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Town of Aurora
Committee of the Whole Report
No. PDS26-049

Subject: Applications for Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision
Eric and Theresa Jacqueline Liversidge and Livewell on Wellington General Partners Ltd.
1426 and 1452 Wellington Street East
Lots 1 and 2, Registered Plan 525 and Block 1, Plan 65M-4819
File Numbers: OPA-2025-10, ZBA-2025-09, ZBA-2022-06, SUB-2026-01

Prepared by: Felix Chau, Planner

Department: Planning and Development Services

Date: May 12, 2026

Recommendation

1. That Report No. PDS26-049 be received; and
2. That Official Plan Amendment application OPA-2025-10 be approved to redesignate the subject lands from "Community Commercial" to "Medium-High Density Residential"; and
3. That Zoning By-law Amendment application ZBA-2025-09 be approved to rezone the subject lands from "Rural (RU)" to "Townhouse Dwelling Residential (R8) Exception Zone (582)" and "Townhouse Dwelling Residential (R8) Exception Zone (583)"; and
4. That Zoning By-law Amendment application ZBA-2022-06 be approved to rezone the subject lands from "Townhouse Dwelling Residential (R8) Exception Zone (551)" to "Townhouse Dwelling Residential (R8) Exception Zones (583)"; and
5. That Draft Plan of Subdivision application SUB-2026-01 be approved as shown in Figure 6, subject to the conditions outlined in Appendix 'A'; and

6. That the implementing By-laws for the Official Plan and Zoning By-law Amendment applications be brought forward to a future Council meeting for enactment; and
7. That 84 persons worth of servicing allocation be granted to the subject lands to implement the land use permissions.

Executive Summary

The purpose of this report is to seek Council's approval on four Planning Act applications over 1426 and 1452 Wellington Street East (Figure 1). The purpose of the four planning applications is to facilitate the development of 42 standard townhouse units and 32 townhouse units on a private road.

- To redesignate 1426 Wellington Street East from "Community Commercial" to "Medium-High Urban Residential".
- To rezone the lands at 1426 Wellington Street East to "Residential R8" Exception Zone (582) and (583) and Residential (R8) Exception Zones (583) at 1452 Wellington Street East.
- The comprehensive residential development consists of 74 townhouse dwelling units (42 standard townhouse units and 32 back-to-back townhouse units) with access onto Wellington Street East and the Stronach Aurora Recreation Complex.
- The proposed applications are consistent with the Provincial Planning Statement and the Lake Simcoe Protection Plan.
- The proposed applications align with the Town Official Plan's vision of the local corridor.
- The proposed Zoning By-law changes are consistent with the surrounding approved zoning by-law amendments.
- The proposed Draft Plan of Subdivision is considered appropriate and represents an orderly development.
- Staff have no objection in principle to the proposed private road connection to the Stronach Aurora Recreation Complex (SARC) driveway.

- The conceptual development will require Council to assign an additional 84 persons worth of servicing allocation.

Background

Application History

On 1452 Wellington Street East (eastern portion of the site), Council approved Official Plan Amendment (OPA-2022-04), Zoning By-law Amendment (ZBA-2022-06) and Draft Plan of Subdivision (SUB-2022-01) applications in October 2023. Subsequently, a Site Plan Application (SP-2022-10) was approved in July 2024 (Figure 9) 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. The Applicant (Livewell) started site servicing works but did not sign a Development Agreement to begin construction of the dwelling units. Since this development on the eastern portion of the site was originally proceeding on its own, it did not contemplate vehicular connections to the western parcel at 1426 Wellington Street East.

In February and April of 2026, Livewell submitted a new development plan consisting of both 1452 and 1426 Wellington Street East. Livewell proposes one comprehensive development that will facilitate 20 standard townhouse units and 16 back-to-back townhouse units on 1426 Wellington Street East and 22 standard townhouse units and 16 back-to-back townhouse units on 1452 Wellington Street East. To facilitate the above comprehensive development, Livewell applied for the subject four planning applications to redesignate, rezone and confirming the land holding boundaries.

A statutory Public Planning Meeting was held on March 24, 2026. At this meeting, Council passed a motion to receive Report No. PDS26-027 and to have comments be addressed by Planning and Development Services in a report to a future Committee of the Whole Meeting. This report addresses all comments received and the associated responses.

Location / Land Use

The subject lands are comprised of 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 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 approved site plan. However, construction is currently on hold until a decision is made for the subject applications.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Stronach Aurora Recreation Complex (SARC), approved residential development for 345 apartment units (Polo Club), and an institutional use (Northridge Community Church of the Salvation Army)
- South: Wellington Street East, proposed development at 1289 Wellington Street (ZBA-2025-07 and SUB-2025-01) for 117 townhouse dwelling units and 8 single-detached dwellings.
- East: Gas station and Retail with a drive-through, Lesile Street.
- West: Stronach Aurora Recreation Complex (SARC) and Central York Fire Station.

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 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 2).

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 2).

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 1426 Wellington Street East are currently zoned “Rural (RU)” which reflects the historical use of the property (Figure 3).

The lands at 1452 Wellington Street East are currently zoned “Townhouse Dwelling Residential (R8) Exception Zone (551)”. This site-specific zoning reflects the approved ZBA-2022-06 from 2023 to facilitate the development of 30 standard Townhouse units. (Figure 3).

Reports and Studies

The comprehensive list of documents that forms a complete application to the subject Planning applications were detailed in the Public Planning Meeting report PDS26-027.

Proposed Applications

Proposed Official Plan Amendment

To redesignate the lands at 1426 Wellington Street East from “Community Commercial” to “Medium-High Urban Residential”.

As shown in Figure 4, the Applicant (Livewell) is proposing to amend the existing Official Plan designation “Community Commercial” to “Medium-High Urban Residential” on the western portion on the subject lands.

Proposed Zoning By-law Amendments

To rezone the lands at 1426 Wellington Street East to “Residential R8” Exception Zone (582) and (583) and Residential (R8) Exception Zones (583) at 1452 Wellington Street East.

The Applicant proposes to rezone the lands at 1426 Wellington Street East to R8 (582) and R8 (583) (Figure 5). The Applicant also proposes to rezone a portion of the lands at 1452 Wellington Street East to Townhouse Dwelling Residential (R8) Exception Zones (583). The following is a high-level summary of the amendments proposed for both R8(582) and R8(583):

- Permit Standard Townhouse built form (R8-582)
- Permit Back-to-back Townhouse built form (R8- 583)
- Decrease in minimum lot area
- Decrease in minimum lot frontage
- Decrease in minimum setbacks for all yards
- Increase lot coverage
- Increase in maximum height
- Decrease in minimum visitor parking requirements

Proposed Plan of Subdivision

As illustrated on Figure 6, the Applicant is proposing to create one development block to facilitate the future development on 1426 Wellington Street East. The purpose of the Draft Plan is to establish the development boundaries and allow the Applicant to apply for Part Lot Control application in the future to create individual townhouse lots.

Conceptual Site Plan

The comprehensive residential development consists of 74 townhouse dwelling units (42 standard townhouse units and 32 back-to-back townhouse units) with access onto Wellington Street East and the Stronach Aurora Recreation Complex.

To date, the Applicant has not submitted a site plan application to advance the conceptual site plan as shown on Figure 7. The conceptual site plan illustrates a comprehensive development which consist of 74 townhouse units on a private condominium road over 1452 and 1426 Wellington Street East. A right-in, right-out vehicular access is proposed on Wellington Street East with a proposed secondary access through the SARC private driveway. As part of the future site plan application,

the Applicant has committed to design and install a traffic signal at the intersection of Wellington Street East and the driveway entrance of the SARC. The comprehensive development will also provide a total of 14 visitor parking spaces located in the centre of the subject lands with no-street parking on site. The standard townhouse along Wellington Street East will feature an attached garage at the rear of the property along the private road with the front entrance facing Wellington Street East. Whereas the standard townhouse units along the north end of the site will feature an entrance and garage facing the internal private road with a rear yard. The middle block are the proposed back-to-back townhouses. Each of the back-to-back units feature an attached garage and pedestrian entrance fronting onto the proposed internal private roads. The conceptual building elevations are shown in Figure 8. For reference purposes, the previously approved site plan for 1452 Wellington Street East is shown in Figure 9.

Analysis

Planning Considerations

The proposed applications are consistent with the Provincial Planning Statement and the Lake Simcoe Protection Plan.

The proposed Planning applications will establish the development framework to align with the provincial mandates for compact, transit supportive growth while maintaining adherence to the Lake Simcoe Protection Plan. By establishing planning permission to allow for medium density housing, the subject lands align well with the criteria outlined in Section 2.1 and 2.2 of the Provincial Planning Statement. The proposed land use amendment will help facilitate the development of additional housing within a complete community, close to transit, shops, and services. Furthermore, the proposed amendments will optimize the existing municipal infrastructure and address the “missing middle” housing gap, fulfilling the intensification goals of the Provincial housing target.

Simultaneously, 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 located outside of the LSCRA regulated limits. Accordingly, no Regulation Permit is required prior to development or site alteration taking place on the subject lands. The subject lands are also free from any natural hazards and are outside of hazardous lands.

The proposed applications align with the Town Official Plan's vision of the local corridor.

Planning Staff are of the opinion that the proposed applications conform to the land use and development policies of the Official Plan and is compatible with the surrounding land uses. The proposal planning applications align with the Official Plan vision of the local corridor. The subject lands are accessible by transit and in close proximity to social and service amenities such as the Stronach Aurora Recreation Complex and represents orderly development along Wellington Street East. The land use permission to allow for residential townhouses supports the mix of housing sizes, densities and prices to meet the needs of current and future residents of Aurora.

In order to meet the Town-wide affordable housing target of 25 per cent, 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 changes are consistent with the surrounding approved zoning by-law amendments.

Planning staff are of the opinion that the proposed applications is appropriate and compatible with adjacent and neighbouring development, and that the by-law exceptions are appropriate to implement the Official Plan policies.

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 Requirement	Proposed 582 Exception Zone (Standard Townhouse)	Proposed 583 Exception Zone (Back to Back Townhouse)
Permitted Uses	Townhouse Dwelling Units	Townhouse Dwelling units	Back-to-back Townhouse Dwelling units
Lot Area (minimum)	180 m ² per unit	100 m ² per unit	40 m ² per unit
Lot Frontage (minimum)	6 m per unit	5.4 m per unit	6.1 m per unit

	Parent R8 Zone Requirement	Proposed 582 Exception Zone (Standard Townhouse)	Proposed 583 Exception Zone (Back to Back Townhouse)
Front Yard (minimum)	7.5 m	1.6 m	0.2 m
Rear Yard (minimum)	7.5 m	3.5 m	0.0 m
Side Yard (minimum)	1.5 m for end units 0.0 m for internal units	0.15 m for end units 0.0 m for internal units	0.35 m for end units 0.0 for internal units
Lot Coverage (maximum)	50%	65%	99.5%
Height (maximum)	10 m	10.5 m	10.5 m
Parking (minimum)	1.5 space / unit	2 spaces / unit 1 space / unit for the block directly abutting the Wellington Street Lot Line	2 spaces / unit 1 space / unit for the northern dwelling units within the middle blocks
Visitor Parking (minimum)	Min. 20% Visitors	Min 10% Visitors	Min 10% Visitors
Amenity Area (minimum)	18 m ² per unit	2.9 m ² per unit	2.9 m ² per unit

Lot Area, Frontage and Setbacks

The proposed lot area, frontage and setbacks for both exception zones are designed to create a compact, pedestrian-friendly townhouse form within the local corridor. The

proposed front yard setbacks create a more engaging streetscape, encouraging walking and active transportation. The minimum side yard setback for the standard townhouses of 0.15 metre is a result of pinch point caused by Unit 74. The balance of the end units for the standard townhouses provides sufficient space for pedestrian access and household maintenance on site. The proposed setbacks for all units are sufficient from a functional standpoint within this future condominium complex.

Lot Coverage

The applicant proposes to increase the maximum lot coverage from 50 per cent to 65 per cent for the standard townhouse dwelling units.

Furthermore, a maximum lot coverage for the proposed back-to-back townhouse units is 99.5 per cent, however this is exclusive to one unit only (Unit 20). Two other units exceed 90 per cent lot coverage at 91.5 per cent and 96.1 per cent. The balance of the units ranges from 70 to 90 per cent lot coverage.

These changes provide a clear development limit to help maintain a balance between built space and open areas on the property. Engineering Staff reviewed the proposed zoning and in general have adequate space for stormwater considerations. Details related to stormwater management will be reviewed through the site plan process.

Building Height

The proposed building height of 10.5 metres is to facilitate 3-storey townhouse units. Given that this property is located on a Local Corridor, the maximum height permissible is 4-storeys. Furthermore, the Ontario Land Tribunal previously approved a maximum townhouse height of 11 metres for the development immediately south of the subject lands at 1289 Wellington Street East. This allows the site to be reasonably maximized for the number of dwelling units while providing appropriate living space in each unit.

Minimum Parking Standards

The applicant proposes the following parking requirements:

- Require two parking spaces per unit for the southerly facing units in Blocks B, D, and E; and
- Require one parking space per unit for northerly facing units in Blocks B, E and F (Figure 7).

Furthermore, the applicant proposes to reduce the minimum required visitor parking requirements from a minimum of 20 per cent of spaces provided being set for visitor parking to 10 per cent. A total of 136 parking spaces is proposed for the site, and 14 are designated visitor parking spaces located centrally on the site. 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.

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 1,300 square metres. The applicant is providing a shared common outdoor Amenity Area centrally to the development of approximately 220 square metres. This results in a ratio of 2.9 square metres per unit. This amenity area will feature a playground and is sufficient to service the entire development. Additionally, the 22 standard townhouse units at the north of the site all feature private backyard amenity area. The proposal maximizes the usable outdoor space and provides sufficient amenity areas for the development.

The proposed Draft Plan of Subdivision is considered appropriate and represents an orderly development.

The proposed Draft Plan of Subdivision on 1426 Wellington Street East creates one block in a manner that is appropriate and consistent with the Town's Official Plan. It is Planning Staff's opinion that the size and shape of the developable block is appropriate to accommodate the future private internal roads and infrastructures. Additional details related to lot layout, road network, and servicing design will be reviewed at the future Site Plan, Part Lot Control Exemption and Common Elements Condominium application process. This is consistent with the singular block that was previously approved for 1452 Wellington Street East.

Town Staff have no objection in principle to the proposed private road connection to the Stronach Aurora Recreation Complex (SARC) driveway

Based on the conceptual drawings, Staff have no objection in principle to the proposed private road connection to the existing SARC driveway. Furthermore, this private road connection was presented at the Public Planning Meeting where Council had no issues with the private road connection to the driveway of a municipal building. While this connection is not formally part of the subject land use applications, it has been reviewed at a high level for conceptual feasibility. Further technical details and design

specifications will be thoroughly evaluated during the site plan control stage. This includes any obligations to design and install a traffic signal at the intersection of Wellington Street East and the SARC driveway.

The conceptual development will require Council to assign an additional 84 persons worth of servicing allocation.

The conceptual development illustrated a total of 42 standard townhouse units and 32 back-to-back townhouse units. The total 74 units would require a total of 165 persons worth of servicing allocation. Since Council had previously assigned 81 persons worth of servicing to the approved site plan application SP-2022-10, the Applicant will only require an additional 84 persons worth of servicing to complete the comprehensive development.

Department / Agency Comments

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 applications. 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 136 parking spaces for the 74 units. Of the 136 parking spaces, 14 are designated for visitors parking. The Town’s Transportation Engineer is satisfied that this is sufficient parking to accommodate the development.
Concerns over increased density and the lack of green space	The proposed density aligns with the Medium-High Density Residential designation. Furthermore, the property is within a Local Corridor which can accommodate for higher density

	residential developments. Green space is provided in a shared amenity area in the centre of the site. Additionally, this property is fronting onto a trail on the south side of Wellington Street East. Pedestrian access to this trail will be enhanced once the SARC and Wellington Street East intersection is signalized.
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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

Liability regarding access through the SARC

The proposed access through the SARC driveway presents potential liability considerations for the Town due to the use of Town-owned lands by private traffic. Increased vehicular and pedestrian activity may elevate exposure under the *Occupiers' Liability Act*, particularly with respect to traffic safety, pedestrian conflicts, and the condition, design, and operation of municipal property. There are also potential risks associated with traffic operations at the SARC driveway and at Wellington Street East, including queuing, sightlines, and intersection performance, especially as cumulative impacts evolve over time.

Staff propose to mitigate these risks by dedicating that part of the parking lot that will be used for the access as a public highway. Another option that may be considered is to use the access through the SARC as an emergency access only. Both options will be further considered as part of the site plan application process.

Planning Act Deadlines

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 Official Plan Amendment and Zoning Bylaw Amendment applications were received on February 13, 2026, and therefore, the applicant may appeal to the OLT after the date of June 13, 2026.

Subsection 51(34) of the *Planning Act* states that if Council fails to make a decision on the subdivision application within 120 days after the receipt of the application, the applicant may appeal the application to the OLT. The subdivision application was received on April 13, 2026, and therefore, the applicant may appeal to the OLT after the date of August 11, 2026, if no decision is made. If Council approves or refuses the application, then the applicant may appeal to the OLT after receiving notice of Council's decision.

Financial Implications

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

Communications Considerations

On February 26, 2026, a Notice of Complete Application respecting the proposed Zoning By-law Amendment application was published in the Auran Newspaper.

On March 5, 2026, Notice of Public Planning Meeting was given by mail to all addressed property owners within a 120-metre radius of the subject lands and posted on the Town's website. A Notice of the Public Planning meeting sign was also posted directly on the property. On March 12, 2026, Notice of Public Planning Meeting was published in the Auran Newspaper. Public Meeting notification has been provided in accordance with the Planning Act.

On April 28, 2025, by way of email, Interested Parties were notified of this report and the intended May 12, 2026 Committee of the Whole date.

Climate Change Considerations

The Official Plan identifies sustainability, energy efficiency, and climate change mitigation as important objectives for new development. Staff will encourage the applicant to include measures such as energy-efficient systems, landscaping, and low-impact stormwater management as part of a future Site Plan Application process.

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 Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications, 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 Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications in accordance with the provisions of the Province, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed applications are 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 the submitted applications.

Attachments

Appendix A – Draft Plan of Subdivision Conditions

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Official Plan Amendment

Figure 5 – Proposed Zoning By-law Amendment

Figure 6 – Draft Plan of Subdivision

Figure 7 – Proposed Site Plan

Figure 8 – Proposed Elevations

Figure 9 – Previously Approved Site Plan (1452 Wellington Street East)

Previous Reports

[Report No. PDS26-027 – Public Planning Meeting \(March 24, 2026\)](#)

Pre-submission Review

Agenda Management Team review on April 28, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer