



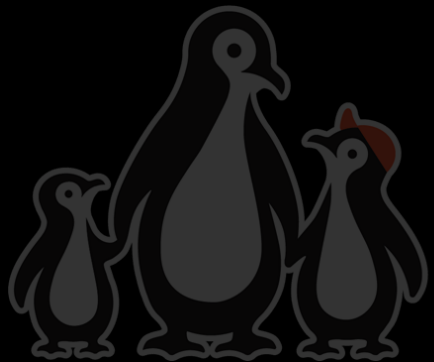
# AURORA SW GENERAL COMMITTEE MEETING

**FILE NUMBERS: OPA-2020-02, ZBA-2020-02**

November 3, 2020

## ABOUT PENGUIN GROUP OF COMPANIES

- The **Penguin Group of Companies** (“Penguin”) is a real estate company owned by Mitchell Goldhar, the founder and Executive Chairman of SmartCentres.
- Penguin has ownership in over 75 properties across Canada, including two properties totaling approximately 54 acres in the Town of Aurora at the intersection of Highway 404 and Wellington Street East.
- Penguin has enlisted SmartCentres REIT to lead the redevelopment of the property at the southwest corner of Highway 404 and Wellington Street East.



PENGUIN GROUP  
OF COMPANIES

# WORKING TOGETHER IN AURORA

Penguin and SmartCentres have been part of the community for over 20 years. Combined, we have developed 575K SF of retail spaces across our 4 properties. The properties, totaling 111 acres, represent significant redevelopment potential in Aurora. Combined they have generated over \$2.7 million in property taxes in 2019.

We are proud of our ongoing partnership and are honoured to support your vision to become a progressive community with small town charm. Through our ongoing community-focused development plans, we can also help support your mission of providing exceptional services that make people proud to call Aurora home.

<div><div></div></div>	PROPERTY NAME	ACRES	SF
1	Aurora (14760 Yonge St)	7	50,000
2	Aurora N (135 First Commercial Dr.)	50	525,000
3	Aurora N (Wellington St. E. and Hwy 404)	22	—
4	Aurora SW (Wellington St. E. and Goulding Ave.)	32	—

## AT A GLANCE

4

properties

111

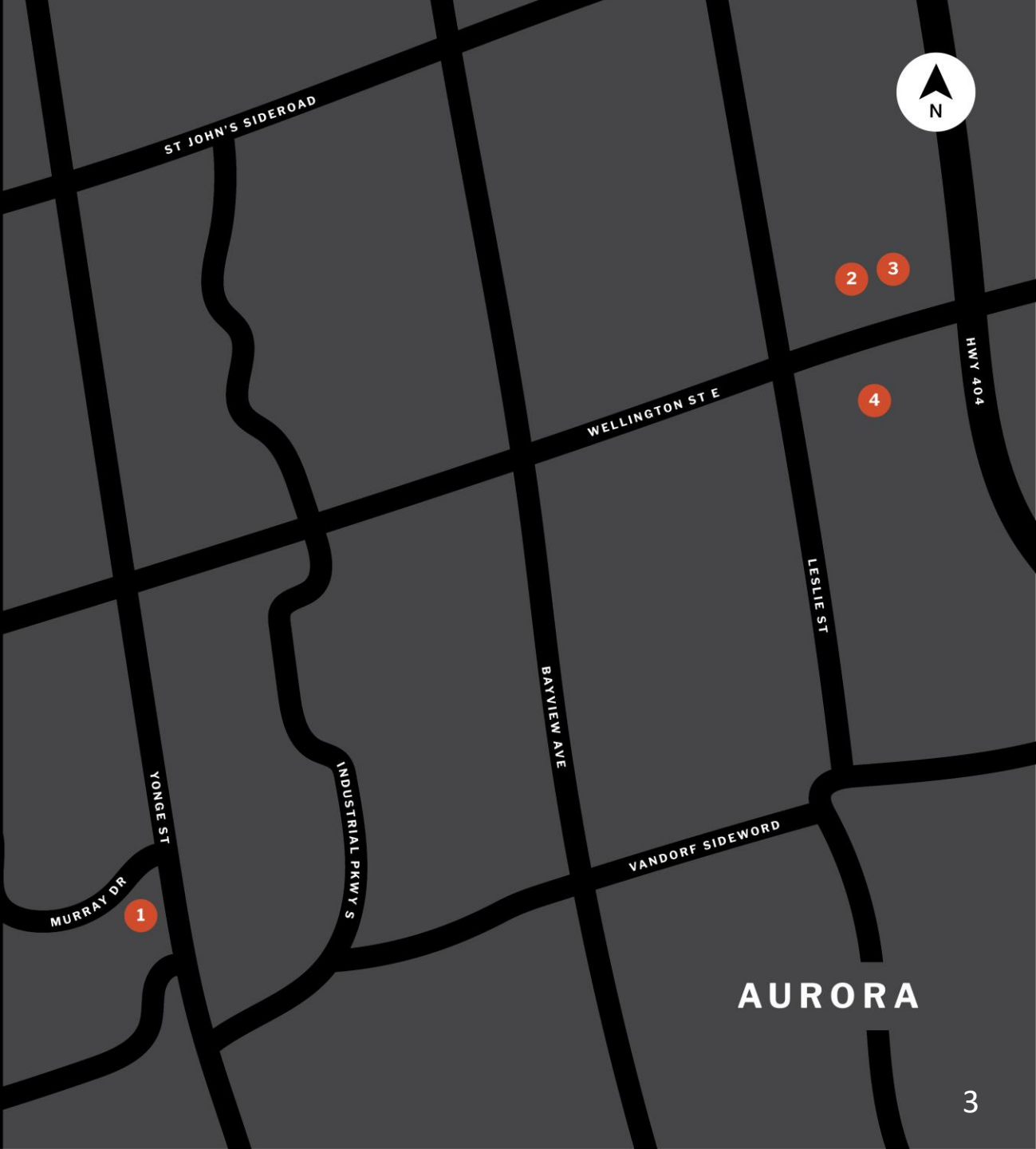
ACRES

575K

SF

\$2.7M

In property taxes





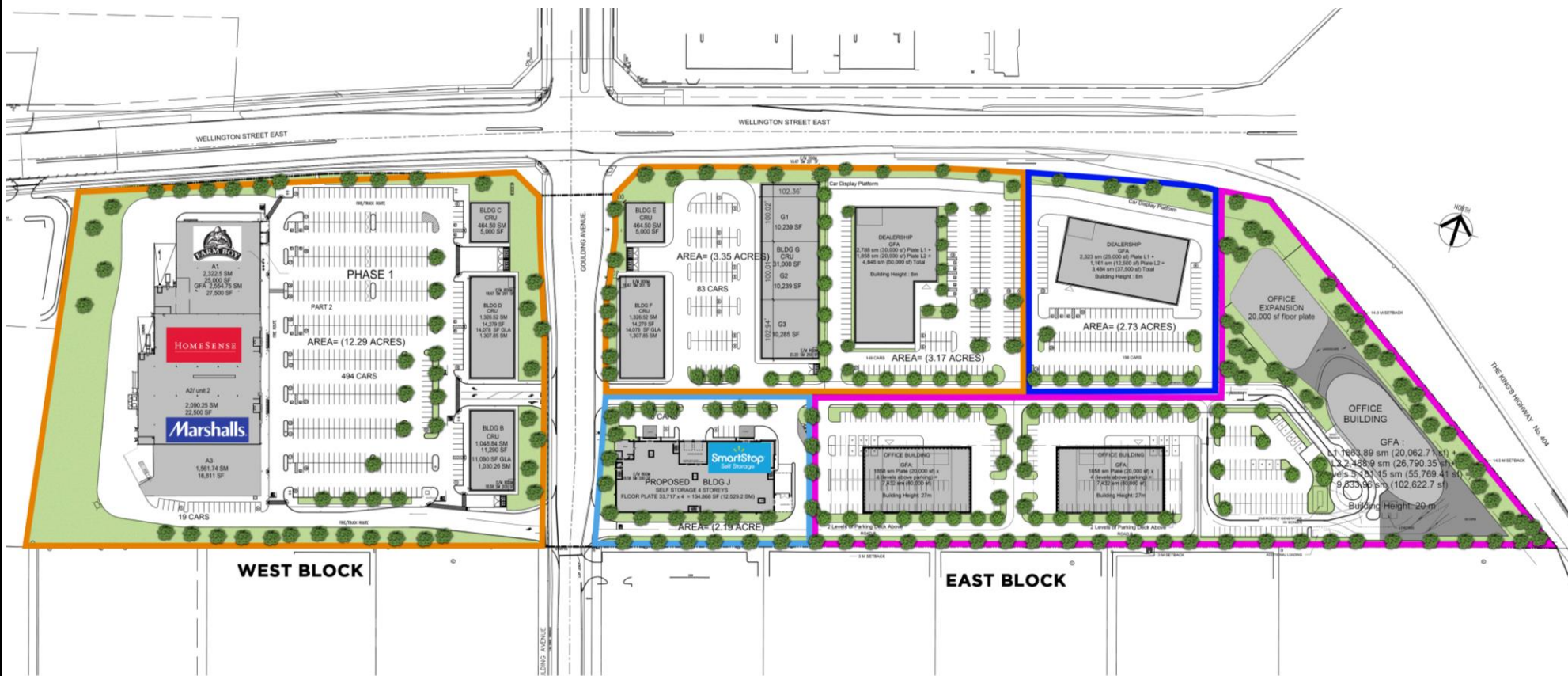
# AERIAL VIEW



— SUBJECT PROPERTY      - - - GOULDING AVE EXTENSION      — SMARTCENTRES NORTH



# CONCEPTUAL PLAN





# Master Plan Rendering





# SMARTSTOP CONCEPTUAL ELEVATION



## BMW AURORA PROPOSED ELEVATION







Q&A

# Street Level Rendering





# Street Level Rendering



# PROPOSAL DETAILS

## CURRENT LAND USE DESIGNATION AND ZONING

- Designated Business Park and subject to Site Specific Policy Area 36 within the Town Official Plan.
- Partially zoned Business Park Holding (H) BP-398 Exception Zone (E-BP(398)) and Business Park (E-BP) Zone.
- Both Official Plan and Zoning By-law permit 18,120 SM of retail and commercial uses, with 7,020 SM subject to phasing requirement.

## DEVELOPMENT PROPOSAL

- A self-storage facility located within Area C with a GFA of 12,530 SM and a height of 4-storeys.
- Two automotive dealerships located within Areas A and B, each with a GFA up to 4,646 SM and a height of 2-storeys.
- Three office buildings located within Area D with a total combined GFA of 24,397 SM and heights up to 7-storeys.

## PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

- Permit a self-storage facility with site specific parking rates within Area C.
- Permit motor vehicle sales establishments within Areas A and B.
- Permit all Employment Business Park uses within Area D.
- To maintain the existing GFA cap of 18,120 SM for retail and commercial uses
- Require the development of Employment Business Park uses prior proceeding with remaining 7,020 SM of retail uses.
- Amending various development standards to allow the development to proceed.



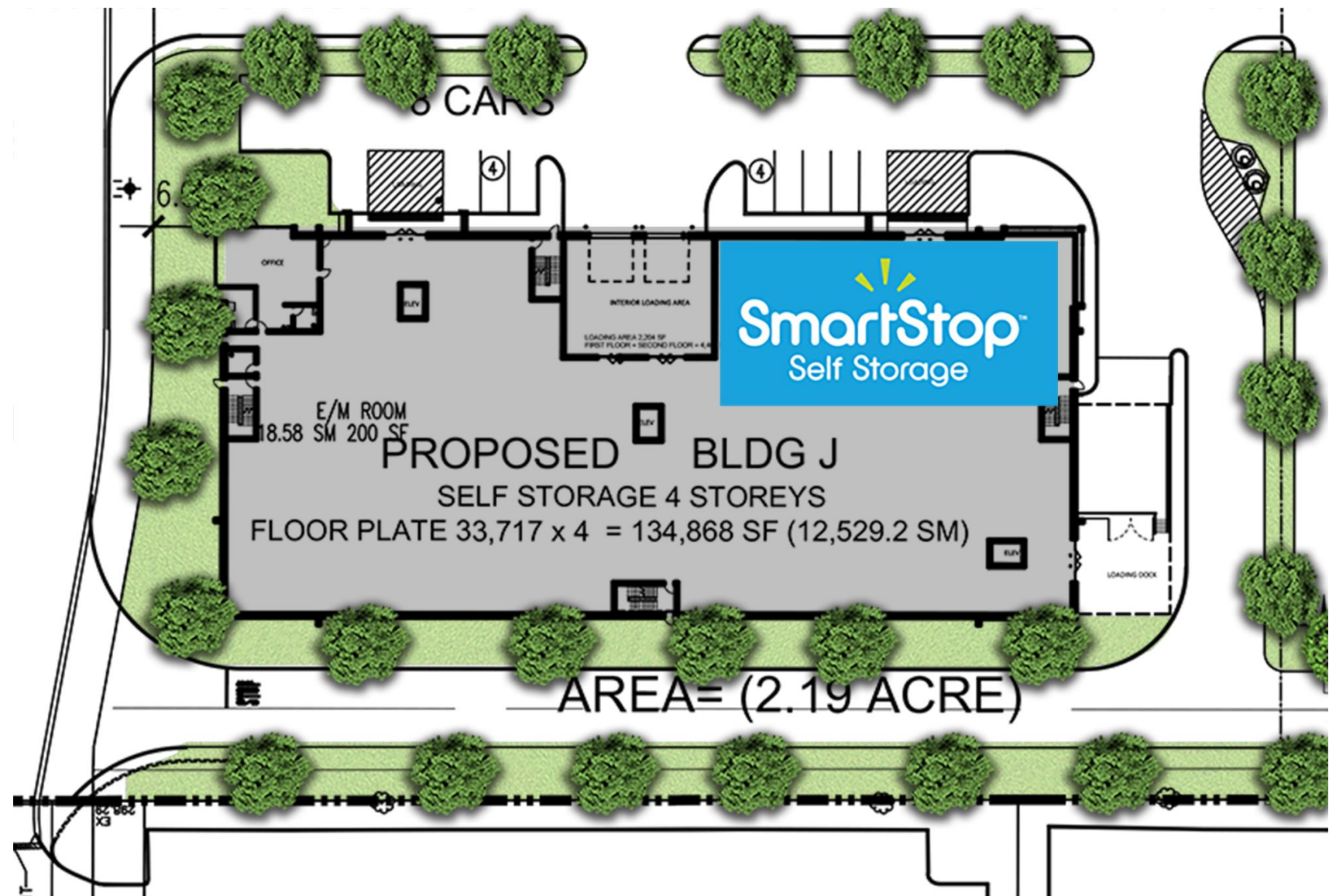
## ABOUT SMARTSTOP

SmartStop is an established owner and operator of self-storage facilities in North America with over 15 existing locations in Ontario. SmartStop is committed to building and operating high quality self-storage facilities that are strategically designed to fit harmoniously with the surrounding environment. Its primary customers include small businesses, start-ups and local residents.

The design of self storage facilities has evolved to meet the increasingly strict municipal zoning and urban design requirements, as well as to blend-in with neighboring buildings and communities. Facilities are often located in highly visible prime commercial areas with large management offices and full retail areas.



CONCEPTUAL  
PLAN







# ABOUT SMARTCENTRES

## FROM SHOPPING CENTRES...

- Founded 30 years ago on the belief that all Canadians deserve access to affordable retail.
- Currently 165 strategically-located properties at key intersections across all Canadian provinces.
- Industry-leading 98% occupancy rate; 73% anchored by Walmart.
- 3,500 acres of land. 34.1 million square feet. \$10.4 billion in assets.

## TO CITY CENTRES...

- Focused on developing master planned communities, primarily on owned land.
- Core principles include: Pedestrian-friendly communities with green spaces, amenities, and access to public transit.
- \$12.1 billion intensification program includes apartments, condos, seniors' residences, offices, self storage facilities, retail and hotels.



# MIXED USE MASTER PLANNED COMMUNITIES

The SmartCentres approach includes strong proven partnership with local municipalities, integrating private and public planning with a shared vision. SmartVMC in Vaughan, Ontario and Laval Centre in Québec, are prime examples of SmartCentres' emerging mixed-use intensification communities.



PWC-YMCA TOWER & TRANSIT CITY CONDOS 1, 2, 3



TRANSIT CITY CONDOS 4 & 5 & A PURPOSE BUILT RENTAL TOWER

**SMARTVMC – 100 acres, 20 million square feet**



Thank You!

