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Town of Aurora

Committee of the Whole Report

No. PDS26-004

Subject: Application for Draft Plan of Condominium
2815503 Ontario Inc.
32 Don Hillock Drive
Part Lot 2, Plan 65M-3974 being Parts 1, 4, 5, 6, 7 and 8, Plan
65R-31631
File Number: CDM-2025-01
Related File Number: SP-2021-14

Prepared by: Katherine Gatzos

Department: Planning and Development Services

Date: January 13, 2026

Recommendation

1. That Report No. PDS26-004 be received; and
2. That the Draft Plan of Condominium (File Number CDM-2025-01) to establish a standard condominium consisting of a total of 7 industrial units within 1 building, be approved, subject to the conditions attached hereto as Schedule 'A'.

Executive Summary

This report seeks Council's approval to the Draft Plan of Condominium (standard condominium) application at for 32 Don Hillock Drive (the 'subject property').

- The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan application SP-2021-14
- The proposed application is consistent with the Provincial Planning Statement and other 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 Conditions of Approval, attached hereto in Schedule 'A'

Background

Application History

The subject application was submitted to the Town on October 17, 2025 and deemed complete on October 23, 2025.

The corresponding Site Plan application was approved on March 28, 2023, for a multi-unit industrial condominium, comprised of one building with a total of seven units. Project statistics include a total Gross Floor Area (GFA) of 3104 sqm and a total of 60 parking spaces.

Location / Land Use

The subject property, municipally known as 32 Don Hillock Drive, is generally located at southwest of the Highway 404 and Wellington Street East interchange. The subject property has an approximate lot area of 0.76 ha (1.88 ac) and a frontage of 84 m (275.6 ft) on the north side of Don Hillock Drive (Figure 1 – Location Map).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Business Park lands, Wellington Street East

South: York Region Police Headquarters

East: Business Park lands, Highway 404

West: Leslie Street, vacant employment lands

Policy Context

Provincial Policies

All *Planning Act* development applications are subject to provincial policies. The Provincial Planning 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 – OPA 30 Bayview Northeast Area 2B Secondary Plan

The subject property is designated “Business Park” as per Schedule ‘B’ of the Town’s Official Plan, and further specified as “Business Park 1” within Official Plan Amendment 30 (OPA 30). The development of lands at Highway 404 have been identified by Council as a high development priority and are designated Business Park to encourage high quality building and site design in the near to long term (Figure 2). The intent of the Business Park designation is to accommodate a full range of employment opportunities including industrial, manufacturing, warehousing, office uses and associated retail and ancillary uses to meet the long- term needs of the Town of Aurora.

Zoning By-law 6000-17, as amended

The subject property is zoned “E-BP(338)” (Employment Business Park, exception zone 338) by the Town of Aurora Zoning By-law 6000-17, as amended. The E-BP(338) zone allows for all principal and accessory uses set out in the E-BP Parent Zone, and further limits the Floor Area Ratio for Office Uses to 17 per cent (Figure 3).

Reports and Studies

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

- Draft Plan of Condominium, prepared by Y. Zhang Surveying Ltd.
- Survey, prepared by Ertl Surveyors
- Site Plan (Approved), prepared by Z Square Consulting Inc.

Proposed Application(s)

The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan application SP-2021-14

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 property, comprised of seven industrial units within one building, and a total of 60 parking spaces. Figures 5 and 6 are the approved site plan and elevations.

Planning Considerations

The proposed application is consistent with the Provincial Planning Statement and other provincial policies

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 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 Site Plan application SP-2021-14.

As such, staff are satisfied that the proposed Draft Plan of Condominium application is consistent with the PPS and conforms with Lake Simcoe Protection 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 a variety of prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, manufacturing and processing operations, and all types of business and professional offices which are further reinforced through the Employment Business Park zoning in the Town of Aurora Zoning By-law which allows for industrial, warehousing, and office uses.

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 condominium applications before the applicant can appeal. Staff deemed the application complete on October 23, 2025; therefore, the applicant may not appeal the application until February 20, 2026.

Financial Implications

There are no financial implications arising from this report.

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-2021-14. 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 Province, 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 Elevation Plans

Schedule 'A' – Conditions of Approval

Pre-submission Review

Agenda Management Team review on December 11, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer