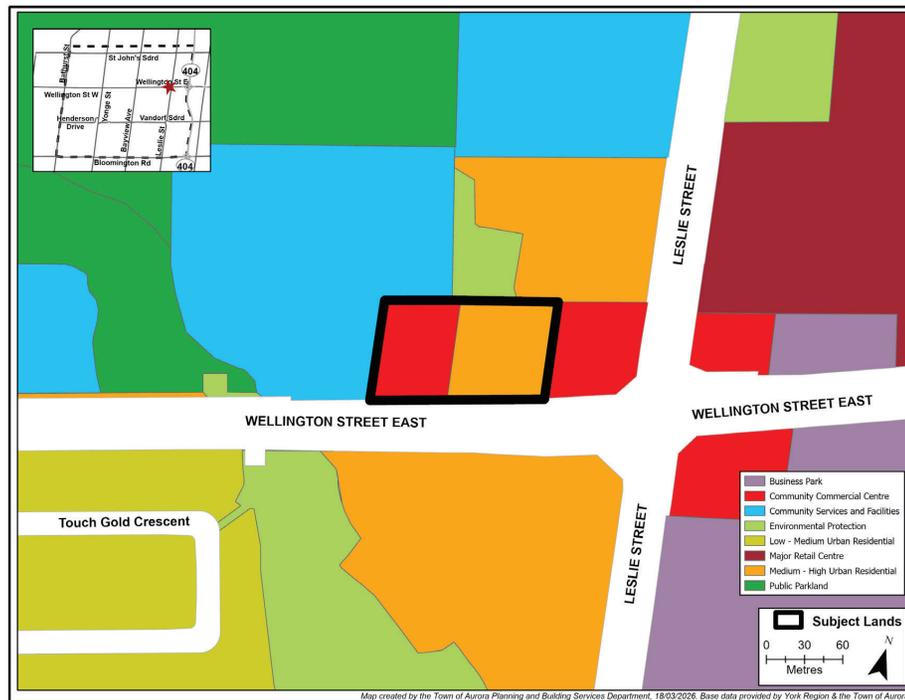
## Previously Approved Applications:

- 2023 – Council approved OPA and ZBA applications to facilitate 30 standard townhouses at 1452 Wellington Street East
- 2024 – Site Plan Approval for development, agreement not executed

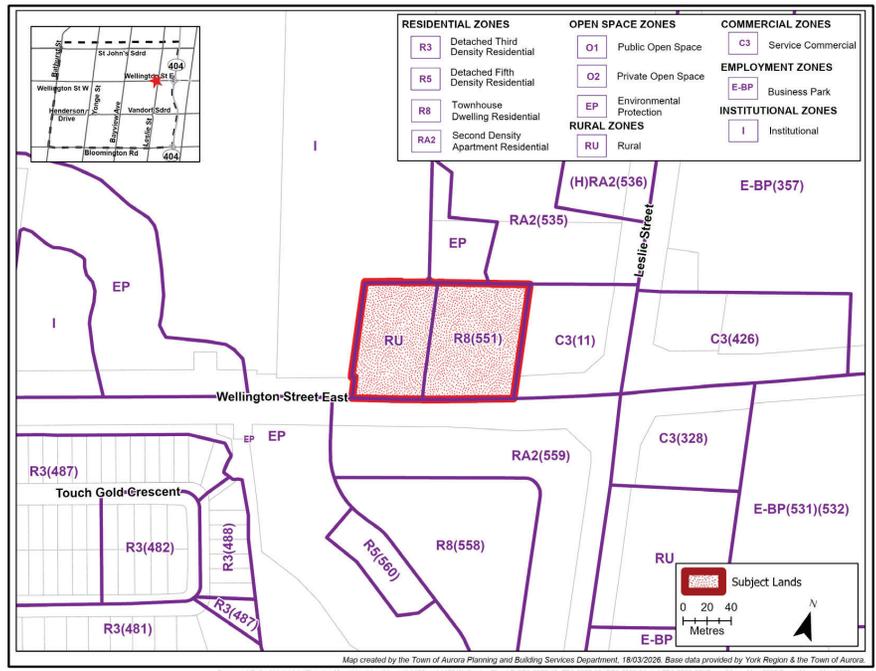


## Official Plan Designation

- 1414 & 1452 Wellington Street East
  - Designated “Community Commercial”
- 1452 Wellington Street East
  - Designated “Medium-High Density Residential”
- Schedule A: Local Corridor



**Comprehensive Zoning By-law 6000-17:**



1414 & 1426 Wellington Street East:

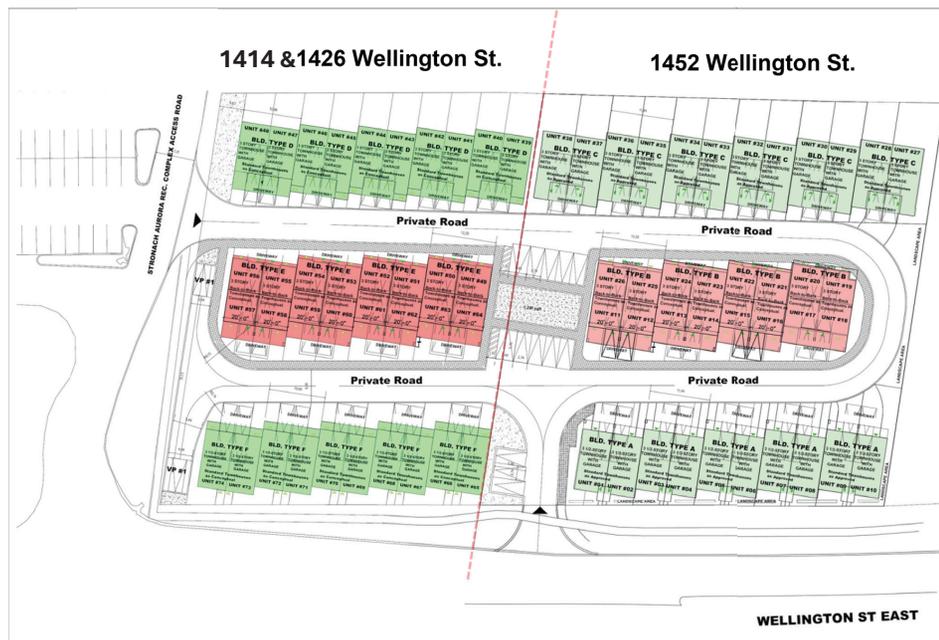
- Zoned “Rural (RU)”

1452 Wellington Street East

- Zoned “Townhouse Dwelling Residential (R8) Exception Zone (551)”



## Proposed Development



- 74 townhouse dwelling units between 6 blocks
- 42 standard townhouse units
- 32 back-to-back townhouse units
- Vehicular access proposed from Wellington Street E (right-in right-out) and from the SARC driveway



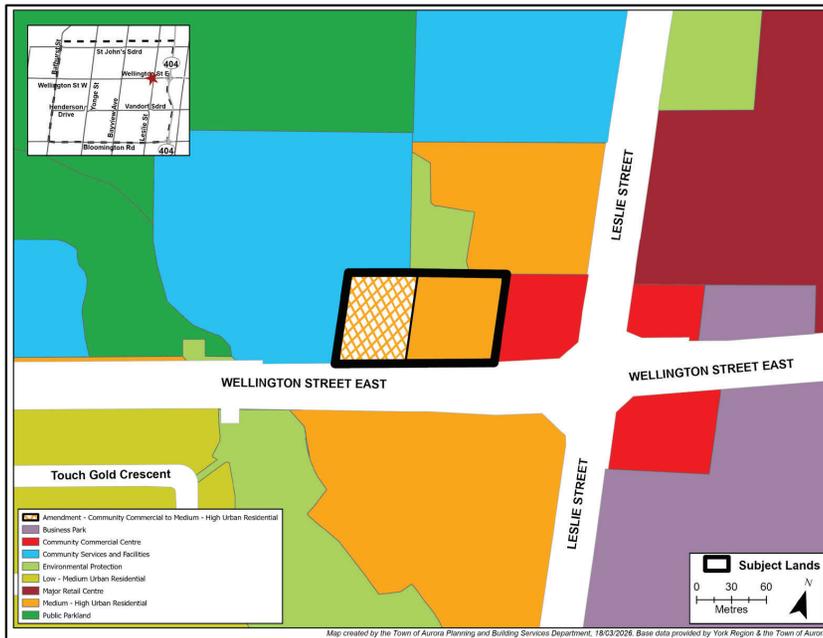
- Proposed standard townhouse dwellings from Wellington Street East
- Building design currently being reviewed by Staff and will be finalized through a future Site Plan Application.



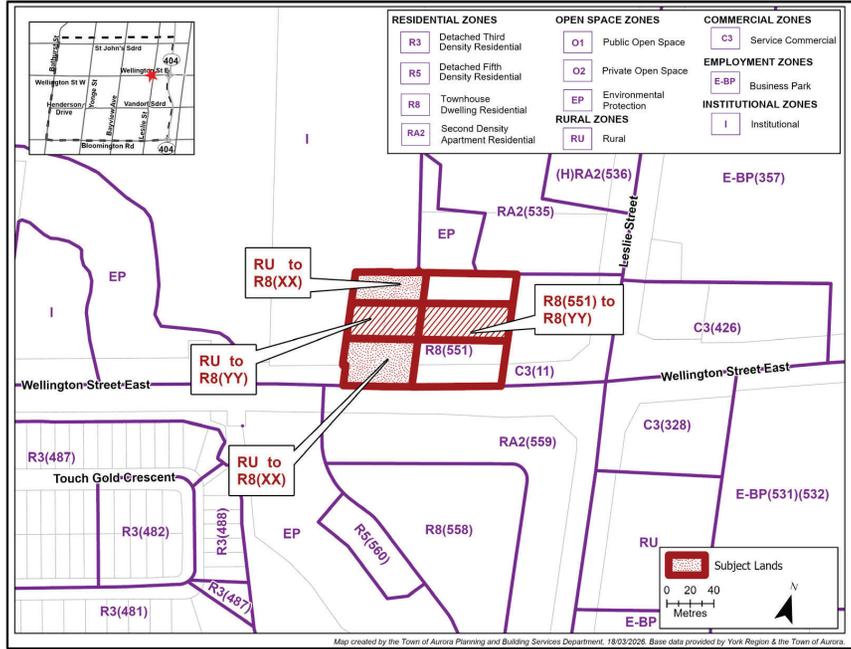


## Proposed Site-Specific Official Plan Designation

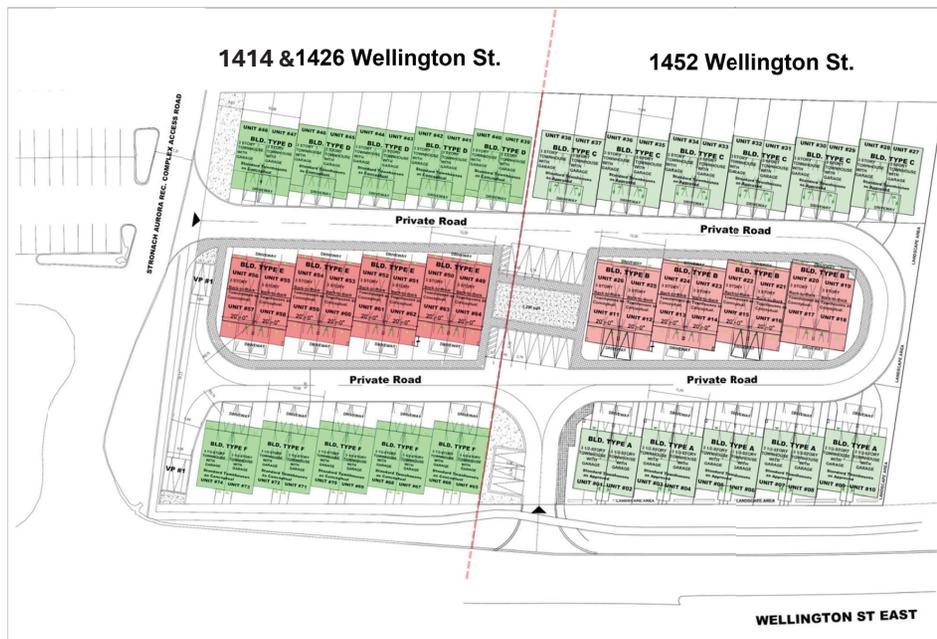
- Redesignate 1414-1426 Wellington Street East from “Community Commercial” to “Medium-High Density Residential”



### Proposed Zoning By-law



- 1414 & 1426 Wellington Street E
  - From Rural (RU) to Townhouse Dwelling Residential (R8) Exception Zone (XX) and Townhouse Dwelling Residential (R8) Exception Zones(YY).
- 1452 Wellington Street E
  - Rezone a portion of the lands to Townhouse Dwelling Residential (R8) Exception Zone (YY)



## Site Plan Application

- Items to be reviewed:
  - Proposed townhouses
  - Road reconfiguration
  - Proposed visitor parking locations
  - Proposed accesses



**A Community Information Meeting was hosted by the applicant on  
February 26<sup>th</sup>, 2026.**

- **No public comments have been received to date.**





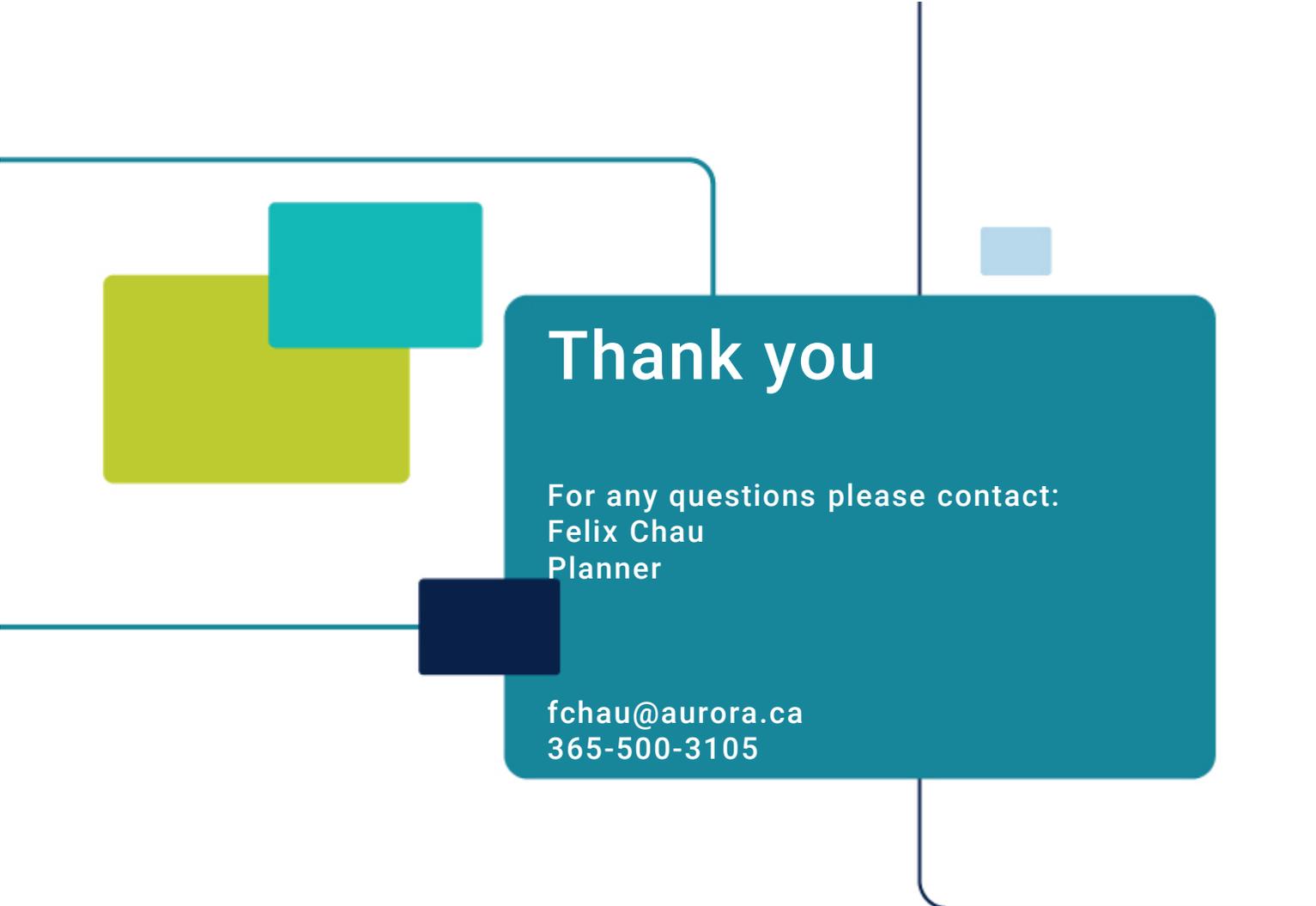
## **Staff have identified the following matters to be addressed:**

- 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.
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## Next Steps in the Planning process:

- Staff will work with the applicant to address all comments from the public and commenting agencies. When appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration
  - A Site Plan Application has not been submitted for technical review; a Site Plan Application (including the amendment of the approved Site Plan at 1452 Wellington Street E) is required subsequent to the Land Use review.
  - All interested parties will be notified of updates relating to the subject applications
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A decorative graphic consisting of several overlapping squares in teal, lime green, and dark blue, connected by thin dark blue lines that form a grid-like structure.

# Thank you

For any questions please contact:  
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Planner

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365-500-3105