

## INTERNAL MEMORANDUM

VIA EMAIL

**DATE:** November 17, 2021

**TO:** B. Butler, Planning and Development Services  
B. Jean, Planning and Development Services  
G. Greidanus, Operational Services  
L. Hausz, Manager, Policy Planning and Economic Development  
J. Van Scheyndel, Corporate Services  
J. McDonald, Central York Fire Services  
B. Manoharan, Heritage Planning, Planning and Development Services  
M. Bat, Engineering and Capital Delivery  
A. Downey, Operational Services  
A. Cutler, Waste and Recycling Coordinator  
M. Zawada, Accessibility Advisor

**CC:** Mayor and Members of Council  
David Waters, Director of Planning and Development Services  
Council Secretariat, Corporate Services

**FROM:** Matthew Peverini, Planning and Development Services

**RE:** **Official Plan and Zoning By-law Amendment Applications**  
**200 Wellington Holding Corp.**  
**200 Wellington Street West**  
**Part of Lot 3, Registered Plan 582, Parts 1 and 6, Plan 65R38654**  
**File Numbers: OPA-2021-06 and ZBA-2021-08**

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The above Official Plan and Zoning By-law Amendment Applications have been submitted to the Planning and Development Services for review and consideration. The Applications were deemed Complete on November 16, 2021.

The Applicant is proposing to facilitate the development of twenty-seven (27) townhouse dwelling units along a private common element road.

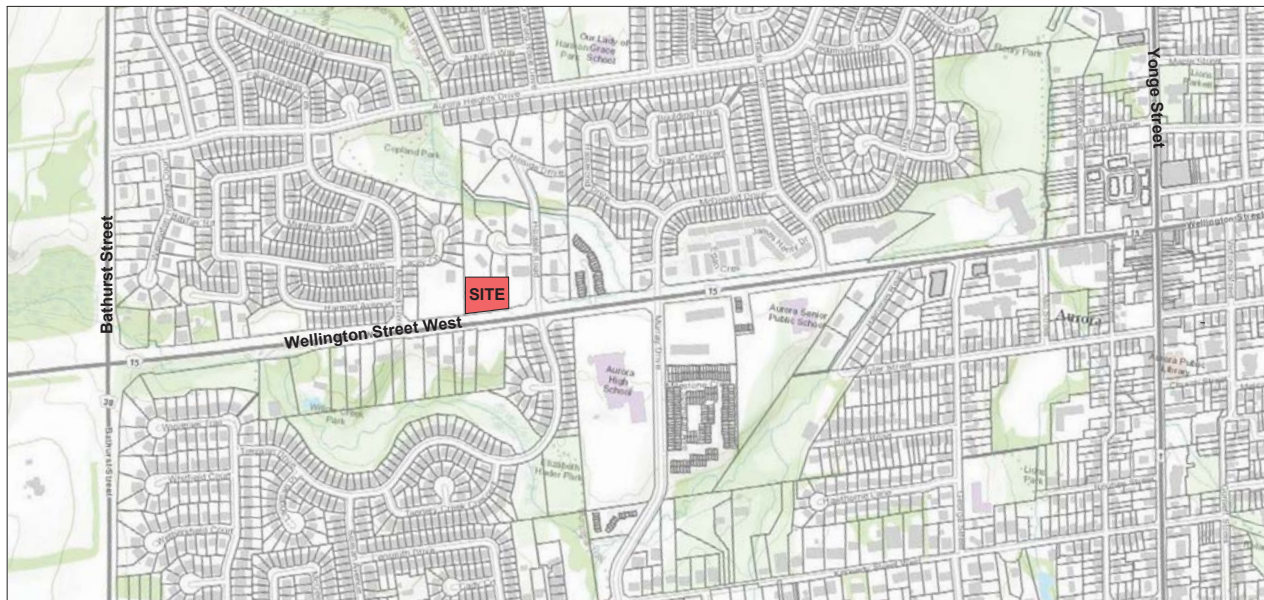
A link containing all materials submitted with the applications is provided below:

<https://townofaurora.kiteworks.com/w/j1PShXQhhvpJldxf7nR9w0kAb0CWWh1KQF8Q5yzfgJV0yD>

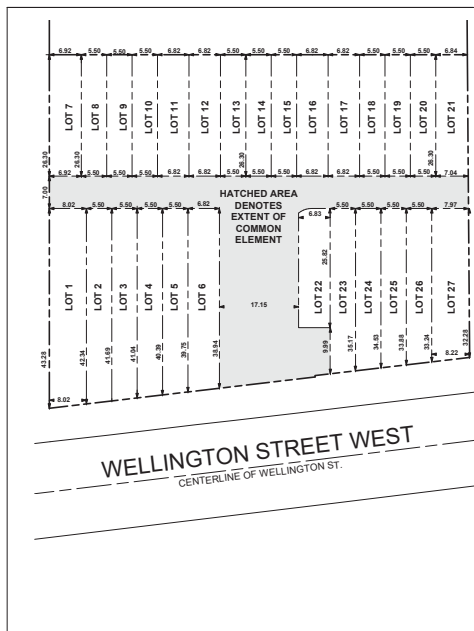
I would appreciate receiving your comments by **December 7, 2021**. If we have not received your comments by the specified time frame, we will assume you have no comments or concerns.

Should you have any questions regarding the above noted proposal, please feel free to contact me





Context Plan  
NTS  
2  
A1



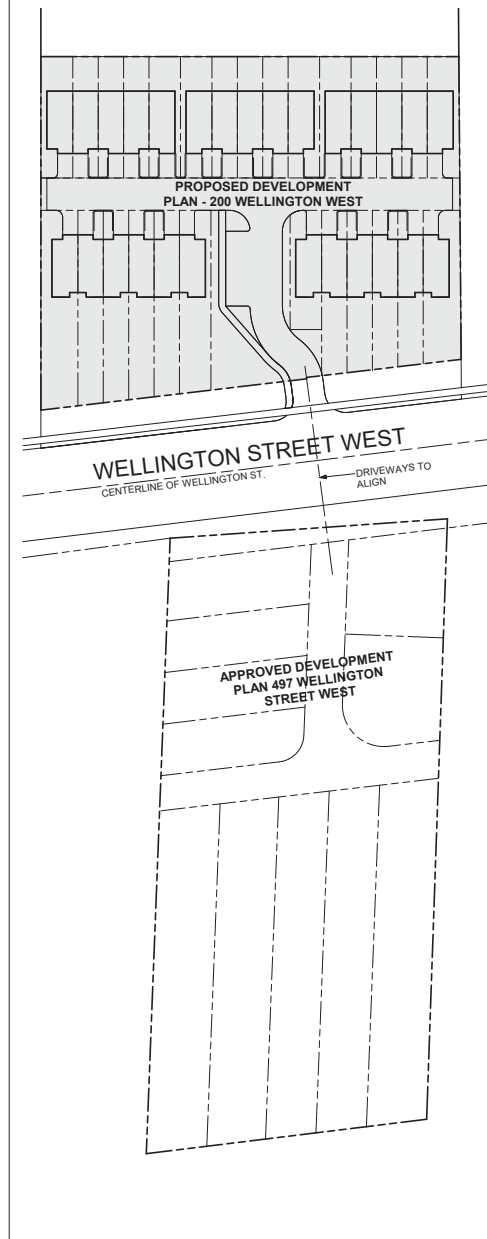
| LOTS           | SQ.M.   |
|----------------|---------|
| LOT 1          | 343.35  |
| LOT 2          | 231.08  |
| LOT 3          | 227.52  |
| LOT 4          | 223.95  |
| LOT 5          | 220.38  |
| LOT 6          | 268.35  |
| LOT 7          | 181.99  |
| LOT 8          | 144.65  |
| LOT 9          | 144.65  |
| LOT 10         | 144.65  |
| LOT 11         | 179.36  |
| LOT 12         | 179.36  |
| LOT 13         | 144.65  |
| LOT 14         | 144.65  |
| LOT 15         | 144.65  |
| LOT 16         | 179.36  |
| LOT 17         | 179.36  |
| LOT 18         | 144.65  |
| LOT 19         | 144.65  |
| LOT 20         | 144.65  |
| LOT 21         | 182.6   |
| LOT 22         | 175.48  |
| LOT 23         | 195.22  |
| LOT 24         | 191.68  |
| LOT 25         | 188.13  |
| LOT 26         | 184.59  |
| LOT 27         | 265.26  |
| Common Element | 1359.27 |
| TOTAL          | 6458.14 |

Schedule Of Lots & Lots Areas  
1 : 500  
4  
A1

#### PROJECT STATISTICS:

|  |             |               |                     |          |               |
|--|-------------|---------------|---------------------|----------|---------------|
| 1.0 Site Areas                         |             |               |                     |          |               |
| Site Area                              |             |               |                     |          | 6,458.14      |
| 2.0 Gross Floor Area                   |             |               |                     |          |               |
|  | SQ.M.       | SQ.M.         | SQ.M.               | SQ.M.    | SQ.M.         |
| Block 1                                | Block 2     | Block 3       | Block 4             | Block 5  |               |
| Total Area                             | 1,187.55    | 1,187.55      | 1,018.60            | 1,019.04 | 1,019.04      |
| Total Proposed GFA                     |             |               |                     |          | 5,431.78      |
| 3.0 Floor Space Index                  |             |               |                     |          |               |
| Total Proposed GFA (sq.m.) / Site Area |             |               |                     |          | 0.841         |
| 4.0 Unit Sizes                         |             |               |                     |          |               |
|  | Total Units | Level 1       | Level 2             | Level 3  | Total (sq.m.) |
| TYPE 1                                 | 8           | 55.95         | 70.27               | 70.27    | 196.49        |
| TYPE 1E                                | 4           | 57.45         | 71.77               | 71.77    | 200.99        |
| TYPE 2                                 | 9           | 57.74         | 72.05               | 72.05    | 201.84        |
| TYPE 2E                                | 5           | 59.24         | 73.55               | 73.55    | 204.34        |
| Totals                                 | 27          |               |                     |          |               |
| 5.0 Proposed Coverage                  |             |               |                     |          |               |
|  |             | SQ.M.         |                     |          | %             |
| Building                               | 1,099.40    |               |                     |          | 30.03%        |
| Roads                                  | 1,440.70    |               |                     |          | 22.42%        |
| Landscape                              | 3,058.04    |               |                     |          | 47.35%        |
| Total Area                             |             | 6,458.14      |                     |          | 100.00%       |
| 6.0 Parking                            |             |               |                     |          |               |
| 6.1 Parking Required                   |             |               |                     |          |               |
|  | Total Units | Parking Ratio |                     |          |               |
| Total Parking                          | 27 x        | 1.5           |                     |          | 41            |
| Visitors                               |             | 20%           | of Parking Required |          | 8             |
| Residents                              |             |               |                     |          | 33            |
| 6.2 Parking Provided                   |             |               |                     |          |               |
|  | Total Units | Parking Ratio |                     |          |               |
| Residents                              | 27 x        | 2.0           |                     |          | 54            |
| Visitors                               |             |               |                     |          | 6             |
| Total Parking Provided                 |             |               |                     |          | 60            |

Project Statistics  
NTS  
3  
A1



Local Context  
1 : 500  
1  
A1

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This Drawing is Not To Be Used For Construction Until Signed By The Architect: October 21, 2021  
Date:



K U A  
KUSHENBLATT URBAN  
ARCHITECTURE  
ARCHITECTS  
100 The Bazaar, Suite 504  
Toronto, ON M5S 1B1

No.: Revision: Date:

TOWN OF AURORA  
Planning and Development Services  
Received  
SUBMISSION No. 1

1. Rezoning October 21, 2021  
No.: Issued For: Date:  
Drawing Title:

Context Plan, Site Statistics  
and Schedule of Lots

Client:  
200 WELLINGTON  
HOLDING CORP.  
Project:  
PROPOSED RESIDENTIAL  
DEVELOPMENT

200 WELLINGTON STREET WEST,  
AURORA, ONTARIO  
Scale:  
1 : 500  
Drawn by:  
L.A.  
Checked by:  
S.K.  
Project No.:  
21-001  
Date:  
October 21, 2021  
Drawing No.:  
A1



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Date:



**KUA**  
KUSHNENKO URBAN ARCHITECTURE  
88 The Range, Suite 504  
Toronto, ON M5S 1B5

No.: Revision: Date:

1. Rezoning October 21, 2021  
No. Issued For: Date:  
Drawing Title:  
**Site Plan**  
Client:  
**200 WELLINGTON HOLDING CORP.**  
Project:  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
200 WELLINGTON STREET WEST, AURORA, ONTARIO  
Scale:  
1: 200  
Drawn by:  
L.A.  
Checked by:  
S.K.  
Project No.:  
21-001  
Date:  
October 21, 2021  
Drawing No.:  
**A2**

1. Rezoning October 21, 2021  
No. Issued For: Date:  
Drawing Title:  
**Site Plan**  
Client:  
**200 WELLINGTON HOLDING CORP.**  
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**PROPOSED RESIDENTIAL DEVELOPMENT**  
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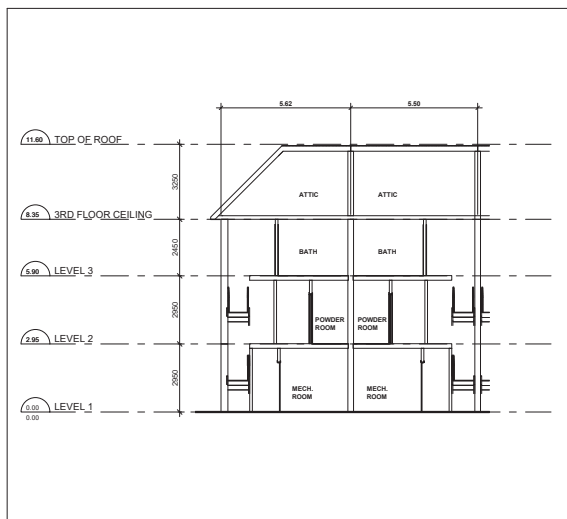
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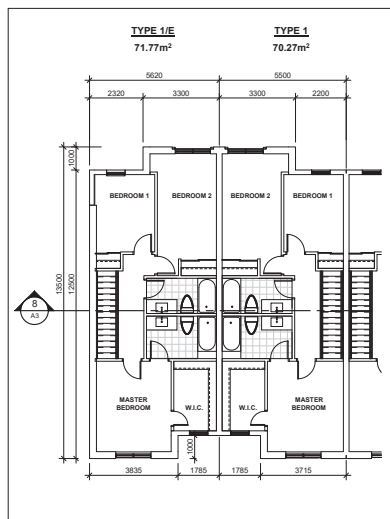
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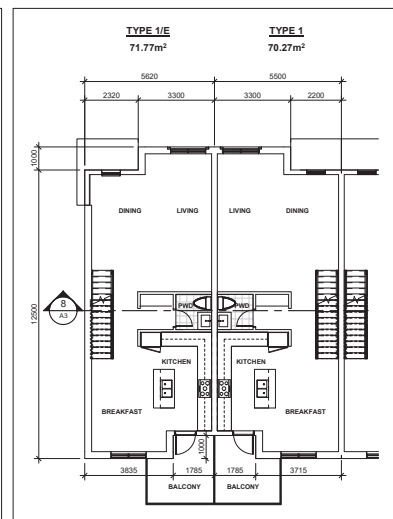
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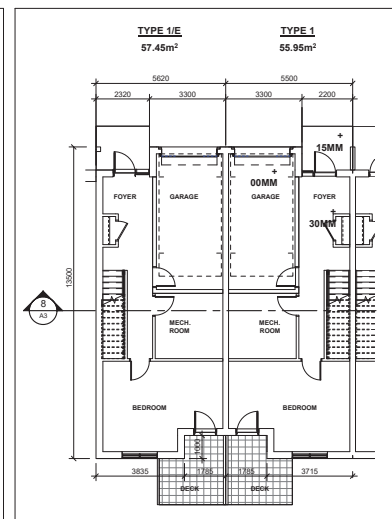
Type 1 & Type 1E Building Section  
1 : 100



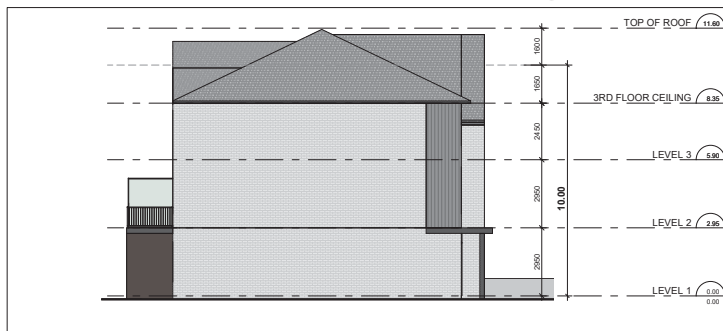
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Level 2  
1 : 100



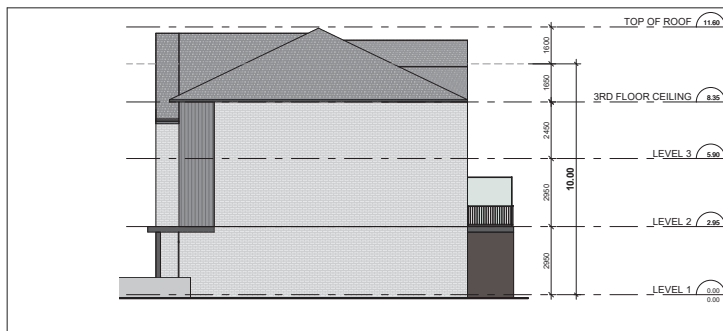
Level 1  
1 : 100



East Elevation  
1 : 100



South Elevation  
1 : 100



West Elevation  
1 : 100



North Elevation  
1 : 100

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Date: \_\_\_\_\_

**ONTARIO ASSOCIATION OF ARCHITECTS**

**KU A**

**KUSHNEVSKAYA URBAN ARCHITECTURE**

888 Bayview Ave., Suite 514  
Toronto, ON M2H 3B1

No.: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN OF AURORA**

Planning and Development Services

1000 Hwy 7 East, Aurora, ON L4B 1N1

**RECEIVED**

**SUBMISSION No. 1**

|                 |                  |
|-----------------|------------------|
| 1. Rezoning     | October 21, 2021 |
| No. Issued For: | Date:            |

Drawing Title:

**Floor Plans, Elevations & Sections - Block 1 & 2**

Client:

**200 WELLINGTON HOLDING CORP.**

Project:

**PROPOSED RESIDENTIAL DEVELOPMENT**

200 WELLINGTON STREET WEST, AURORA, ONTARIO

Scale:

1 : 100

Drawn by:

L.A.

Checked by:

S.K.

Project No.:

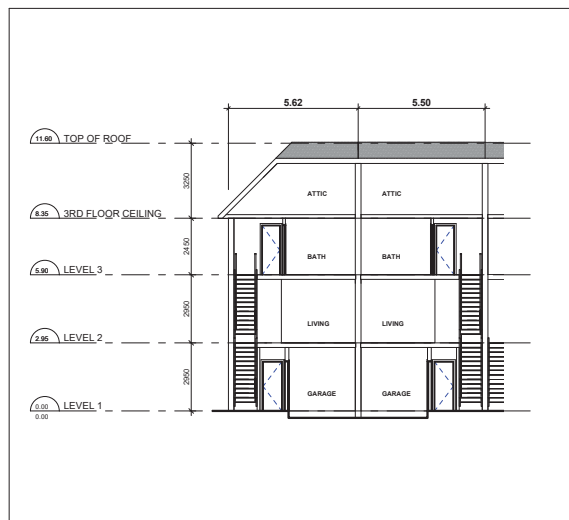
21-001

Date:

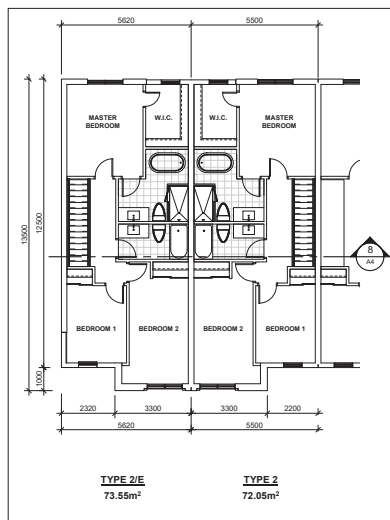
October 21, 2021

Drawing No.:

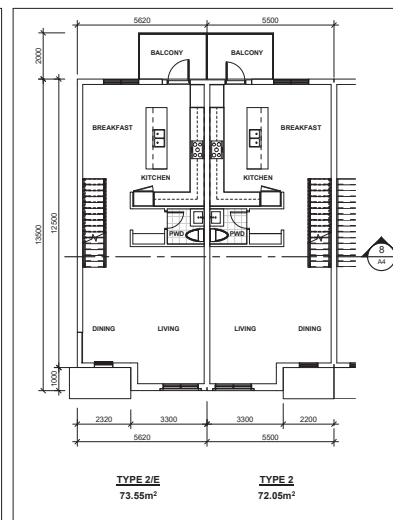
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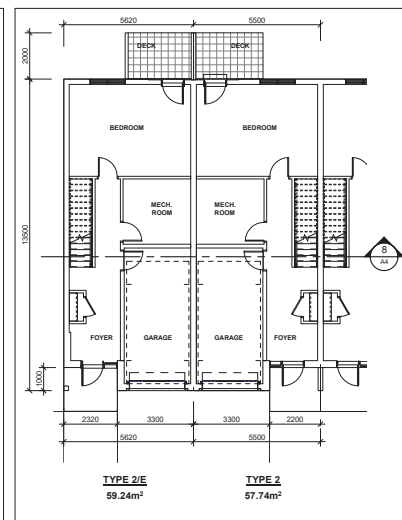
Type 2 & Type 2E Building Section 8  
1 : 100 A4



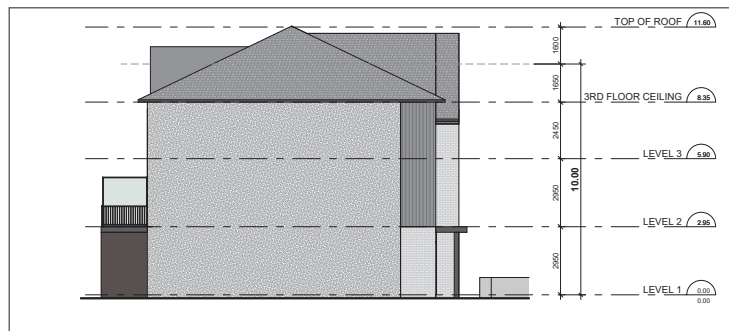
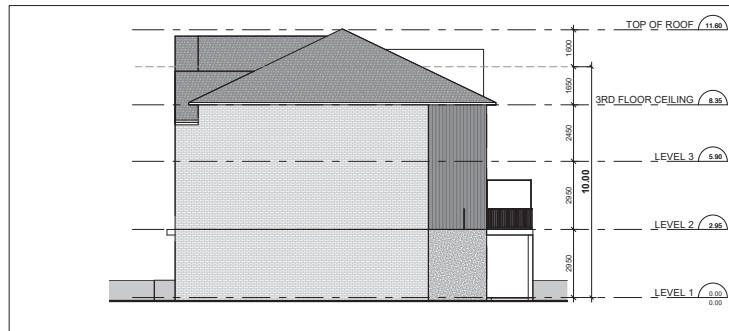
Level 3 7  
1 : 100 A4



Level 2 6  
1 : 100 A4



Level 1 5  
1 : 100 A4



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Date:



KU  
KUSHNAR & URBAN  
ARCHITECTURE  
88 The Bazaar Inn, Suite 514  
Toronto, ON M5S 1B1

No.: Revision: Date:

TOWN OF AURORA  
Planning and Urban Services  
Development Services  
Date: Nov 3, 2021  
RECEIVED  
SUBMISSION No. 1

1. Rezoning  
No.: Issued For: Date: October 21, 2021  
Drawing Title:

Floor Plans, Elevations & Sections - Block 3, 4 & 5

Client:  
200 WELLINGTON HOLDING CORP.  
Project:  
PROPOSED RESIDENTIAL DEVELOPMENT

200 WELLINGTON STREET WEST,  
AURORA, ONTARIO  
Scale:  
1 : 100  
Drawn by:  
L.A.  
Checked by:  
S.K.  
Project No.:  
21-001  
Date:  
October 21, 2021  
Drawing No.:

A4

Proj. Date: 2021-10-21 4:28:35 PM File Path: C:\Users\jagm\Documents\21-001-P11-Wellington Street W\_P112111\_Correl\_Lines.dwg