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Town of Aurora

# General Committee Report

No. PDS23-104

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**Subject:** Application for Draft Plan of Condominium  
Addison Aurora Industrial GP Inc.  
115, 135, 155 Addison Hall Circle  
Block 8, 9, 10, Plan 65M-4650  
File Number: CDM-2023-02  
Related File Number: SP-2022-01 and MV-2022-09

**Prepared by:** Katherine Gatzos, Planner

**Department:** Planning and Development Services

**Date:** September 5, 2023

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## Recommendation

1. That Report No. PDS23-104 be received; and
2. That the Draft Plan of Condominium File Number CDM-2023-02 to establish a standard condominium consisting of a total of 39 industrial units within 3 separate buildings, be approved, subject to the conditions attached hereto as Schedule 'A' of this report.

## Executive Summary

This report seeks Council's approval to the Draft Plan of Condominium (Standard Condominium) application at 115, 135, and 155 Addison Hall Circle (the 'subject lands'). The buildings are currently under construction.

- The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan Application SP-2022-01;
- The proposed application is consistent with the PPS and conforms with the Growth Plan, the Lake Simcoe Protection Plan and the York Region Official Plan;
- The proposed application conforms to the Town of Aurora Official Plan and Zoning By-law 6000-17, as amended;



- The proposed application was circulated to Town staff and external agencies, and all are satisfied, subject to Conditions of Approval, attached hereto in Schedule 'A'.

## **Background**

### **Application History**

The subject Draft Plan of Condominium application was submitted to the Town March 31, 2023, and deemed complete on April 14, 2023.

The corresponding Site Plan application was approved on July 27, 2022, for a multi-unit industrial condominium, comprised of three (3) separate buildings containing a total of thirty-nine (39) condominium units, with a total Gross Floor Area (GFA) of 12,111 sq m, and a total of two hundred thirteen (213) parking spaces. A minor variance application was approved by the Committee of Adjustment to permit four (4) driveways when a maximum of two (2) driveways are permitted.

### **Location / Land Use**

The subject property, municipally known as 115, 135, and 155 Addison Hall Circle, is generally located west of Highway 404, south of St. John's Sideroad, east of Leslie Street, and north of Wellington Street East. The subject property has an approximate lot area of 2.97 hectares (7.34 acres) and a frontage of 139.2 metres (456.7 feet) on the north side of Addison Hall Circle. (Figure 1)

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Industrial uses and Vacant Business Park lands

South: Office (Desjardins Insurance)

East: Vacant Business Park lands and Highway 404

West: First Commerce Drive, Regional Water Tower, Industrial buildings, and vacant Business Park lands



## Policy Context

### *Provincial Policies*

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy 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 Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. 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.

### *York Region Official Plan (YROP)*

In accordance with the YROP, the subject lands are within the “Urban Area” of York Region. It is designated as “Employment Area” within a Designated Greenfield Area. The primary goal of the YROP is to enhance the Region’s urban structure through city building, intensification, and compact, complete, vibrant communities.

The Region’s vision for the Urban Area is to strategically focus growth while conserving resources, and to create sustainable, lively communities. The objective of the Employment Area is to maintain and protect employment areas for the long-term promoting innovation and leading business opportunities.

### *Town of Aurora Official Plan – OPA 73*

The subject property is designated “Business Park 1” within Official Plan Amendment 73 (OPA 73). Prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, manufacturing and processing operations, and all types of business and professional offices are permitted within the Business Park 1 designation. Uses that are likely to cause air pollution, odour or excessive noise are prohibited within the Business Park 1 designation. (Figure 2)



### *Zoning By-law 6000-17, as amended*

The subject property is zoned “E-BP(444)” (Employment Business Park, exception zone 444) by the Town of Aurora Zoning By-law 6000-17, as amended. The E-BP(444) zone allows for all principal and accessory uses set out in the E-BP Parent Zone as well as medical clinics and offices as additional principal uses. (Figure 3)

### *Reports and Studies*

The Owner submitted the following documents as part of a complete application:

- Draft Plan of Condominium, prepared by R-PE Surveying Ltd.
- Survey, prepared by Schaeffer Dzaldov Bennett Ltd.
- Site Plan (approved) by Architect Inc.

## **Proposed Application**

**The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan Application SP-2022-01**

As shown in Figure 4, the applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development on the subject lands, comprised of three (3) separate buildings containing a total of thirty-nine (39) industrial units, and a total of two hundred thirteen (213) parking spaces. Figures 5 and 6 are the approved site plan and elevations.

## **Analysis**

### **Planning Considerations**

**The proposed application is consistent with the PPS and conforms with the Growth Plan, the Lake Simcoe Protection Plan and the York Region Official Plan;**

The proposed application achieves the objectives of development within the settlement areas by utilizes existing infrastructure, provides for a range of business ownership tenure within the Town, and minimizes environmental impacts.

The proposed application provides for opportunities for a diversified economic base and maintains a range and choice of suitable sites for employment uses to support a wide range of economic activities and ancillary uses. The site provides for employment



uses, strengthening to economic development within the Region and provides additional opportunities for industrial condominium ownership. The proposed application implements the YROP approved development under Site Plan application SP-2022-01.

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed application and has no objection to its approval as the detailed design for the subject development was reviewed and approved under Site Plan application SP-2022-01.

As such, staff are satisfied that the proposed Draft Plan of Condominium application is consistent with the PPS and conforms with the Growth Plan, the Lake Simcoe Protection Plan, and the York Region Official Plan.

**The proposed application conforms to the Town of Aurora Official Plan and Zoning By-law 6000-17, as amended;**

The Business Park 1 designation in the Town's Official Plan permits a variety of prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, manufacturing and processing operations, and all types of business and professional offices which are further reinforced through the Employment Business Park zoning in the Town of Aurora Zoning By-law which allows for industrial, warehousing, and office uses.

Planning staff are of the opinion that the proposed development conforms to the Town's Official Plan and Zoning By-law.

## **Department / Agency Comments**

**The proposed application was circulated to Town staff and external agencies and all are satisfied, subject to Conditions of Approval, attached hereto in Schedule 'A'.**

The proposed application was circulated to all internal and external agencies for review and comments. The recommended conditions of approval are in place to ensure that the works related to the Draft Plan of Condominium application are in accordance with the approved Site Plan. The Draft Plan of Condominium will be registered once the conditions of approval have been fulfilled.

## **Public Comments**

Planning Staff have not received comments from the public on the proposed planning application.



## **Advisory Committee Review**

No Communication Required.

## **Legal Considerations**

Section 9(2) of the Condominium Act, 1998 states that the requirements of the Planning Act that apply to a plan of subdivision apply to a plan of condominium with necessary modifications. Under the Planning Act, Council has 120 days to make a decision on subdivision applications before the Owner can appeal. Staff deemed the application complete on April 14, 2023; therefore, the applicant may appeal at any time.

## **Financial Implications**

There are no financial implications.

## **Communications Considerations**

Applications for Standards Condominium do not require Notice of a Statutory Public Planning Meeting. The Town will inform the public about the information contained in this report by posting it to the Town's website.

## **Climate Change Considerations**

The climate change initiatives were addressed through the approved Site Plan application SP-2022-01. The development would result in increased greenhouse gas (GHG) emissions as it is considered new greenfield development. However, the applicant has applied design elements and mitigation measures to reduce GHG emissions which include design and engineering features to accommodate future roof mounting of solar panels, the use of green building materials and practices, white roof design features, Low Impact Development (LID) measures in the site stormwater management (SWM) design, and drought resistant native plants.

## **Link to Strategic Plan**

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the monitoring of emerging employment trends and economic trends, future workforce, education and business development needs are identified in accordance with the Develop plans to attract businesses that provide



employment opportunities for our residents action item.

## **Alternative(s) to the Recommendation**

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

## **Conclusions**

Planning and Development Services reviewed the proposed Draft Plan of Condominium in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Draft Plan of Condominium is considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the Draft Plan of Condominium application, subject to the fulfillment of the related conditions of approval.

## **Attachments**

Figure 1 – Location Map  
Figure 2 – Existing Official Plan Designation  
Figure 3 – Existing Zoning By-Law Designation  
Figure 4 – Draft Plan of Condominium  
Figure 5 – Approved Site Plan  
Figure 6 – Approved Elevations

Schedule 'A' – Conditions of Approval

## **Previous Reports**

Committee of Adjustment Report No. MV-2022-09, dated April 14, 2022.

## **Pre-submission Review**

Agenda Management Team review on August 17, 2023.

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer