

Public Planning Meeting

36 Industry Street

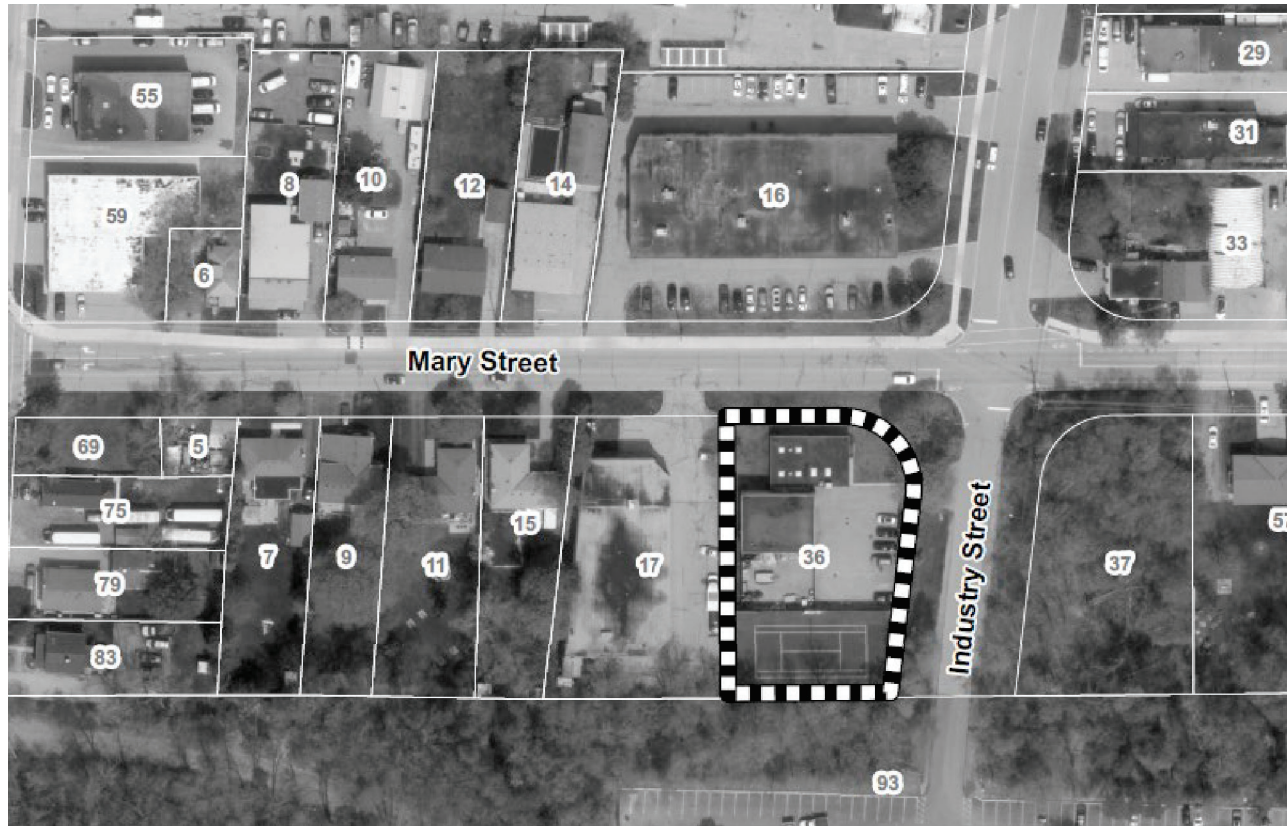
Application: Zoning By-law Amendment
Applicant: 1000099397 Ontario Ltd.
Location: 36 Industry Street
File Number: ZBA-2024-04



November 12, 2024



Subject Property: 36 Industry Street



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

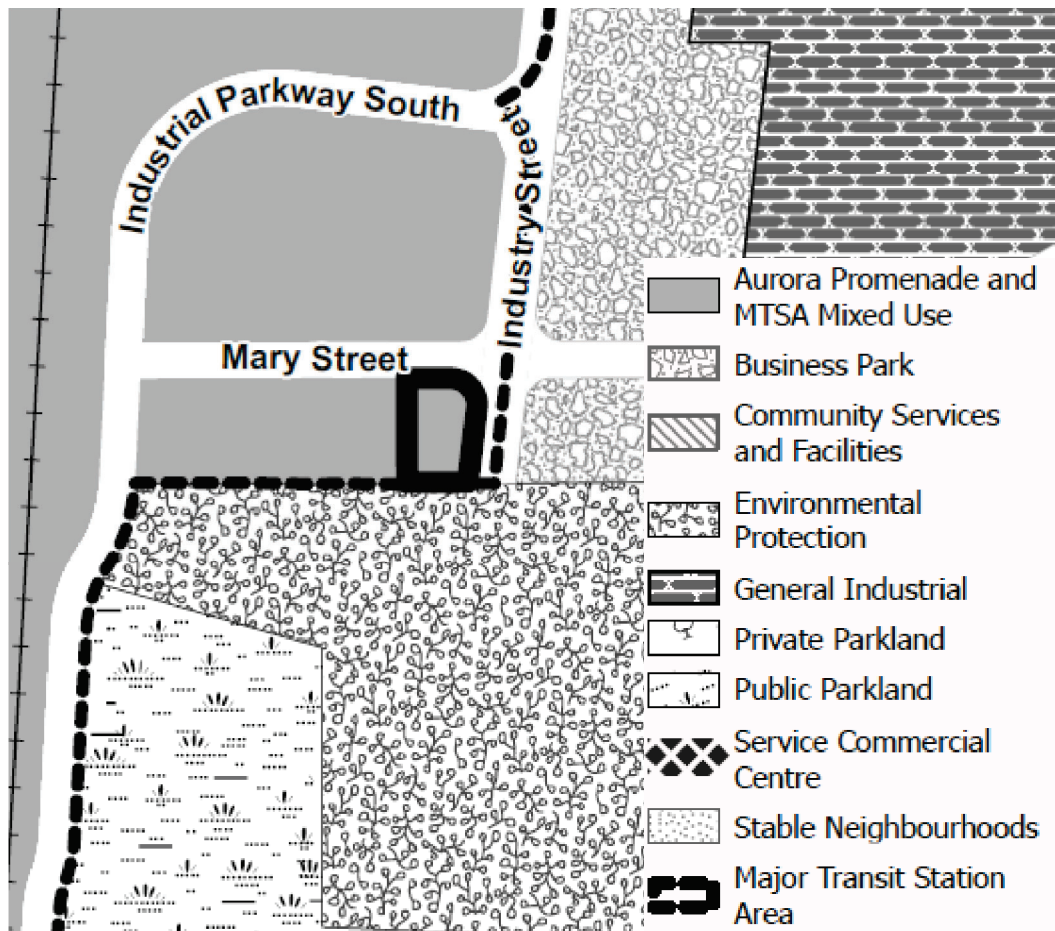
South: Sheppard's Bush

East: Wooded vacant lot, commercial and industrial uses

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



Official Plan designation:
“Aurora Promenade and Major Transit Station Area (MTSA) Mixed Use”



Intent:

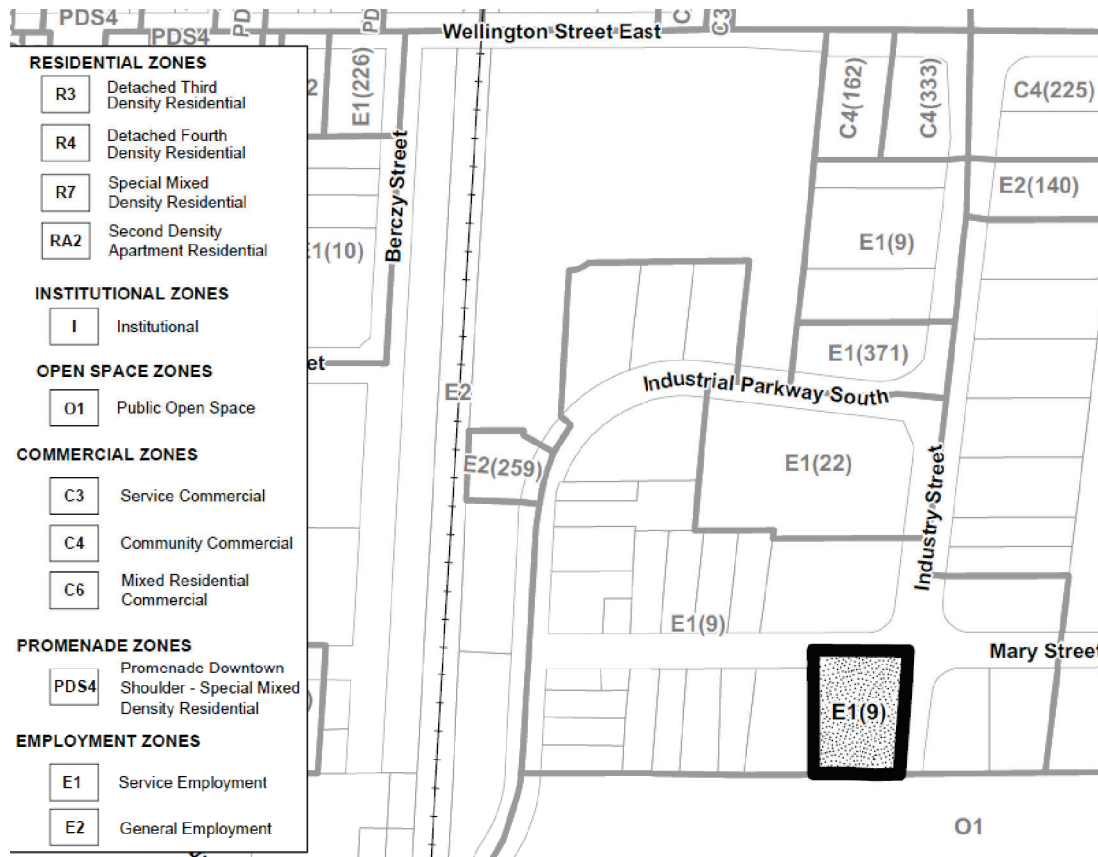
- Primary focus area for growth and development

Permitted Residential Uses:

- Apartment Buildings
- Multiple-Unit Buildings
- Townhouses
- Communal Housing & Live-Work Spaces



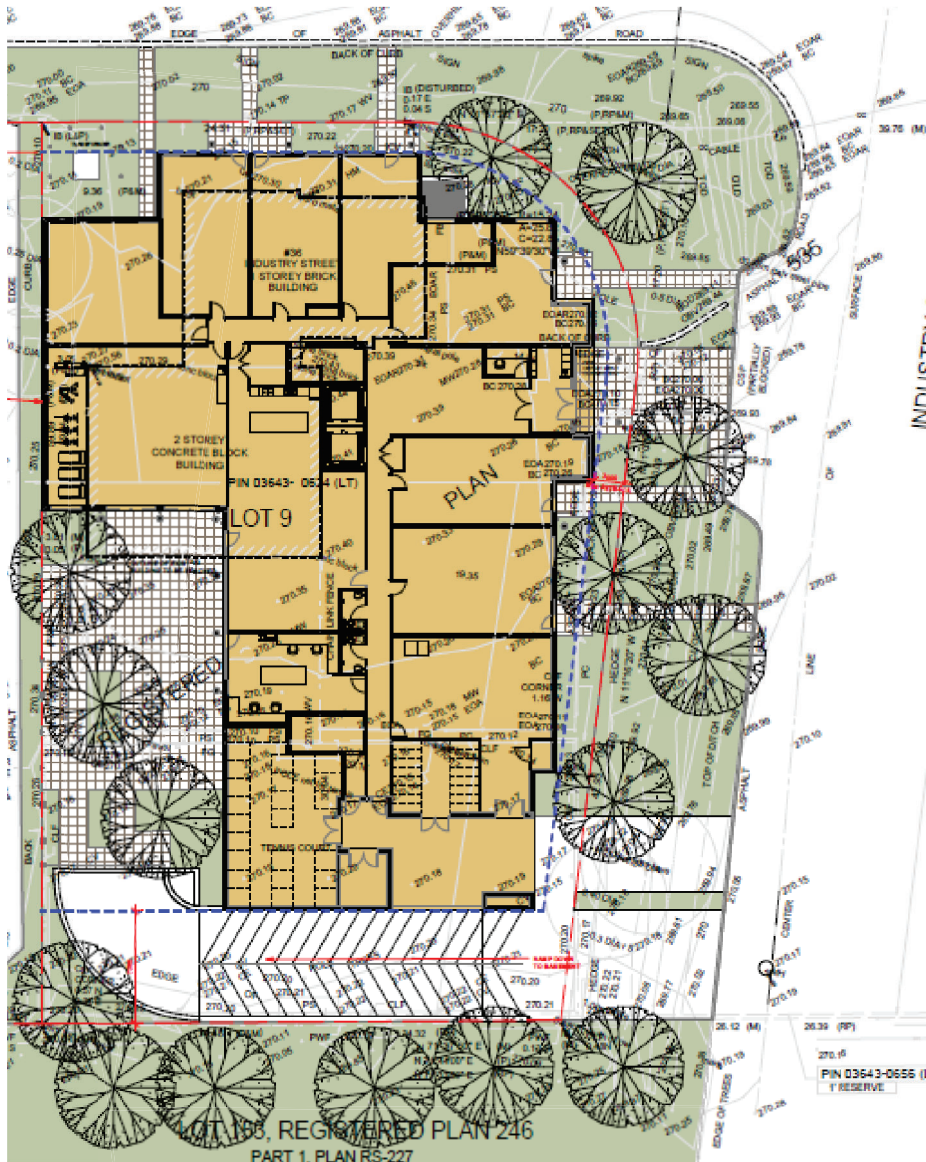
Comprehensive Zoning By-law 6000-17: E1(9) - Employment Zone



The current “Employment (E1),” zoning permits a wide variety of uses:

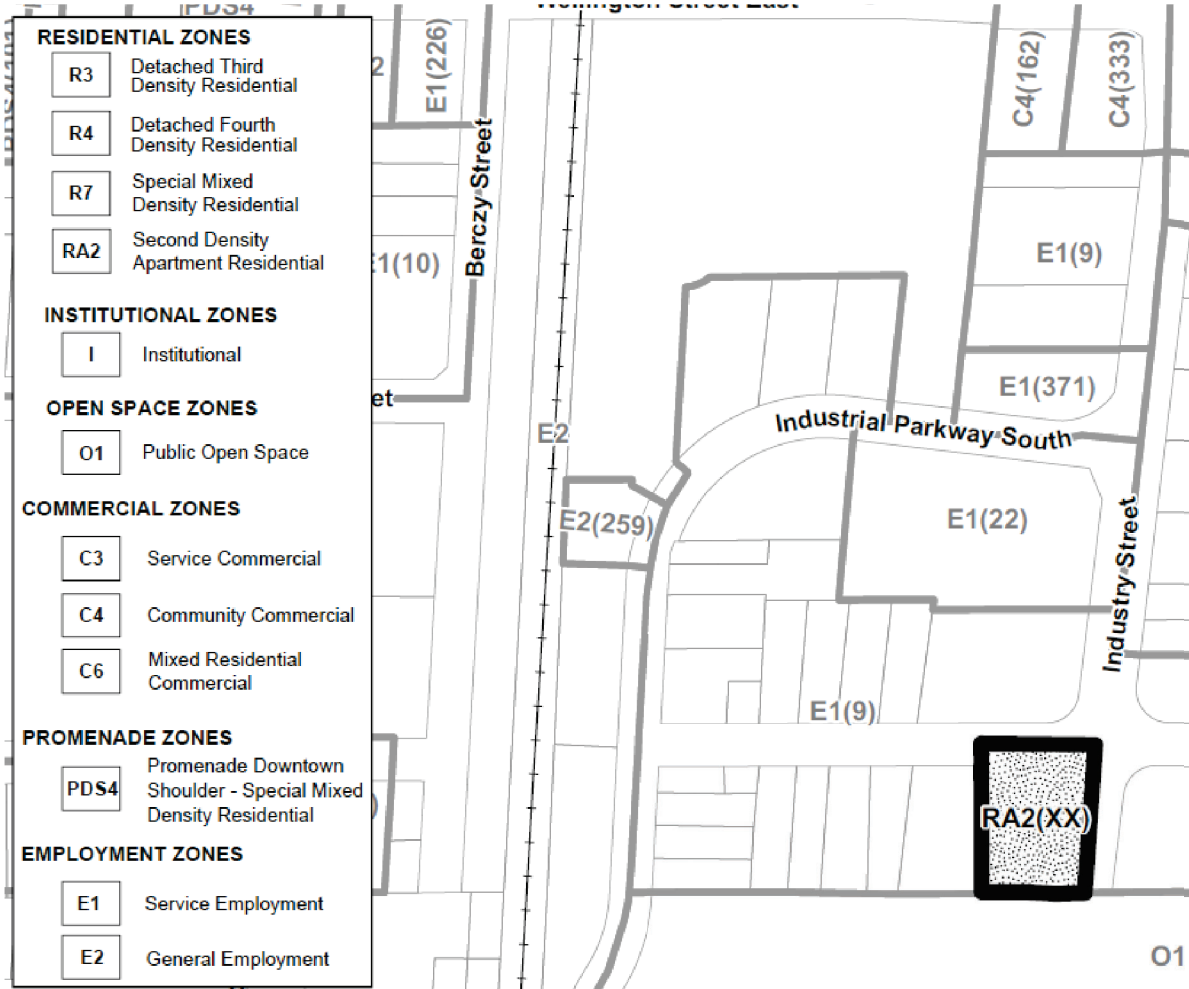
- Commercial Uses
- Banquet Hall & Convention Centres
- Offices, research & training facilities
- Commercial Schools
- Pet Services
- Dry cleaning establishments

Exception 9 permits any industrial use which existed as of August 17, 1981



Proposed Development

- One building, 7 storeys in height (28.94 metres)
- 97 total residential units
- 71 resident parking spaces
- 2 levels of underground parking
- Full access from Industry Street
- Total indoor amenity area – 342 sqm
- Total outdoor amenity area – 1357 sqm



Proposed Zoning By-law

“Second Density Apartment Residential (RA2-XX)” with site specific standards

- RA2 site specific provisions includes the following:
 - Lot area and coverage
 - Building setbacks
 - Building height
 - Parking requirements





A Community Information Meeting was hosted by the applicant on October 15, 2024, with public discussion on:

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



Staff have identified the following matters to be addressed:

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



Next Steps in the Planning process:

- Revisions to be made by the applicant, and when appropriate, a staff report will be presented at a future Committee of the Whole meeting for consideration.
- A future Site Plan application is required to address the technical matters related to the proposed development, which is subject to staff delegated approval.
- A future common Plan of Condominium application is required which will be directed to Council for consideration.
- All interested parties will be notified of updates relating to the subject application.

A decorative graphic consisting of several overlapping colored squares (teal, lime green, dark blue, light blue) and thin teal lines that form a network-like structure across the slide.

Thank you

For any questions please contact:
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Planner

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