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Town of Aurora

Public Planning Report

No. PDS24-124

Subject: Application for Zoning By-law Amendment
1000099397 Ontario Ltd.
36 Industry Street
Lot 9, Plan 535
File Number: ZBA-2024-04

Prepared by: Katherine Gatzos

Department: Planning and Development Services

Date: November 12, 2024

Recommendation

1. That Report No. PDS24-124 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 the proposed Zoning By-law Amendment at 36 Industry Street (the 'subject property'). The following is a summary of the proposal:

- A Zoning By-law Amendment application was submitted to facilitate the development of a 7-storey residential building with a total of 97 units;
- The applicant is proposing to rezone the subject property from "E1(9) Employment Zone" to "(RA2-XX) Second Density Apartment Residential Exception Zone" to permit the proposed development;
- The Zoning By-law Amendment will amend the development standards on lot area and coverage, building height, yard setbacks, and decrease the required amenity area and parking requirements.

- Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

Background

Application History

A pre-consultation package for the proposed application was issued in June 2022, to the applicant. The Zoning By-law Amendment application was received on July 18, 2024, and deemed complete on July 30, 2024.

A Community Information Meeting (CIM), hosted by the applicant, was held on October 15, 2024, to introduce the application to area residents and to obtain feedback. The meeting was attended by six (6) local residents, representatives from the Town, and the applicant and their consulting team. Further details on the CIM are provided later within this report.

Location / Land Use

The subject property, municipally known as 36 Industry Street, is located at the southwest corner of the Industry Street and Mary Street intersection (Figure 1). The subject property has a lot area of 2,204.76 sqm (0.54 ac), with frontage on both Mary Street and Industry Street of approximately 40.6 m (133.2 ft) and 60 m (164 ft), respectively.

The subject property presently consists of a single storey industrial building, and associated parking lot and tennis court.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Residential, industrial, and commercial uses, Aurora GO Train Terminal.

South: Sheppard's Bush (26-hectare open space area consisting of woodlands, sports fields, and trails).

East: Wooded vacant lot, commercial and industrial uses

West: Residential, retail, and commercial uses, Metrolinx rail corridor

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 address 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) - 2022

The YROP designates the subject lands as "Urban Area". The planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region's urban structure through city building, intensification and compact, complete vibrant communities.

Map 1A Land Use Designations of the YROP designates the subject property as "Community Area". Policies 4.2.1 and 4.2.2 indicate that Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. Community Areas shall contain a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life.

Map 1B Urban Systems Overlays of the YROP designates the subject property as “Built-up Area”. Policies 4.4.2 requires that a minimum of 50% of all residential development between 2021 to 2041, and 55% from 2041 to 2051 occur annually within the built-up area identified on Map 1B.

Town of Aurora Official Plan

The subject property is designated as “Aurora Promenade and MTSA Mixed Use” under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan and is further identified as “Major Transit Station Area” in Schedule ‘D1’ (Figure 2).

The intent of the Major Transit Station Area (MTSA) is to serve as the Town’s primary focus area for growth and intensification, accommodating the highest densities within Aurora. The MTSA designation is also intended to transform into a vibrant, pedestrian oriented mixed-use area and transit hub. This designation is well situated to accommodate redevelopment based on its existing transit infrastructure and proximity to existing community amenities and services within the Aurora Promenade area. Furthermore, this area is intended to play a key role in offering a range of compact housing forms and tenures, while focusing on pedestrian activity, services and amenities. Within the MTSA designation, compact housing forms are encouraged, with dwellings that are intrinsically affordable for low and moderate-income households. A minimum of 35% of new housing within the designation shall be affordable. The intensification and redevelopment of properties must ensure that it is appropriately designed and provides an appropriate transition to adjacent neighbourhoods.

The purpose of the subject Zoning By-law Amendment is to implement the direction of the Official Plan for the MTSA through the development of a high density, compact residential building that is close proximity to transit and a variety of community and amenity services.

Zoning By-law 6000-17, as amended

The subject property is zoned “E1 (9) - Employment” by the Zoning By-law 6000-17, as amended (Figure 3), which permits uses including banquet hall, clinic, commercial school, convention centre, day care centre, dry cleaning establishment, industrial uses, offices, pet services, research and training facility, private school, and theatre. Exception 9 permits any industrial use which existed as of August 17, 1981, whether or not the use is conducted and wholly contained within an enclosed building.

Reports and Studies

The Applicant submitted the following documents as part of the complete application to the proposed Zoning By-law Amendment application:

Report Name	Report Author
Draft Zoning By-law Amendment	Groundswell Urban Planners Inc.
Planning Justification Report	Groundswell Urban Planners Inc.
Shadow Study	Richard Ziegler Architect Inc.
Urban Design Brief	MBTW Wai
Geotechnical Study and Preliminary Hydrogeology Assessment	Bruce A. Brown Associates Ltd.
Natural Heritage Evaluation	Beacon Environmental Ltd.
ESA (Phase 1 and 2)	Bruce A. Brown Associates Ltd.
Servicing and Stormwater Management Report	GEI Consultants Ltd.
Archaeological Assessment (Stage 1 and 2)	AMICK Consultants Ltd.
Arborist Report	Landscape Planning Landscape Architects
Landscape Plans and Tree Inventory & Preservation Plan	Landscape Planning Landscape Architects
Block Plan	Groundswell Urban Planners Inc.
Traffic Brief and Parking Study	JD Northcote Engineering Inc.
Noise Feasibility Study	Howe Gastmeier Chapnik Ltd.
Construction Management Report	GEI Consultants Ltd.
Photometry Plan	Spline Mechanical and Electrical Engineers

Proposed Applications

Proposed Zoning By-law Amendment

The Zoning By-law Amendment will amend the development standards on lot area and coverage, building height, yard setbacks, and decrease the required amenity area and parking requirements.

As shown in Figure 4, the Applicant proposes to rezone the subject property from “E1(9) Employment Zone” to “(RA2-XX) Second Density Apartment Residential Exception Zone” to permit the proposed development. The Applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table outlines the proposed Second Density Apartment Residential Exception (RA2-XX) Zone standards.

	Proposed Second Density Apartment Residential Exception Zone
Lot Area (minimum)	22 sqm per dwelling unit
Front Yard (minimum)	2.0 m
Rear Yard (minimum)	7.5 m
Exterior Side Yard (minimum)	2.0 m
Interior Side Yard (minimum)	0.0 m
Building Height (maximum)	30 m
Lot Coverage (maximum)	61%
Amenity Area (minimum)	17.52 sqm per dwelling unit 1699 sqm total

Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Conceptual Site Plan

The applicant has not formally submitted a Site Plan application with Planning and Development Services. The proposed development will require a Site Plan application to implement the proposed land use amendments. As part of the Zoning By-law Amendment application, the applicant has provided a conceptual Site Plan and Elevations Drawing, as shown in Figures 5 and 6, respectively.

The proposed development consists of a 7-storey residential building with 97 units and includes 71 parking spaces in two levels of underground parking. The applicant has

advised that the present breakdown of units will consist of 20 one-bedroom, 51 one-bedroom plus den, 20 two-bedroom, and 6 two-bedroom plus den configurations.

Full vehicular access is provided from Industry Street. The entrance access point is located at the southeast corner of the subject property and leads to the entrance ramp to the underground parking garage.

The proposal includes 342 sqm of indoor amenity area, and a total of 1357 sqm outdoor amenity area, which includes balconies, terraces and an approximately 300 sqm ground floor outdoor accessible area at the southwest of the site.

Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. As per Bill 109, the approval of the subject Site Plan application is delegated to staff, however, a future Plan of Condominium application will also be required and directed to Council for consideration.

Department / Agency Comments

Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

A preliminary review of the proposed application has been undertaken by Town departments and public agencies. Staff have identified the following matters to be addressed in greater detail prior to bringing forward a recommendation report to Council for consideration:

- The proposal will be reviewed in context of the Provincial Policy Statement, the Growth Plan, and applicable Regional and Local Policies;
- Proposed site-specific zoning standards;
- Revised landscape and engineering submissions in accordance with staff comments;
- Traffic and pedestrian safety;
- Metrolinx comments regarding noise impacts due to proximity to the Aurora GO Station;
- Natural Heritage matters related to the development's proximity to Sheppard's Bush and potential construction impacts.

Public Comments

No comments have been received from the public regarding the proposed planning application at the time of writing this report. Staff received several oral comments from the public at the October 15, 2024, CIM, below is a summary list of comments provided:

- Increase in traffic within the local neighbourhood as a result of the proposed development
- Concerns regarding parking requirements, including increased street parking
- Natural heritage considerations and impacts to Sheppard's Bush
- Construction impacts to surrounding properties
- Project timelines, including future construction timelines

Any additional comments received after the writing of this report will be communicated at the Public Planning Meeting.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee. Any final review comments that need to be addressed with the Accessibility Advisor must be done prior to approval of the subject application, in the event that decisions of approval are rendered.

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

The applications were deemed as complete on July 30, 2024, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

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

Communications Considerations

A Notice of Public Planning Meeting was issued to all addressed property owners within 120 metres of the subject property. In addition, the notice was published in The Auroran Newspaper. Signage on the subject lands was posted with information regarding the Public Planning Meeting. Public Planning Meeting notification has been provided in accordance with the Planning Act.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff has requested a Green Development Report in accordance with Section 6 of the Official Plan as part of the site plan submission.

Link to Strategic Plan

The applications will be reviewed in accordance with the Strategic Plan and its goal of supporting an exceptional quality of life for all through the key objective within this goal statement, including collaborating with the development community to ensure future growth includes housing opportunities for everyone and to meet the intensification targets to 2051 as identified in the Official Plan.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the November 12, 2024, Public Planning Meeting.

Conclusions

Staff will continue to review the subject application, having consideration for the above noted matters, the comments received from agency circulations, and feedback received from the public and Council at the November 12, 2024, Public Planning Meeting. A recommendation report will be prepared for a future Committee of the Whole meeting for Council's consideration when technical review is completed.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Zoning

Figure 5 – Proposed Site Plan

Figure 6 – Proposed Elevations

Pre-submission Review

Agenda Management Team review on October 31, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer