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Town of Aurora

Committee of the Whole Report

No. PDS25-037

Subject: Application for Draft Plan of Condominium
2352107 Ontario Inc.
175 Melvin Robson Avenue
Blocks 5 and 6 on Plan 65M-4790
File Number: CDM-2024-02
Related File Numbers: ZBA-2015-05, SUB-2015-02, SP-2020-08, &
MV-2022-45

Prepared by: Felix Chau, Planner

Department: Planning and Development Services

Date: April 8, 2025

Recommendation

1. That Report No. PDS25-037 be received; and
2. That the Draft Plan of Condominium File No. CDM-2024-02 to establish a standard condominium consisting of a total of 24 industrial units, be approved, subject to the conditions attached hereto as Appendix 'A' of this report.

Executive Summary

This report seeks Council's approval to the application for a proposed Draft Plan of Condominium at 175 Melvin Robson Avenue (the 'subject lands').

- The purpose of the proposed application is to establish a standard condominium for 24 industrial units.
- The proposed application is consistent with provincial policies.
- 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 the fulfillment of the Conditions of Approval, attached hereto in Schedule 'A'.

Background

Application History

The subject Draft Plan of Condominium application was submitted to the Town October 17, 2024, and deemed complete on October 18, 2024.

Council approved the initial Zoning By-law Amendment and Draft Plan of Subdivision for the overall business park on June 6, 2017 (SUB-2015-02 and ZBA-2015-05).

On March 9, 2023, the Committee of Adjustment approved minor variances pertaining to site-specific zoning standards for the subject lands which included reducing the minimum required Gross Floor Area, reducing the number of parking spaces, and reducing the size of landscaping strips. The applicant indicated that these variances were necessary as the site-specific zoning was approved prior to the COVID-19 pandemic and subsequently, changes in market conditions and demand resulted in minor reconfigurations to the approved plans.

The associated Site Plan Application (SP-2020-08) for the subject lands was approved on November 23, 2023, for an industrial building totaling 24 units, with a gross floor area (GFA) of 8,283.5 m² (89,163.1 square feet), and a total of 97 parking spaces. The associated site plan agreement was executed on February 29, 2024.

Location / Land Use

The subject lands are municipally known as 175 Melvin Robson Avenue and are part of the Aurora Mills Business Park located north of St. John's Sideroad and east of Leslie Street (Figure 1). As previously mentioned, a Zoning By-law Amendment and a Draft Plan of Subdivision was approved for the overall business park in 2017. The Business Park features seven employment blocks. Currently, Block 1 has been built out with two buildings which features three restaurants, including two drive-throughs, and Block 2 has a commercial self-storage facility under construction. The subject building on Blocks 5 and 6 is also currently being constructed.

The Subject Lands (Blocks 5 and 6) are located on the south side of Melvin Robson Avenue, which serves as an interior east-west collector road for the Business Park area.

Blocks 5 and 6 have an approximate lot area of 1.34 hectares (3.33 acres), and an approximate lot frontage of 258.18 metres (847 feet) onto Melvin Robson Avenue.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Melvin Robson Avenue, Environmental protection lands. Further north is the municipal boundary between Town of Aurora and Town of Newmarket.

South: St. John's Sideroad and vacant employment lands.

East: Vacant employment lands and Highway 404.

West: Drive-through restaurants, as well as vacant future employment lands. Further west is an existing residential neighbourhood.

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 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.

Town of Aurora Official Plan – Aurora 2C Secondary Plan Area (OPA 73)

As shown on Figure 2, the subject lands are designated "Business Park 1" by the Town of Aurora Official Plan, within the Aurora 2C Secondary Plan Area (OPA 73). The intent of this designation is to provide a full range of employment opportunities including industrial and office uses to meet the long-term needs of the Town of Aurora. The secondary plan requires that Business Park lands achieve a minimum density of 40 jobs per developable hectare.

Zoning By-law 6000-17, as amended

As shown on Figure 3, the subject lands are zoned E-BP (503) "Employment – Business Park Exception Zone" for Block 5, and E-BP (504) "Employment – Business Park Exception Zone" for Block 6 by Zoning By-law 6000-17, as amended. Both zones permit all uses in the parent E-BP zone and various site-specific uses with E-BP (503) being permissive of lower intensity industrial uses such including banquet hall, parking garage and enclosed commercial self storage, whereas E-BP (504) is more permissive of commercial/retail type uses such as animal hospital, financial institutions, and restaurants.

Reports and Studies

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

Report Name	Report Author
Draft Plan of Condominium	Schaeffer Dzaldov Purcell Ltd.
Survey	E.R. Garden Limited
Site Plan	Paul Marques Architect Inc.
Building Elevations	Paul Marques Architect Inc.

Proposed Application

The purpose of the proposed application is to establish a standard condominium for 24 industrial units.

As shown in Figure 4, the proposal is a standard condominium which comprised of 24 industrial units with 97 parking spaces. The common areas include the following – two electrical rooms, two mechanical rooms, drive aisle, landscape area, retaining walls, exterior garbage enclosure, transformer, and two roof access ladders - all which will be maintained by the future Condominium Corporation. Figures 5, 6 and 7 are the approved site plan and elevations. While Staff are not aware of potential tenants at this time, it is anticipated that the units will feature a mix of small-scale industrial and retail/commercial uses.

Analysis

Planning Considerations

The proposed application is consistent with the provincial policies.

The proposed application achieves the objectives of development within the settlement area as it 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 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 application is consistent with the provincial policies.

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. As part of the Minor Variance application, the applicant demonstrated through a job density calculation that 77 jobs per hectare are being provided, which exceed policy requirements of 40 jobs per net developable hectare and will help to bolster the Business Park function of the area in line with the policies of the Official Plan.

The subject lands are zoned E-BP (503) "Employment – Business Park Exception Zone" for Block 5, and E-BP (504) "Employment – Business Park Exception Zone" for Block 6 by Zoning By-law 6000-17, as amended. As previously mentioned, the site specific zones for the Blocks permit a range of business park uses (ie. offices, small-scale industrial) as well as specific commercial/retail type uses (ie. animal hospital, financial institutions, restaurants). Zoning compliance for all future tenants is required to be confirmed through the Building Division prior to issuing building permits.

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 are in accordance with the approved Site Plan (figure 5 to 7). The Draft Plan of Condominium will be registered on title to the subject lands 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

Subsection 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 to the Ontario Land Tribunal. Staff deemed the application complete on October 18, 2024; therefore, the applicant may appeal at any time.

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

Applications for Draft Plan of 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 considerations were reviewed and addressed through the approved Site Plan application SP-2020-08.

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 development plans to attract businesses that provide employment opportunities for the Town's residents.

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 policies, 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

Appendix A – Conditions of Approval

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

Figure 7 – Approved Partial Elevations

Previous Reports

Committee of Adjustment Report No. MV-2022-45, dated March 9, 2023

General Committee Report No. PBS17-016, dated June 6, 2017

Pre-submission Review

Agenda Management Team review on March 20, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer