

36 Industry Street, Aurora

Statutory Public Meeting

Proposed Zoning By-law Amendment

File: ZBA-2024-04

November 12th, 2024

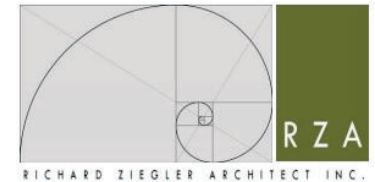
Project Team

Speakers:

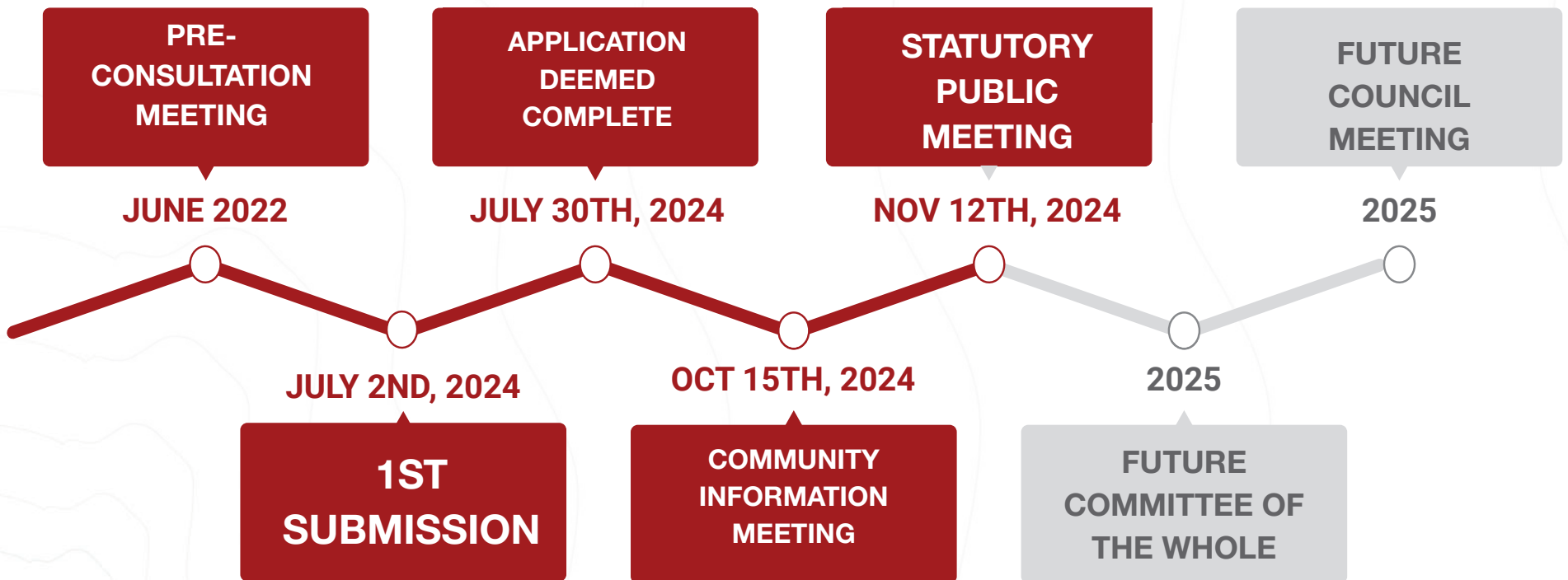
Brad Rogers *MCIP, RPP Principal* – Groundswell Urban Planners Inc.



- Groundswell Urban Planners – Land Use Planner
- Richard Ziegler Architect – Architect
- Bruce A. Brown Associates – Hydrogeological and Geotechnical Engineer
- Landscape Planning – Landscape Architect
- JD Engineering – Transportation Engineer
- HGC Engineering – Environmental Engineer
- GEI – Civil Engineer
- SPLINE – Electrical Engineer
- MBTW – Urban Design



Key Application Dates



Subject Site

- Lot Area = 0.22 ha (0.54 ac)
- Existing commercial/industrial building
 - Parking lot
 - Tennis court
- Lot backs onto Sheppard's Bush Parking Area



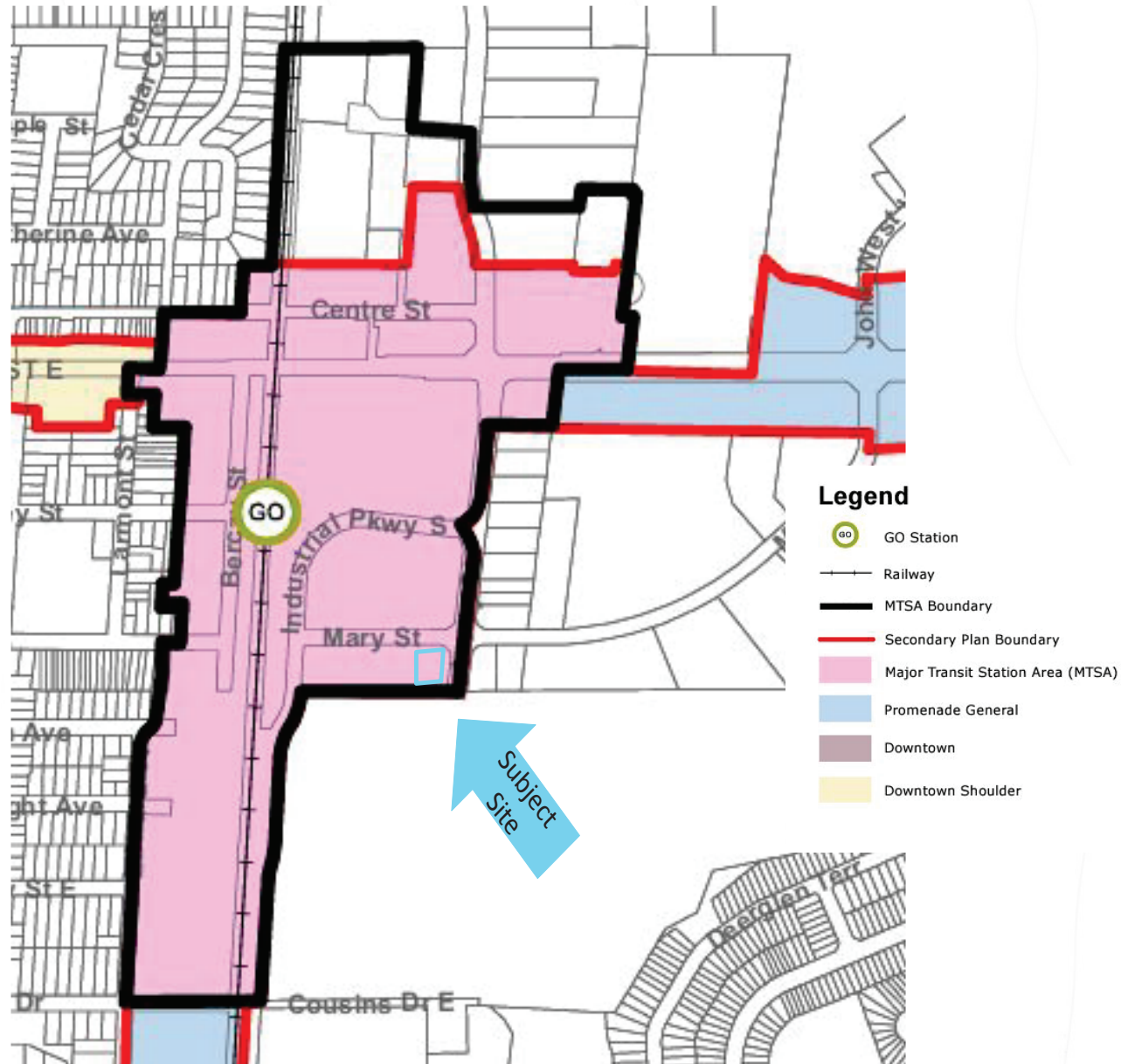
Site Context

- Well located to reach amenities by foot
- Access to local and regional transit
- Located near schools and parks
- 400m South of Wellington Street E
- 500 m / 6-8min walk to Aurora GO Station



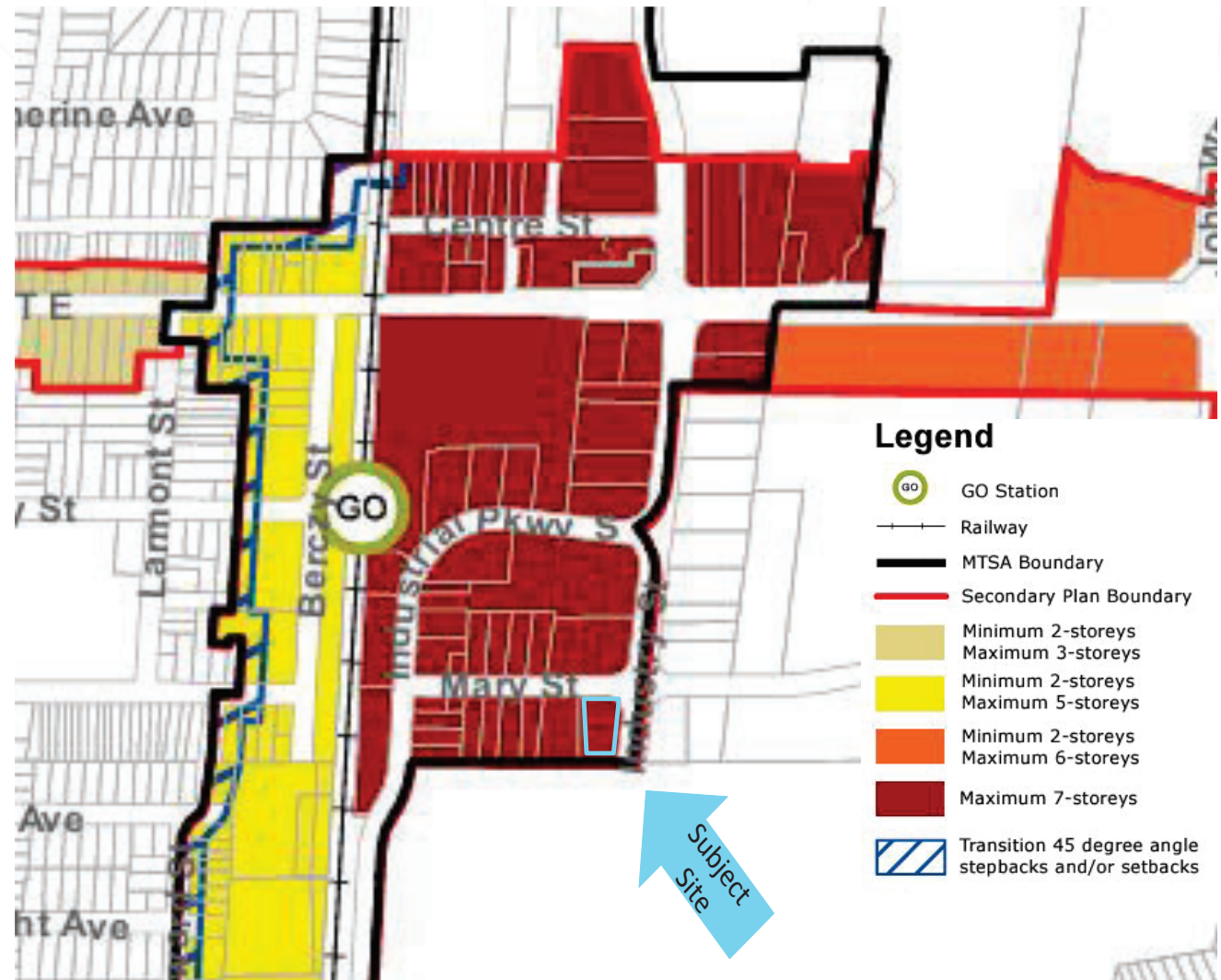
Town Official Plan 2024

- Designated 'Aurora Promenade and MTSA Mixed Use'
- Specifically within the 'Major Transit Station Area (MTSA)'
- Town's primary focus area for growth and intensification
- Intended to transform into a vibrant, pedestrian-oriented mixed-use area and transit hub through redevelopment of existing industrial uses
- Proposed development conforms with the new Town of Aurora Official Plan



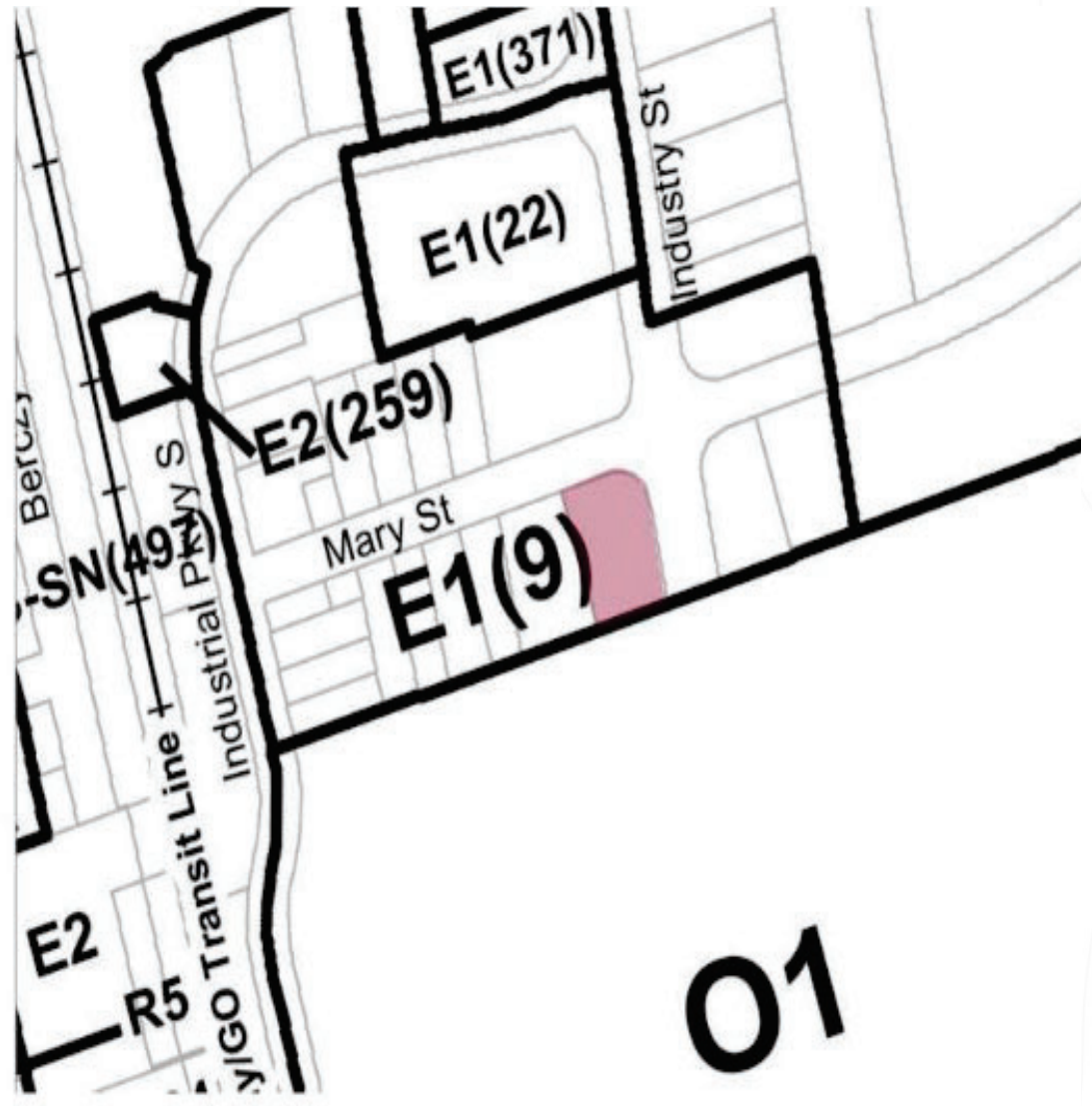
Town Official Plan, Cont.

- Permitted heights of up to 7 Storeys
- Permitted uses include Apartment Buildings



Existing Zoning

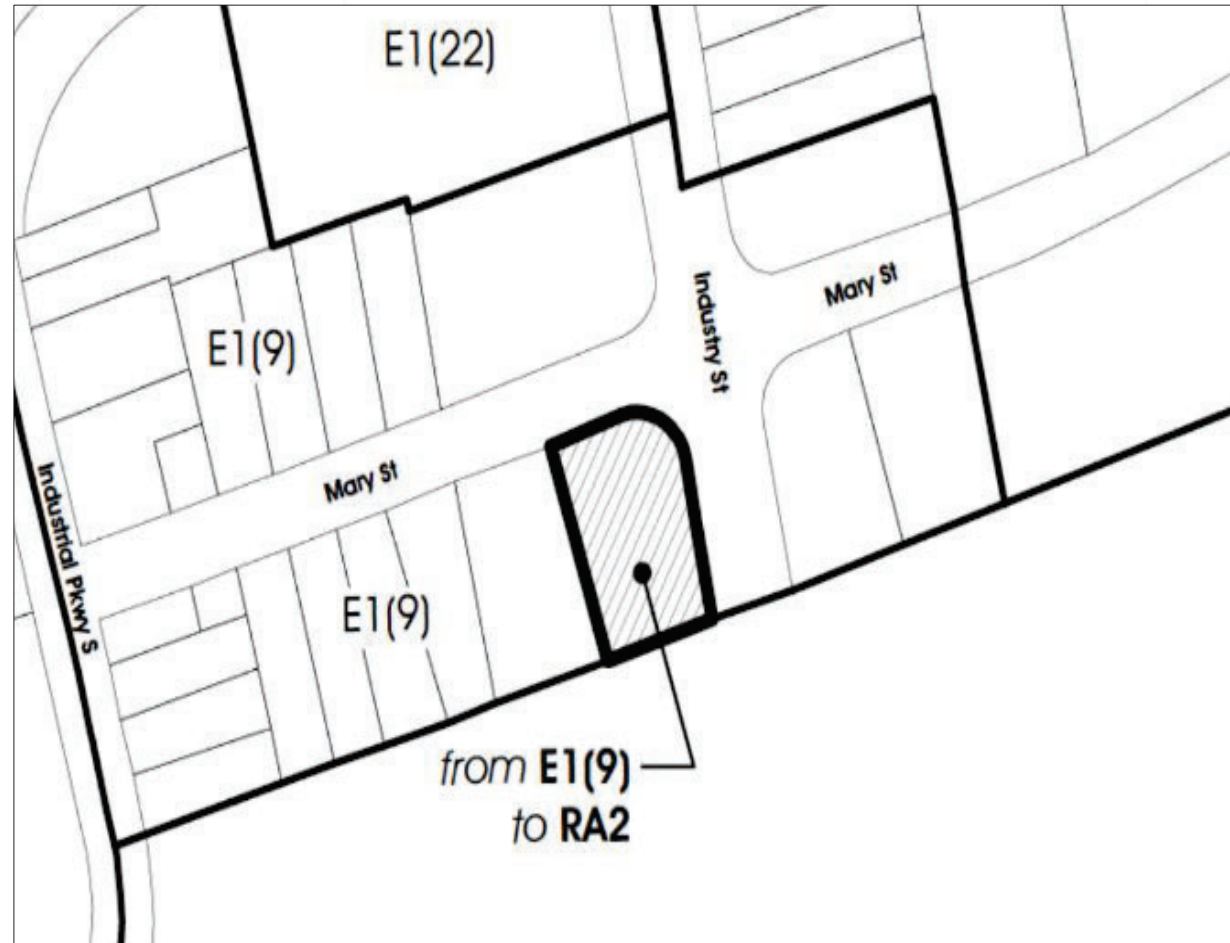
- “E-1 (9)” Service Employment Area (Exception No. 9)
- Permits various service employment uses, including industrial, warehouses, equipment sales and rental.



Proposed Zoning

Zoning By-law Amendment Application

- “RA2” Apartment Residential 2 Density (Exception No. X)
- Rezoning to allow for residential apartment uses
- Proposed zoning includes site specific development standards



Proposal

- 7 Storey rental apartment building
- 97 Units
(1 to 2 + den Bedroom)
- 71 Vehicle Parking Spaces
(4 barrier free spaces)
- 342m² Indoor Amenity
- 1357m² Outdoor Amenity



Rendering - View of Front Entrance (looking south-west)



Rendering - View from Industry Street (looking west)



Rendering - View from Mary Street (looking south)



Rendering - View from underground entrance (looking north-west)



Rendering - View from Courtyard (looking east)

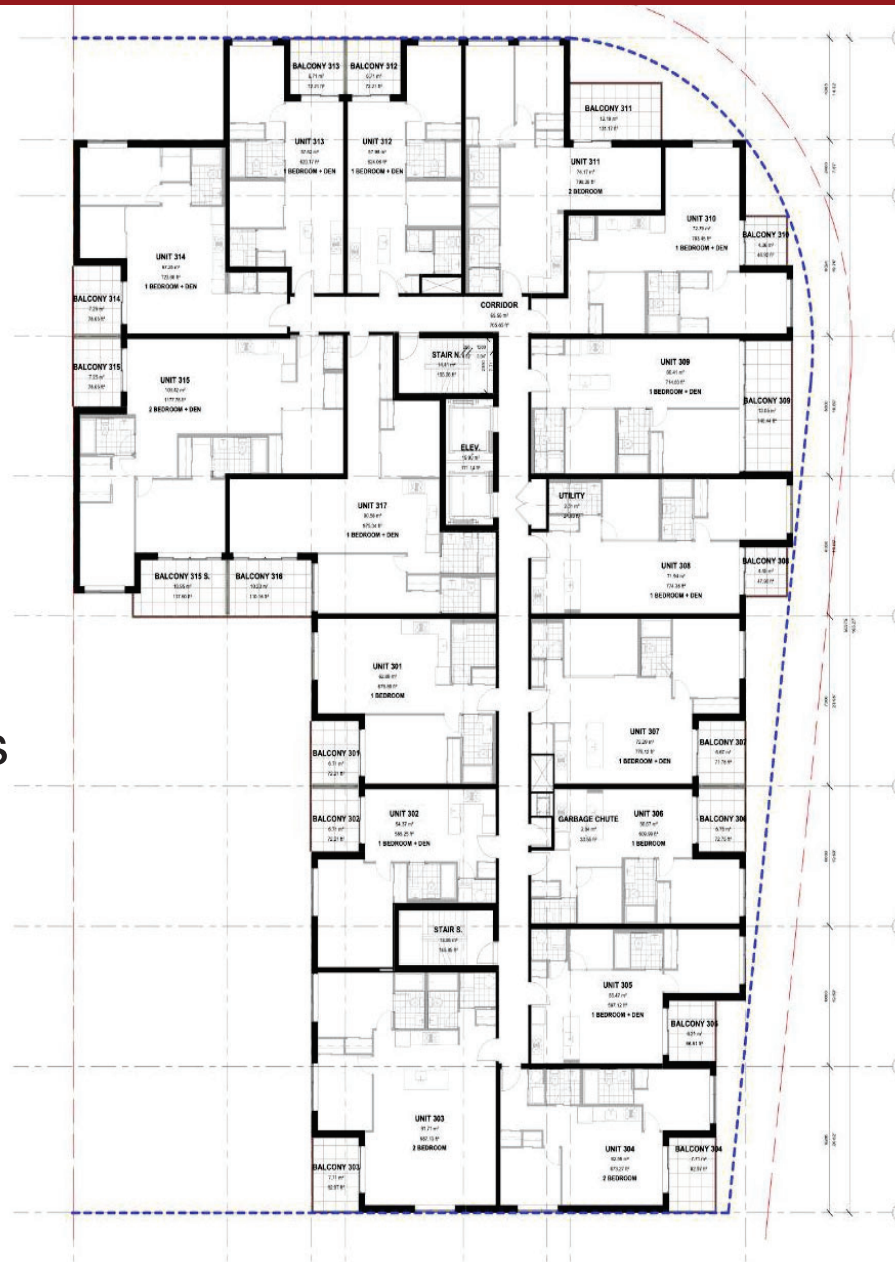


Site Plan



Typical Floor Plans (2nd-7th Floors)

- Mix of 1 - 2 Bedroom + Den Units with varying configurations
- Private outdoor amenity balconies provided for each unit



Conceptual Landscape Plan

- Boulevard plantings along Industry and Mary Street
- Streetscape plantings along building facade
- Landscaped outdoor amenity courtyard



Contact Information

Groundswell Urban Planners

**Brad Rogers, MCIP, RPP, Principal Planner,
President**

**Heath Purtell-Sharp, MCIP, RPP, Senior Planner,
Partner**

heath@groundswellplan.com

(416) 819-4324

**Maggie Way, MCIP, RPP, Associate
Planner**

maggie@groundswellplan.com

(437) 928-6746

groundswell
URBAN PLANNERS INC.

GIVING YOU SOMETHING TO BUILD ON.

The background of the slide is a light gray topographic map with contour lines. The lines are more densely packed on the left side and become more widely spaced towards the right, suggesting a change in elevation.

Thank you

Statutory Public Meeting

Proposed Zoning By-law Amendment

File: ZBA-2024-04

November 12th, 2024

groundswell

URBAN PLANNERS INC.

GIVING YOU SOMETHING TO BUILD ON.