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Town of Aurora
Committee of the Whole Report
No. PDS24-134

Subject: Application for Draft Plan of Condominium
Howland Green Wellington East Ltd.
35 Sunday Drive
Part of Lot 20, Concession 3, Parts 1, 2 and 3 on Plan 65R-40023
File Number: CDM-2024-01
Related File Number: SP-2022-14

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: December 3, 2024

Recommendation

1. That Report No. PDS24-134 be received; and
2. That the Draft Plan of Condominium File No. CDM-2024-01 to establish a standard condominium consisting of a total of 43 commercial units within a 4-storey office building, 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 35 Sunday Drive (the 'subject lands').

- The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan Application SP-2022-14;
- 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 September 11, 2024, and deemed complete on September 19, 2024.

The associated Site Plan application (SP-2022-14) was approved on Aug 23, 2023, for a four storey multi-unit office building, containing a total of forty-three (43) condominium commercial units, with a total Gross Floor Area (GFA) of 7,965.98 m², and a total of one hundred and ninety (190) parking spaces. The associated site plan agreement was entered into on December 6, 2023. A minor variance application was submitted and approved by the Committee of Adjustment on March 9, 2023 to permit a maximum height increase and to have a clinic as a permitted use.

Location / Land Use

The subject property, municipally known as 35 Sunday Drive, is located on the south side of Wellington Street East and west of Highway 404. The subject property has an area of approximately 0.89 hectares (2.2 acres) and a lot frontage of approximately 647.15 metres (399 feet).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Vacant Business Park lands, Wellington Street East, SmartCentres Aurora north commercial plaza

South: Existing employment uses

East: Employment/Business Park uses, Highway 404

West: Business Park Uses, Goulding Avenue, Winners/Homesense/Farm boy

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

The subject lands are designated as “Business Park” in Schedule “B” of the Town’s Official Plan (Figure 2). Additionally, the subject lands are located within Bayview Northeast Area 2B Secondary Plan Area in Schedule “C” of the Official Plan and are also designated “Business Park” within the Secondary Plan. The intent of the Business Park designation is to provide opportunities for a mix of prestige employment uses and a variety of supporting commercial and community facilities.

Zoning By-law 6000-17, as amended

As shown on Figure 3, the subject lands are currently zoned “E-BP (531) Business Park Exception Zone” under the Town of Aurora Zoning By-law 6000-17, as amended. This

zoning is intended to accommodate the business and supporting commercial function of the area.

Reports and Studies

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

- Draft Plan of Condominium, prepared by Schaeffer Dzaldov Purcell Ltd.
- Topographic Survey, prepared by Speight, Van Nostrand & Gibson Limited
- Approved Site Plan by Keith L Mcalpine Architects.

Proposed Applications

The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan Application SP-2022-14

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 a total of forty-three (43) commercial units, and a total of one hundred and ninety (190) 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-2022-14.

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 the Site Plan application.

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 designation in the Town's Official Plan permits an integrated mix of employment activities and businesses that occur within highly visible buildings and sites, that are designed and landscaped to present a high quality, prestige image. Business and professional office is a permitted principal use that is also permitted in the Employment Business Park Zone in the Town of Aurora Zoning By-law.

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 September 19, 2024; therefore, the applicant may appeal after the date of January 17, 2025.

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-2022-14. 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

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-2023-08, dated March 9, 2023.

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer